Three Falls Design Guidelines

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1. THE DESIGN PHILOSOPHY

It is the intent of the following guidelines to ensure architectural integrity, environmentally sound and aesthetically pleasing development at Three Falls for the mutual benefit and enjoyment of all its owners. An appropriate architecture and site planning response to the climate, terrain, and existing vegetation at Three Fall are all important factors which must be considered in the design of any residence within the community.

2. SITE PLANNING GUIDELINES

2.1 The Building Envelope

The Building Envelope ("BE") is a major component for site planning the individual home sites. The BE is that portion of each lot within which all improvements (except as specified in other sections herein), including structures, decks, walks, landscape improvements, grading and all mechanical equipment must be located and is designed to protect and preserve the natural landscape features of the lot unless otherwise specified herein. The BE is shown for each lot on the recorded Three Falls plat. A thirty-foot boundary outside of the BE is permitted to be disturbed for the construction of the home. The outer 15 feet of the construction boundary shall be revegetated with native plants and temporary irrigation must be installed and utilized until the revegetation has been reestablished to the Design Review Committee's satisfaction. The inner 15 feet of the construction boundary may be landscaped pursuant to the landscaping guideline section contained herein.

Building setbacks are governed by the Alpine City Development Code and will take priority over any established BE or proposed BE adjustments. Building setbacks shall not be less than 30-foot front yard, 30-foot rear yard and 30-foot total side yard with no single side yard measuring less than 12 feet. Corner lots shall have a 30-foot setback on the sides facing the street.

2.2 Site Work

No excessive excavation or fill will be permitted on any lot except where specifically allowed by the Design Review Committee ("DRC") due to terrain considerations. Every attempt should be made to balance cut and fill with minimal use of retaining walls and engineered building pads.

No clear cutting of vegetation within any lot or BE will be permitted, however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of the home site. Any cutting of trees or vegetation must first be approved by the DRC. Removal of vegetation without the approval of the DRC will result in a fine of up to $2,500 and the lot owner ("Owner") will be required to revegetate the disturbed area to the satisfaction of the DRC.

Great care must be taken in designing the site improvements around the existing vegetation so the root systems remain intact and that the supply of water is maintained.

2.3 Grading and Drainage

Site grading must occur with minimum disruption to the lot, and minimum alteration to natural drainage patterns within the boundaries of the BE. Certain natural drainage path alterations may require state approval; DRC approval is also required prior to any required state submittals. This will be considered on a case-by-case basis but it should not be assumed that it will be allowed in all cases. Reasons for denial of altering a drainage way may include the possible restriction of water

flows, impact to an adjacent lot or property, loss of vegetation, the visual quality of the drainage way, or for civil engineering purposes.

Surface drainage across any lot must be managed through the implementation of sound construction and grading practices. Any improvement which directs surface flow onto a neighboring lot is strictly prohibited.

Ground floor levels should be established at a vertical elevation such that the final placement of backfill, walks, drives, and porches will produce positive drainage away from the structure in all directions. The inclusion of foundation waterproofing and a perforated pipe foundation drainage system are recommended along uphill and side hill foundation walls on hillside lots.

Residential designs for sloping lots with a variation of natural grade elevation in excess of four feet across the footprint of the proposed structure must incorporate adaptive slope considerations into the design solution, so that the proposed structure steps up or down with the natural slope. Artificial terracing of sloped sites to create an engineered pad to accommodate a "flat home site design" will not be allowed.

During construction, best construction practices must be implemented to control erosion pursuant to Storm Water Pollution Prevention Plan protocol as adopted by Alpine City and/or the state.

When cuts and fills are required, the slopes must be at a maximum of 3 to 1 (horizontal to vertical) to allow for regrowth of natural revegetation. Anything steeper than a 3 to 1 slope will require an approved retaining wall.

In the event that an Owner would like to alter any stream corridor or drainage way, approval by the DRC is required. Such approval may not be granted if the DRC determines the alteration affects an upstream or downstream lot owner or is too disruptive to the stream corridor or drainage way. To make an application, the Owner needs to determine what the state of Utah requirements are for an application and make that application submittal to the DRC before submitting to the state. If the DRC approves the application, a DRC-approval letter will be provided for inclusion with the application that is submitted to the state. Even if the DRC approves the application, this does not mean the state will or must approve the application; the state could possibly deny the application based upon their requirements.

If a pedestrian bridge is desired to cross a stream corridor, an Owner may apply for approval of one provided the following conditions are met: pedestrian bridges must be of natural appearing materials, which can include wood and metals but should blend into the surroundings and no brightly colored materials may be used. Lighting of the bridge is permitted. The source of the light may not be seen and must be of low wattage, aimed downwards. The pedestrian bridge width cannot exceed seven feet, which is measured from the outside edges of the bridge. Pedestrian bridge approvals follow the same approval process as the alteration of a stream corridor above.

2.4 Driveways

Driveways shall be located to preserve and avoid important natural features, such as significant vegetation, drainage ways, and rock out cropping, so as to minimize disruption of the existing landscape. Up to two driveways are allowed that access the primary residence, provided their location complies with Alpine City ordinances and the DRC determines that there is no impact to other lots' access or travel. A circular (half circle) driveway is considered one driveway. Guest home access must utilize the primary residence's driveway. The DRC and applicant will determine which driveway will be determined to be the primary driveway for placement of the entry monument.

The graded or paved surface of a driveway shall not exceed 18 feet in width where it crosses the road right-of-way and the front setback of the lot, and continue with the 18 foot width to the street paving. If a driveway is to serve multiple lots, then the DRC may choose to approve a driveway 20 feet in width. Where the driveway intersects the street, the driveway can have sweeping curves that are not excessive and compliant with Alpine City standards. The proposed driving surface of any driveway is subject to approval by the DRC. Allowed driveway surfaces include asphalt, colored concrete and concrete pavers; concrete and concrete pavers shall both be in brown or grey color palette. Raw untreated is not permitted. Loose aggregate or unpaved surfaces are prohibited.

Each lot is required to install and maintain an address monument at their own cost. The location of the address monument will be determined by the DRC and the applicant and the details of the standardized address monument are shown in Exhibit A.

2.5 On-Site Parking

Each lot must have an area for the parking of two guest automobiles within the BE in addition to the enclosed garage spaces. In designing the driveway and parking areas, the owner's personal vehicles, motor homes and trailers should be stored or parked within an enclosed garage or screened from view.

2.6 Utilities

Utility services are stubbed to the property line of each lot. Sewer, water, gas, electricity, telephone and cable television service locations are clustered (usually with those of the adjacent lot) in a utility easement located adjacent to each lot. The extension of services from these stub locations to the residence shall be located by the applicant on the site plans that are submitted to the DRC. The extension of the services shall be the responsibility of each Owner, and shall be routed to minimize disruption to the natural landscape. Utility trenches may not encroach into any required setback except where they cross the natural area of the lot between the service stub and the BE. In most cases, the trenching work should be done where the driveway enters the property. All utility meter readouts shall be located in an easily accessible location on an exterior building wall or alternative location accessible to the utility company but shall be screened to prevent direct exposure from the street or adjacent lots. All areas disturbed as a result of the installation of utility lines must be restored to their natural condition as nearly as possible. Information regarding connection procedures may be obtained by contacting the respective utility companies.

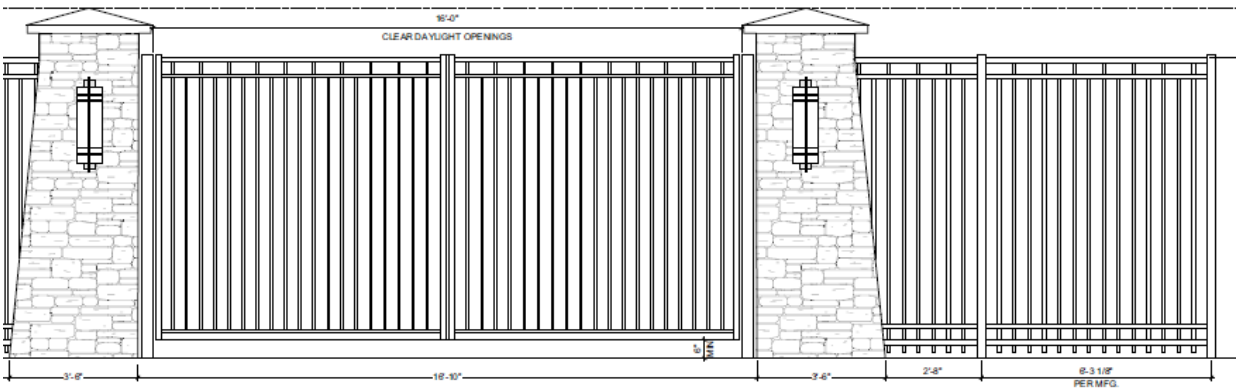
2.7 Site Walls, Fencing and Retaining Walls

Site walls, privacy or screen walls must appear as a visual extension of the residence, using similar materials and finishes. It is understood that such walls define courtyards or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls must not exceed six feet in height, measured from existing natural grade, and they may not encroach into the minimum side yard setback.

Fencing is permitted inside and outside the BE and is permitted pursuant to the five standardized fencing styles and gates as shown on Exhibit A and below. One style is for visible areas of the lot and the remaining four are for keeping animals out of areas of the lot.

A gate may be located between the property line and the house pursuant to the gate Exhibit A and must be located a minimum of 30 feet away from the curb. An applicant may propose a different gate design. If the design is approved it must located a minimum of 50 feet from the curb; if the distance from the curb to the residence is too short or conditions exist, the DRC can consider shortening the distance.

Fence Type 1- black metal fencing six or eight feet tall and is to be used wherever a fence can be seen from the road or adjacent properties. A gate is permitted in the same manner. It is further detailed in Exhibit A.



Fence Type 2- black chain link-style fence up to eight feet tall. It is intended to keep animals out of the lot and should be minimally visible to other lot owners or the roadways.



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Fence Type 3- traditional game fence up to eight feet tall designed to keep animals out of the lot and should be minimally visible to other lot owners or the roadways.



Fence Type 4- modified traditional game fence up to eight feet tall designed to keep animals out of the lot and should be minimally visible to other lot owners or the roadways.



Fence Type 5- traditional split rail fence. This three-rail fence is to be used to provide delineation for areas within the lot.



Front yard and side yard fencing must in compliance with applicable regulations, including Alpine City.

The sight line triangle on corner lots shall not be obstructed. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street. Corner lot fences outside the sight triangle: Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight line triangle.

Fencing is to provide security, safety around pools, control wild animal access (deer and elk mainly), and to delineate certain areas of the lot. With that in mind, the fencing should be seen minimally, so its visibility should be taken into account as the site planning is occurring. All fencing is preferred to be located within treed areas when possible. In an effort to not show a non-organic straight line when seen from the road, a jog in the fencing should occur within the first section or two of fencing in order to reduce or eliminate the ability to see a long, straight run of fencing and the resulting 'tunnel' appearance.

The DRC expects to not have fencing appear too angular in alignment, but that more organic curves and radiuses are utilized.

The split rail and game control fences should be less visible from the road and cannot be used for the front or entry of the lot. The split rail fence is to be used more as a delineation of areas in the sides or back of the lot so as to be minimally visible to the roadway and adjacent lots. The game control fence should be utilized in the same manner as the split rail fence and will need to tie into the ornamental metal fencing in a location that cannot be seen from the roadway and minimally seen from the neighboring lots.

The installation of the fence must keep the fence corridor effect to a minimum. Prior to any installation of any fence, the fence corridor will be flagged pursuant to the approved site plan and approval by the DRC for its location and proposed width of vegetation clearing.

All fence types and locations are important to the DRC and any fencing proposals will be discussed in great detail as to how each neighboring lot will be affected as well as its appearance from the roadway.

A single structural retaining wall may not exceed nine feet above natural or finish grade height, whichever is lower. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds nine feet. Where multiple retaining walls are used, each tier must be separated by a four-foot planting area. Tiered retaining walls cannot exceed an aggregate total of eighteen feet above natural or finished grade, whichever is lower. The DRC may make exceptions if site conditions deem it necessary.

Retaining walls may be constructed of concrete or concrete masonry units if all exposed surfaces and edges are covered with stone veneer or other materials (excluding stucco) used on the house, so as to blend unobtrusively with the natural surroundings. Board formed colored concrete, boulder or stacked rock retaining walls may also be approved, using materials that blend in color with the native surroundings. Panelized or similar pre-manufactured retaining wall systems will not be approved.

2.8 Outdoor Storage

Outdoor areas housing trash containers, firewood, maintenance, or service equipment such as snow blowers, mowers, etc., shall be screened from all adjacent properties by a wall, which must be a visual extension of the home.

2.9 Mechanical Equipment, Electrical Meters, and Gas Meters

No visible roof-mounted or wall-mounted mechanical equipment will be permitted. Any exterior mechanical equipment must be ground mounted or hidden from view adjacent to the residence and hidden from view by walls of sufficient height to fully screen it and all electrical junction boxes. All screening and equipment enclosures need to be located within the BE and indicated on the site plan submitted to the DRC. Equipment must be placed with consideration to the adjacent homes, so as to minimize noise intrusion on the outdoor living spaces. Contact the electric and gas companies for requirements concerning placement of the screen wall.

2.10 Storage Tanks

Above ground storage tanks are not allowed.

2.11 Antennae and Satellite Dishes

Other than wall mounted satellite dishes, no satellite dishes, television, or radio antennas may be installed that are not fully screened from the road. If the service provider proves that this cannot be met for their system, the Owner will submit to the DRC for review of the proposed location. Screen walls, if proposed, for this purpose are subject to DRC approval and must be an integral component of the home design. In some cases, an enclosure may not be approved due to the location on the lot and its visual effect on the overall street scene or as viewed from adjacent homes.

2.12 Signage and Address Identification

Permitted signage includes Three Falls standardized temporary construction signs purchased and installed by each builder that are required to be installed prior to construction and as further detailed on Exhibit B. Traffic control, directional or marketing signs by the developer are permitted.

Real Estate signs and reflective driveway markers are not permitted.

All address identification will be standardized at Three Falls. A detail of the standard address monument for each home can be found in Exhibit A and will be installed and maintained at the Owner's expense.

2.13 Exterior Lighting

Exterior house lighting shall also be subdued with the light source shielded and the light directed downward. Driveway corridors are not permitted to be lighted.

Outdoor lighting is permitted within the BE provided such lighting is subdued, and the source shielded. Low intensity fixtures are to be used and limit the field of light to the confines of the lot on which it is installed.

2.14 Swimming Pools, Spas, or Hot Tubs

All pools, spas, and hot tubs must be constructed according to Alpine City regulations. All pumps, motors, and heaters must be fully screened from view from the street, adjacent homes, or public areas. Pools may have below-water surface lighting. Pool decking color will be approved by the DRC.

2.15 Tennis, Sport Courts, and Basketball Standards

Freestanding basketball goals may be allowed subject to DRC approval. Basketball backboards must be clear. Due to the generally sloping nature of the terrain in this project tennis and sport courts will be carefully considered on a case-by-case basis by the DRC. Basketball, tennis or other type of outdoor sport courts shall be permitted to be lighted; the times that the lights may be on will be pursuant to the HOA-adopted rules and regulations that define when the lights must be turned off. The sport court lighting shall be designed to focus on the court and minimize the lighting of the sky or adjacent areas.

2.16 Recreational Structures

Play structures, trampolines (in ground only), swing sets, slides, or other such devices are allowed only when the application is made in advance with the DRC. Approval for such equipment may be granted when it is proposed to be placed within side and rear yard areas. Generally, timber and dark-colored powder coated steel structural components are preferred.

2.17 Number of Residences on a Lot and Permitted Structures

No more than one residential dwelling structure is allowed on any lot under five acres in size. Lots five acres or larger may also build a detached guest house. Each Lot is permitted, one gazebo, one outbuilding, one pool house (if a pool is being constructed as well) , and a detached garage (further defined in Section 3.13) are allowed. The outbuilding or pool house may not exceed 1,200 square feet and must be a single-story structure. The pool house must be in close proximity to the pool area and may contain kitchen and full bathroom amenities; it may not be lived in as an occupied residence.

A gazebo may be no larger than 200 square feet, open aired and of natural or subdued colors and materials as to assist in blending in with the surroundings. Except as otherwise provided herein, gazebos must remain within the platted BE.

In certain conditions where, in the opinion of the DRC, a gazebo cannot be seen from any road and would be shielded from adjacent lots with natural means, the DRC may approve larger gazebos, which may not exceed 400 square feet. Gazebos may be lighted with indirect lighting only such that the source cannot be seen from outside of the gazebo. The intent of the lighting limitation is to permit low level lighting for enjoyment of the gazebo, but no task or bright lighting will be permitted.

Outbuildings and pool houses are permitted within the BE. Guest homes, outbuildings, and pool houses may only be constructed concurrently with the primary residence or after occupancy of the primary residence has been granted. A gazebo may be constructed on a lot if an Owner has or is constructing a primary residence on an adjacent lot; the gazebo may only be accessed by a path from the adjacent property. The exterior materials and general architecture must be similar to the primary residence. Access to the outbuilding or pool house must only be from the primary residence driveway and not from the public right of way. All lighting restrictions for the outbuilding or pool house are the same as for the primary residence.

The outbuilding shall adhere to Alpine City ordinances. Outbuildings may not have sleeping quarters and may not be lived in as an occupied residence. Siting of the outbuilding must be shown to not impact the views of any adjacent lot as determined solely by the DRC. All lighting and other restrictions that apply to the main residence apply to the outbuilding.

Wood burning fire pits are not permitted. Natural gas fire pits are permitted; the location of the gas line feeding any gazebo must be approved by the DRC and should be routed to not have straight lines so as to maintain a more organic route and should result in utilizing the gas line route as a final

trail to the gazebo.

2.18 Fire Prevention

Each home and all structures must comply with the requirements of the Wildland Urban Interface Code (WUI) as adopted by Alpine City which limits natural vegetation adjacent to structures. However, removal of the native vegetation down to raw earth for the purposes of fire prevention thinning is not allowed unless required by WUI or the fire district.

2.19 Blasting

There are some known bedrock conditions at Three Falls such that excavation for homes and site improvements may require aggressive excavation measures and possibly blasting. Any excavation work that cannot be accomplished with mechanical equipment and requires blasting will require prior DRC approval and a blasting plan from a certified blasting specialist. The protection of the community infrastructure, utilities and adjacent home sites is of paramount importance with respect to blasting.

3. ARCHITECTURAL DESIGN STANDARDS

The following architectural design standards have been developed with climatic and aesthetic considerations in mind at Three Falls. It is the intent of these standards to evoke a sympathetic and thoughtful response to the character of this region, promoting architectural design that is compatible with the natural landscape.

Note: It is the responsibility of the lot Owner and their architect to conform to the Alpine City building/zoning ordinances and building codes as well as the design guidelines contained herein. If there is a discrepancy, Alpine City's regulations govern.

Note: Lots 7, 8, 9, 10, 16, and 20 have height restrictions that must be adhered to, which are detailed on Exhibit C.

3.1 Minimum Primary Residence Size

The minimum footprint of the primary residence shall be 3,500 (three thousand five hundred) livable square feet, excluding the garage. Livable space of a residence or guest home is defined as the area measured from the interior surface of the exterior walls, including any area that can be converted to livable space, excluding garages and mechanical areas.

3.2 Prefabricated Buildings

Stock modular buildings requiring transportation and set up in a partially completed state will not be allowed. However, structures that are panelized and assembled off site including custom architectural designs (that comply with these design guidelines) may be permitted with DRC approval. The aesthetic merits of any such structures are fully subject to review and approval by the DRC.

3.3 Heights and Massing of Structures

It is the intent of the Design Guidelines that the height and massing of roof forms for homes on sloping sites step down with the grade to integrate with the natural setting.

Building Height

Allowable heights are subject to Alpine City ordinances and Three Falls Design Guidelines. If different, the more restrictive of the two shall control.

Lots 7, 8, 9, 10, 16, and 20 have some height restricted areas and are further explained in this section and more specifically in Exhibit C. These height restrictions have been put in place to both protect sensitive view corridors between homes and to enhance the overall natural appearance of the community.

Other than the restricted lots included in Exhibit C and Special Height Restrictions for flat and shed roofs as further explained in this section, all lots are restricted to 34 feet in height pursuant to Alpine City's definition, which is: "The height (of a residence) shall be the vertical distance from the average elevation of the finished grade of the structure to the roof line of the structure." Chimneys, vents, and ancillary architectural projections shall be generally excluded in determining building height.

For purposes of compliance with Alpine City's methodology for measuring building height, the following definitions shall apply:

Average elevation of the finished grade shall be the proposed finished grade of each major corner of the structure, divided by the number of corners.

Roof line of the structure shall be defined as follows:

(a.) Flat roof - the highest of a flat roof or top of any adjacent parapet wall, whichever is higher.

(b.) Gable or hip roof - the elevation measured at the midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure (not including independent, incidental roof structures over porches, garages, and similar add-on portions of the structure).

Notwithstanding the provisions above, buildings which exceed the maximum height of thirty-four (34) feet may be approved by the issuance of a conditional use permit upon findings of no significant loss of light, air, and views of surrounding properties, or where by reason of topography one side of the dwelling may exceed thirty-four (34) feet. (Ord 96-15, 12/18/96)

Special Height Restrictions

1. Lots with specific building areas restricted between 28 and 34 feet in height including Lots 7, 8, 9, 10, 16, and 20 are measured using the same method as "2.(b) Gable or hip roof" listed above.

2. Flat roofs are limited to a roofline height of 28 feet to the highest point of the roof line as defined in "2.(a)Flat Roof" listed above. This flat roof limitation applies to all lots.

Single slope or shed roofs that terminate with the highest eave running (roughly) parallel to an outside wall and facing a lot line are limited to 34 feet to the highest point of the roof line measured similar to a flat roof parapet. This flat roof limitation applies to all lots.

3. Single slope roofs that pitch toward the center of the building mass are measured using the same method as "2.(b) Gable or hip roof" listed above.

Building Massing

Offsets or indentations in wall planes create visual interest and add important depth and massing variation via shadow lines. The following design constraints apply to building massing at Three Falls.

No building wall may extend more than 22 feet in height without an offset in the vertical plane of at least two feet.

No two-story building wall may extend more than 30 feet in length without an offset of at least two feet.

For residences that are 5,000 livable square feet and larger, no single-story building wall may extend more than 40 feet in length, without an offset of at least two feet. For residences smaller than 5,000 livable square feet, no single-story building wall may extend more than 30 feet in length.

Beyond this height and massing criteria, the Three Falls DRC will render individual judgments with respect to the overall scale of the proposed home design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can be demonstrated to result in a better solution.

3.4 Foundations

All un-faced visible surfaces of concrete masonry or piers must receive a mortar-wash finish. No foundation concrete can be exposed. Textured concrete or textured concrete block with an approved integral or applied color can be used in lieu of the mortar-wash application.

Foundation walls must step down with the grade change so that their exposed surface does not exceed a vertical height of eighteen inches above finish grade at its greatest exposure. Material covering the foundation wall must be in the same plane as the wall above. Where the vertical distance from the surface of a ground floor deck structure, along its perimeter edge, exceeds 30 inches above finish grade below, the deck edge must be skirted with a stone wall or wood siding to screen the cavity beneath the deck.

3.5 Exterior Wall Materials

Exterior materials should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior wall materials will consist of milled wood siding, natural stone, architectural metals, and architectural concrete. The use of stucco will only be allowed in very limited quantities and only when it is integrated into the design. The use of fiberglass or vinyl siding is prohibited. The DRC will decide on a case-by-case basis for any other materials such as high-quality composition siding products which, in the opinion of the DRC, would be virtually indistinguishable from their natural wood counterparts. All exterior surfaces including gutters, roof vents, and window frames are to be appropriately finished or painted. Unfinished reflective metallic exterior wall surfaces are not permitted.

The use of large-scale brick as an exterior finish material will be considered on a case-by-case basis, and shall be limited to accent segments of the building facade. Standard 4" x 2" x 8" brick will not be allowed. The aesthetic merits of any combination of exterior materials are subject to review and approval by the DRC, in order to maintain the architectural integrity and consistent visual experience of Three Falls.

3.6 Roofs

The roofline of each house must create a harmonious relationship with the environment and the Three Falls community when viewed from all directions. Although various architectural styles are allowed the overall profile and articulation of any roof must be sufficiently irregular to break up anything that would otherwise appear to be too massive or discordant with the landscape or neighboring structures. Expansive roof structures shall be articulated by way of dormers or other appropriate additive architectural forms to break up large planar massings. Roof overhangs are encouraged and should be 12" to 18" or more in depth; this is for eaves and gable ends. No single continuous edge or ridge of a roof, be it flat, pitched or curved, shall be longer than 35 feet unless specifically approved by the DRC.

The roofs of all multi-story homes should include single-story elements that help scale the multi-story elements back to the ground. For both single and multi-story residences the higher masses should generally occur toward the center of the home with the lower profiles occurring toward the outer portions of the structure.

Roof Styles

The preferred dominant roof style at Three Falls is a pitched or gabled with a minimum pitch of 3:12. Shed roofs that are additive to a dominant roof pitch of 3:12 or steeper are permitted with a minimum 2:12 pitch.

All shed roof designs will be considered on a case-by-case basis by the DRC and will be evaluated based on strict compliance with the building massing and slope constraints detailed in this design guideline. Designs that propose excessive massing and height at the outside walls of a home will be rejected.

Flat roofs are allowed when designed with a strong commitment to architectural style and carefully planned massing to create variety and interest in the overall home design. Deep overhangs are required, and perimeter curbs or parapet walls are required to terminate a minimum of 6" above the highest point of the interior flat roof surface. A flat roof surface that is visible from anywhere in the Three Falls community will be surfaced with an approved green roof or dark ballast surface; this requirement does not pertain to roof top decks but the roof top deck material must be of an appropriate color to blend with the color palette of the home.

Prohibited roof forms include mansard, a-frame, dominant domes and towers, extreme roof styles and any other building forms further restricted by Alpine City ordinance.

Alternative roof forms not addressed in this guideline will be considered on a case-by-case basis and must be approved by the DRC.

Roof Materials

Preferred roof materials include slate, flat concrete tiles, non-reflective metal roofs, approved composite shake shingles, composite fiber shakes, or heavyweight three-dimensional thick-butt asphalt shingles, with a weight of 325 pounds per square or more. If asphalt shingles are used, a metal drip edge detail must be used to finish the edge appearance.

Copper and rusting metal roofs must be allowed to weather and patina naturally. No permanently shiny copper or other shiny metal surface will be allowed.

The use of asphalt shingles of standard or medium thickness, cedar shake shingles, any types of barrel or "S" tiles, asphalt roll roofing, or reflective metal surfaces is prohibited.

All roof vents for mechanical equipment, water heaters, or attic venting are required to be concealed or incorporated into a chimney enclosure to the greatest extent possible. If not incorporated in a chimney, then vents must be located on the side of the roof away from the street and must be of a color that blends with the roofing material.

Rooftop observation decks are not permitted if the DRC determines that the privacy of other neighboring lots would be negatively affected by such an approval.

3.7 Entrances

The primary entrance should be inviting and designed to convey a sense of protection and human scale without dominating the architectural design of the home. Entries that are too ornate, monumental, or imposing will not be approved. Trellised entries can also be used as a welcoming transition between indoor and outdoor spaces at secondary entrances to the home.

Inasmuch as there is typically only one driveway entrance per home, auto courts and porte-cochere structures will need to be large enough and tall enough to permit the required turning movements of large vehicles without encroaching into the side setbacks or creating overhead obstructions.

3.8 Blank

3.9 Chimneys and Outdoor Fires

Well-proportioned chimney masses can be used as sculptural features complementing the overall qualities of the home. Exposed metal flue pipes will not be approved.

The area (measured in plan view) of any one chimney should be no less than 15 square feet. Chimneys lend themselves to a variety of angular and rounded forms, which can enliven the three-dimensional quality, and profile of the overall design.

To preserve the air quality at Three Falls all residences are encouraged to utilize natural gas rather than wood-burning fireplaces.

Due to the extreme fire danger usually present in this high desert and mountain region, all wood burning chimneys, including outdoor fireplaces, must be equipped with a U.L. or I.C.B.O. approved spark arrestor. All metal spark arrestors must be concealed from view by means of an architectural chimney cap.

Open outdoor fire pits are prohibited unless they are natural gas or propane. Portable barbecues are permitted provided they are lidded cookers.

3.10 Exterior Colors

The color of exterior materials must generally be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors, which are used judiciously and with restraint, may be permitted.

In no case will colors approaching the primary range (red, blue, and yellow) or light reflective colors be permitted. The limit of the primary color white shall be Sherwin Williams Repose Grey SW7015. Other lighter white may be used as an accent or "trim" color. Garage and exterior doors are not considered "trim."

Proposed colors must be demonstrated to the DRC in a sample format, which adequately depict the hue, tone, and shade of the proposed color in its final application. Sample swatches on the structure itself are preferred and may be required by the DRC. As an alternative high quality color digital images of specific materials and colors are also an acceptable format for proposed material submittals. The DRC may require the color selection to be applied to an area of the home prior to approval.

It is the intent at Three Falls to preserve the appearance of the natural landscape and preclude the use of colors that would appear out of place and, therefore, offensive to the eye.

3.11 Windows & Skylights

Windows should not appear as openings cut into the side of a box, but rather as architectural features appropriately integrated or recessed into the plane of the wall. While elevations will differ on various sides of the home, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades shall contain some degree of doors, windows, or other openings in the walls. No scissor truss windows will be permitted with slopes not matching the roofline. Mirrored glass is not allowed.

Skylight lenses must be clear, grey, or bronze and must not be highly reflective. No white lenses are allowed nor may the frames consist of reflective material that is left unfinished. This especially applies to aluminum frames, which must be anodized or finished with baked enamel. Skylights must be placed on the roof in an organized pattern that compliments the roof design and lenses must be low profile and flat. Bubble type skylights are prohibited. Vinyl windows are not permitted.

3.12 Building Projections

All projections from a residence or other structure including but not limited to vents, flashing, louvers, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be finished in an approved color to blend unobtrusively with adjacent materials. No building projections will be allowed without the approval of DRC.

3.13 Garages and Garage Doors

Attached garages for each residence are required. One garage door may be up to 14’ in height; all other garage doors may not exceed 12’ in height. Carports are prohibited. Garage doors must not dominate the residence when viewed from the street and design submittals with the garage doors as a primary focal point from the street will be rejected. Overhangs above the doors and significant architectural detailing are encouraged to also mitigate the visual impact of the garage entrance.

The garage doors should blend with the home and not call undue attention to themselves.

Where three or more garage bays are planned, care must be taken in the design of the garage door plane. More than three doors are not allowed in the same plane and additional doors must occur in a secondary building plane, offset by a minimum of 36 inches from the primary front wall of the garage to avoid a continuous uninterrupted wall of doors. All garage doors must be recessed a minimum of 12 inches in the plane of the wall.

Although glass is encouraged in garage doors, fully glazed door systems will require the installation of tinted or obscured glass that compliments the design of the home. The use of extremely bright lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from the street or neighboring residences.

In addition to the required attached garage, one detached garage is permitted. A detached garage shall be no closer to the street than the rear wall of the main house so that it does not become the dominant building form as viewed from the street; the DRC may grant a variance to this if conditions warrant. The detached garage footprint may not have a footprint larger than 50% of the main house. A minimum of two garage bays will be required for a detached garage. A total of 4 garage doors are allowed on a detached garage. One of the doors may be 14 feet tall; all others may not exceed 12 feet tall. Where three or more garage bays are planned, care must be taken in the design of the garage door plane. More than three doors are not allowed in the same plane and additional doors must occur in a secondary building plane, offset by a minimum of 36 inches from the primary front wall of the garage to avoid a continuous uninterrupted wall of doors. All garage doors must be recessed a minimum of 12 inches in the plane of the wall.

Detached garages may be multi-story above or below grade. The maximum height of a detached garage shall be 25% under the height of the main house as measured from the midpoint of the main house roof. The DRC may consider a different height for a detached garage adjacent to a single-story main house for topographic reasons. All other garage restrictions described above apply to a detached garage. The detached garage must be similar in architecture and materials used in the house. Driveway access shall be from the house's driveway and shall be constructed of the same material

3.14 Solar Applications

Solar design systems are encouraged, however, solar panel applications can result in undesirable glare and reflection, and will only be approved by the DRC if the hardware is integrated in the structure or landscaping and is not visibly intrusive from any other home or sensitive view corridor as determined by the DRC.

3.15 Dog Runs and Flag Poles

Doghouses and runs, flagpoles, and permanently installed recreational equipment must be approved by the DRC prior to installation.

3.16 Changes or Additional Construction

All changes or additions to the approved plans before, during, or after the construction must first be approved by the DRC.

3.17 Exterior Furnishings and Sound Systems

All outdoor furniture and sound systems must conform to the color and reflectivity standards as set forth by these guidelines for the home exterior colors. Exterior audio speakers must be an integral part of the home or concealed from view from surrounding property.

3.18 Greenhouses

Greenhouses can add an element of the outdoors while remaining indoors. The permitting of the use of a greenhouse must be predicated on the fact that a greenhouse must be designed and used as a greenhouse.

Greenhouses are permitted provided they meet the following requirements:

It may only be one story, must be architecturally appealing, and may be no larger than 1,500 square feet; dome or half domes are not permitted.

It must be an integral architectural element of the home, not detached or connected via a breezeway.

Glass or other industry standard materials used in greenhouses must be transparent and kept in pristine condition, not degrading over time.

Mechanical items such as fans shall be hidden as much as possible, and sound must be mitigated such that an adjoining home cannot hear its operation.

To ensure no light pollution to the neighborhood, no excessive light may be emitted from the greenhouse pursuant to times of operation pursuant to HOA adopted rules and regulations. Any window treatments must be approved by the DRC.

It cannot be converted to livable or general storage space and must be used as a greenhouse. The greenhouse square footage is not counted as livable square footage.

4. LANDSCAPE GUIDELINES

As homes are designed and built within Three Falls, care must be taken to preserve and enhance the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are an integrating feature of the community. Landscape improvements shall be confined to the BE except as otherwise provided herein, with the overall objective of protecting and preserving certain natural landscape features. No more than one acre of ground may be irrigated on each lot. If a lot owner owns a lot that contains a BE of ¾ (three quarters) of an acre or less, and if after construction of the home there is less than one acre of irrigated ground within the BE, an Owner may propose to the DRC of improving (landscaping, installing a gazebo, and other natural improvements) and irrigating areas outside of the BE up to a total area of one acre, which includes the irrigated area within the BE. Lighting of the area outside of the envelope is permitted only along trails and bench areas. All lighting must be night sky friendly, must be directed downward and at no time can the source of the light be seen. No covered walkways or decks will be permitted in this area other that what is permitted within Section 4.10.

4.1 Minor Gazebos Outside of BE

For lots that have a BE ¾ (three quarters) of an acre or less a Minor Gazebo may be permitted under the following conditions. It is the intent of these Design Guidelines to permit minor gazebos for the enjoyment of their owners, but the enjoyment must not be at the expense of adjoining property owners. Minor Gazebos have more stringent requirements than gazebos permitted in Section 2.8. Minor Gazebos must have no larger than a 200 square foot footprint. See Section 2.8 for gazebo design requirements. Minor Gazebos should be largely screened from view from adjacent lots, roadways, and private and public open spaces utilizing natural landscaping. No power, generators, natural gas appliances, or plumbing of a minor gazebo may be permitted. Natural gas fire pits are permitted. Rope or strip lighting of the gazebo is also permitted as long as it is night sky friendly and that no source of light can be seen from an adjoining lot or roadway. Construction access to this area that is outside of the BE must be no wider than seven feet. The construction access shall be converted to a pathway for use by the homeowner after the construction is completed. No speakers or televisions are permitted. Adjacent property owners will be notified when an application is made for a Minor Gazebo.

4.2 Natural Area

The Natural Area is that portion of the lot outside of the BE, BE which will be on the site plan submitted for DRC approval and must remain as a natural area. Clearing natural areas of dead plant material and understory fire hazards is encouraged. Any removal of medium and/or large existing trees within the Natural Area must be approved by the DRC with an accompanying landscape plan and imagery clearly showing how the removal shall enhance the usefulness and beauty of the lot. If required or otherwise permitted by the DRC, only plants indigenous to the region may be used in the Natural Area. In addition, the density and mix of any added plant material in the natural area will be required to approximate the density and mix found in the general area. Permanent irrigation of the Natural Area on lots with existing vegetation is not permitted but temporary irrigation systems are permitted until plants are established in areas that have been enhanced. Each homeowner is required to control noxious weeds during construction and continuing once the improved landscape is completed.

In an attempt to allow lot owners to utilize the natural features of their lot, in the Natural Area owners are permitted to construct trails, benches, ponds, and landscape boulder features. The intent of this permission is to allow low level trails (not hard surfaced and up to seven feet wide) so that an enjoyable walk could be taken, which would not negatively impact the natural vegetation or impact other lot owners. Ponds are permitted within the BBE with minimal removal of trees. Ponds will be counted toward the maximum irrigable area of 1 (one) acre. Other than trails, bridges, and decks, no lighting in any of the Natural Area may occur. If power is needed to run a pump or other similar system for a pond, the power must be installed underground in the pathway leading to the pond. All irrigation and pump systems must be shielded from view. These features must be approved by the DRC.

4.3 Private Area

The private area ("Private Area") is that part of the lot within the BE, within which an Owner may create as varied a landscape as desired. All Private Area landscape designs must be approved by the DRC. Any removal of medium and/or large existing trees within the Private Area must be approved by the DRC with an accompanying landscape plan and imagery clearly showing how the removal shall enhance the usefulness and beauty of the lot.

4.4 Diverse Lots

Each lot is unique within Three Falls and the landscape and site character varies in vegetation type, density, topography, and surface material from lot to lot. Appropriate landscape improvements will be different for each lot and will be derived from the existing overall natural landscape image established on each site prior to any improvements.

In order to fully understand the uniqueness of each lot, a careful survey must be undertaken to accurately determine all existing trees, plants, site features and ground plane characteristics. A preliminary siting diagram is provided by the developer as a starting point and this "existing conditions" survey will provide the basis for the homeowner's landscape improvements plan and also for the DRC to determine how well the proposed building siting, grading, and landscape improvements relate to the existing natural site character.

4.5 Revegetation of Disturbed Areas

Existing landscape disturbance may only occur within the BE for construction purposes and only in areas approved by the DRC. Disturbed areas shall be replanted with approved plant material.

4.6 Plant Density

Each plant has a natural arrangement and spacing that should be replicated in order for the proposed landscape to achieve the desired natural look. Although this may vary from location to location, the arrangement of the plants in the adjacent undisturbed natural area will provide the model for plant group arrangements and spacing.

4.7 Groundcover

Some locations on the lot may be approved by the DRC for an introduced or enhanced plant groundcover area. These groundcover-planting areas may only be developed in the following ways:

a. As an extension of those occurring naturally in the adjacent native landscape or,
b. As, in the opinion of the DRC, they present the appearance of occurring naturally.

Groundcover may be open, natural looking, seasonal native grass areas, approved wildflower mix, or low growing seasonal native plants or vines. Seasonal plant variation, natural growth patterns and meandering natural edges are required for these areas to be successful, along with an appropriate site comprised of logical contouring, area definition, and a natural appearing reason for this area to be present. The DRC will also consider home orientation, architecture, and other site improvements.

4.8 Hardscape

Hardscape is any improvement or modification to the natural surface within the Natural Area or BE including improvements such as hard surface paths, walkways, on-site parking, improved drainage ways, and hard surface landscape areas. All such improvements require DRC approval prior to start of construction or installation, including proposed location, materials, colors, and any changes to the existing site or landscape.

4.9 Water Features

Constructed water features may be allowed if in the DRC's opinion there will be no diminution of native vegetation and it can be demonstrated to be very native in appearance.

Water features must be designed to be in scale and relationship to the architecture and designed landscape theme. All water features' mechanical equipment must be screened from view. Water features must be designed to minimize water use in both normal operation and maintenance.

Water features, including the lighting, mechanical equipment, water spray, drainage, etc., must be constructed and maintained so as to not adversely affect neighboring property, native plants or animals in any way.

4.10 Decks Outside Of Building Envelope

Decks located outside of the BE along the stream bank are permitted for lots that have a stream running through their lot. The total amount of deck permitted is 200 square feet. If an applicant prefers to have two or more decks (their sum not exceeding 200 square feet), they must be separated by 300 feet. Deck material is to be natural looking and blend into the surroundings. Lighting of the decks is permitted but it must be night sky friendly, low wattage, pointed downward, and the light's source must not be able to be seen. Approval by the DRC must be received prior to submitting to the state if a stream alteration

permit is required.

Decks located outside of the BE that are attached to a home inside the BE are permitted. The total amount of deck permitted is 2,000 square feet and must be approved by the DRC.

5. Construction Regulations

In order to ensure that the natural landscape of each lot, is preserved and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all improvements at Three Falls. The Owner, as such terms are defined in the Declaration and herein, shall be responsible for violations of the Design Guidelines, including construction regulations contained therein by any contractor, subcontractor, agent, or employee performing any activities within Three Falls, whether located on the lot or elsewhere within Three Falls. These regulations may be modified at any time by the DRC and may include additional fees and/or deposits as it is deemed necessary by the DRC.

5.1 Building Envelope

The BE, which is the limit of development on each lot, is also the area within which all activities related to the improvements to be constructed must be confined. To this end, the BE must be temporarily fenced in an appropriate manner during the duration of construction. Temporary fencing enclosing the BE must extend for the full street frontage, so no construction activity or parking occurs in the natural area.

5.2 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.

5.3 Construction Site Plan and Construction Trailers

As part of the Final Submission, a construction site plan must be prepared and approved which indicates construction access, parking areas off of the street, sanitary facilities, including approved access drives, relating to construction activities on any lot.

Upon approval of the Construction Site Plan, a construction trailer or portable field office may be located on the building site within the BE, clear of all setbacks. The type, size and color of any portable office must be approved by a representative of the DRC as part of the construction site plan. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. At the same time, the provision of temporary power and telephone will be determined. A construction trailer may not remain on site exceeding the period of time that an occupancy permit (temporary or permanent) is issued.

5.4 Trash Receptacles and Debris Removal

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way, and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse, disposal shall be at a suitable off-site facility.

Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the lot or in Three Falls. Heavy debris, not suitable for the dumpster shall be removed from site upon completion of work of the trade responsible for debris.

All concrete washouts, from both trucks and mixers, must occur within the BE of the lot in a location where it will be ultimately concealed by structure or covered by backfill and concrete chunks will be discarded off site. Washout in road rights-of-way, setbacks, or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other lots or open space. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways, or other portions of Three Falls. Any cleanup costs incurred by the DRC or the Three Falls HOA in enforcing these requirements shall be payable by the Owner.

5.5 Sanitary Facilities

Each Owner or builder shall be responsible for providing adequate sanitary facilities for his/her construction workers. Portable toilets must be located within the BE, clear of all setbacks and in a discreet location.

5.6 Construction Access

Unless otherwise approved by the DRC, approved access may only be from the front community entrance which shall be the only construction access to any lot.

5.7 Vehicles and Parking Areas

Construction crews will not park on, or otherwise use, undeveloped portions of lots or open space. All vehicles shall be parked within the BE during very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the shoulder on one side of the roadway; in locations and for time periods solely as approved by the DRC. During these limited occurrences, vehicles must be off of the paved surface of the roadway or cul-de-sac to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Vehicles may not be parked on neighboring lots, in nearby driveways or on open space. Changing oil or other vehicle maintenance is prohibited. Restoration of any native vegetation or roadway revegetation damaged by parking along the street frontage shall be the responsibility of the lot Owner and may be required by the DRC as a precondition to final construction approval.

5.8 Conservation of Native Landscape

Trees, which are to be preserved, must be marked and protected by flagging, fencing, or barriers. The DRC shall have the right to flag major terrain features or plants which are to be fenced for protection. Any trees, branches, or other vegetation removed during construction must be promptly cleaned up and removed from the construction site.

5.9 Excavation Materials and Blasting

If any blasting needs to occur, the DRC must be notified one week in advance and a submittal

of all appropriate approvals and mitigation matters must be fully described and obtained. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverage as mandated by county and state statutes, specific to their blasting activity at Three Falls.

The DRC shall have the authority to require in writing documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized. The DRC may require additional insurance to cover potential damages from blasting to subdivision improvements and common areas.

All excess material resulting from blasting, as well as all other excess excavation materials, must be removed from Three Falls.

5.10 Dust and Noise Control

The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction activity on the site.

The sound of radios or any other audio equipment used by construction personnel must not be audible beyond the property perimeter of any lot; repeated violations of this provision will precipitate a total prohibition of any on-site use of radios or audio equipment during construction.

5.11 Material Deliveries

All building materials, equipment and machinery required to construct a residence on any lot at Three Falls must be delivered to and remain within the BE of each lot, clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Three Falls overnight. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site.

5.12 Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, lot, tract or right-of-way at Three Falls is prohibited.

5.13 Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, lot, tract, or right-of-way at Three Falls is prohibited.

5.14 Fires and Flammable Materials

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited. At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times. No on-site fires are allowed. Smoking is only permitted in the workers' vehicles.

5.15 Pets

A member of any construction crew may not bring pets, particularly dogs, onto the property.

5.16 Preservation of Property

The use of or transit over any other lot, common area or amenity, is prohibited. Similarly, the use of or transit over the natural area or setbacks outside the BE of any lot is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any neighboring lots, tract, or right-of-way.

5.17 Protection of Subdivision Improvements and Restoration of Property

Each Owner shall be responsible for the protection of all subdivision improvements, roadways, common areas, or improvements of any other lot, which may be damaged by the activities of such Owner's contractor, subcontractor, agents, or employees.

Upon completion of construction, each Owner and builder shall clean his/her construction site and repair all property which has been damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and general contractor shall be held financially responsible for site restoration/revegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.

5.18 Construction Signage

The DRC construction sign as shown in Exhibit B shall be purchased and installed by the Owner. It must be located within the BE, and/or in a location approved by the DRC.

The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a certificate of occupancy by the County, or immediately upon the passage of 30 calendar days without significant construction activity.

Individual signs, or construction sign attachments, identifying individual sub-contractors, tradesmen, or suppliers are prohibited; identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit.

Attachment of signs or similar material to trees is strictly prohibited.

5.19 Daily Operation

All construction activity must be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. Noisy activity is prohibited on Sunday of each week and major holidays.

5.20 Site Visitations

Due to the inherent danger associated with an active construction site, visitors to any site should

be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, Architectural review observers, sales personnel, and the Owner. Construction personnel may not invite or bring family members or friends, especially children, to the job site.

5.21 Construction Insurance Requirements

All contractors and sub-contractors must post evidence of General Liability and Worker's Compensation with their lot Owner, prior to entering the construction premises. The DRC will require each lot Owner to provide copies of such existence of insurance as a condition to commencement of construction.

Insurance shall be evidenced in the form of a valid certificate of insurance naming the lot Owner, as the certificate holder. The DRC, HOA, and declarant shall be named as "additional insured" on the insurance policy, including completed operations with a GC2037 endorsement. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall be pursuant to the Exhibit E Insurance Certificate. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage. Insurance provisions may be changed at any time as needed by the declarant, the DRC, and the HOA.

6. ARCHITECTURAL REVIEW PROCEDURES

Site sensitive and site-specific design shall be fundamental at Three Falls. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners and/or their designers should refrain from approaching a site with a predetermined design expecting to "make it fit," with little regard to natural constraints. Three Falls has established this review procedure to assist the applicant through the design process in its appropriate sequence.

Plans and specifications shall be submitted to the DRC in accordance with the following plan submittal requirements, on-site meetings, and review procedures.

6.1 Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement, it is mandatory that the Owner and/or his/her architect meet with the DRC on- site to discuss proposed plans and to resolve any questions regarding building requirements at Three Falls. This informal review is to offer guidance prior to initiating preliminary design and should occur on site whenever possible.

The parameters and directives identified at each Pre-Design Conference remain valid for six months only. If the submittal of a preliminary design does not occur within twelve months of a Pre-Design Conference, a supplementary Pre-Design Conference is required to review any changes in site conditions or revisions to the Design Guidelines, which may have transpired.

6.2 Preliminary Design Submittal

A Preliminary Design Submittal must follow within six months of the fulfillment of the requisite Pre-Design Conference. When the Preliminary Design is complete, its submittal for

consideration must include all of the following exhibits. Review by the DRC will not commence until the submittal is complete.

1. Completed application and DRC fee check- Exhibit F

2. Site plan (scale at 1" = 10' or 1/8" = 1'), showing the entire property, location of the proposed building BE, the residence and all buildings, fencing, driveway and address monument, parking area, existing and proposed topography, proposed finished floor elevations, all trees, all clusters of native shrubs, and special terrain features to be preserved.

3. Survey (scale at 1" = 10' or 1/8" = 1'), by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, topography (2 feet contours or less), major terrain features, all trees, edge of pavement or curb, and utility locations.

4. Floor plans (scale 1/4" or 1/8" = 1') showing proposed finished floor elevations.

5. All exterior elevations (scale 1/4" or 1/8" = 1') showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.

6. Computer model.

Any other drawings, materials or samples requested by the DRC.

On-site staking of building corners and other improvements, and story poles if requested by the DRC

The submittal shall consist of one set of full-size prints and one electronic PDF copy, which shall be retained by the DRC.

6.3 Preliminary Architectural Review

The DRC will review the plans and respond in writing no later than 30 days after a submittal is complete.

Any response an Owner may wish to make regarding the results of an architectural review must be addressed to the DRC in writing.

The DRC's approval of a preliminary design is valid for twelve months.

6.4 Final Design Submittal

A Final Design Submittal must follow within twelve months of the DRC's granting of approval for a preliminary design. When the final design is complete, its submittal for consideration must include the following exhibits. Review by the DRC will not commence until the submittal is complete.

1. Site plan (scale at 1" = 10' or 1" =8'), showing the entire property, location of the BE,

the residence and all buildings, fencing, driveway and address monument, parking area, existing and proposed topography, finished floor elevations, all protected plans or special terrain features to be preserved, trees to be removed, all utility sources and comlections, and site walls.

2. Floor plans (scale 1/4" = 1') showing finished floor elevations.

3. Roof plan (scale 1/4" = 1') showing all roof pitches.

4. Building section (scale 1/4" = 1' or larger), indicating existing and proposed grade lines.

5. Building Elevations (scale 1/4"= 1') showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.

6. Color samples and literature will be provided as requested by the DRC depicting and describing all exterior materials.

7. Computer model.

8. Any other drawings, materials or samples requested by the DRC.

9. Landscape plan to scale, showing size and type of all proposed plants, irrigation system, all decorative materials or borders, and all retained plants.

The submittal shall consist of one full size set of prints and a PDF copy, which shall be retained by the DRC.

6.5 Deferral of Exterior Materials or Color Selection and Landscaping Plans

Although exterior materials selections, colors, and landscaping plans are a requirement of the Final Design Submittal, an applicant may wish to change the approved landscaping plans and final color or exterior materials selections at some point in time after the start of construction, in order to better visualize landscape considerations, or to test an assortment of potential colors with actual material intended for use. The DRC will cooperate with the applicant in this regard, provided that no landscape work may be started, nor color or material applied, until such time as the DRC has had the opportunity to review and agree to the final selections.

The DRC advises that the resubmittal occur before the placement of any orders for materials to avoid potential costs to the Owner in the event of denial of the submitted item(s). Further, the provision stated here shall be a condition of Final Design Approval; therefore, application of any material, coating or finish without the requisite resubmittal to the DRC shall have the effect of voiding the approval in its entirety.

6.6 Site Inspection

As soon as the submission of final plans is complete, a representative of the DRC will inspect the lot to determine that the conditions as depicted in the final submittal are accurate and complete.

6.7 Final Architectural Review

The DRC will review the plans and respond in writing no later than 30 days after a submittal is complete.

Any response an Owner may wish to make regarding the results of an Architectural Review must be addressed to the DRC in writing.

The DRC's approval of the final design is valid for six months. It is necessary to receive a final approval from the DRC before the City will accept the drawings for a building permit application.

6.8 Resubmittal of Plans

In the event of any disapproval by the DRC of either a Preliminary or Final Submittal, a resubmission of plans should follow the same procedure as an original submittal. An additional Architectural Review fee may be assessed for multiple submittals that do not comply with the design guidelines and result in rejection by the DRC.

Design approvals for each review step remain valid for six months only. Therefore, if an application lacks the fulfillment of a preceding review phase by more than twelve months, that prerequisite step must be repeated, unless waived by the DRC.

6.9 Pre-Construction Conference

Prior to commencing construction, the builder must meet with the DRC at the lot to review construction regulation and procedures and coordinate his/her activities in Three Falls.

6.10 Commencement of Construction

Upon receipt of final approval from the DRC, and having satisfied all Alpine City review processes, the Owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within 12 months from the date of such approval.

If the Owner fails to begin construction within this time period, any approval given by the DRC shall be deemed revoked.

The Owner shall, in any event, complete the construction of any improvement and all required landscaping on his/her lot within 16 months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in greater hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities. Landscaping construction may be extended if not possible due to weather.

If the Owner fails to comply with this schedule, the DRC , acting for the Declarant or Three Falls HOA, as appropriate, may in its sole discretion have the exterior of the improvement or any unperformed landscaping completed in accordance with approved plans or restore and re-vegetate the lot to a natural condition, with all expenses incurred to be deducted from the Owner's Security Deposit or, if such expenses exceed the Security Deposit, reimbursed to the Declarant or the HOA, as appropriate, by the Owner. Any such expenses not promptly reimbursed by the Owner shall be the basis of a lien by the Declarant or Three Falls HOA, as appropriate, on such Owner's lot.

6.11 Performance Deposit

Concurrent with Final Plan Submittal, the Owner shall deposit a performance deposit with the Declarant (if before the Transition Date) or Three Falls DRC (if after the Transition Date). The performance deposit is shown on Exhibit F. The Performance Deposit shall be held in a non-interest-

bearing account pending the completion (including clean up) of all improvement(s) described in the final, approved plans and constructed on the Owner's individual Lot(s).

In the event that the Owner, the Contractor or their respective agents, representatives or employees (I) cause any damage including, without limitation, any damage on street in front of the lot or otherwise within the lot will be held responsible whether admitted by same or not, (ii) fail to construct the improvements in accordance with the approved plans, or (iii) fail to comply with the Design Guidelines, the Declaration or any rules or regulations adopted or promulgated by either Three Falls HOA, the DRC., the HOA or the Declarant, as appropriate, may use the Performance Deposit to, among other things, (a) repair and/or rectify the damage or (b) enforce the Guidelines, the Declaration and any other rule or regulation thus violated and cure any defect or problem caused by said non-compliance. Following Three Falls HOA's or the Declarant's, as appropriate, use of all or any portion of the Performance Deposit, the Owner shall immediately pay to the Declarant, or Three Falls HOA, as appropriate, an amount sufficient to replenish the Performance Deposit to the sum initially deposited. Failure to replenish the Performance Deposit within seven (7) days following Three Falls HOA's or the Declarant's, as appropriate, delivery of written demand shall be deemed a material breach of the Design Guidelines and the Declaration and shall entitle Three Falls HOA or the Declarant's, as appropriate, to (iv) deny Contractor's access to the community (including any of Contractor's suppliers, subcontractors, employees and material men), and (v) lien the Lot in an amount equal to the Performance Deposit deficiency.

Upon completion of the improvements approved by the DRC (including clean up), the Owner shall notify the DRC that:

i. The improvements constructed upon the Lot have been built in compliance with (a) the approved plans, (b) the Declaration, (c) the Design Guidelines and all other rules and regulations adopted for the community;

ii. All appropriate cleanup has been made;

iii. All required landscaping improvements have been completed; and

Neither the Owner, the Contractor, nor their respective agents, employees or representatives have caused any damage or, in the alternative, that all damage caused by said individuals/entities has been repaired or rectified to the satisfaction of the DRC, Declarant, or Three Falls HOA, as appropriate.

The notification shall be delivered by mail or email, to the address so designated by Three Falls HOA or Declarant, as appropriate, which body shall have thirty (30) days from the receipt thereof to (a) return the Performance Deposit less any funds expended in enforcement and/or correction or (b) refuse to return such funds or portion thereof and specifically state in writing how such party is not in compliance. In the event that Three Falls HOA or Declarant, as appropriate, refuses to return all or a portion of the Performance Deposit due to the Owner's non-compliance, the Owner shall have the opportunity to resubmit a supplemental notification upon remedying the issues/problems identified in Three Falls DRC's, HOA's, or Declarant's, as appropriate, notice of non-compliance.

Contractor and Owner hereby agree to indemnify the Declarant, the DRC and Three Falls HOA and to defend and hold those same parties harmless from all claims, costs, fees (including court costs and witness and attorneys' fees), expenses, loss, damage and liability of any kind, including, without limitation, mechanics' or material men's liens, which may be asserted against or incurred by The Declarant, Three Falls HOA, or the DRC as a result of the construction activities by Contractor or Owner or any damage caused by Contractor, Owner, or their respective agents, representatives and employees. This indemnity shall survive the final completion of the construction activities conducted on the Owner's Lot.

6.12 Inspections of Work in Process

The DRC may inspect all work in progress and give notice of noncompliance. Absence

of such inspection or notification during the construction period does not constitute an approval by the DRC of work in progress or compliance with the Design Guidelines.

6.13 Subsequent Changes

Additional construction or other improvements to a residence or the lot, during or after construction of an approved structure, including landscaping and color modification, must be submitted to the DRC for approval prior to making such changes or additions.

6.14 Final Release

Upon completion of any residence or other improvement, the Owner shall give written notice of completion to the DRC as described in 6.11.

Within 15 days of such notification, a representative of the DRC shall inspect the residence or other improvements for compliance. If all improvements comply with the Design Guidelines, the DRC shall, issue a written approval to the Owner, constituting a final release of the improvements by the DRC, said release to be issued within 30 days of the Final Inspection. If it is found that the work was not done in strict compliance with approved plans or any portion of the Design Guidelines, the DRC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the Final Inspection.

The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliance portions of his/her improvement. If, by the end of this time period, the Owner has failed to remedy the noncompliance, the DRC may take action to remove the noncompliance improvements as provided for in the Design Guidelines, including, without limitation, injunctive relief or the imposition of a fine.

6.15 Non-waiver

The approval by the DRC of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Design Guidelines shall not constitute a waiver of same.

6.16 Right of Waiver

The DRC reserves the right to waive or vary any of the procedures set forth herein at its discretion, for good cause shown.

6.17 Exemptions

Utility, HOA maintenance buildings, park structures, located on non-residential tracts are exempted from the Design Guidelines. However, the DRC will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

6.18 Architectural Review Fee

A DRC fee will be charged and the amount is set forth on Exhibit D. Additional DRC fees may be charged for resubmittal, remodels, or other special circumstances. The Owner shall pay the required fees at the time of the preliminary submittal and review by the DRC will not commence until the preliminary submittal and payment of the DRC fee and application is complete. The fees may be increased by the DRC when the DRC deems it necessary. Additional fees may be enacted when the DRC deems it necessary.

7. DESIGN REVIEW COMMITTEE ORGANIZATION

7.1 Members

The DRC shall consist of three (3) to five (5) members, appointed by the Management Committee or the Declarant as defined within the CC&Rs, as appropriate. Each member shall hold his office until such time as he has resigned, been removed, or his successor has been appointed.

7.2 Address of Design Review Committee

The address of the DRC shall be the address established for giving notice to Three Falls HOA, unless otherwise specified by the DRC. Such address shall be the place for the submittal of plans and specifications, and the place where the current Design Guidelines shall be kept.

7.3 Resignation of Members

Any member of the DRC may, at any time, resign from the DRC upon written notice delivered to the Board. Any member of the DRC may be removed by the Declarant or the Management Committee at any time.

7.4 Duties

It shall be the duty of the DRC to consider and act upon such proposals or plans related to the development of Three Falls that are submitted pursuant to the Design Guidelines to enforce the Design Guidelines, and to amend the Design Guidelines when, and in a manner deemed appropriate by, the DRC.

7.5 Meetings

The DRC shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act by the DRC

The DRC shall keep on file all submittals and copies of all written responses to Owners to serve as record of all actions taken.

7.6 Compensation

All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the

DRC retained for assistance in the review process shall be paid such compensation as the DRC determines.

7.7 Amendment of Development Standards

The DRC may, from time to time and at its sole discretion and with Declarant's or Management Committee approval, amend or revise any portion of the Design Guidelines. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Administrative changes may be made in like manner by the DRC; changes of a substantial nature may be recommended by the DRC for consideration by the Management Committee or the Declarant, as the case may be.

7.8 Non-liability

Neither the DRC, any member thereof, nor the Declarant, shall be liable to Three Falls HOA or to any Owner or other person for any loss or damage claimed on account of any of the following:

1. The approval or disapproval of any plans, drawing and specifications, whether or not defective.

2. The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications.

3. The development or manner of development of any property within Three Falls.

4. Any defects or problems that arise from any issues with soils or water.

Every Owner or other person, by submission of plans and specifications to the DRC for approval, agrees that he will not bring any action or suit against Three Falls DRC, any of its members, nor the Declarant, regarding any action taken by the DRC

Approval by the DRC of any improvement at Three Falls only refers to the Design Guidelines and in no way implies conformance with local government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government ordinances or regulations, including, but not limited to, zoning ordinances (including without limitation, Three Falls Development Agreement) and local building codes.

7.9 Enforcement

The DRC may, at any time, inspect a lot or improvement and, upon discovering a violation of the Design Guidelines, provide a written notice of non-compliance to the Owner, including a reasonable time limit within which to correct the violation, a notice of violation may also be recorded by the DRC after the expirations of the time limit. If an Owner fails to comply within this time period, the DRC or its authorized agents may enter the lot and correct the violation at the expense of the Owner of such lot; said expense to be secured by a lien upon such lot enforceable in accordance with the Declaration. In the event of any violation of the Design Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation.

7.10 Severability

If any provision of the Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of the Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase or work in any other circumstances, shall not be affected thereby, and the remainder of the Design Guidelines shall be construed as if such invalid part were never included therein.

7.11 Delegation of Authority

The DRC may delegate any or all of its DRC responsibilities to one or more of its members, acting as a subcommittee of the DRC, and/or a professional design consultant(s) retained by the DRC on behalf of Three Falls H.O.A or the Declarant, as appropriate. Upon such delegation, the actions of such members or consultant(s) shall be equivalent to action by the DRC as a whole.

EXHIBIT A

DRIVEWAY ADDRESS MONUMENT, GATE AND FENCE DETAIL

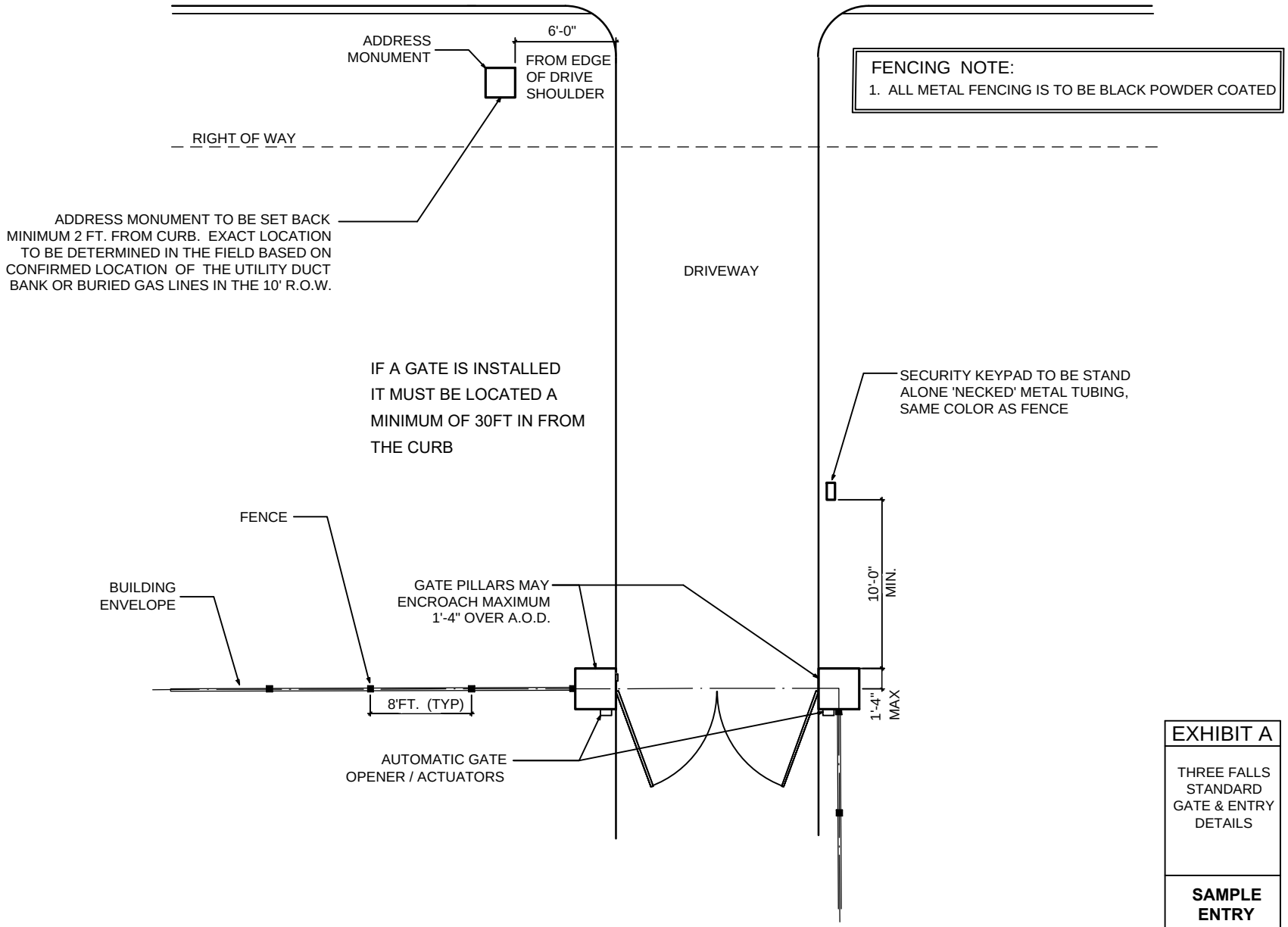
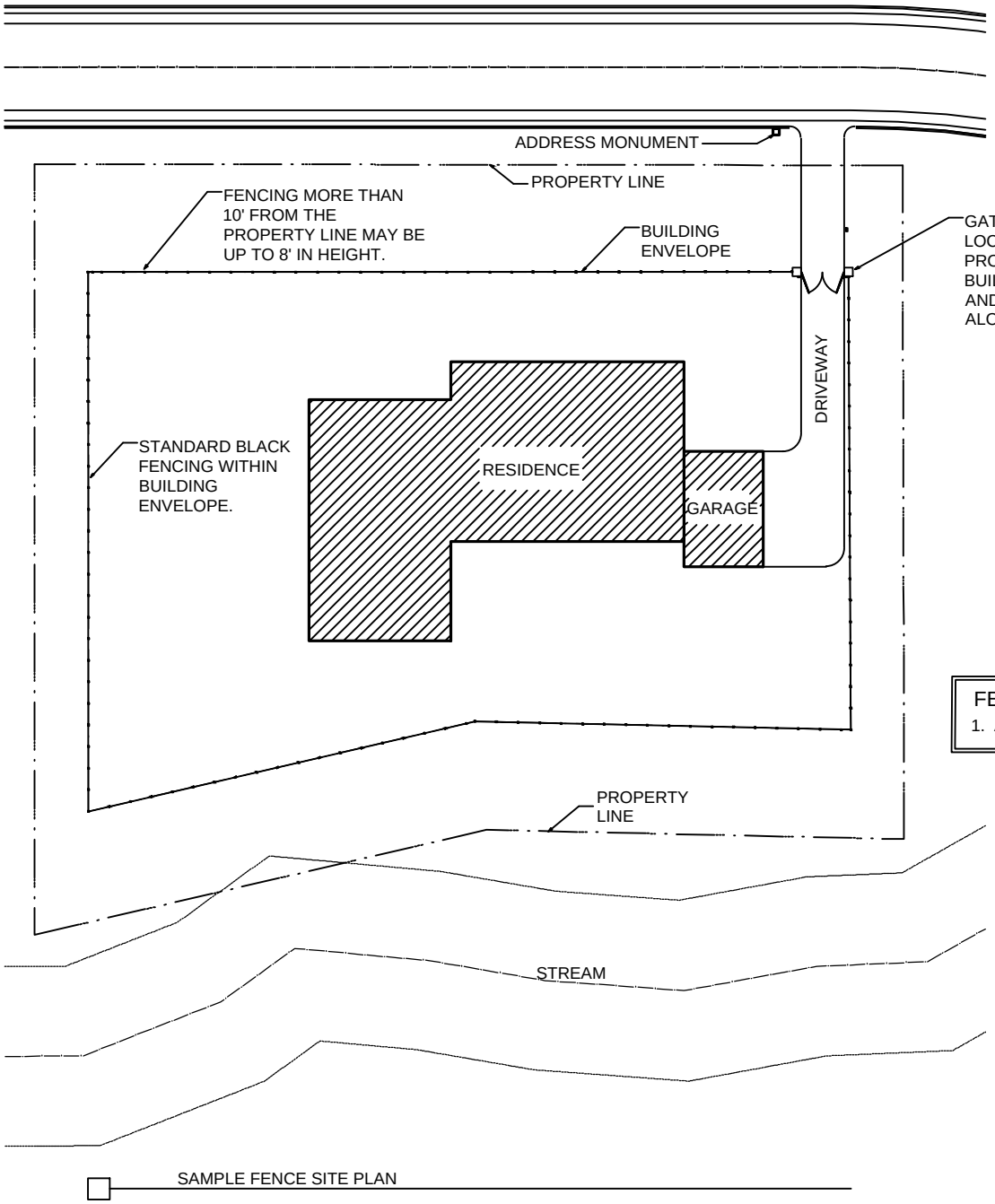


EXHIBIT A

THREE FALLS STANDARD GATE & ENTRY DETAILS

SAMPLE ENTRY PLAN

Sheet 1



FENCING NOTE:

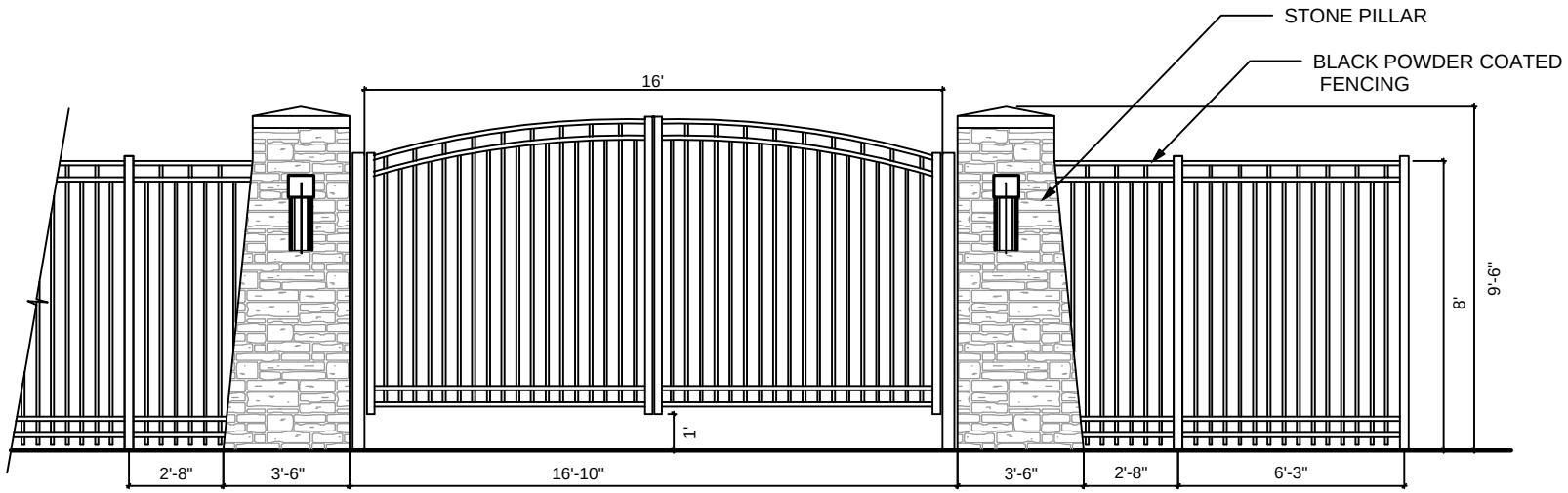
1. ALL METAL FENCING IS TO BE BLACK POWDER COATED

EXHIBIT A

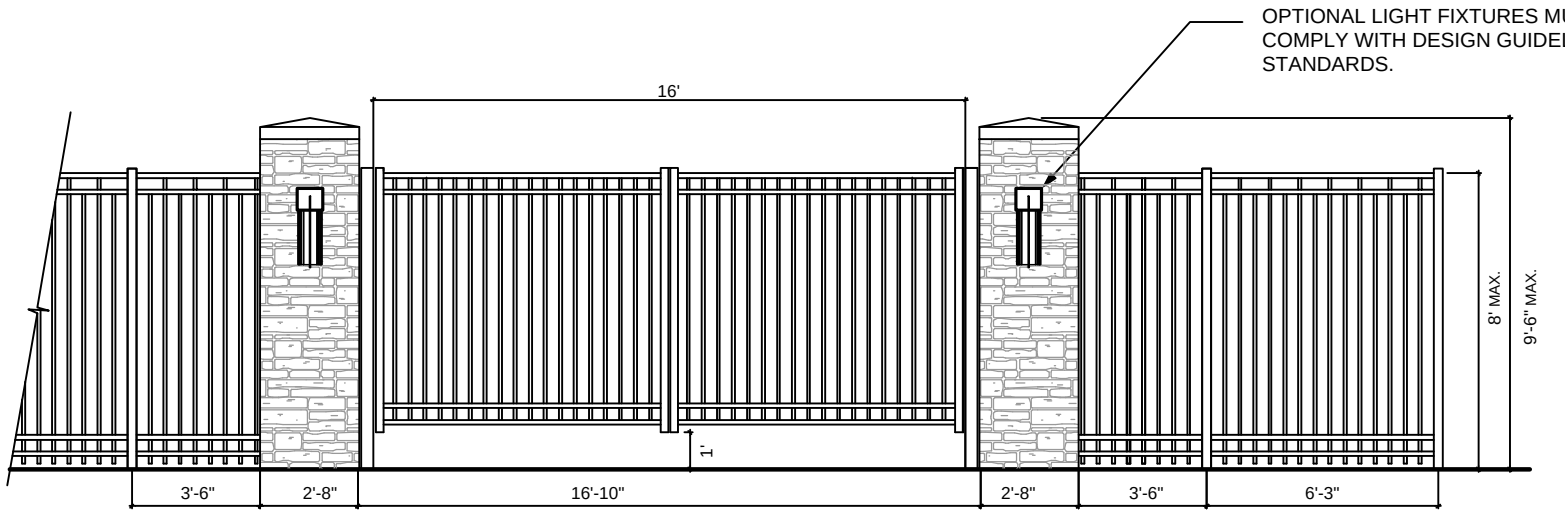
THREE FALLS STANDARD GATE & ENTRY DETAILS

SAMPLE FENCE PLAN

Sheet 2



1 GATE OPTION 1



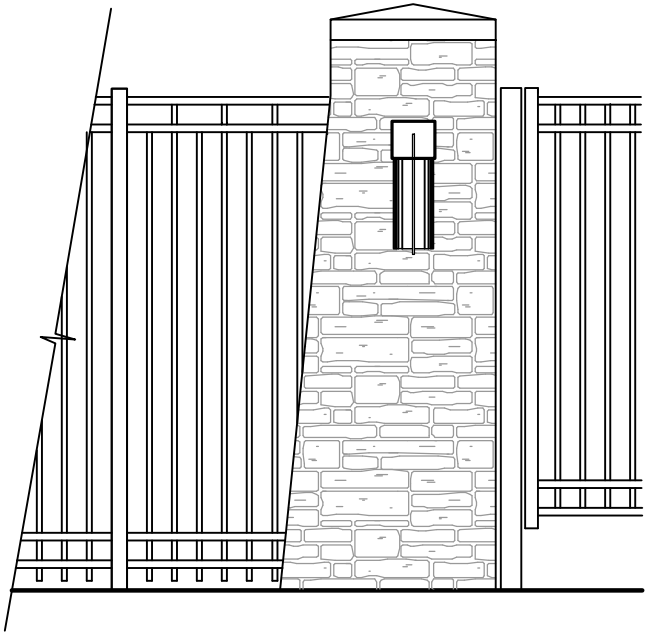
2 GATE OPTION 2

EXHIBIT A

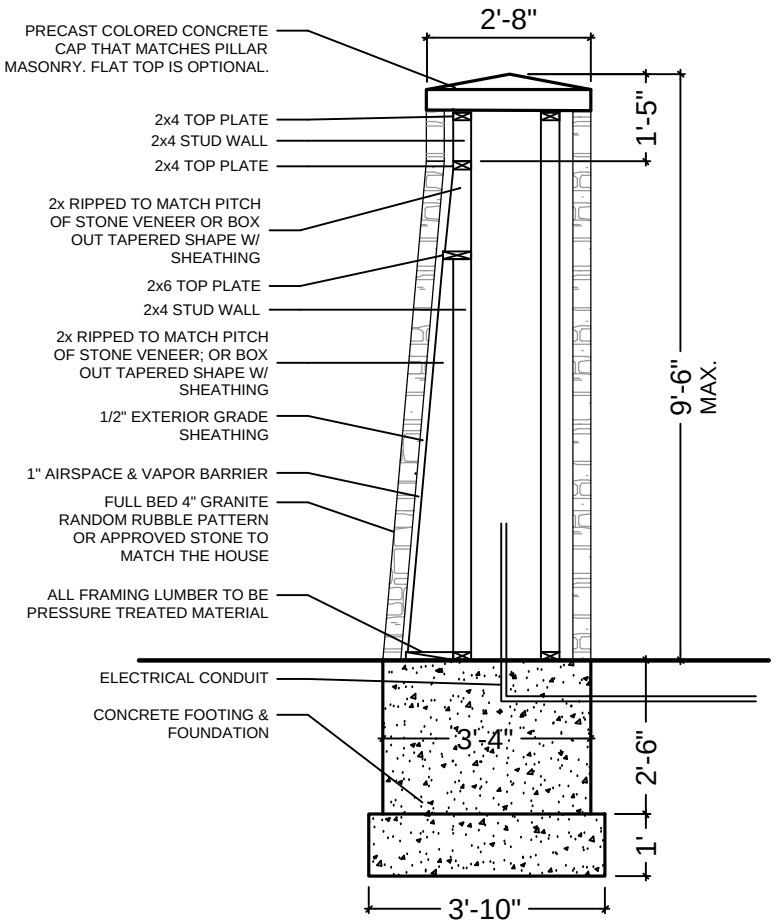
THREE FALLS STANDARD GATE & ENTRY DETAILS

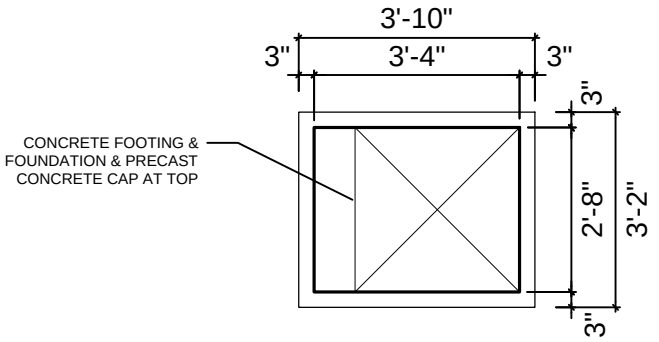
GATE OPTIONS

Sheet 3



1 PILLAR OPTION 1





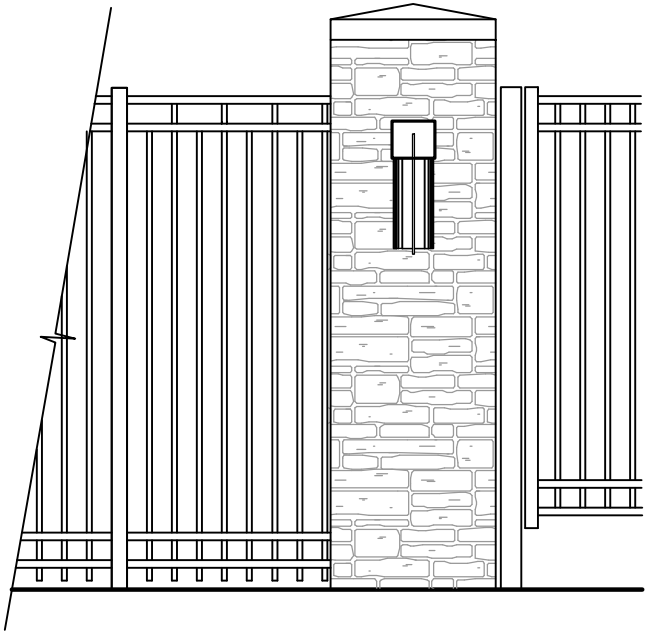
PILLAR DETAILS

EXHIBIT A

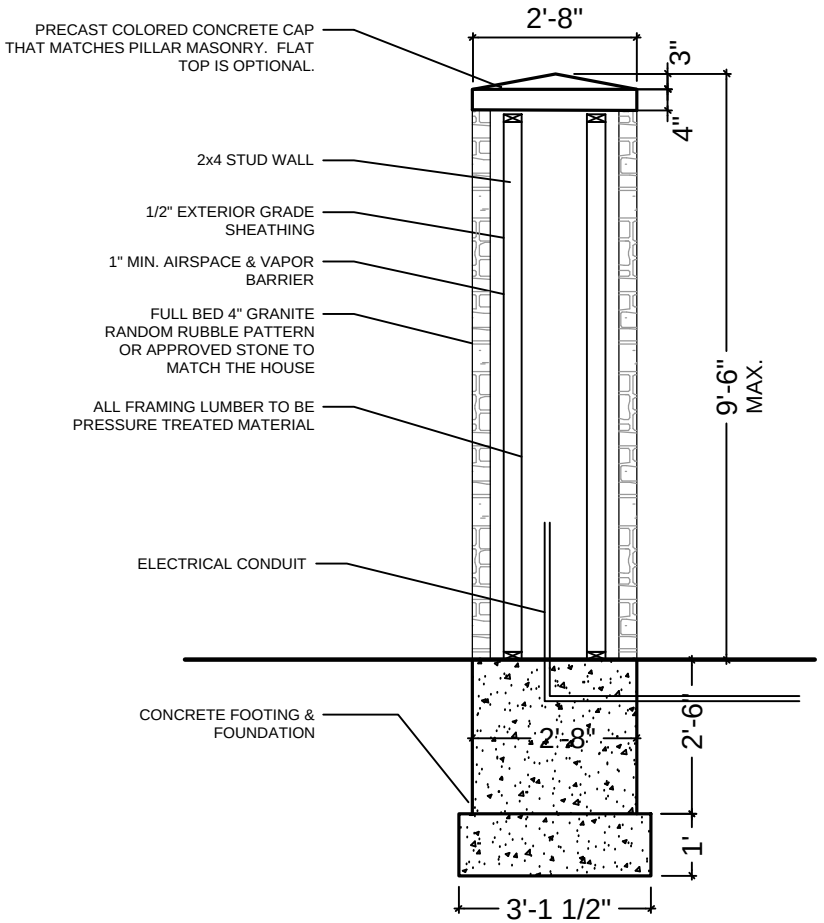
THREE FALLS STANDARD GATE & ENTRY DETAILS

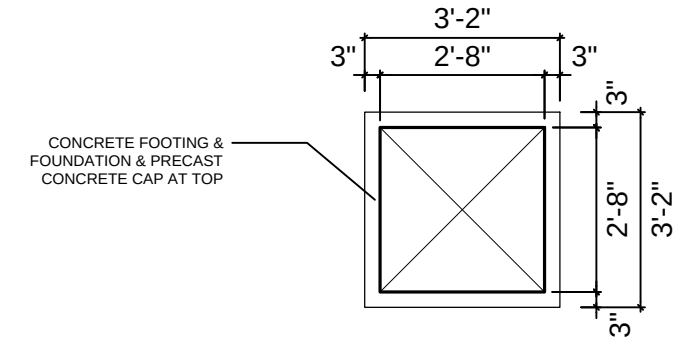
GATE OPTION 1

Sheet 4



2 PILLAR OPTION 2





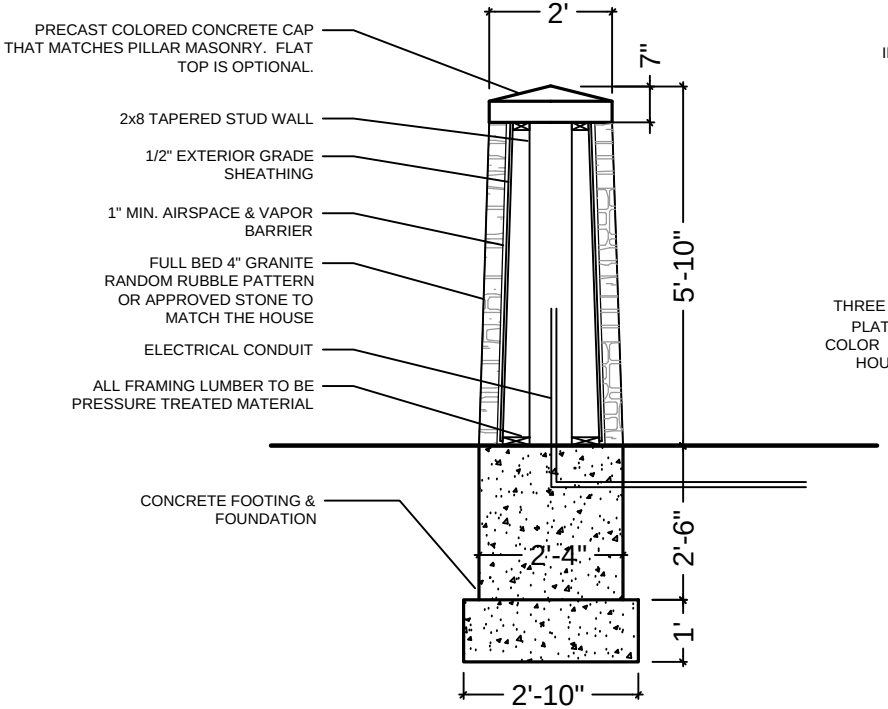
PILLAR DETAILS

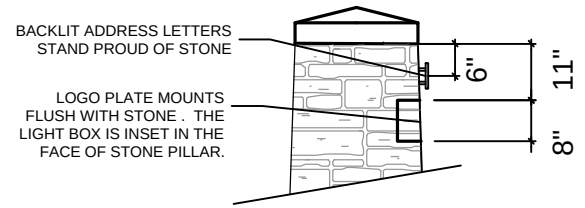
EXHIBIT A

THREE FALLS STANDARD GATE & ENTRY DETAILS

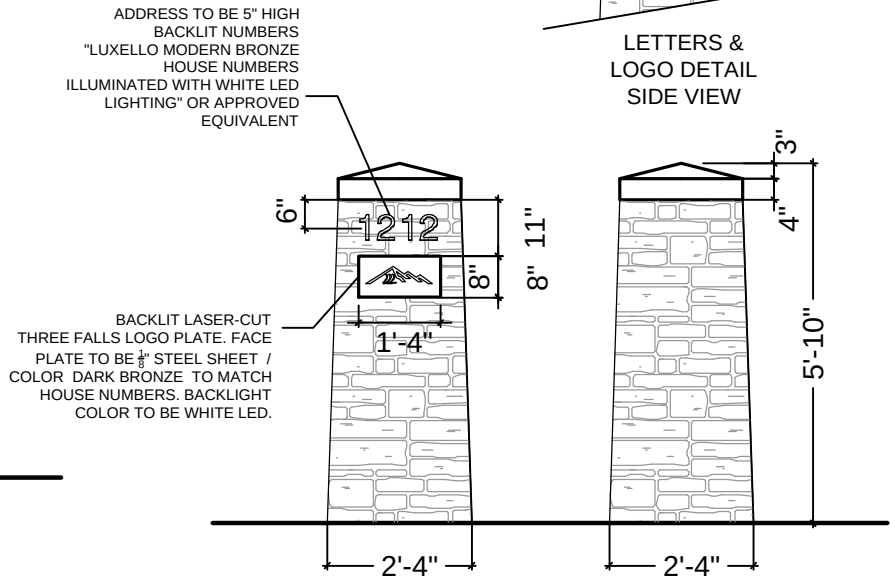
GATE OPTION 2

Sheet 5



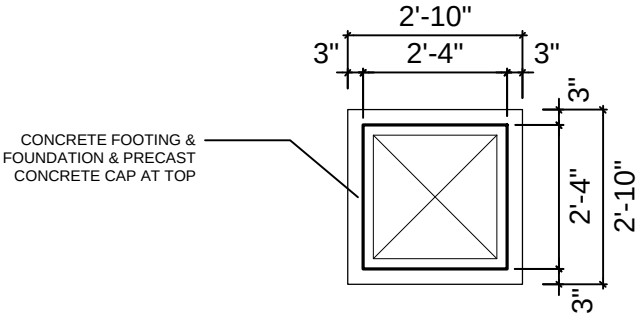


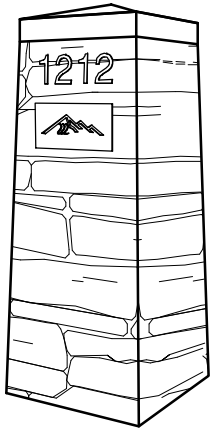
LETTERS & LOGO DETAIL SIDE VIEW



FRONT ELEVATION

SIDE & REAR ELEVATIONS





ADDRESS MONUMENT

EXHIBIT A

THREE FALLS STANDARD GATE & ENTRY DETAILS

ADDRESS MONUMENT

Sheet 6

EXHIBIT B

CONSTRUCTION SIGN DETAIL

EXHIBIT B - CONSTRUCTION SIGN DETAIL

The following information must be on the construction sign: the lot number, lot address, owner, builder, and architect.



- All vertical wood posts will be 4" x 4" in size and 'sunwood' pressure treated. Each post is to be buried directly into the ground at a minimum of 30" in depth and then compacted to ensure post stability. The top end of these vertical posts must be chamfered. Vertical posts must also be dato'd 5/8" in width and 1/2" in depth along the center of each inside post to receive the future signs height (33").
- Horizontal wood support pieces must also be 4" x 4" in size and 'sunwood' pressure treated. Length of these horizontal pieces will be 35" and fastened to vertical posts with two 7" lag bolts on both sides. Each horizontal piece will be dato'd 5/8" in width and 1/2" in depth through the center to receive the future signs width (36").
- Sign size must be 36" wide by 33" tall and 1/2" thick for mounting support and to fit into 5/8" dato'd vertical and horizontal pieces.

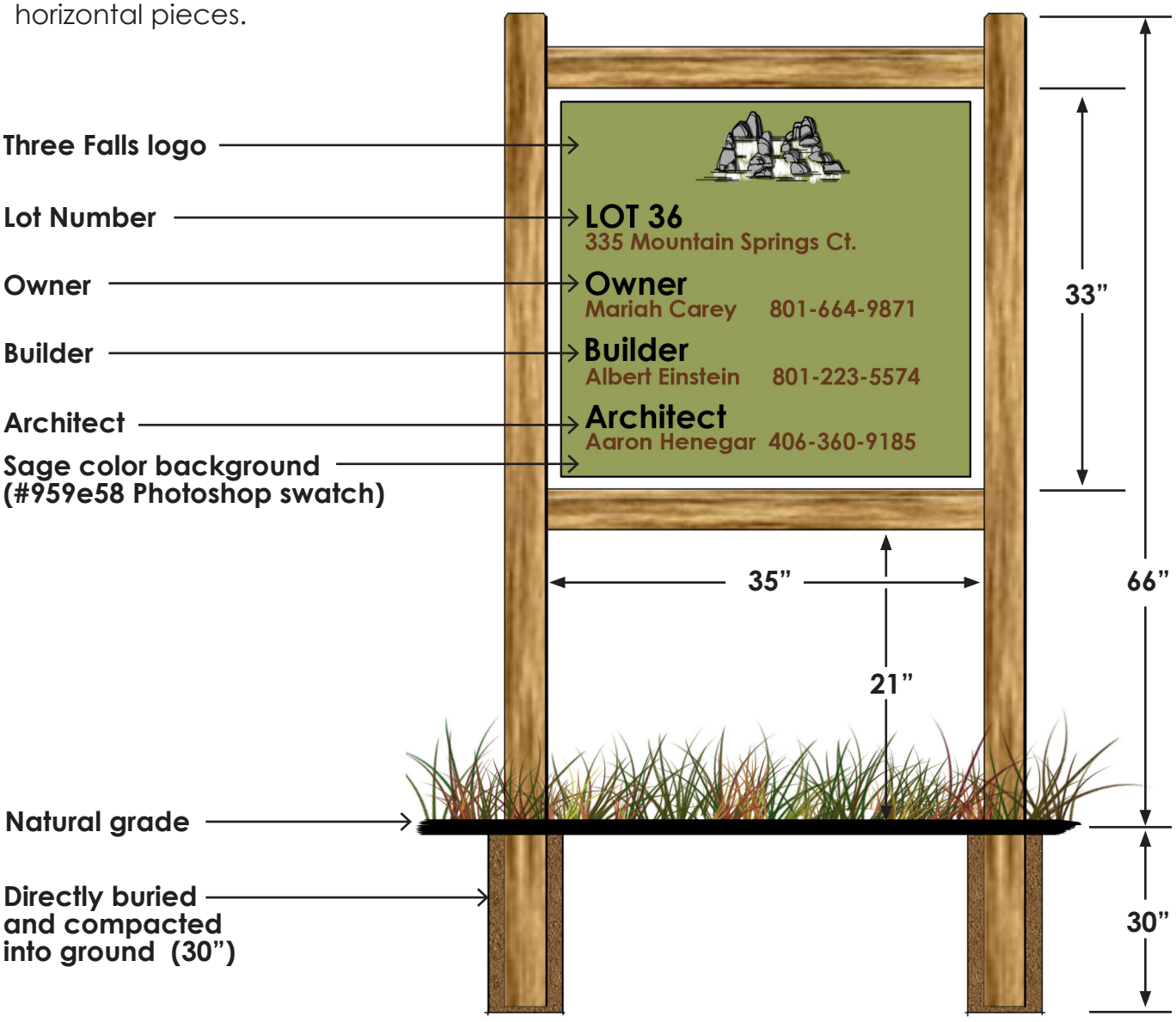


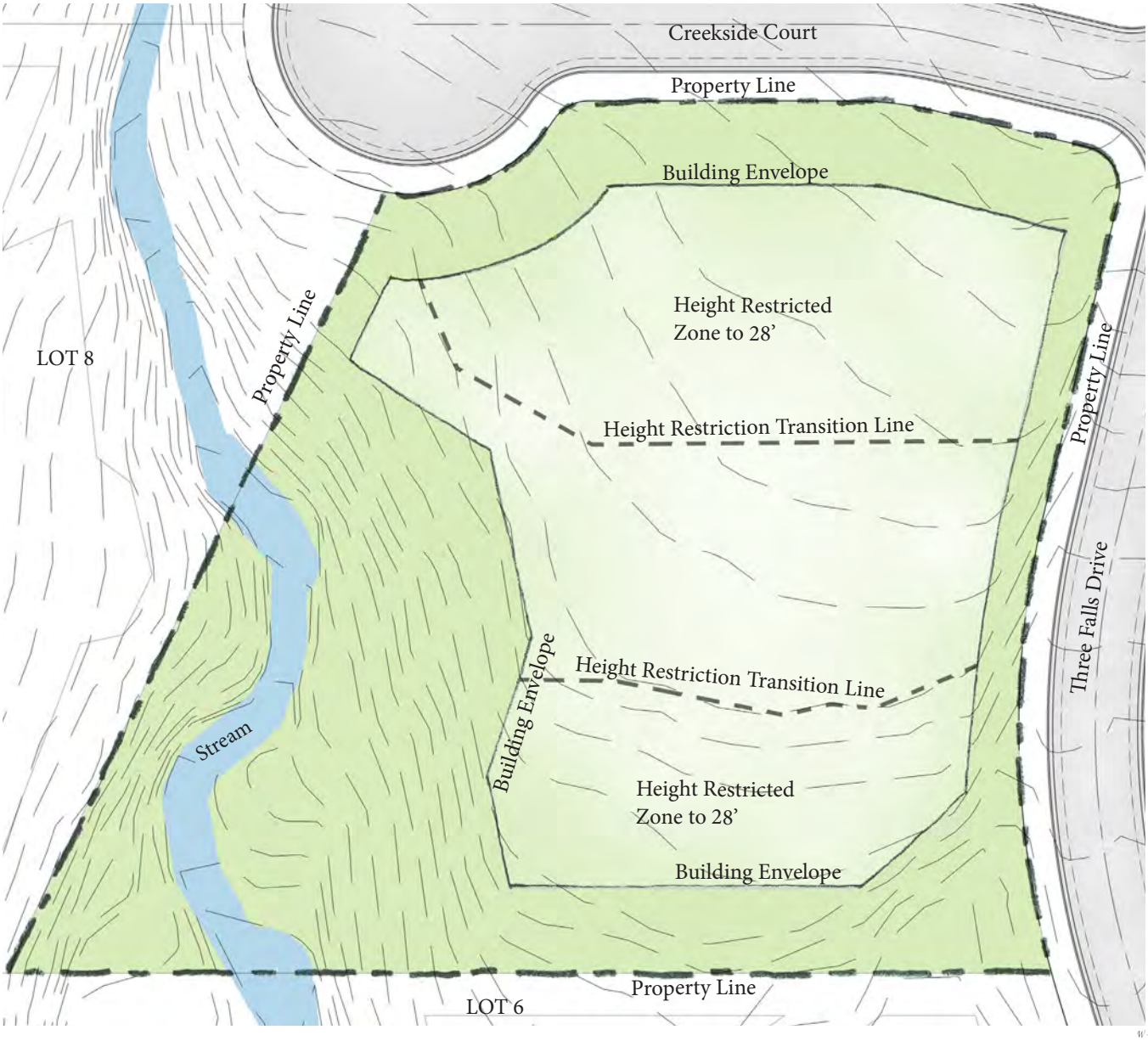
EXHIBIT C

HEIGHT RESTRICTIONS FOR LOTS 7, 8, 9, 10, 16, and 20

THREE FALLS LOT 7 HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 7 has a small portion of the river flowing through the southwest corner with a relatively flat large area for building and usable landscape. Views are exceptional on all sides. There are significant large boulders in the central part of the property. The northern and southern areas of the property have height restrictions. These areas indicate where building heights need to be sensitive to view corridors of lots 6 and 10. Ridge lines must be approved by the Design Review Committee.



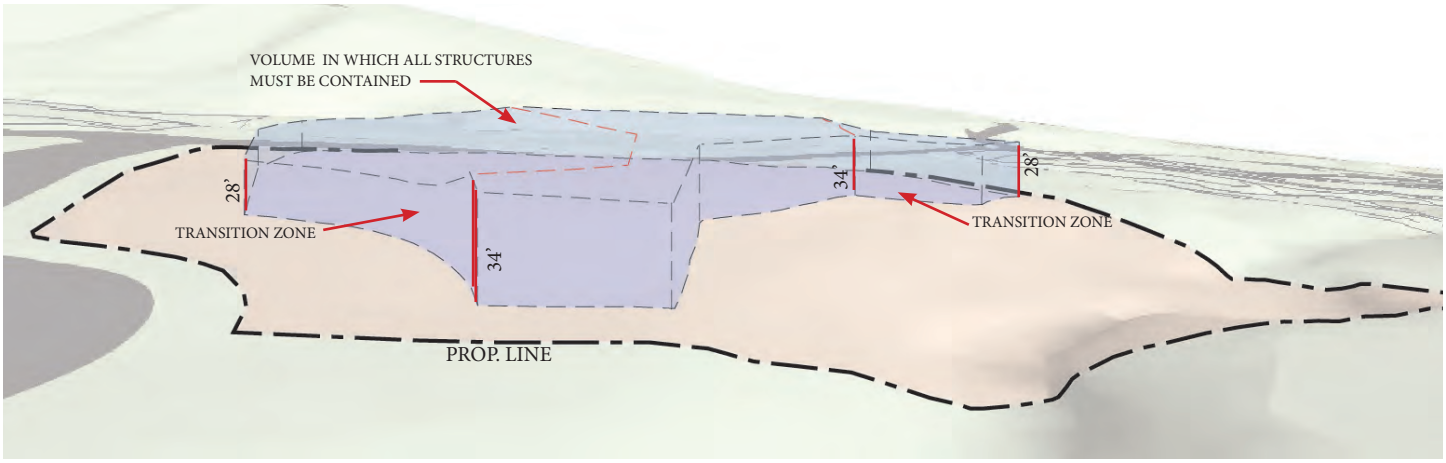
Site analysis completed by Vance Design Inc. July 2015

RESIDENTIAL SITING GUIDELINES

VOLUME DIAGRAM OF BUILDABLE AREA

The following diagram illustrates the overall volume in which the new residence must be built. The Transition Zone indicates where the ridge line must be sensitive to neighboring properties and transition from the maximum permitted height of 34' to 28' at the Buildable area limits furthest from the height restriction transition line. Study models are encouraged to present to the Design Review Committee to ensure compliance.

The maximum height of any dwelling or other main building shall be thirty- four (34) feet, as measured from the average elevation of the finished grade to the highest point of the roof.

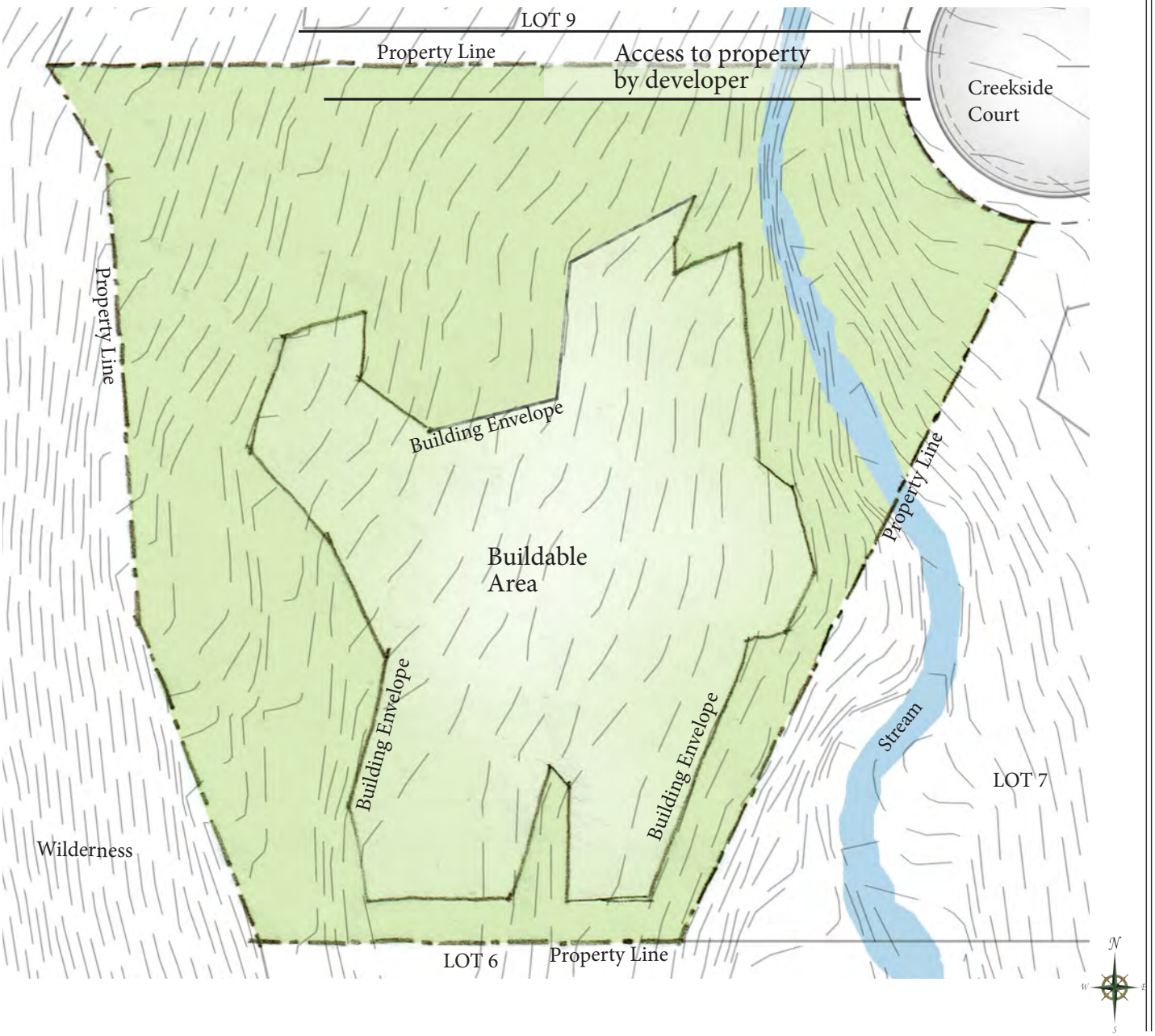


There may be Restricted Height Zones within the Building Envelope. Within the Restricted Height Zones, the maximum height of any structure shall be twenty-eight (28) feet as measured from the average elevation of the **original, undisturbed grade** to the highest point of the roof.

THREE FALLS LOT 8 HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 8 is bound on the east and west sides by natural features--mountains to the west and a stream to the east. The northern section of the property has a height restriction to ensure a view corridor for lot 9. The height restricted area indicates where the building heights need to be sensitive to the view corridor. Ridge lines must be approved by the Design Review Committee.

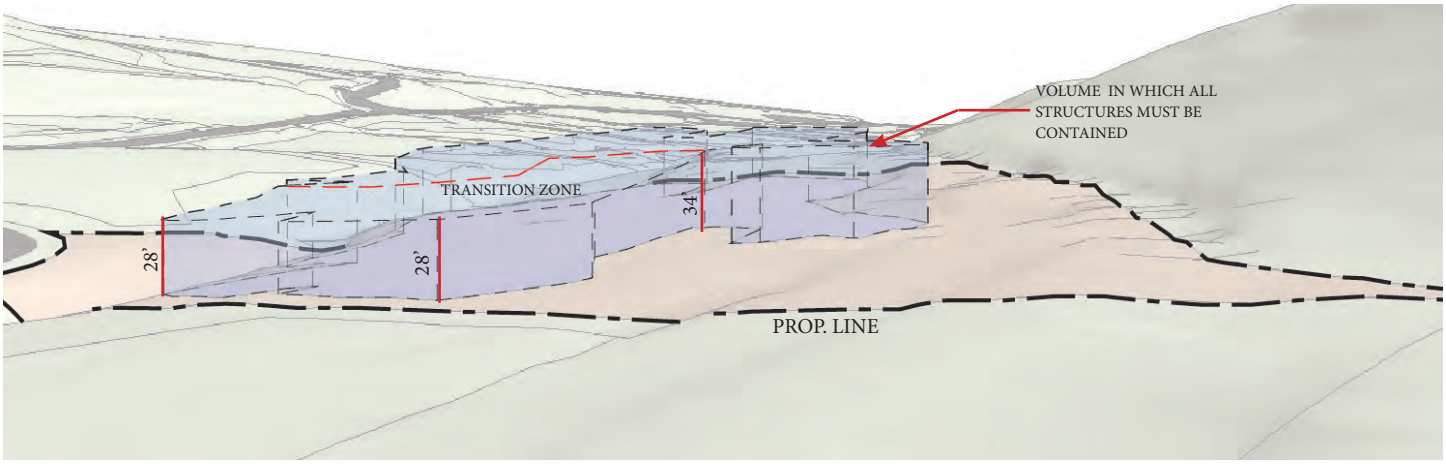


RESIDENTIAL SITING GUIDELINES

VOLUME DIAGRAM OF BUILDABLE AREA

The following diagram illustrates the overall volume in which the new residence must be built. Any variance must be approved by the Design Review Committee. The Transition Zone indicates where the ridge line must be sensitive to neighboring properties and transition from the maximum permitted height of 34' to 28' at the Buildable area limits furthest from the height restriction transition line. Study models are encouraged to present to the Design Review Committee to ensure compliance. Exceptions will be granted when adequately justified.

The maximum height of any dwelling or other main building shall be thirty- four (34) feet, as measured from the average elevation of the finished grade to the highest point of the roof.



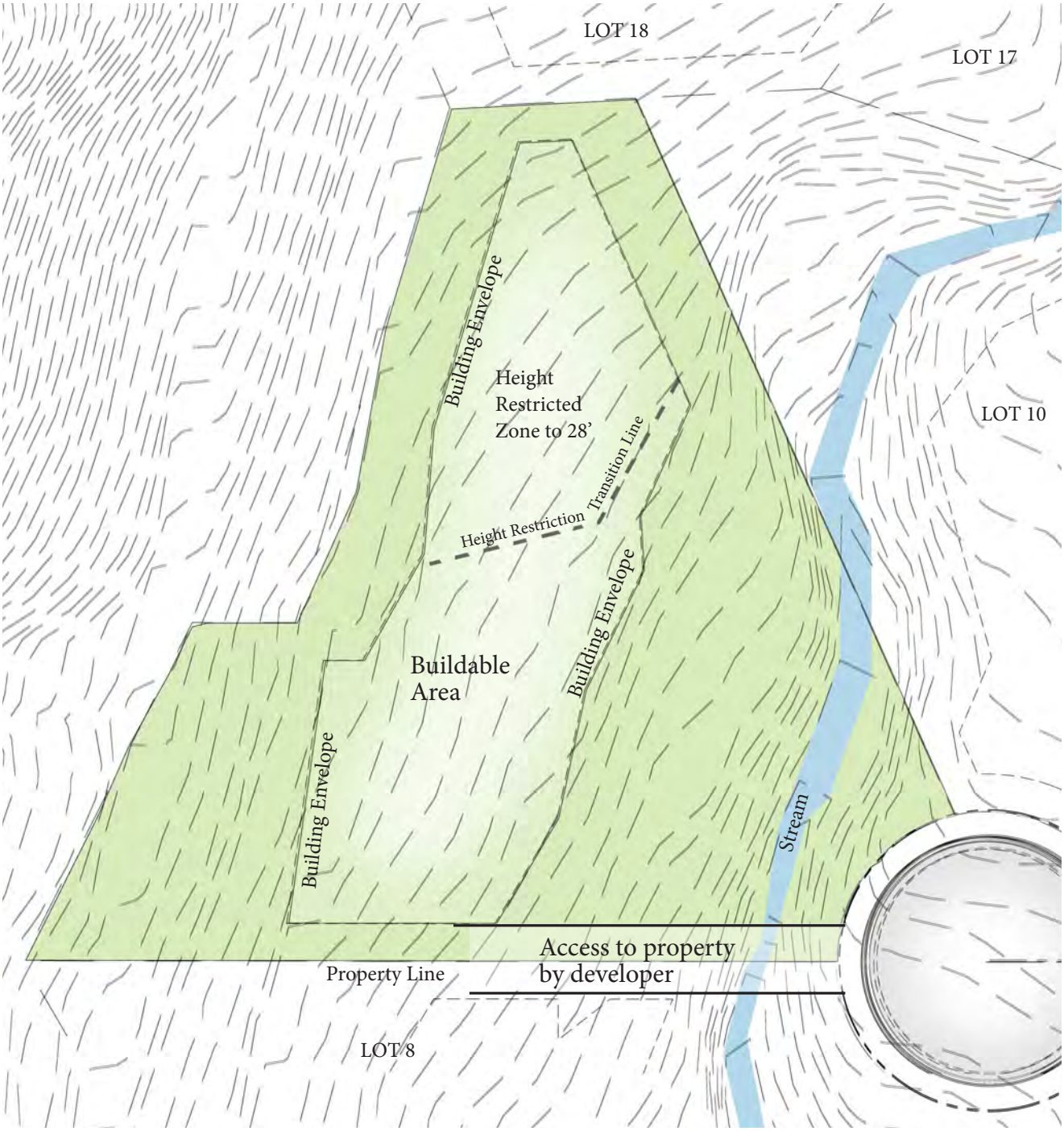
There may be Restricted Height Zones within the Building Envelope. Within the Restricted Height Zones, the maximum height of any structure shall be twenty-eight (28) feet as measured from the average elevation of the **original, undisturbed grade** to the highest point of the roof.

THREE FALLS LOT 9

HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 9 is bound on the east and west sides by natural features--mountains to the west and a stream to the east. The northern section of the property has a height restriction to ensure a view corridor for lot 18. The height restricted area indicates where the building heights need to be sensitive to the view corridor. Ridge lines must be approved by the Design Review Committee.



Site analysis completed by Vance Design Inc. May 2015

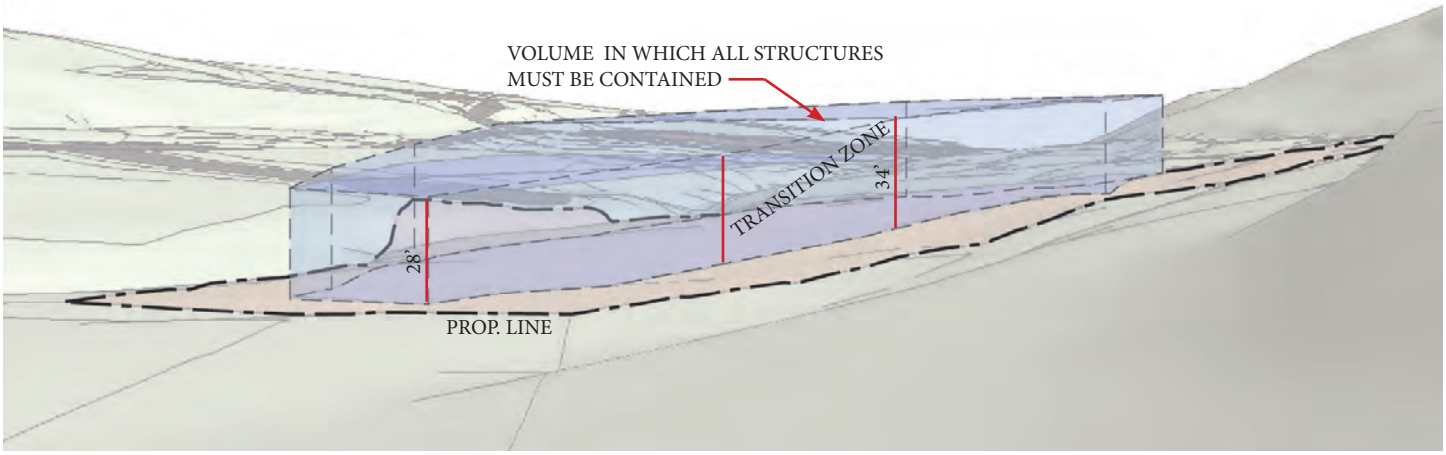
THREE FALLS LOT 9

RESIDENTIAL SITING GUIDELINES

VOLUME DIAGRAM OF BUILDABLE AREA

The following diagram illustrates the overall volume in which the new residence must be built. Any variance must be approved by the Design Review Committee. The Transition Zone indicates where the ridge line must be sensitive to neighboring properties and transition from the maximum permitted height of 34' to 28' at the Buildable area limits furthest from the height restriction transition line. Study models are encouraged to present to the Design Review Committee to ensure compliance. Exceptions will be granted when adequately justified.

The maximum height of any dwelling or other main building shall be thirty- four (34) feet, as measured from the average elevation of the finished grade to the highest point of the roof.



There may be Restricted Height Zones within the Building Envelope. Within the Restricted Height Zones, the maximum height of any structure shall be twenty-eight (28) feet as measured from the average elevation of the **original, undisturbed grade** to the highest point of the roof.

THREE FALLS LOT 10 HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 10 has a small portion of the river flowing through the northwest corner with a relatively flat large area for building and usable landscape. Views are exceptional on all sides. There are large boulders throughout the property. The northern and southern areas of the property have height restrictions. The areas indicates where the building heights need to be sensitive to the view corridor of lots 17 and 7. Ridge lines within that zone must be approved by the Design Review Committee.



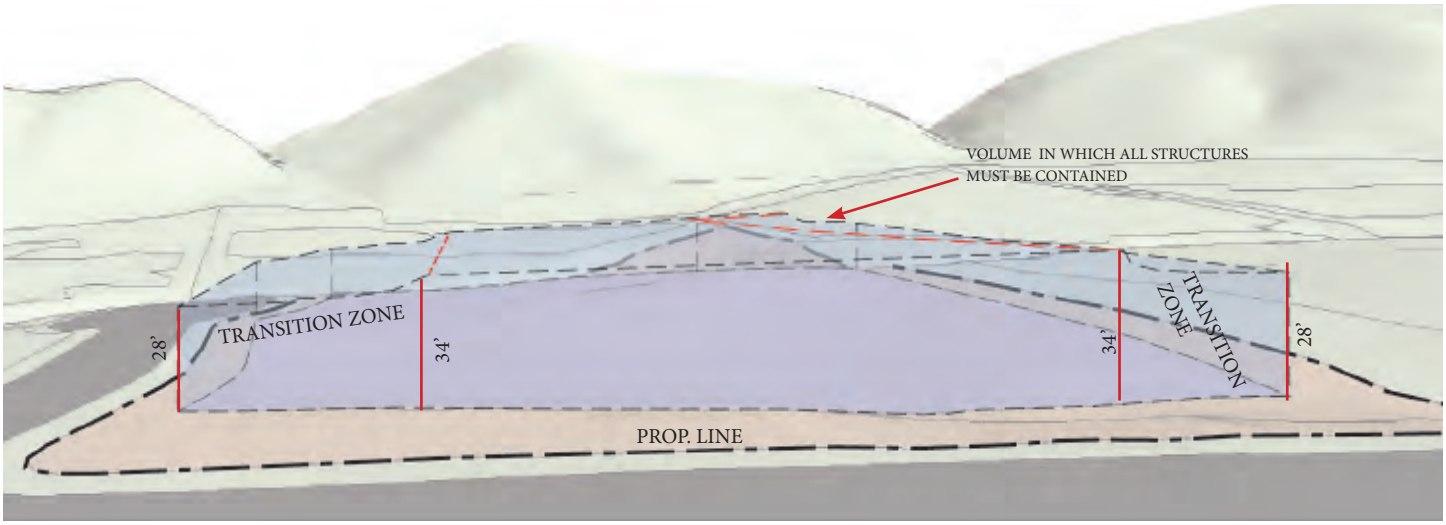
THREE FALLS LOT 10

RESIDENTIAL SITING GUIDELINES

VOLUME DIAGRAM OF BUILDABLE AREA

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There may be Restricted Height Zones within the Building Envelope. Within the Restricted Height Zones, the maximum height of any structure shall be twenty-eight (28) feet as measured from the average elevation of the **original, undisturbed grade** to the highest point of the roof.

THREE FALLS LOT 16

HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 16 sits atop one of the many hills at Three Falls and has exceptional views to the south. There are no lots sharing a property boundary making this lot relatively isolated. Any alterations and landscaping improvements to the small stream must be approved by the Design Review Committee.

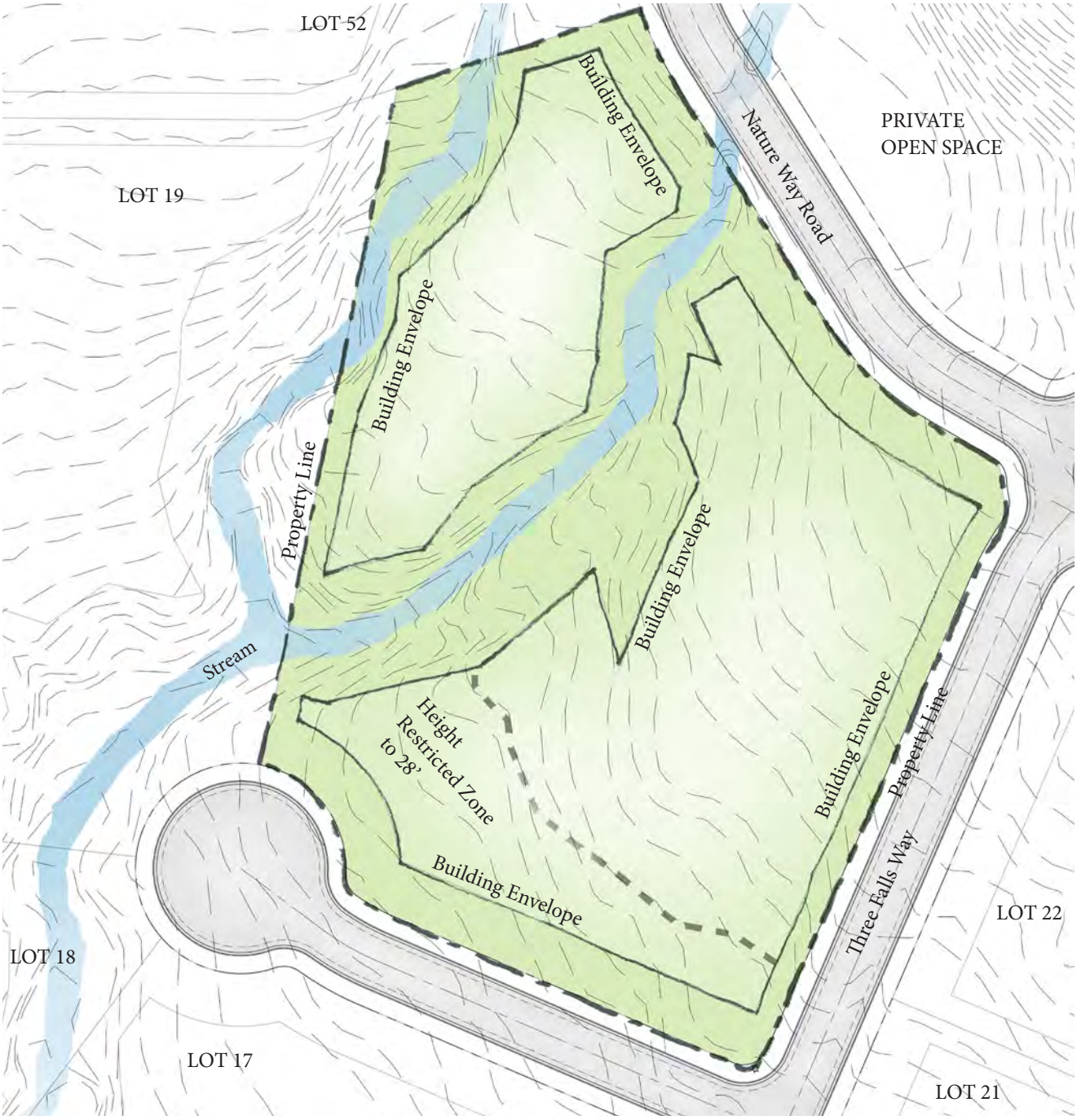


Site analysis completed by Vance Design Inc. July 2015

THREE FALLS LOT 20 HEIGHT LIMITATION SITE PLAN

RESIDENTIAL SITING GUIDELINES

Lot 20 has two Buildable areas on the lot. Only one may used for the primary residence. The home should be designed to recognize all prominent street fronts. There is a height restricted area on the south side of the property. Any improvements in the private landscape zone over the stream must be approved by the Design Review Committee.



Site analysis completed by Vance Design Inc. July 2015

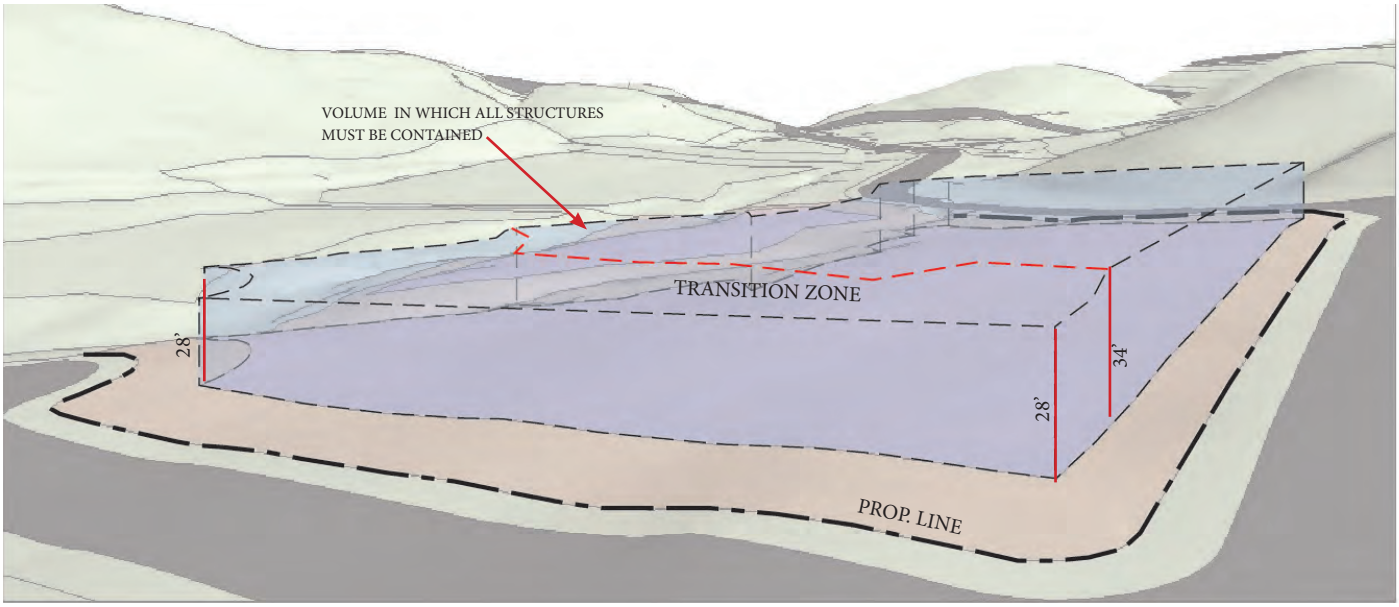
THREE FALLS LOT 20

RESIDENTIAL SITING GUIDELINES

VOLUME DIAGRAM OF BUILDABLE AREA

The following diagram illustrates the overall volume in which the new residence must be built. The Transition Zone indicates where the ridge line must be sensitive to neighboring properties and transition from the maximum permitted height of 34' to 28' at the Buildable area limits furthest from the height restriction transition line. Study models are encouraged to present to the Design Review Committee to ensure compliance.

The maximum height of any dwelling or other main building shall be thirty- four (34) feet, as measured from the average elevation of the finished grade to the highest point of the roof.



There may be Restricted Height Zones within the Building Envelope. Within the Restricted Height Zones, the maximum height of any structure shall be twenty-eight (28) feet as measured from the average elevation of the **original, undisturbed grade** to the highest point of the roof.

EXHIBIT D

DESIGN REVIEW FEES

Fees for the design review process and construction administration are as follows. Unless otherwise noted all fees are non-refundable and are due at the time of application.

New Residence Application Fee (This fee is due with the preliminary design review application and is non-refundable)	$4,500
Construction Administration (This fee is due prior to commencement of construction and is non-refundable)	$3,500
Construction Security Deposit (This fee is due prior to commencement of construction and is refundable upon satisfactory completion of the project)	$15,000
BE Relocation/Modification	$1,500
Incidental Remodel or Pre-purchase Consultation Fee	$500

EXHIBIT E

LIABILITY INSURANCE CERTIFICATE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
	PHONE (A/C, No, Ext): / FAX (A/C, No):
	E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC#
INSURER A : SAMPLE	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

SAMPLE

INSURED NAME

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			POLICY #	DATES	DATES	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			POLICY #	DATES	DATES	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			POLICY #	DATES	DATES	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$ 1,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			POLICY #	DATES	DATES	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THREE FALLS DEVELOPMENT INC, THREE FALLS HOMEOWNERS ASSOCIATION INC., THREE FALLS HOA DESIGN REVIEW COMMITTEE IS AN ADDITIONAL INSURED AS RESPECTS TO THE GENERAL LIABILITY. WAIVER OF SUBROGATION APPLIES. INSURANCE IS PRIMARY AND NON-CONTRIBUTORY.

CERTIFICATE HOLDER

THREE FALLS DEVELOPMENT INC
372 S MAIN ST SUITE A
ALPINE, UT 84004-1614

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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EXHIBIT F

Performance Deposit and Application Forms

THREE FALLS PERFORMANCE DEPOSIT FORM

In accordance with the Design Guideline Rules for The Three Falls Homeowners Association adopted by the Three Falls Design Review Committee (the "Committee") and the Three Falls Homeowners Association (the "Association"), _____"(the Owner"), does hereby deposit with the Committee for the benefit of the Association the sum of $15,000.00 (the "Deposit") and agrees to the following terms and conditions:

1. The Deposit shall be held as security against any damage caused by the acts and/or omissions of Owner, his/her general contractor and/or their respective employees, agents or subcontractors in connection with the construction on the Owner's lot.

2. In the event of an occurrence of any such damage, the Association, from time to time, and without prejudice to any other remedy, may use the Deposit or a portion thereof, among other things, to pay for (a) repair and/or remediation of the damage or (b) enforcement of the Design Guidelines, the Declaration and/or any other rule or regulation thus violated and cure any defect or problem caused by the violation or non-compliance. It is expressly understood and acknowledged by the Owner that the use of any or all of the Deposit shall not be construed to be the measure of the damage or operate as a release of the Owner from paying additional amounts if the total cost to remediate the damage and/or the enforcement cost exceeds $15,000.00.

3. Following the Association or the Committee's use of all or any portion of the Deposit, the Owner shall immediately pay the amount necessary to replenish the Deposit to the sum initially deposited. Failure to replenish the Performance Deposit within seven (7) days following the delivery of the written demand shall be deemed a material violation of the Design Guidelines and the Declaration and shall entitle the Association or the Committee to: (i) deny the Owner's contractor and any suppliers, subcontractors, employees or material men) access to Three Falls; and/or (ii) record a notice of lien against the Owner's lot in an amount equal to the Deposit deficiency.

4. Neither the Association, the Committee, nor any of their respective members shall be liable to the Owner or any other person for any loss, damage or injury arising out of payment or use of the Deposit unless such loss, damage or injury was proximately caused by the willful misconduct of the Association, Committee or the respective members thereof, as the case may be.

5. Upon completion of the construction of Owner's Lot, delivery of the Certification to the Committee, and a final inspection by the Committee satisfactorily indicating that no damage has resulted from the construction and that all construction has been completed in accordance with the approved plans and specifications, including landscaping plans, the Deposit or the remaining balance thereof shall be returned to the Owner.

6. No interest shall be payable on the Deposit.

7. By signature below, the Committee/Association (circle one) acknowledges receipt of $15,000.00 in the form of _____.

Executed on this _____day of_____20___.

OWNER SIGNATURE_____

NAME_____

ADDRESS_____

COMMITTEE SIGNATURE_____

NAME_____

TITLE_____

SUBMITTAL APPLICATION

Applicant to Complete the Information Below

Project Location

_____
LOT #

_____
STREET ADDRESS

_____

_____

_____

_____

Owner

_____
NAME

_____
MAILING ADDRESS

_____
CITY STATE ZIP

_____
PHONE

_____
E-MAIL

Architect

_____
FIRM / ARCHITECT

_____
MAILING ADDRESS

_____
CITY STATE ZIP

_____
PHONE

_____
E-MAIL

Contractor/Builder

_____
FIRM

_____
MAILING ADDRESS

_____
CITY STATE ZIP

_____
PHONE

_____
E-MAIL

House Information

Total Livable: _____Sq. ft.

Garage Total: _____Sq. ft.

Mechanical Total: _____Sq. ft.

Total: _____Sq. ft.

Applicant

As Applicant, either as Owner or Owner's Agent, I have read and understand the Design Guidelines and the CC&R's concerning design and construction in Three Falls. I also acknowledge that the Design

Review Fee is non-refundable.

_____

APPLICANT'S SIGNATURE PRINT NAME DATE