

Addendum
to
Alpine Cottages, LLC
Declaration of Covenants, Conditions & Restrictions
for Alpine Cottages Subdivision

The **Architectural Control Committee** must approve all houseplans and designs, exterior materials and colors and all landscaping and fencing. The committee consists of Bill Gibbs and Carrie Bay, both managing partners of Alpine Cottages.

Section 1. Residence size and garage specifications. Single story residence shall be a minimum of 1710 square feet on the main floor. Any residence with a second story shall have a minimum of 1460 square feet on the main floor with 500 square feet on the second level. Each residence shall have a 2-car garage with a minimum size of 22x22 feet.

Section 2. Residence height. The maximum height of a dwelling's ridge line shall be thirty (30) feet. No more than fifty (50) percent of the residence's total ridge line measurement shall be at or within three (3) feet of this height.

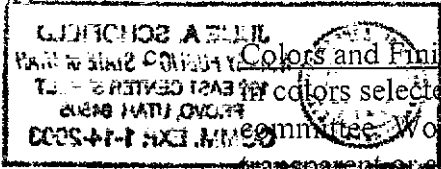
Section 3. Siding and Trim Characteristics. The materials that clad the exterior walls of the residence shall be non-combustible, or fire-retardant natural materials that blend with and are compatible with the natural landscape.

- a. **Materials:** Major wall surfaces should be finished in plaster, stucco or natural or cultured stone. No more than three permitted siding materials may be used on any one building façade. The following siding materials are the only siding materials permitted. The use of certain materials is limited to a percentage of the total siding materials on the residence.

Material:	Limitation of Use:
Manufactured boards & batten, or shingles of weather-resistant natural wood, tightknot grade or better.	25%
Plaster, including stucco, Dri-vit, and similar systems, which shall be seamless except for expansion joints.	up to 100%
Natural or cultured stone	75%

- b. **Trim Materials:** The use of rough-hewn siding, shingles and battens and architectural elements such as corbals and brackets is required. Permitted

trim materials is limited to treated, fire-retardant, better quality cedar, cypress, redwood, fir, spruce or pine.



Colors and Finishes: Wood sidings, shingles and battens shall be finished in colors selected generally from the "earth tones" to be approved by the committee. Woods shall not be painted, but shall be stained with semi-transparent or semi-solid stains that permit the natural grain and textures of the wood materials to show through. Stucco and similar permitted colors shall be blended or finished in warm, off-white, light gray or light tan colors. The Committee shall have the exclusive right to accept or reject all proposed exterior color schemes.

Section 4. Windows. Large glazed areas are prohibited. Mullions shall be used at least on a portion of each window (not snap in) and the use of true divided lites or wood, full sectioned applied muntins is encouraged. A grouping of windows, each separated by trim, mullions, or siding material, is preferable to windows attached jamb-to-jamb in a strip or gang. Windows shall be rectilinear in shape, however french arches may be utilized on windows or transoms.

Windows must be constructed of either vinyl, wood, or clad wood. All windows must be double or triple glazed.

Windows shall be finished in an approved color to match or mildly contrast with their adjoining trim. No reflective glazing is permitted and the use of opaque tints and films to the exterior of glass is prohibited.

Section 5. Exterior doors and garage doors. European style wood front doors and carriage style rough hewn garage doors are strongly encouraged. They may be painted a solid color to match residence, natural-wood stained, or colored semi-transparent stains.

Section 6. Foundation. No foundations may be exposed more than eight (8) inches above the finished grade.

Section 7. Roofing. Double pitched, hip and partial hip roofs are permitted. Roof pitches shall not be less than 5 in 12 pitch. Decorative elements are not permitted, other than as specifically approved by the Committee. Each residence will have a patina copper cupola and/or weathervane. Other architectural elements of patina copper such as attic vents are strongly encouraged.

Roofing materials shall be Elk capstone 30 yr composite in a color approved by the Committee.

Section 8. Fascia and soffit. Fascia shall be rough hewn of approved woods stated above. Soffit may be aluminum in a color to match fascia.

*Carrie Bay / 5-15-01
manager, alpina cottages, LLC*

Over for Notary

State of Utah
County of Utah

Subscribed and sworn/affirmed before me this 15 day of May 2001
by Carrie Bax

Julie A. Schofield
Notary Public

My Commission expires: 1-14-2003

