

SAND HOLLOW RESORT

DESIGN CODE

The Estates at Sand Hollow Resort

Sand Hollow Resort
Architectural Control Committee
5662 West Clubhouse Drive
Hurricane, Utah 84737

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**THE ESTATES AT SAND HOLLOW RESORT
DESIGN CODE**

This Design Code is established pursuant to Article 6 of the First Amended and Restated Master Declaration (“Declaration”) for Sand Hollow Resort to govern Sand Hollow Resort, a residential and resort community located in the City of Hurricane, Washington County, Utah.

INTRODUCTION TO THE DESIGN CODE

This Design Code is established pursuant to the authority of the Declaration. By virtue of the Declaration, every Owner within Sand Hollow has agreed to be bound by this Design Code. The objective and purpose of the Design Code is to establish architectural guidelines and requirements, to regulate building and construction activities; and to provide for the overall aesthetic control of Sand Hollow Resort.

As set forth in the Declaration, the Architectural Control Committee (“ACC”) shall have the right to refuse or approve any plans and specifications and shall have the right, in so doing, to take into consideration the suitability of the proposed building, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony thereof with the surroundings, and the effect of said building, or other structure so planned, on the outlook from adjacent or neighboring property. Decisions of the ACC may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters by the ACC are purely subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements. The ACC shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment and such determinations shall not be subject to review so long as made in good faith in accordance with the Declaration and the Design Code (Decl. § 6.9),

**ARTICLE 1
DEFINITIONS AND CONCEPTS**

Except as otherwise provided herein, the definitions for capitalized terms as set forth in the Declaration shall control in this Design Code. Terms that are not defined herein shall have their plain and ordinary meaning, provided, however, that terms of art specific to architecture and landscape design shall have the specific meaning and interpretation generally understood by the industry and ascribed thereto by the ACC.

1.1. Building

Building Means and refers to any residential dwelling structure, accessory building, or other primary or secondary structure that is constructed upon a Lot.

1.2. Building Envelope

Building Envelope means and refers to that portion of property on each Lot that is designated for construction and landscaping. The actual size of Building Envelopes may vary from

Lot to Lot depending on the particular topography of the Lot, as determined by the ACC. See *Exhibit 1*, Lot Improvement Criteria, for an example of the Building Envelope.

1.3. Building Footprint

Building Footprint means and refers to that portion of property on each Lot that is designated for construction of the actual Building upon the Lot. The actual size of Building Footprints may vary from Lot to Lot depending on the particular topography of the Lot, as determined by the ACC. Construction of the Building may only take place within the confines of the Building Footprint. See *Exhibit 1*, Lot Improvement Criteria, for example of the Building Footprint.

1.4. Contractor

Contractor means and includes any contractor, subcontractor, and builder of any Building within the Property, and includes any Owner as an owner/builder.

1.5. Declaration

Declaration means the Master Declaration for Sand Hollow Resort and any amendments, restatements, supplements, and annexations thereto, which are recorded in the Office of the Washington County Recorder dated October 10, 2007, as Document No. 20070049542 as amended and restated on November 13, 2017, as Document No. 20170045927.

ARTICLE 2 PURPOSE, GENERAL REQUIREMENTS

2.1. Purpose and Objectives

As stated, the objective and purpose of the Design Code is to establish architectural guidelines and requirements, to regulate building and construction activities, and to provide for the overall aesthetic control of Sand Hollow Resort. This Design Code is intended for use by Lot Owners, contractors, architects, landscape architects, landscapers, and civil engineers under the direction of the ACC.

2.2. Compliance with Local Law; Governmental Permit Required

No Building shall be constructed or maintained, no grading or removal of natural vegetation or change in natural or approved drainage pattern, and no installation of fencing or landscaping elements shall occur on a Lot until any required permit or required approval therefor is obtained from the appropriate governmental entity following submission to the appropriate governmental entity of such information as it may require. All structures shall be constructed in accordance with the zoning regulations and building ordinances of Hurricane City, Utah, in effect from time to time, in addition to the requirements of this Design Code. The granting of a permit or approval by any governmental entity with respect to any matter shall not bind or otherwise affect the power of the ACC to refuse to approve any such matter. In the event of any conflict between

the provisions of any governmental ordinance and the provisions of this Design Code, the stricter provision shall govern.

2.3. Architects

All structures constructed on any portion of the Property shall be designed by and built-in accordance with the plans and specifications of an architect unless the ACC or its designee otherwise approves in its sole discretion.

2.4. Application to Declarant.

This Design Code shall not apply to Declarant during the Declarant Control Period.

2.5. Certificate of Compliance.

Any Owner may request that the ACC issue a certificate of architectural compliance certifying that there are no known violations of this Design Code as it relates to the Owner's Lot. The ACC shall either grant or deny such request within 30 days after receipt of a written request and may charge a reasonable administrative fee for issuing such certificates. Issuance of such a certificate shall preclude the ACC from taking enforcement action with respect to any condition as to which the ACC had notice as of the date of such certificate. A certificate of compliance is not a waiver to enforce any subsequent violations of this Design Code.

2.6. Occupancy

No Building shall be occupied until: (a) the ACC has certified, in writing, that (i) the Building has been completed in accordance with plans approved by the ACC *and* (ii) that any landscaping elements have been completed in accordance with plans approved by the ACC, *and* (b) the City of Hurricane has issued a certificate of occupancy for the Building. The pool must be completed as part of the landscaping elements. An initial fine will be assessed if the terms above are not finalized prior to occupancy; subsequent fines will be issued in accordance with the fee schedule.

2.7. Builder Packet

Prior to submission of plans to the ACC for review, which are to be drawn in conjunction with the Design Code (including Landscape Standards) and Declaration, the Lot Owner and contractor shall obtain and complete a Builder Packet from the ACC.

2.8. Builder Requirements

All homes must be built by either the Official Builder of the Estates at Sand Hollow or a Premium Builder. See Section 5.13(a) for further information.

ARTICLE 3 DESIGN REVIEW

3.1. Submission of Plans and Application

A Lot Owner or the Lot Owner's designee, shall submit the following to the ACC for consideration: (a) Builder Packet including fees and deposits, and (b) one digitation and two complete printed sets of building plans (printed on a minimum of 24' x 36") with specifications to include: (i) a site or plot plan showing grading, drainage patters, floor and garage elevations, landscaping areas, (ii) a lighting plan, (iii) landscape and wall plan; and (iv) supporting material, such as samples of building materials, as the ACC deems necessary. The submission shall include a completed and initial "Checklist" as is contained in the Builder Packet. The particular submission materials required by the ACC may be displayed on the application for or any form of instructions prepared by the ACC. Upon the completion of the review, one set of plans will be retained by the ACC for its records and the other set of plans will be returned to the Lot Owner or the Lot Owner's designee. Plans shall not be submitted to the City for a building permit until the written certification has been issued and all plans have been endorsed with the ACC's consent. This approved and endorsed plan shall be submitted to the City at the time of application for a building permit.

Upon ACC approval to improve the Lot, the monthly HOA fees will increase to Full Lot fees. The Lot may not be used for storage of any material, of any kind or any nature, vehicles, trailers, or other items prior to approval of the plans and a permit issued by the City.

3.2. Architect Requirement

Plans must be prepared by an Architect or Architectural firm holding a valid active license in the State of Utah pursuant to Utah Revised Code 58-3a. Plans must identify the materials to be used on the exterior of the home and that material must be in compliance with this Design Code. Plans identifying material that is not approved, such as veneer stone, siding, etc. will not be accepted or approved, handwritten revisions will not be accepted as compliant with this provision.

3.3. New Construction Modifications

Except as otherwise expressly provided for herein or otherwise allowed in Section 6.6 of the Declaration, the design review procedures set forth in this Design Code are applicable to all new construction as well as any modifications or remodeling, or any rebuilding of destroyed or damaged structures or Buildings.

3.4. Commencement of Work

No work shall commence unless and until the ACC shall endorse on one set of such plans its written approval that such plans are in compliance with this Design Code and the City has issued a permit. The second set of such plans shall be filed as a permanent record with the ACC.

3.5. Fees and Deposits

No application shall be reviewed by the ACC without payment of required fees and deposits. The Builder Packet contains a fee schedule of required fees and deposits to be submitted to the ACC with each application for approval. The fee schedule shall also be available from the offices of the Sand Hollow Resort Master Owners Association (“HOA”). The fee schedule may be revised by the ACC from time to time and be modified as appropriate. It is the Owner’s responsibility to verify the current fee structure at the time of making the application. All payments shall be made payable as noted on the fee schedule and delivered to the ACC.

3.6. Deposit Explanation

The HOA shall hold the Construction Damage Deposit to ensure compliance with the provisions of this Design Code (to include landscaping). The HOA may draw on these deposits to pay for any fine or penalty assessed by the ACC hereunder and shall only release the deposits, if the same have not been depleted, upon its certification that construction has been completed in accordance with this Design Code.

3.7. Design Review Fees

Design Review fees are one-time and are charged to cover administrative costs, consultant fees and other related costs considered ordinary in administering the Design Review Process. For a major new construction project, such as the construction of a custom home, a significant remodel of or an addition to an existing structure, this fee shall include two (2) reviews, as well as four (4) scheduled onsite inspections. Should additional plan reviews or site inspections be needed, additional fees shall be charged as set in the fee schedule included in the Builder Packet.

3.8. ACC Formal Consideration of Application

Upon receipt of a completed application and all required and necessary supporting materials, the ACC will review the materials at the next scheduled meeting. Meetings shall be held at least once per month and submissions must be received at least 4 business days in advance. The ACC meetings are not open to the public except for the Owners and their consultants when additional information is needed to answer any questions that the ACC may have to respond to concerns which surface during the review process. The ACC must have a quorum to pass any action on an application. Upon review of the application and supporting material, the ACC shall take on of the following actions:

- (a) Grant an unconditional approval;
- (b)
- (c) Issue a notice of disapproval;
- (d) Table the application for further review until the next scheduled meeting; or
- (e) Return the application to the Owner with instructions to provide additional information or supporting materials, or to otherwise clarify or reconsider the submitted design.

3.9. Rights of Approval

In reviewing each submission, the ACC may consider any factors it deems relevant, including, without limitation, suitability of the proposed Building or structure, the materials of which it is to be built, the site upon which it is proposed to be erected, the harmony of external design with surrounding structures and environment, and the effect of said Building, or other structure so planned, on the outlook from adjacent or neighboring property. Decisions may be based on purely aesthetic considerations. If the ACC concludes that the proposed design is not aesthetically pleasing, the application may be disapproved even though it may technically meet all the conditions of the Design Code. The affirmative vote of a majority of the members of the ACC shall be required for approval of any matter, provided, however, that the majority of the ACC members may appoint one member to act on behalf of the ACC.

3.10. Time Frame for Action

The ACC puts forth every effort to review submitted plans and building material samples in a timely manner. However, the amount of time taken by the ACC for the approval process will vary with the adequacy and complexity of the design information and the completeness of submittal material from the homeowner and builder. In the case the ACC has not made a determination on the application within 60 days after receipt of a completed application for approval and *all* required information, an Owner may submit a written request to the ACC to take such action. Upon receipt of this request, the ACC shall thereafter have 14 days to take action on the application or approval shall be deemed to have been given; provided, however, that no approval, whether expressly granted or deemed granted, shall be inconsistent with any design guidelines set forth herein or in the Declaration unless a written variance has been granted. Should any action be inconsistent with the design guidelines or the Declaration, Owner shall be responsible for correcting the deficiencies prior to the occupancy.

3.11. Procedure Upon Approval

Following the approval of the plans by the ACC, a certification stamp of the approved plans, shall be provided to the Owner and/or builder evidencing such approval. Any plan or specification approval given by the ACC refers only to its conformity with this Design Code, the Declaration and such other rules, regulations and conditions as may be promulgated by the ACC. The ACC takes no responsibility for and makes no representation with respect to plan conformance with governmental codes or any other criteria. The ACC, by its submission of these standards and approval of plans and specifications, assumes no liability or responsibility for engineering or structural design, or for any defect in any improvement made pursuant thereto, and its approval shall not be deemed approval of any plans or design for structural safety or conformance with building or other codes.

3.12. Changes after Approval

Any desired changes to plans after approval by the ACC shall be submitted to the ACC for approval in the same manner as approval of the original plans submitted with the Change Form found in the Builder Packet and shall be subject to a modification review fee. No Owner or

contractor may proceed with any changes until they have been approved by the ACC. Failure to obtain approval shall result in fines, see HOA Fee Schedule, and will be responsible any and all costs that may be associated with correcting any modifications that were made to the exterior home and were not preapproved by the ACC

3.13. Inspection

The ACC and its designated representatives may make periodic inspections to ensure that construction is proceeding in accordance with the submissions approved by the ACC. Each Owner shall grant to the ACC and its designated representative access upon the Owner's Lot for this purpose. If an inspection reveals that any construction or improvement is not being performed in accordance with approved plans, the ACC shall have the authority to order such work cease and otherwise conform to the approved plans and may take such other enforcement action as it deems necessary. Failure to correct deficiencies in a reasonable period of time may be subject to additional fines.

3.14. No Waiver of Future Approvals

Each Owner and Contractor acknowledges that the persons reviewing the applications under this Design Code may change from time to time and that opinions on aesthetic matters, as well as interpretation and application of the Design Code, may vary. In addition, each Owner and Contractor acknowledges that it may not always be possible to identify objectionable features until work is completed, in which case it may be unreasonable to require changes to the improvements involved, but the ACC may refuse to approve similar proposals in the future. Approval of applications or plans, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans or other matters subsequently or additionally submitted for approval.

3.15. Variances

The ACC may authorize variances from compliance with any of the provisions of this Design Code when, in the ACC's opinion, circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. All variance requests are considered on an individual case by case basis. No variance shall (a) be effective unless in writing; (b) be contrary to the intent of the Declaration or this Design Code; or (c) preclude the ACC from denying a variance in other similar circumstances. The granting of a variance shall not set any precedent for future decisions. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. Owner acknowledges that setback variances are not subject to this provision and that there shall be no variances to the minimum setbacks contained herein.

**ARTICLE 4
DESIGN GUIDELINES AND STANDARDS**

4.1. Application of Design Code and Standards

These design guidelines and standards are applicable to any construction performed within the Property, whether new construction, remodeling, or any replacement structures. The ACC may append to this Design Code or otherwise make available architectural renderings, drawings, plans, samples, templates, or selections to provide additional guidance concerning acceptable architectural style and landscaping. Design guidelines are subject to change or modification by the ACC.

4.2. Purpose of Design Code and Standards

The architectural design guidelines and standards are set which are consistent with the goals of Sand Hollow Resort to create a resort development that is in harmony with the Southern Utah desert. Specific standards will control building style, height, mass, scale, material, and colors to enhance the desert environment, as set forth herein and as implemented by the ACC.

4.3. Residential Development Types

The goal of Sand Hollow Resort is to build a coherent community with a mix of housing types. Generally, the housing type will be determined by reference to the particular Subdivision Plat in which the Lot is located and any designation placed thereon or in any Tract Declaration by the Declarant. The Estates at Sand Hollow Resort are as follows:

(a) Single Family Detached. No more than one residence shall be constructed upon any single-family Lot. A single residence may be constructed on two or more Lots. A single residence may be composed of primary and accessory structures such as a casita, detached garage, a pool house etc. The size of the accessory structure may not exceed twenty percent (20%) of the living area of the main structure. Subject to City approval, main and secondary residential units may be constructed on a compound Lot so designated on a plat. Single family Buildings are generally custom home Lots.

4.4. Permitted Structures

The only Building or structure permitted to be erected, placed, or located on any Lot within the Community shall be the particular housing designation in which the Lot is located. All construction shall be of new materials. All structures shall be constructed in accordance with the Hurricane City zoning and building ordinances in effect from time to time. All structures and Buildings constructed or erected within the Community shall be of new construction and of good quality, workmanship and materials.

4.5. Setbacks

The development philosophy mandates that the improvement of the property preserve the essence of the existing natural environment, topography, and vegetation. Therefore, Sand Hollow Resort uses the setback concept for all custom home Lots. The setbacks define (a) the vertical and horizontal extent of a site improvement; and (b) the Building Envelope. The Estates at Sand Hollow Resort shall be subject to the following setbacks:

- (a) 20' front of home to property line;
- (b) 20' street side to property line;
- (c) 15' interior side to property line;
- (d) 20' back of home to property line; and
- (e) For garage setbacks see Section 4.14.

4.6. Encroachments

All architectural projections listed in this section need to be approved by the ACC:

- Roof overhangs, eaves, and fascia
- Fireplaces (interior and exterior), bay windows, and wing walls
- Posts and columns
- Balconies
- Exterior stairs
- Fences
- Pool and HVAC equipment and screen walls
- Light wells for basements
- Window wells for basements

4.7. Building Footprint

For custom home Lots, minimum and maximum building size is established for each Lot by the Building Footprint.

4.8. Architectural Style

(a) The architectural character of the buildings in Sand Hollow Resort must be indigenous and appropriate to the environmental and climatic conditions. Examples of such styles are Southwestern, Pueblo, and Santa Fe. Contemporary architecture styles might also be compatible if detailed appropriately. Creative architectural styles which are nondescript, or variations of the preceding styles are encouraged. Styles that are inappropriate for the natural desert environment shall not be permitted. Examples of these styles are Colonial, Revival, Georgian, Roman, Gothic, Chateau, French Country, Tuscan, etc. As development proceeds, later design home styles should be harmonious with those completed or previously approved and in the nearby vicinity.

(b) Elevation treatment, inclusive of materials, trim, and detailing, must be consistent around the entire Building. Gingerbread, plant-ons, or other false ornamentation shall not be used. Proper design consideration shall be given to the fascia as an architecturally integrated design element. Metal, if use, shall be an accent and not a consistent material around the Building.

4.9. Mass and Scale

Building mass and scale are crucial to the development of Sand Hollow Resort. The natural panorama must not be diminished by the man-made improvements. A maximum building size is established for each Lot in the form of a maximum Building Footprint and a maximum height. In some instances, the maximum height is established by a specific elevation. Ultimately, a determination of appropriate mass and scale is highly subjective. As such, the ACC has the right to make these determinations on a case-by-case basis, taking into account, among other things, the surrounding terrain and topography, views from neighboring Lots and property, and adjacent Buildings.

(a) Minimum and Maximum Building Size

The maximum building size is controlled by means of maximum Building Footprint coverage in the Development Control Map. The Minimum Building Footprint of a custom home shall be 3,500 square feet.

(b) Basements

Basements may be permitted as determined by the ACC in its discretion. Walkout basements may be permitted only on those lots having a grade difference of more than twenty feet (20') within the setback. All walkout basement proposals require a special approval. See definition of diverse types of basements. Structures with any type of basement must meet the building height restrictions.

(c) Maximum Height

- i. For reference, See *Exhibit 4* governing Maximum Building Height
- ii. One Story Structure – 15' with a center massing of 17', if approved by the ACC
- iii. Walkout Basement (Floor to Floor) – 11'; height is measured from the finished floor height of the structure
- iv. The ACC will set the pad elevation height on each Lot. The ACC's determination of pad elevation height is a subjective one, in which the ACC may take into account neighboring property, views, and the surrounding terrain. The Owner of the Lot shall pay for the staking of the corners and other preliminary site work for the ACC to make this determination.

- v. Except for fireplace chimneys and certain portions of the pitched roof, the highest point of any element of the roof structure must not exceed that which is designated for the Lot nor exceed the maximum elevation specified for the Lot in the Development Control Map. Fireplace chimneys may protrude a maximum of twenty-four inches (24") plus an additional eighteen inches (18") for the chimney cap, through the height limitation. Forty percent (40%) of the roof area, may exceed the height limitation by two feet (2'), however such roof area shall be located generally in the middle of the structure and away from the exterior walls. Roof mounted equipment must be placed within height limitations.

(e) Building Mass

The three-dimensional design of the building shall include multiple masses. These masses shall be of noticeably varying size and heights as viewed from various angles. Masses should be separated, vertically and horizontally by appropriated distance. The composition of masses should be aesthetically pleasing. Masses shall not be equal in size. Balance in design should be achieved by combination of primary and secondary masses where the primary mass is substantially larger than the secondary masses. The ACC may require larger Buildings to have more masses than smaller Buildings. The minimum masses as seen from the front of the house shall be three (3).

(f) Front Elevation Variations

While the minimum setback on the front elevation is 25', the front elevation shall have no less than three variations so as to break up the monotony of a single setback along the entirety of the front elevation.

4.10. Two Story Buildings

Two story residential dwellings are prohibited.

4.11. Materials and Colors

(a) Materials

All exterior building materials shall be compatible with and complimentary to each other and to the overall design in style, texture, color, and character. The use of natural materials for exterior walls and floor finishes is required. Wood, if used on the exterior of the buildings, should be of heavy dimensions to survive in the extreme climatic conditions (i.e., 4x12 rough sawn material for beams and pergolas). Wood should be limited in use and not a main accent material. Metal, if used, must be a minimum of 16-gauge, faux woodgrain finishes are not permitted. Metal shall not be applied to curved features as 16-gauge metal does not bend in such a way to apply it to the finished produced. Should metal be used, Owner assumes the risk of having to replace it prior to final should it be installed with dents and flaws. Should replacement or repair not correct the defects in the metal, an

alternative application may be required prior to final approval and occupancy of the home. No exterior material shall be used that has a high gloss, glaring or reflective (mirror) type of finish. Proposed materials must be approved by the ACC.

(b) Color

Color plays an important part in creating an aesthetic homogeneity in a neighborhood as well as in the Resort. Not only do bright and primary colors distract vision, so do pale, white and gray colors; versus subdued colors which tend to be soft and soothing to the eye. To carry through Sand Hollow Resort's goal of creating a Resort that does not overpower the natural desert, all improvements must be painted with earth tones consistent with the building site and its visual surroundings. Stucco and stone colors must blend with the Sand Hollow palette and complement the existing homes by street. Exterior building colors shall be harmonious with the mountains surrounding the area while colors of the hardscape shall be complementary to the natural desert ground. The primary color of the home must be different than a nearby neighboring home. To help with consistency in the shade of colors, stucco colors and tones need to be earth related tones and blend in with the surrounding environment. We will be using an LRV value range, which will be discussed during the builder orientation meeting. A color sample of no less than 6" x 6" shall be submitted to the ACC for approval. The sample shall be submitted simultaneously with the mandatory stone samples and any proposed metal. The ACC reserves the right to discontinue the use of a specific color, if in its opinion, it does not fit within the Sand Hollow palette once applied. A home with a discontinued color must be painted a new approved color at such time as the home's exterior has deteriorated to the point of needing to be repainted.

4.12. Building Elements

(a) Walls and Columns

(i) Walls are a predominant element of a building design. Undulating surfaces shall be incorporated in elevations to avoid long flat masses. Horizontal elevations can be accentuated with reveals, bands, etc., features. Such elements of design will give a low profile to the building which is consistent with the goal of Sand Hollow Resort. Varying heights of walls break monotony in design and create interesting elevations; while materials textures are important in creating a certain feel for the structure.

(ii) Smooth and light sand finished stucco buildings look quite elegant and are acceptable; contrary to course finishes such as "heavy lace," which shall not be permitted. An acrylic finish color coat shall be used on exterior walls. Natural stone shall be a requirement on the front mass of all Buildings designated as the main residence and samples of proposed stone shall be submitted simultaneously with stucco. The requirement of stone on any secondary structure shall be at the discretion of the ACC based upon the cohesive look of the two structures and the overall design of all structures on the lot as seen from the front elevation. The aesthetics of the application of stone shall be reviewed on a plan-by-

plan basis. All stone is to wrap/return to the home with no rough edges. Pop-outs shall be permitted, as necessary. Brick, tile, and siding are not appropriate materials for the architectural style and therefore, are not permitted. Natural wood may be used as minimal accent but not as siding or predominant feature of the structure. Elements that are visible from surrounding areas such as an electrical service panel shall be mounted flush onto the wall; other utilities, security cameras etc., shall be painted to match the building.

(iii) Protrusions from the wall, such as oven and dryer vents, or similar protrusions, shall be placed so as not to be visible above 5'. If they are higher than 5' they shall be of a material that can be painted the color of the home. Furnace backflow shall either protrude from the roof or be installed no higher than 5'.

(iv) Columns are an important design element. Specifically, the proportions of a column must be in balance with the architectural design. Columns which are too thin or too fat in proportion or are inappropriately detailed as to the base and capital design are not acceptable. Columns must have a minimum dimension of twelve inches (12") in diameter or width in both directions. A slenderness ratio of a column shall be a minimum of one to eight (1:8) meaning one-foot thicknesses for eight-foot height. Exposed wood posts shall be of at least an 8x8 construction.

(b) Doors and Windows

(i) The design of an entry area in a building should be unique and complimentary to the style of architecture. Special consideration should be given to the entry door in terms of its artistic quality, design of the door, the hardware, material used and the finish (paint or stain). Doors and windows should be set deep into the wall to create shades and shadows in the elevations. All exterior doors shall be consistent with each other in details such as surrounds, jambs, sill, or head, etc. where vents are required for exterior (mechanical room) doors, full height louvers shall be used. In no event shall any exterior door be white.

(ii) Windows must be proportionate to the wall mass and located in a proper order. The proportion of windows to the exterior surfaces will be carefully considered by the ACC at the time of plan review. Windows on the front of the home are integral to the visual aesthetics of the front elevation and should balance the stucco and stone. All front windows of a dwelling are to be recessed a minimum of two inches (2") from the window frame. Street, golf course and open space view windows of a dwelling shall be recessed into walls to create shades and shadows; minimum recess is two inches (2") from the window frame. The ACC reserves the right to require, on a case-by-case basis, other windows to be recessed. The style and material of the windows shall be consistent. The use of wood and vinyl frame windows is promoted because of their energy efficient construction.

(iii) Aluminum frame windows are not preferred, however, if used, the aluminum windows shall be anodized, treated, or painted to blend with adjacent materials. White window frames shall not be permitted. Glazing must be double insulated unless technical difficulty exists such as in an extra-large opening with a butt glazed treatment. Canvas or similar type awnings shall not be permitted as the material tends to fade over time.

4.13. Roofs

(a) General Roof Design

Consistent with the goals of the Resort, the height restrictions at Sand Hollow Resort are prescribed to cause home designs with a low profile and predominantly with a flat roof. Generally, roofs shall be flat, however, if the ACC permits, pitched roofs may be utilized. Maximum roof pitch shall be 4:12. See generally *Exhibit 4*. Pitched roofs, if permitted by the ACC, shall be a minimal accent and not a predominant feature of the home.

(b) Materials and Color

Pitched roof materials shall be clay, concrete or a slate tile or oxidized metal. All tiles shall be flat. Barrel tiles of any form (Villa, Spanish or “S”) are not permitted. All roofing material must be non-combustible. Color of the Roofing material shall be harmonious with the structure and blend with adjacent natural surroundings. Surfaces shall not be reflective such as a glazed tile or of a primary or bright color such as red, white, black and/or blue.

(c) Gutters

Roof gutters shall be constructed into the roof structure with down spouts being run within the exterior walls. Scupper covers (color of home or copper) are required on gutters at ground level that exit the wall.

(d) Projections

Roof-mounted air-conditioning equipment shall not be permitted. Galvanized sheet metal work should be kept clean and simple with a minimum of exposed metal and shall be painted with the same color as the roof. Plumbing vents pipes and similar elements shall be ganged resulting in a minimum number of vents penetrating the roof. These elements should be located on the interior mass of the roof (away from the street). They must be painted the same color as the roof. Any pipe projection taller than twenty-four inches (24”) shall be encased in a chimney like structure. Any other projection must be painted the same color as the roof.

(e) Observation Deck

Observation decks may be constructed to provide rooftop outdoor living. In no case shall shade umbrellas, clothes lines or any other visually obtrusive uses or items be allowed on

observation decks. Staircases providing access to observation decks shall be constructed out of wrought iron or other weather-resistant, sturdy material. The ACC shall approve design of observation decks and staircases. As a guideline, no deck shall exceed 20% of the home's square footage and only one rooftop deck is permitted per Lot. Rooftop decks shall drain through the exterior walls or columns and not contain drip lips, flash flange, or similar elements.

4.14. Garages and Front Walkways

(a) Street facing garage setbacks are as follows:

- i. 25' from property line for 8' garage doors;
- ii. 30' from property line for 10' garage doors;
- iii. 40' from property line for 12' garage doors

(b) Side facing garages are to be 30' from interior side property line

(c) Carports are not permitted. Garages may be attached or detached from the main structure. Detached garages may be connected to the main home via a breezeway. Porte-cocheres and breezeways are permitted subject to the ACC's approval. Driveways shall not be designed to be the primary pedestrian access to the home – a front walkway to the street from the front entrance to the sidewalk is to be incorporated into the plan. The garage to home ratio is not to exceed 40% garage/60% home.

(d) Ornamentation of the door shall be minimal and subtle. Doors shall be recessed no less than twelve inches (12"). If more than four (4) vehicles are to be stored, the balance of the vehicles shall be stored in tandem. Door color shall be subdued and be complementary to and not contrasting with the building. Doors shall be sectional. One-piece or single slab type garage doors shall not be permitted. Glass, if any, on the garage door must be opaque. Side windows in garage shall be opaque pending placement.

(e) Garages must be insulated and have finished interiors. All garages must be equipped with an automatic garage door opener. When the garage is not in use, garage doors shall be in a closed position. Garages shall be used only for the purpose of parking automobiles, golf cars and storing of household items and not as a workshop or storage of merchandise or other such uses. Partial garage conversion may be approved if adequate room is available for parking of the number of vehicles owned by the homeowner.

(f) In no event shall a primary or secondary garage be utilized for the storage of motorhomes, RVs, and/or trailers (other than trailers used to haul watercraft and ATV's).

4.15. Fireplaces and Chimneys

Wood burning fireplaces shall not be permitted in Sand Hollow Resort. Fireplaces are more of a decorative item. Flue of the direct vent fireplace shall be concealed from general view via screen wall or landscaping. The chimney is a dominant element of architectural design and therefore shall be proportionate to and consistently detailed with the overall architectural design. Flue pipes shall be encased with a chimney enclosure of metal masonry and/or stucco, no taller than eighteen inches (18”). See generally *Exhibit 4, Maximum Building Height*, depicting the “chimney cap.” Fireplace walls shall run down to grade when located on an exterior wall.

4.16. Solar Equipment

The design and placement of solar equipment shall be integrated with the architectural design of the structure and should be installed within the parapet on the roof so as not to be seen from most street or neighbor’s vantage points. All solar equipment design and locations must be approved by the ACC.

4.17. Mechanical Equipment

Ground source heat pumps are recommended. Forced air HVAC system with ground mounted condensers will be accepted. Condensers shall be screened by use of a solid wall or gate.

ARTICLE 5 CONSTRUCTION AND CONTRACTOR PROVISIONS

5.1. Application

The following provisions are applicable to any construction performed within the Subdivision, whether new construction, remodeling, or any replacement structures.

5.2. Owner Responsibility

Owners shall be responsible for the conduct and behavior of their contractors and other agents and representatives involved as it relates to the provisions of this Design Code.

5.3. Commencement and Completion of Construction

The construction of any building on any Lot within the Property shall be continuously and diligently pursued from and after the commencement of such construction, and in any event shall be substantially completed within (a) twenty-four (24) months after conveyance of the Lot to a contract purchaser, or (b) twelve (12) months after commencement of construction the plans are approved and executed by the ACC and the Owner/Builder representative. These time-periods *shall not* renew upon a subsequent conveyance or transfer of the Lot by the first contract purchaser thereof. For purposes of this section, “substantial completion” shall be the date on which the Lot Owner receives final approval from the ACC and a certificate of occupancy from the City of Hurricane. Failure to complete construction by the specified deadline shall result in fines for each

day until substantial completion. The HOA may waive or reduce any fine, in its sole discretion and for good cause shown.” Refer to the HOA Fine Schedule for fees.

5.4. Building Materials Storage

No Lot, part or portion of the Property shall be used or maintained as storage for building materials except during a construction phase. The construction phase is defined as beginning when the plans are approved, stamped, and executed by the ACC. Without exception, there shall be no staging or storing of materials on adjacent Lots. Once a home is occupied or made available for sale all building materials shall be removed or stored inside such home, out of public sight.

5.5. Vehicles and Parking Areas

Construction crews will not park on, or otherwise use other Lots for parking or as a through street during both working and non-working hours. Private and construction vehicles and machinery shall be parked only on the street during working hours and shall be parked in compliance with all local laws and ordinances; if they are to be left overnight they shall only be left on the subject lot. Only construction materials, trailers and equipment may be left overnight on the Lot. Owners shall be fined for any non-construction vehicles, ATV's, boats, trailers, etc. shall be subject to fines.

5.6. Maintenance of Lot During Construction

Contractors must provide on-site dumpsters during construction within 30 days of execution of the approved plans and are required to clean up the site daily to maintain a clean work site during construction. Contractors building on multiple lots or adjacent lots must have one dumpster per lot and may not share a dumpster with another. Dirt or mud from the construction site or elsewhere, dispersed, directly or indirectly, on the public streets within the Property must be cleaned up within twenty-four (24) hours by the contractor. Failure to clean-up the streets will result in the HOA issuing a fine. Owners/Contractors are responsible for cleaning up runoff to the streets as a result of weather. Continued to clean the streets within 10 days of notification of such violation shall result in additional fines and, should the HOA have to hire a street cleaner, the Owner/Builder shall be responsible for such costs. Fines shall be a charge on the land and shall be a continuing lien on the Lot. Refer to the HOA Fine Schedule for fees.

5.7. Excavation Materials

Excess excavation material, if any, must be hauled away from the Subdivision within 4 days of excavation. Said excavation materials shall in no event, be placed upon lots otherwise owned by the Owner/Builder without being subject to fines.

5.8. Damages

Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, landscaping and such, by the Owner and/or their Contractors of any particular Lot

(occupied or vacant) in the Subdivision must be repaired within thirty (30) days after such damage is discovered, and the expense of such repair shall be borne by the Owner and/or their Contractors.

5.9. Permitted Hours of Construction

Without prior written consent of the ACC, construction activities and equipment maintenance shall take place only between the hours of 7:00 a.m. to 5:30 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m., on Saturday. No construction activities shall be allowed on Sunday. Non-noise generating construction activities, such as interior painting, etc., shall not be subject to this restriction.

5.10. Dust and Noise

Contractors shall be responsible for minimizing and controlling dust and noise from the construction site. This shall include, but not be limited to, regularly watering the dirt and topsoil to minimize dirt blowing into adjacent lots during construction and, installing sand fencing around the perimeter of the property while any construction is in progress or underway. Contractors shall be responsible for the actions or inactions of their subcontractors and are required to ensure that dust and noise is controlled according to this section.

5.11. Temporary Construction Signs

Temporary construction signs are permitted but shall comply with the construction signage requirements and restrictions set forth in Article 10.

5.12. Soils Test

Lot Owners are encouraged to obtain a soils test and recommendation on foundation from a Utah registered engineer prior to construction. The ACC may require that the Lot Owner obtain a soils test and recommendation on foundation prior to the final ACC approval. Furthermore, the ACC shall place a condition on final approval of following the recommendations set forth in the soils test document. By approving the commencement of construction after review of any soils test and recommendation, the ACC is not warranting and shall not be deemed to have warranted the results of such test or recommendation. Lot Owners assume all responsibility for any damage or issues caused by soil or water conditions on their Lot.

5.13. Owner and Contractor Responsibilities and Requirements.

(a) The Estates at Sand Hollow Resort are intended to be custom homes of exceptional quality and design that are in cohesive harmony with the natural surroundings. As such, SHR Builders, LLC, has been designated as the Official Builder and, the ACC has established a list of Approved Premium Builders who have previously demonstrated a high quality of workmanship that is consistent with the concept and intent of the Estates at Sand Hollow. Homeowners must select either the Official Builder or a Premium Builder to supervise and oversee the construction and development of their Lot/Home.

Owner/Builder custom homes shall not be permitted unless the Owner is an Approved Premium Builder.

(b) Subcontractors may be contracted at the election of the Builder; but must be independently licensed and insured in Utah to construct the Owner's residence or other improvements. Contractors, subcontractors, equipment operators and their employees are the responsibility of the Lot Owner employing them. The election of subcontractors does not have to be approved by the ACC; however, the ACC has the authority to exclude subcontractors if they demonstrate substandard work in quality or construction, refuse or repeatedly fail to follow the Design Code, or for other reasons which the ACC determines is appropriate given the circumstances.

(c) The Owner or Owner's Contractor is required to provide someone on-site with adequate authority to ensure that the provisions of this Design Code are complied with on a regular basis. Failure to provide such supervision shall not negate the Owner/Builder from fines which result from subcontractors who are unfamiliar with the Design Code. The responsibility to educate the subcontractors of the Design Code rests upon the Owner/Builder.

(d) The Owner or Owner's Contractor or superintendent is required to provide someone on-site with adequate authority (whenever one is needed) to receive deliveries and direct suppliers and subcontractors. Materials delivered and placed upon the street, sidewalk or other lot shall be moved on to the subject lot within twenty-four (24) hours to avoid fines.

(e) All equipment operators must possess an appropriate driver's license. All vehicles must be parked on one side of the street, along the lot frontage in compliance with City, County, and State laws/ordinances.

(f) Each Contractor or superintendent is responsible for familiarizing their employees, subcontractors and suppliers with all relevant construction requirements and provisions in the Design Code and enforcing them. Each general contractor or superintendent is responsible for controlling employee work hours and controlling any activities of employees that may be deemed as an annoyance or nuisance to lot owners (i.e., radio volume).

(g) The Owner and/or Contractor is required to construct the residence and surrounding improvements according to the plans, specifications and revisions approved in writing by the ACC. Each Owner and/or Contractor shall be responsible for providing no less than one porta-potty for their construction personnel and shall be penalized should the personnel utilize a facility not designated to their lot.

(h) The Owner and/or Contractor or superintendent is required to schedule inspections as described in the preceding section. Failure to do so shall cause a penalty.

(i) Upon completion of any improvement, the Owner and/or Contractor shall give written notice thereof to the ACC.

5.14. Temporary Construction Facilities

A Temporary Construction Facility may be placed on the Lot. A Temporary Construction Facilities Plan indicating the location of the facility on the Lot will need to be submitted and approved by the ACC prior to its installation. Such facilities are not mandatory. No construction trailers or other Temporary Construction Facilities will be allowed without the ACC's approval. In no case shall trailers or Temporary Construction Facilities be used as living quarters. All Temporary Construction Facilities shall be subject to immediate removal upon notice by the ACC or designee and must be removed within one (1) week after receipt of the Certificate of Occupancy for the structure.

(a) Temporary Water. A temporary water riser together with one hundred fifty-foot (150') minimum of three-quarter inch (¾") heavy duty rubber water hose for dust control and a hose stand shall be provided and installed in accordance with the ACC's requirements.

(b) Temporary Toilet. A temporary portable toilet in good condition shall be provided for each Lot with a biweekly chemical maintenance program. These units shall be maintained in a clean, sanitary, and odorless condition. The color of the temporary toilet facilities shall be approved by the ACC, and shall be located only on the building site itself or in other areas approved by the ACC. Each lot must have their own temporary toilet. In no event shall it be placed on adjacent lots, the sidewalk and/or street.

(c) No Interruption of Water Flow. It is the responsibility of the contractor to ensure continuation of water flow to adjacent Lots so that damage is not done to other properties landscaping, etc.

(d) Dumpster. A minimum five (5) yard steel roll-off dumpster shall be maintained in clean exterior condition, free of graffiti, on the Lot for the duration of the construction phase for adequate containment of all construction waste. The color of the dumpster shall be approved by the ACC. A regular dumping service shall be utilized so that overflow and unpleasant odors do not occur. Each lot must have their own dumpster. It is recommended that the dumpster have a locking mechanism to prevent illegal dumping by others.

(e) Plan Box and Lot Sign. A plan box and accompanying Lot sign shall be installed in accordance with the ACC's standards. A complete set of approved plans and permits shall be maintained in the plan box while the residence is under construction. The ACC must be provided with a key or combination if the plan box is locked.

(f) Temporary Construction Trailer. Trailers shall be no larger than 12' x 20', and shall be maintained in good, clean condition and repair. The color of temporary

construction trailers must be approved by the ACC. No construction “shacks” will be permitted. All signage must be removed from trailers.

(g) Storage Bins. Storage bins for on-site material storage shall be steel and maintained in good, clean condition and repair.

(h) After the Temporary Construction Facilities Plan has been approved and the actual facilities installed on the Lot, the ACC’s member or a representative may make a site inspection of the facilities.

5.15. Use of Adjacent Property

The use of properties adjacent to the Lot under construction for vehicle access purposes or equipment and material storage shall, without exception, not be permitted.

General contractors, employees, suppliers, and subcontractors shall not enter common areas for any reason at any time. All adjacent properties, if accidentally encroached upon, must be returned to their original condition at the end of construction period, or at a sooner time designated by the ACC if circumstances and conditions warrant more immediate restoration. Failure to restore the property at the specified time required by the ACC committee may result in fines and/or fees assessed against the security deposit. If restoration is not required until the completion of the construction period, the security deposit will be held until this is accomplished.

Restoration of adjacent properties shall include, but not be limited to, replacement of rock buried by sand or other construction material, plant replacement, repair to project fencing, gates, removal of trash, etc. Final approval by the ACC may be withheld until such time as adjacent lot restoration is completed.

5.16. Prohibited Practices

The following practices are prohibited within the Property:

- (a) Cleaning equipment other than at locations, if any, designated for that purpose by the ACC.
- (b) Changing oil on any vehicle or equipment.
- (c) Dumping or disposing of concrete within the Subdivision.
- (d) Removing any rocks, plant material, topsoil, or similar items from any other Lot or property within the Subdivision.
- (e) Using disposal methods other than those approved by the ACC.
- (f) Careless disposition of cigarettes and other flammable material.

5.17. Site Conduct and Safety Precautions

The Contractor, job superintendent, and their employees, subcontractors and suppliers shall:

- (a) Comply with all the construction provisions established in the Design Code and the Declaration.
- (b) Follow the directives of Sand Hollow Resort security and staff and the ACC.
- (c) Not consume alcoholic beverages on the site.
- (d) Not consume or utilize illegal substances on the site.
- (e) Not damage or disturb the work of others.
- (f) Take all necessary precautions for the safety of all persons, materials, and equipment on or adjacent to the site. Furnish, erect, and maintain approved barriers, lights, signs, and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during the construction of the project.
- (g) Not disturb residents or guests of Sand Hollow Resort.
- (h) Not play loud music at the construction site.

5.18. Obligation to Neighboring Lots

Each Lot Owner is responsible for maintaining their lot in such a way that it

ARTICLE 6 GRADING AND SITE DRAINAGE

6.1. Objective

Preservation of the natural topographical forms and features within the Property is of paramount importance. Therefore, no alteration of the existing Building Pad, as initially prepared by the Declarant, shall be permitted on any custom home site unless the ACC determines it to be absolutely necessary. Homes and yard improvements shall be designed to nestle into the natural terrain rather than perch on it. The ACC may require building and other improvements to be terraced (multilevel) to achieve this objective.

6.2. Pre-Grading by Declarant

It is anticipated that most Lots within the Resort for construction of custom homes will be pre-graded by the Declarant. On Lots that are not pre-graded, the Owner shall submit a site plan

to and obtain approval from the ACC prior to grading the Lot and disturbing the natural topography thereof.

6.3. Slopes

No slopes shall be steeper than a ratio of three-to-one (3:1).

6.4. Cuts and Fills

A cut or fill may be approved by the ACC and shall be on a case-by-case basis only. Cut and fill slopes shall not be exposed but rather finished via a retaining wall of approved material or via an approved treatment. In the case of cut and fill slopes between two lots, the center line of the slopes shall be situated along common property line. The maximum height of a retaining wall shall be four feet (4'). Retaining walls shall be of a material and color pre-approved by the ACC, which generally shall be boulders, concrete, stucco, and/or stone of a color native to southern Utah.

6.5. Interiors of Culverts

The interior of any culvert shall be painted up to a depth so that the unpainted material is not visible. The color shall match the existing ground. Any alteration to washes carrying significant drainage from storm or flood shall require special approval by the ACC.

ARTICLE 7 LANDSCAPING

Sand Hollow Resort's site is unique in character and offers a full variety of desert vegetation. Improved grounds on home sites shall protect, nurture, and enhance this vegetation. Existing vegetation is indigenous and appropriate to the Southern Utah desert environment. Contractors and Owners shall ensure that developed areas will harmonize and blend with the existing natural environment rather than dominate. The objective of the landscape standards is to guide homeowners and builders in achieving this goal. Transplanting of lush greenery from other regions is against the philosophy of the Resort and will not be approved.

7.1. Landscape Plan

Only plans prepared and submitted by a Landscape Architect who is duly licensed in Utah will be considered for approval by the ACC. Two copies of the Plans must be submitted to the ACC on D-size, along with one digital copy. Upon approval of the plans, the ACC will keep one copy for their records and the second will be returned to the Builder. Landscaping shall be completed in accordance with the landscape plan submitted to and approved by the ACC. The landscape plan shall include, but shall not be limited to, details and descriptions for the planting of lawn, grass or other appropriate ground cover, appropriate shrubbery and trees, pool specifications (if applicable), and appropriate drainage systems.

7.2. ACC Reserved Rights

The ACC may establish reasonable design standards, restrictions, and guidelines to govern landscaping design, which may include a master design plan to govern the types and species of vegetation, plants, and trees that might be allowed, as well as the placement of the same. To promote water conservation, the ACC design standards, restrictions, and guidelines may also include requirements for drought resistant landscaping. The approval of any landscape plan or design by the ACC is solely an approval of the plan or design for aesthetic purposes and is in no way an approval of the design for drainage or other issues, which are the sole responsibility of a Lot Owner to address and ensure in accordance with applicable law.

7.3. Completion

Landscaping shall be completed, and the landscape inspection approved, prior to occupancy of the dwelling structure. Any pool shall be submitted as part of the landscape plan and must be completed prior to occupancy.

7.4. Setback Treatment

(a) **Setback.** Grass shall be permitted within the Setback. In either case the total area of grass shall be limited to no more than fifty percent (50%) of the area that is available for soft scape. Concrete pads and pools shall not be considered soft scape. Landscaping material within the Setback shall be those materials as listed in the Sand Hollow Resort Landscape Standards (*see Exhibit 5*). Plants used in private courtyards or patios, which are shielded from view of neighboring properties and general public, may be left to the discretion and personal taste of the homeowner with the exception that they shall be no taller than six feet (6') or taller than the fence or any structure around it. Artificial turf is not permitted regardless of placement. The ACC may allow variances to this requirement upon determination that the proposed design is in the spirit of this Design Code. Such variance shall be on a case-by-case basis.

(b) **Transitional Zone.** The Transitional Zone encompasses that area which is immediately around the Setback as well as adjacent to the developed elements outside of the Setback such as driveway, entry walk and sidewalk. The extent of Transitional Zone may vary from lot to lot depending upon the Lot size, the building footprint, and whether or not it faces the Golf Course, the final determination of the appropriateness of a setback shall be determined by the ACC on a case-by-case basis. The existing landscaping within this zone shall be preserved and further enhanced by cleaning up the grounds, removing dead plants and adding new vegetation that is compatible with the existing pallet of landscape material. This additional planting shall be done in a manner that imitates the natural growth pattern of plants and shall not be in a regimental or formal pattern. *Exhibit 5– Landscape Zones*, shows this condition for a Custom Home Development.

7.5. General Requirements

(a) Landscape plans must be prepared by a landscape architect and approved by the ACC. Any portion of the Lot not used for buildings, patios, driveways, or sidewalks shall be landscaped at the time improvements are made upon the Lot. All Lots shall be landscaped in accordance with the Sand Hollow Resort Landscape Standards (see *Exhibit 5*) and shall be provided with an automatic irrigation system. All plant materials shall meet the requirements of the American Standard for Nursery Stock – ANSI Z601.

(b) Plants shall be selected such that they are of appropriate size and shape for the yard being designed. Shrubs over three feet (3') in height or trees with a canopy lower than twelve feet (12') shall not be planted within the front half of the front yard, as measured from the back of the curb and the face of the building. This is required to allow for visibility along the street. Minimize planting of certain types of trees in narrow side yards to avoid the need for excessive continual pruning. Locate shade trees near the house for their cooling effect. Consider deciduous varieties on the south and west sides to access the winter sun to the house and yard.

(c) Non-turf areas shall be treated with an approved pre-emergent prior to, and after, placing landscape materials to prevent weed growth. Weed barrier and/or use of plastic lining is not permitted. A fabric such as Mirascape by Mirafli or Geoscape may be considered by the ACC but shall be in addition to pre-emergent and not a replacement.

7.6. Vegetation

(a) Shrubs. Shrubs of a single variety shall be massed to avoid a sporadic appearance. The variety of plant material should be somewhat limited because too many types are often confusing and detract from the overall landscape theme.

(b) Turf. To maximize the cooling effects of turf, these areas should be located adjacent to or near the house where they are also easily accessible for recreation and enjoyment. Refer to restrictions on location and extent, which are noted in the landscape zone section. Artificial turf is not allowed.

7.7. Rock Mulch

Shrub and ground cover areas may be covered with a minimum of 2" top dressing of ¾" plus rock. ¾" plus rock will be a reddish-brown earth tone color. ¾" plus rock must be approved by the ACC before installation takes place. Should the rock approved by the ACC arrive from the quarry distinctively different in color than that which was approved by the ACC and not reddish-brown in tone or color, the ACC may require it to be replaced prior to final approval and occupancy.

7.8. Large Decorative Boulders

The color of any exposed rock surfaces shall match as nearly as possible the color of the naturally occurring surrounding rocks. Boulders may be used in the landscape. They shall be sunk a minimum of one third (1/3) below grade and be in groupings to appear as if they existed naturally. An oxidizing or aging agent may be used to achieve this desert varnish color.

7.9. Irrigation

(a) Irrigation is critical for establishment of indigenous plants and many of the arid-region plant material; however, once established the plant material can survive with little or no water. While designing the irrigation system this element must be considered. Spray irrigation has negative impact on the microclimate as it has a large rate of evaporation and excessive run off onto natural desert area escalating weed growth. Drip irrigation is the most appropriate and mandatory in Sand Hollow Resort since this type of application delivers water directly to the root zone and uses less water as well. Spray irrigation shall be limited to turf areas only. Irrigation shall be installed and be fully operational prior to or simultaneously with the installation of all plant material. All landscaped areas shall be proved with an automatic irrigation system or systems. All permanent irrigation systems shall be below grade while temporary irrigation systems for new vegetation in the area outside of the Setback shall be above ground. This would result in a minimum disruption of the natural area. Install the temporary irrigation system in a manner to avoid run-off into the adjacent natural area since established native vegetation does not need irrigation and supplemental water can lead to disease and death of many of the plant species.

(b) All systems shall have a backflow prevention device to prevent non-potable water from entering the potable water system. Irrigation controllers and back flow prevention devices shall be located such that they are not visible from adjacent Lots or streets. Systems shall be designed to minimize run-off and loss of water. Use of tensiometers and rain guards are encouraged to prevent the unnecessary watering of the landscape during rainstorms. The irrigation system shall be designed to meet the peak demands of all the plant material. Where spray heads are used, they shall be the “pop-up” type. No exposed “knocker heads” are permitted. The irrigation system shall be designed for the scale of the yard. Spray heads shall have a maximum fifteen-foot (15’) radius throw, unless otherwise approved by the ACC.

7.10. Landscape Lighting

Landscape lighting shall be permitted within the Setback, in the front yard portion of the Transitional Landscape Zone and along the walkway leading to the front door. Landscape lighting shall be shielded to prevent nuisance glare onto adjacent properties. Lighting should be automated and controlled by a timer. Conceal “up lights” as much as possible by boulders and shrubs to decrease their visibility during the daytime. Above grade fixtures shall not be permitted in turf areas. All outdoor fixtures shall be low voltage and use incandescent or florescent lamps. Colored lenses shall not be permitted (e.g., blue, green, red). Post lights taller than three feet (3’) are not

permitted. All light fixtures shall be compatible with the architecture of the Resort. Walk lights may be used along walkways and driveways and shall project downward only. No exposed bulbs shall be permitted. All fixtures shall use an integral or below grade junction box. Fixtures shall not exceed fifteen inches (15”) in height. Fixtures are to be finished to blend with the area they are placed within.

7.11. Water Features

Water features shall be kept in scale with the house and shall minimize jets, sprays, and surface area, to reduce the loss of water through evaporation. Any water feature visible to the surrounding area shall require approval by the ACC. Flash evaporation (micro-mist) systems may be installed. Water features shall be designed as part of the building architecture.

7.12. Art Objects

Art objects shall not be installed outside of the Setback unless approved. Art objects shall include, but not be limited to, pottery, sculptures, statuettes, etc. Objects visible to the surrounding area shall require approval by the ACC.

7.13. Maintenance

Upon approval of landscape installation by the ACC, maintenance will be provided as per Article 8 of the Declaration.

7.14. Modifications

Any modifications to the landscape visible to the public areas or to adjacent properties shall require approval from the ACC prior to such modification.

ARTICLE 8 VEHICULAR PARKING AND DRIVEWAYS

To reduce the visual impact of vehicles there are specific controls established for on-site parking, driveways, and garage location design. As used herein the term “vehicles” shall mean and include cars, vans, trucks, trailers, motor homes, motorbikes, dirt bikes, bicycles, boats, ATVs, and such (motorized or non-motorized). No on-street overnight parking is allowed within Sand Hollow Resort except in designated locations. Violators of parking regulations may be cited, warned, and fined by the Master Association.

8.1. On-site Parking Requirement

All vehicles must be kept in garages at all times. Visitors’ vehicles may be parked (uncovered) on-site during their period of visit. A garage must be designed and built of a size large enough to accommodate storage of all vehicles intended to be stored on that site. No RV parking will be allowed on or around individual lots, including garages.

8.2. Recreation Vehicle Parking

Small recreation vehicles, if to be stored on site, must be kept within a garage where the garage door height does not exceed ten feet (10'). Large recreation vehicles such as motor homes or travel trailers must be stored outside of the Resort.

8.3. Driveways

Driveways shall be designed to intersect with the street at approximately 90-degree angles for safety, visibility, and continuity. Circular and pull through driveways are not permitted. Driveway entrances and exits shall be at least thirty feet (30') away from any street intersection. Driveways shall be a maximum of twenty-five (25') feet wide; solid concrete driveways with deep cuts are not permitted; driveway finish shall be of a material, color, and texture in harmony with the existing grounds. A portion of the driveway must contain a natural-colored tint. Typical acceptable materials are a brick, or concrete paver, or colored concrete with stamped, salt finish or other texture. Driveways of other materials that are in harmony with the materials of the residence are also encouraged. Asphalt driveways for homes shall not be permitted. The large expanse of driveway shall be screened from general view by a berm, a screen wall, or a courtyard wall, in addition to appropriate landscaping. The project or courtyard fencing shall connect to the garage or home at the end of the driveway so as to distinguish the space and shield sight of the driveway from the backyard and/or golf course.

ARTICLE 9 WALLS AND FENCING

9.1. Walls and Fences Generally

Fences have a predominant effect on visual and social aspects of a neighborhood. Property fences close off individual Lots, create a continuous visual barrier and close off natural vistas. Sand Hollow Resort's goal is to create an open environment allowing nature to flow without being dominated or obstructed by manmade physical barriers. However, fences are necessary for individual privacy, health, safety, and screening of unsightly elements. Several types of fences, as defined and categorized here, shall therefore be permitted within Sand Hollow Resort. A typical Lot may have several types of fencing including perimeter, courtyard, privacy, screen, and pool fencing. Design standards for these fences, as enumerated herein, shall be adhered to in all developments including single family detached, attached and PUDs. The height of fences as established in the individual Tract Declarations is to be measured from the higher ground. For reference, see *Exhibit 3* governing Fence/Wall Heights.

9.2. Project Fencing

Project fencing runs along the perimeter of the Property, along the public streets, along the golf course and around individual lots. The color of project fencing is to be Cappuccino 100. This fence defines the limits of Sand Hollow Resort, subdivisions, and lots. The project fence design is set by the Declarant and may be constructed by the Declarant, an individual project developer, the Golf Course owner, by a Lot Owner or a combination of these as established by individual Tract

Declarations. Design details defining material, texture, location, and color of this fence are established by the ACC. The project fence shall meander along all public street frontages and follow property lines along the Property boundary. The fence shall be visually solid at locations where security is a prime concern and shall be open at important view corridors. Individual neighborhoods within Sand Hollow Resort may have separate project fencing requirements. Project fencing shall be installed so as to separate any side entry garages from the rear yard, and may include a gate. Retaining walls, when required, are to be installed on a lot-by-lot basis. The Owner is responsible for maintenance of the fence established by individual Tract Declarations. Project fencing is not to be courtyard or privacy fencing as are more fully described in Sections 9.3 and 9.4.

9.3. Courtyard Fencing

The function of a courtyard fence is to create private outdoor areas such as an entry court or a rear yard. The courtyard fence is an extension of the architecture of the home and therefore its texture and color shall be similar to the house exterior. The fence design shall be compatible with the house architecture. Shadow lines, articulated cap detail, tile bands or other architectural treatments, to break the monotony, are promoted. In no case shall the thickness of a fence be less than six inches (6"). Courtyard fences may be of a variable height approved by the ACC. Porticos incorporated in the fence design shall be a maximum of nine feet (9') high. A fence may be solid, open or a combination thereof. Wrought iron is approved for use in an open fence design. Open concrete block units (such as the one with "XX" opening) are not permitted. Other materials may be permitted by the ACC.

9.4. Privacy Fencing

The privacy fence creates a shield for an interior garden, a bedroom, a bathroom, or side yards. Use of privacy fencing shall be limited. Design, material, color, and texture criteria shall be the same as for courtyard fencing except that maximum height of a privacy fence may be up to six feet (6'). Side yard fencing shall not exceed six feet (6').

9.5. Screen Fencing

Screen fences must be installed to screen unsightly elements such as air conditioning and pool equipment and utility meters. All service areas such as storage of trash cans shall be behind a screen fence. It would also be used to create outdoor areas for household pets. Design, material, color, and texture criteria shall be the same as for the courtyard fencing, except that the maximum height may not exceed six feet (6'). Screen fences must be solid in all areas, except in a designated pet area where it may be open provided that other unsightly elements are concealed by additional interior fence or vegetation.

9.6. Pool Fencing

Pool fencing is required within The Estates regardless of whether the City requires same. In most cases, pool fencing will be the same as Project Fencing. If separate from the Project Fence, a pool fence may be solid, open, or a combination thereof. The design, construction, material color

and texture criteria shall be the same as for the courtyard fencing. The extent of the pool fence shall be limited to the pool and decking and landscaping area around it. Pool fence height shall meet the requirements established by law as measured from the outside of the pool area. If no such laws define the height of the pool fence, it shall be a minimum of 5' and not taller than 6'. If the Project Fencing is utilized as pool fencing, it shall be compliant with the maximum wall height permitted for Project Fencing and must include a gate(s) with a locking mechanism.

9.7. Golf Course Fencing

Any fencing along or adjacent to Golf Course Land must be approved by the ACC. Color of Golf Course Fencing shall be Cappuccino 100. In the event this fencing is destroyed, any replacement thereof shall be similar to that initially installed by Declarant.

9.8. Gates

Gates shall be artistically designed. The design shall be in harmony with the architectural style of the main structure. Gates as referred to herein are for portico, courtyard, entry, service area access and such locations. Gates may be constructed of metal, wrought iron or heavy timber. Other material may be considered by the ACC on a case-by-case basis. Colors used for gates shall be muted and not primary. Wrought iron gates shall not include elements such as arrows in the design. Electronic operators, if used, shall be concealed by screen walls. Gates along Golf Course that would allow any person to access the Golf Course are prohibited.

9.9. Timing of Fence Construction

Fencing on individual Lots must be completed prior to final inspection.

9.10. Fence Plan

A fence plan shall be submitted to the ACC for approval with the building plans. Any variances to this policy must be submitted and approved by the ACC.

ARTICLE 10 EXTERNAL APPARATUS; SITE ACCESSORIES; SIGNAGE

10.1. External Apparatus

No Lot Owner shall cause or permit anything (including, without limitation, awnings, canopies, or shutters) to hang, be displayed or otherwise affixed to or placed on the exterior walls or roof or any part thereof, or on the outside of windows or doors, without the prior written consent of the ACC. Notwithstanding the above, the ACC, in administering to this section, shall be flexible and reasonable to allow for holiday lights and displays and outside door hangers and "welcome" signs, or similar small craft related items.

10.2. Satellite Dishes, External Television, or Other Antennas

Except for antenna designed to receive direct satellite services, including direct-to-home satellite services, that is one meter or less in diameter or an antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional televisions fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement (“Permitted Antennas”), antennas for radio, television, or device for the reception or transmission of radio, microwaves or other similar signals are restricted to the attic or interior of the home. Consistent with applicable law, the ACC may require location and screening of Permitted Antennas in order to minimize obtrusiveness as viewed from streets and adjacent property and may require that Permitted Antennas be painted or colored to blend into the surrounding structures.

10.3. General Lighting Standards

(a) Sand Hollow Resort’s primary goal for lighting is to preserve the ambiance of the night-time desert sky. As a result, exterior lighting shall be minimal and of a low intensity. Lighting is divided into two categories as referenced in this Design Code: 1) General Lighting; lighting attached to buildings, poles, posts, and fences. 2) Landscape Lighting; lighting installed on the ground or trees. General Lighting Standards are listed in this section and the Landscape Lighting Standards are listed in the Landscape Design Standards.

(b) The primary function of General Lighting is to provide light for normal use of premises and for public health and safety. General Lighting shall be installed only in the areas that are primarily required for use on an everyday basis and for the normal function of a home. Examples of this type of lighting include porch, patio, port-cochere, and service area. General Lighting shall not be in abundance. Light sources shall be localized, carefully placed, and directed such that it will neither flood the adjacent areas, nor will the source be visible from neighboring properties. As much as possible the lighting fixtures shall be recessed or physically integrated into the part of the structure it is on.

(c) The Lot identification element must be lighted so that the address numbers can be seen at night. Lighting shall be directed downwards and pointed at the numbers.

(d) Front landscape lighting may stay on between the hours of dusk till midnight.

(e) No light shall be placed on top of any building or fences. Neither eave lights nor ground mounted flood lights to wash the exterior of the house shall be permitted.

(f) Security lights with motion detectors may be installed, however, they shall be on for no more than twenty (20) minutes at a time. These lights shall not be visible from neighboring properties. Should they be found to be a nuisance, the HOA may ask that the lights be shut off permanently.

(g) Motion detectors shall be pointed in a manner such that the lights would not go on and off by motion of vegetation. Only incandescent lamps with a maximum of 75 watts shall be permitted for all General Lighting. No lamp post type of lighting shall be permitted to light yards in any part of the property. Colored lighting shall not be permitted. No lighting shall be permitted outside of the Setback except for the driveway, the entry walk, and limited landscape lights.

10.4. Signage

(a) In order to maintain the residential character of the Resort, no permanent signs of any type such as security, professional services, architect, general contractor, subcontractors, financing institutions, real estate, pool company, etc., are permitted on any residential sites in Sand Hollow Resort except for Construction and Real Estate signs as described below. No signage shall be placed on the property for political propaganda or garage sale. All signs must be reviewed and approved by the ACC prior to installation. The Master Association and the ACC shall have the right to remove any sign that is outside of a Lot Owner's home, and which is in violation of this section. The foregoing restrictions shall not apply to the commercial activities, signs, and billboards, if any, of the Declarant or its agents during the Declarant Control Period or by the Association in furtherance of its powers and purposes set forth in the Governing Documents.

(b) Construction Signage. A construction information sign (temporary) must be placed on a property during the course of construction. The design, construction and colors must be as per standard design provided in the Builder Packet. A plan box shall be attached to this sign which must have a set of approved plans at all times. The following information is mandatory and must appear on such signage. No other information shall be added, nor shall additional signs be attached to or suspended from the sign.

- (i) Property identification by Lot number and street address
- (ii) Owner's name
- (iii) General contractor's name, telephone number, email, and website

(iv) Real Estate Company and agent names and telephone number if the property is for sale

(v) The sign shall be located parallel to the sidewalk or curb at the front of the lot and be in plain view from the street. The construction sign shall not be lighted. The sign must be removed immediately upon receipt of a final building inspection from the City and final approval of the ACC. Additional sign board's may not be hung or mounted on the main sign.

(c) Real Estate Signage. Only one "For Sale" sign may be placed upon any property in Sand Hollow Resort. Additional sign board's may not be hung or mounted on the main sign. The design, construction and colors must be as per standard design provided

in the Builder Packet. The Sand Hollow logo must be included on the “For Sale” sign. It is preferred that the Sand Hollow logo be placed on the bottom and no more than 70% the size of the type that identifies the brokerage firm and agent listing the Lot for sale.

10.5. Flag Poles

(a) No permanent flagpole may be installed without prior written approval from the Architectural Compliance Committee (ACC) and is subject to the same review process and fees as any architectural / landscape modification.

(b) Only the display of the American Flag is permitted permanent flag poles and it must be flown in adherence to the United States Flag Code. It is the responsibility of the homeowner to read, understand and follow the guidelines set forth in the Code.

(c) The approval of permanent flag poles will be on a case-by-case basis. With regard to the placement of the flagpole, the following are minimum guidelines:

(i) View of the flag should not be obstructed by other objects; such as trees or large shrubs. Consideration for the continued growth of vegetation must be considered when determining placement.

(ii) The pole must be placed no less than 7’ from the property line or a permanent structure, unless good cause for a variance is determined by the ACC. In no event shall the pole be placed so close to the property line that the flag would cross into neighboring property during high winds.

(d) The below are standards that must be met for the selection of a permanent flagpole:

(i) Flag poles may be no more than 20’ in height and no less than 17’;

(ii) Flags must be a minimum of 3’ x 5’ and no larger than 4’ x 6’;

(iii) The design of the flagpole must include internal halyards (ropes and cables) to avoid/minimize any noise that may be caused by wind or storm;

(iv) Flag poles must be black or silver; and

(v) Flag poles must include down lighting that will light the flag at night. No up lighting shall be permitted.

(e) Submissions to the ACC for a permanent flagpole must include the following:

(i) An image of the flagpole;

- (ii) Layout of the yard with current landscaping, to include dimensions that will demonstrate where the flagpole is proposed and the setbacks; and
- (iii) A description of the flagpole that details the following:
 - (1) Material used to construct the pole;
 - (2) That it has internal halyards;
 - (3) That it includes downlighting; and
 - (4) Dimensions of the pole.

ARTICLE 11 ENFORCEMENT

11.1. Fines and Penalties

The ACC may levy fines against any Owner who fails to refrain from violating this Design Code. Refer to fee schedule. The ACC shall provide written notice and opportunity for the Owner to cure the violation prior to levying such fine or penalty; provided, however, that no such notice needs to be provided for a continuing violation or for any failure to meet any deadline established in this Design Code. Moreover, no such notice is required for violations that can be cured immediately such as loud music, inappropriate disposal of flammable materials, inappropriate vehicular parking, etc. All fines and penalties levied, and attorney fees, expenses, and costs incurred in collecting such fines and/or penalties shall constitute a lien on the Owner's Lot and shall also be a personal obligation of the Owner, enforceable at law, until such payment therefor is made. Please refer to the then current Sand Hollow Resort Fine Schedule.

11.2. Action to Abate or Enjoin

In addition to levying fines or penalties, the ACC may initiate legal action to abate or enjoin any violation of this Design Code. The ACC shall be entitled to an award of its reasonable attorney fees, expenses, and costs incurred in pursuing such legal action.

11.3. Cumulative Nature of Remedies

The remedies provided for herein shall be deemed cumulative. Enforcement under this provision shall be in addition to any mechanism of enforcement provided in the Declaration or by applicable law.

ARTICLE 12 GENERAL PROVISIONS

12.1. Amendment

The ACC may amend or supplement this Design Code with the approval of the Board. Any amendments to this Design Code shall be prospective only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to this Design Code, and such amendments may remove requirements previously imposed or otherwise make this Design Code more or less restrictive. In the event the Declarant is not acting as the ACC, no amendment or supplement made by the ACC to this Design Code during the Declarant Control Period shall be effective unless the Declarant provides its prior express written consent to such amendment, which consent is within Declarant's sole and absolute discretion.

12.2. Implied Rights; ACC Authority

The ACC may exercise any right or privilege given to it expressly by the Governing Documents and this Design Code, or reasonably implied from or reasonably necessary to effectuate any such right or privilege.

12.3. Notices

Any notice required under the provisions of this Design Code to be sent to any Lot Owner shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of such Owner. Lot Owners shall be responsible for providing their addresses to the ACC, and, unless otherwise indicated by a Lot Owner, the address for notice to Lot Owners shall be the mailing address designated for the Owner's Lot.

12.4. Construction and Severability

All of the provisions contained in this Design Code shall be construed together in accordance with their purpose. Invalidation of any one of said restrictions, covenants or conditions, or any part thereof, shall not affect the enforceability or applicability any of the remaining restrictions, covenants or conditions, or parts thereof. This Design Code shall not be interpreted strictly; rather, it should be interpreted and applied in a reasonable manner, consistent with its intended purpose.

12.5. Interpretive Conflicts

In the event of any conflict between the provisions of the Declaration and this Design Code, the provisions of the Design Code shall control.

12.6. Gender and Grammar

The singular, wherever used herein, shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men, or women, shall in all cases be assumed as though in each case fully expressed.

12.7. Waivers

No provision contained herein shall be deemed to have been waived by reason of any failure to enforce it, irrespective of the number of violations that may occur.

12.8. Topical Headings

The topical headings contained herein are for convenience only and do not define, limit, or construe the contents of this Design Code.

Adopted and effective October __, 2022.

EXHIBIT 1

LOT IMPROVEMENT CRITERIA

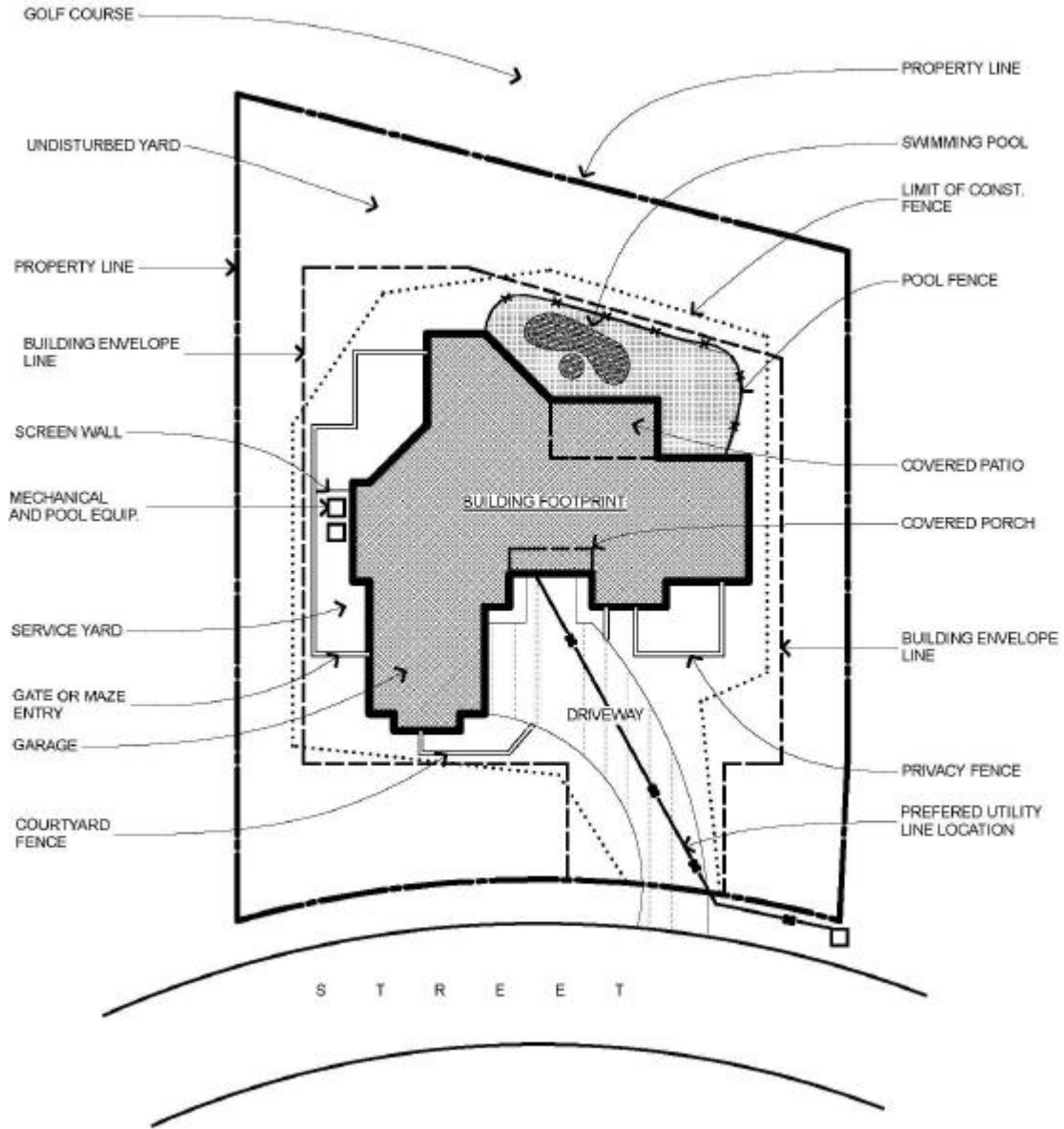
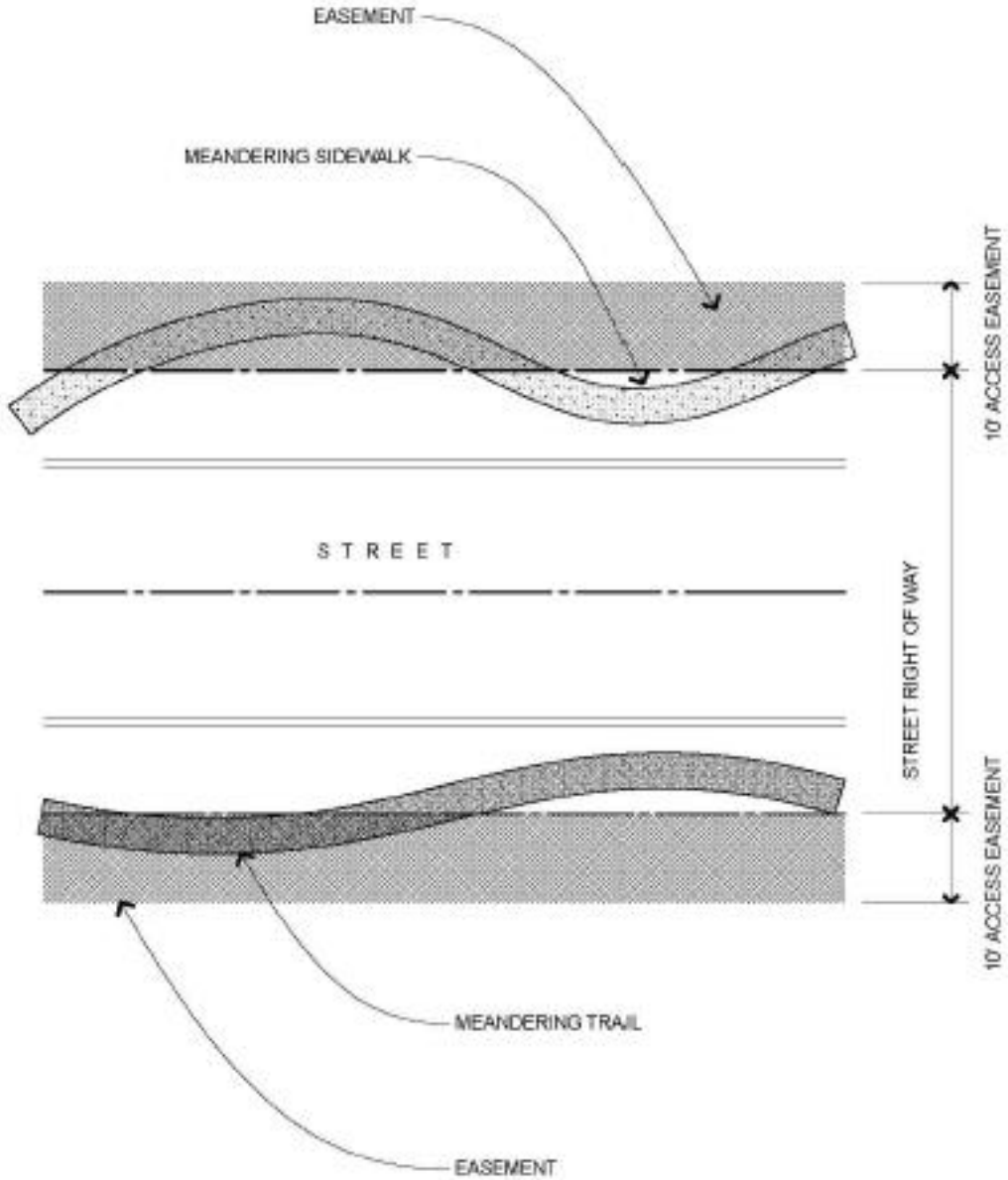


EXHIBIT 2
ACCESS EASEMENT



EXJOBOT 3

FENCE/WALL HEIGHTS

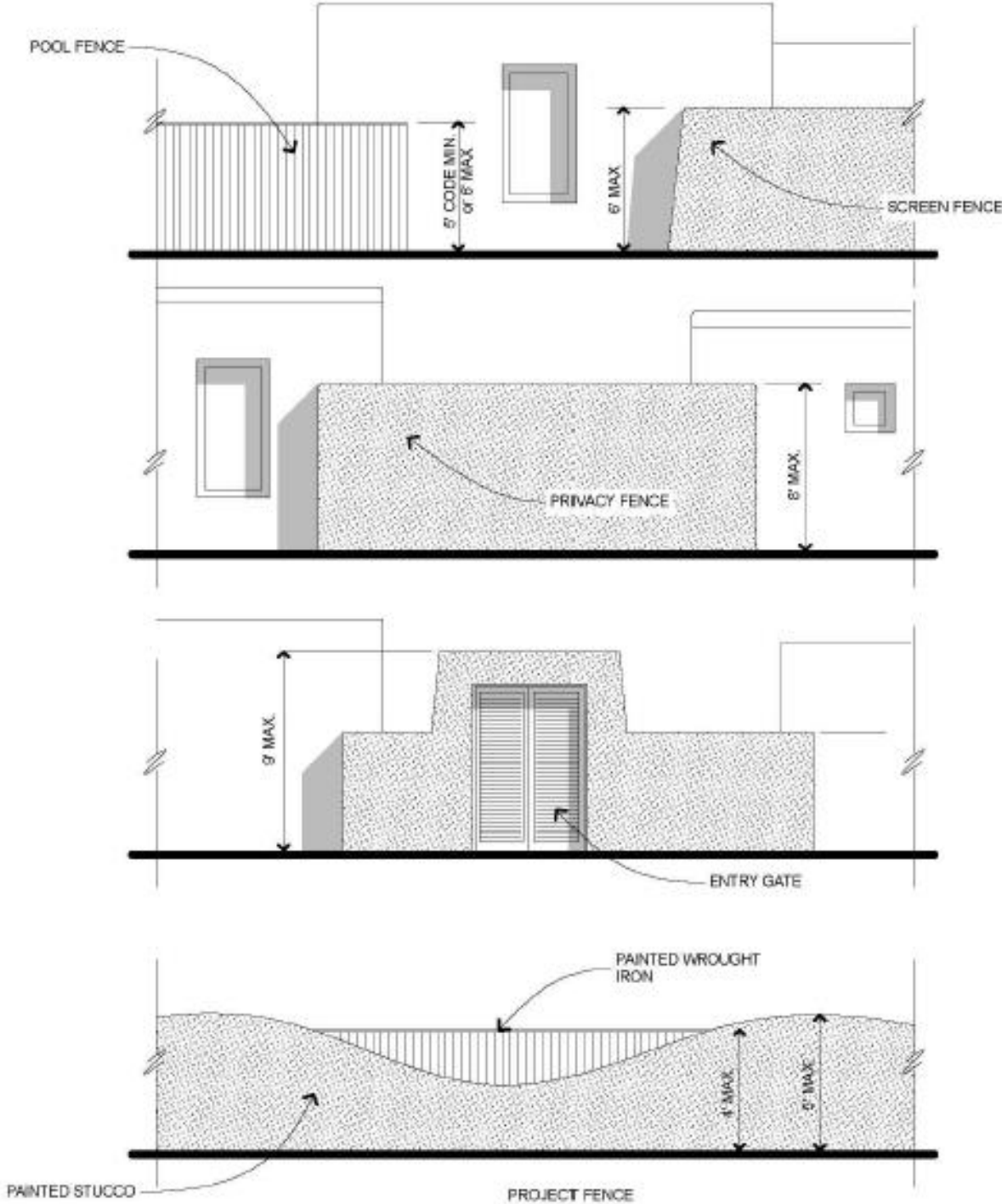


EXHIBIT 4

MAXIMUM BUILDING HEIGHT

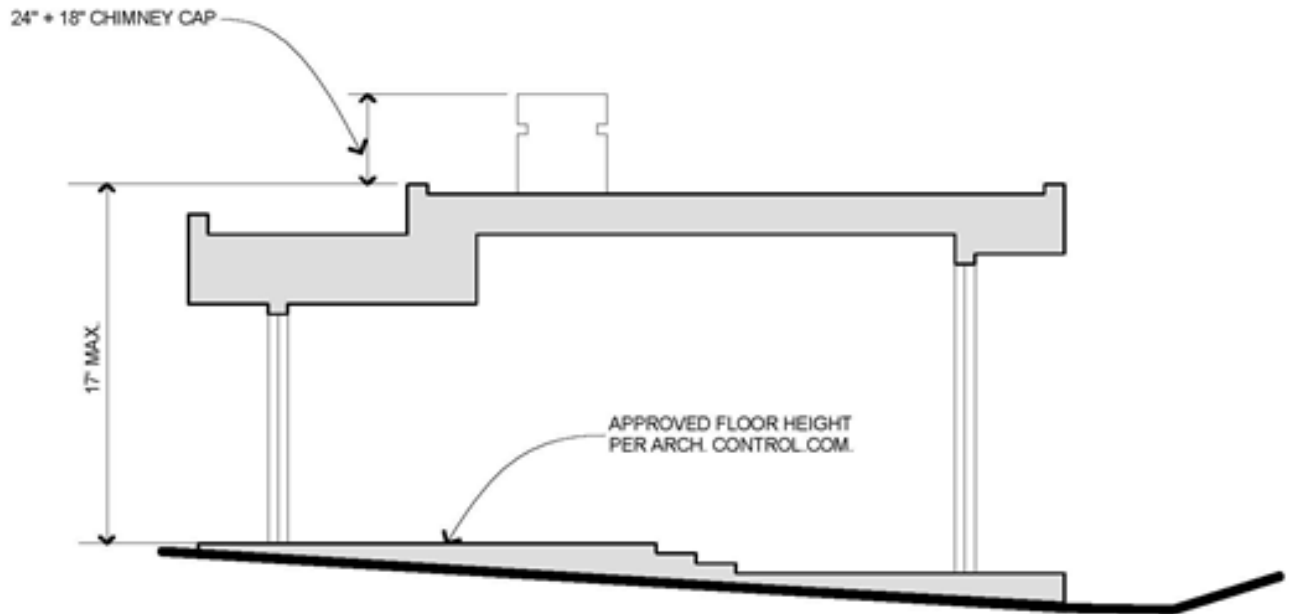
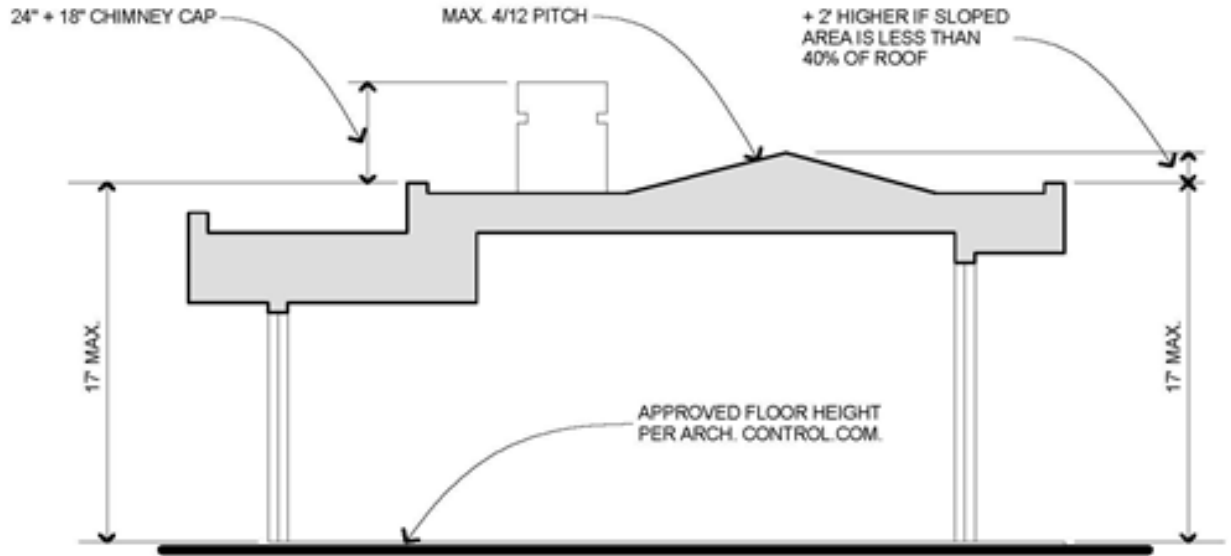


EXHIBIT 5

LANDSCAPE

Landscape Concept

The landscape character of *Sand Hollow Resort* supports a Resort theme. Plant material at Sand Hollow will be arranged in an informal and naturalistic pattern. Evergreen trees and turf are emphasized to provide a lush appearance throughout the year. Parcel Developers should incorporate this character and palette into individual projects to achieve a seamless relationship between Resort Villas, streetscapes, and parcel landscapes

Plant Material List

The following plants are approved for use in the Sand Hollow Resort Development. Plants not on this list will not be accepted unless written approval from the Architectural Control Committee is obtained.

Trees

The following trees will be a dominant feature on the Sand Hollow Resort property. Note: Numerical order represents the trees that are most abundant to least abundant. (1) Being most abundant and (5) being least abundant.

<u>Botanical Name</u>	<u>Common Name</u>
(5) Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia
(1) Pinus eldarica	Mondel Pine
(1) Pinus halepensis	Aleppo Pine
(4) Pinus thunderbrergii	Japanese Black Pine
(2) Lagerstroemia indicia ‘Watermelon Red’	Watermelon Red Crape Myrtle
(4) Ligustrum japonicum	Japanese Privet
(3) Quercus virginiana	Southern Live Oak
(1) Chitalpa tashkentensis	Chitalpa
(3) Fraxinus oxycarpa ‘Raywoodii’	Raywood Ash
(2) Prosopis glandulosa ‘Maverick’	Mesquite Tree
(2) Prosopis glandulosa	Honey Mesquite
(1) Olea europaea ‘Wilsonii’	Wilson Fruitless Olive
(4) Sophora secundiflora	Texas Mountain Laurel

Accent Trees

The following trees will be used more sparingly on the Sand Hollow Resort property.

<u>Botanical Name</u>	<u>Common Name</u>
Butia capitata	Pindo Palm
Trachycarpus fortunei	Windmill Fan Palm
Washingtonia filifera	California Fan Palm
Prunus Cerasifera	Purple Leaf Plum Tree
Agnus Castus	Chaste Tree

Large/Medium Shrubs

The following shrubs will be used in direct relation to specific trees and exposure location.

Botanical Name

Caesalpinia gilliesii
Cotoneaster glaucophyllus
Cotoneaster lacteus
Elaeagnus commutate
Fouquieria Splendens
Ilex vomitoria 'Nana'
Justicia spicigera
Lagerstroemia indica
Leucophyllum 'Rio Bravo'
Leucophyllum 'Green Cloud'
Leucophyllum 'Heavenly Cloud'
Mahonia fremontii
Photinia x fraseri
Prunus caroliniana
Vauquelinia californica

Common Name

Yellow Bird of Paradise
Gray Leaf Cotoneaster
Red Clusterberry
Silver Berry
Ocotillo
Dwarf Yaupon Holly
Mexican Honeysuckle
Dwarf Crape Myrtle
Rio Bravo Texas Ranger
Green Cloud Texas Ranger
Heavenly Cloud Texas Ranger
Utah Holly
Red Tip Photinia
Carolina Laurel Cherry
Arizona Rosewood

Small Shrubs

Botanical Name

Agave Utahensis
Aquilegia Formosa
Ilex 'Nellie R. Stevens'
Myrtus communis 'Compacta'
Nandina domestica 'Gulf Stream'
Nandina domestica 'Moonbay'
Nerium oleander 'Pettite Red'
Rosa 'Carpet Flower'
Salvia greggii

Common Name

Utah Agave
Western Columbine
Nellie R. Stevens Holly
Trye Myrtle
Gulf Stream Nandiana
Moonbay Nandiana
Red Dwarf Oleander
Red Carpet Rose
Red/Pink Autumn Sage

Accent & Ornamental Shrubs

Botanical Name

Chamaerops humilis
Dasylirion species
Ephedra trifurca
Ferocactus cylindraceus
Hesperaloe parviflora
Muhlenbergia capillaris
Nolia microcapra
Yucca aloifolia
Yucca baccata
Yucca elata

Common Name

Mediterranean Fan Palm
Desert Spoon
Mormon Tea
Barrel Cactus
Red Yucca
Regal Mist Grass
Bear Grass
Spanish Bayonet
Bannana Yucca
Soaptree Yucca

Yucca rostrata

Beaked Yucca

Groundcovers

Botanical Name

Greenovia dodrantalis
Opuntia varieties
Pyracantha koidzumii ‘Santa Cruz’
Rosmarinus officinalis ‘Prostratus’
Teucrium chamaedrys
Trachelospermum asiaticum

Common Name

Green Rose Echeveria
Prickly Bear Cactus varieties
Santa Cruz Pyracantha
Creeping Rosemary
Germander
Asiatic / Star Jasmine

Vines

Botanical Name

Campsis radicans
Lonicera japonica ‘Halliana’
Rosa banksiae ‘Lutea’
Rosa banksiae alba

Common Name

Yellow/Red Trumpet Creeper
Halls Honeysuckle
Landy Bank Yellow
Lake Bank White

Perennials

Botanical Name

Baileya multiradiata
Campsis radicans var.
Coreopsis
Chrysactinia mexicana
Dianthus barbatus
Gaura lindheimeri
Gazania hybrids
Hemerocallis hybrids
Hymenoxys acaulis
Lantana species
Lonicera spp.
Penstemon species
Verbena species

Common Name

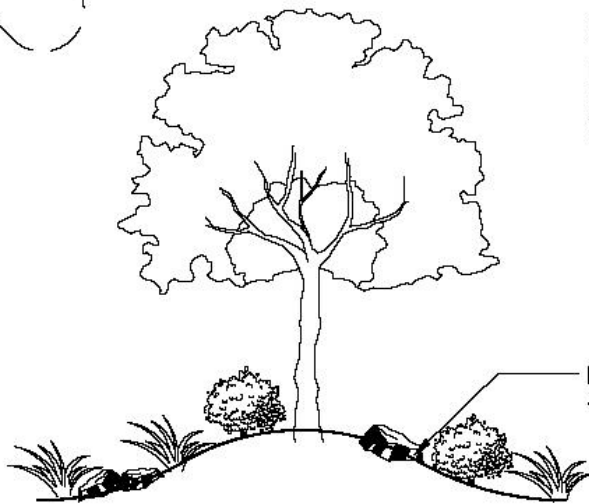
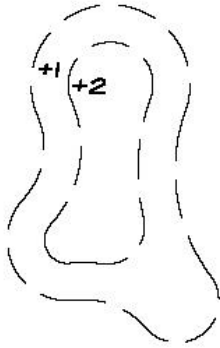
Desert Marigold
Red Trumpet Vine
Coreopsis
Damianita
Sweet William
Pink Gaura
Gazania
Red/Yellow/Orange Daylillys
Angelita Daisy
Lantana
Honeysuckle
Fire Cracker Penstemon
Trailing Verbena

1.1.2 TOPOGRAPHY OF LANDSCAPE AREAS

Mounding

All general landscape areas will have noticeable change in elevations to create a natural interest in the horizontal plane. Mounding will not impede storm water or nuisance water from reaching the curb or drainage inlets and will not interfere with view corridors.

CONTOUR INTERVAL: 1'-0"

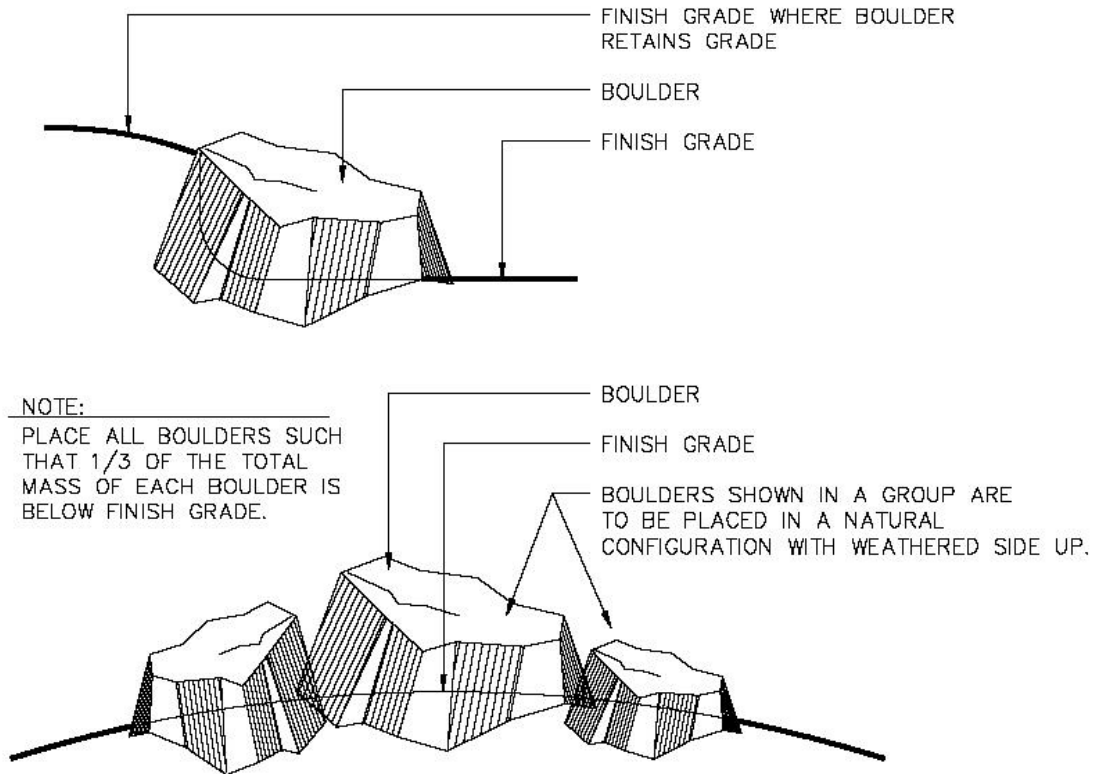


NOTES;
1) LANDSCAPE MOUNDS
TO BE NATURALLY
SHAPED WITH SMOOTH
TRANSITION BETWEEN CONTOUR
LINES.
2) LANDSCAPE MOUND
HEIGHTS TO VARY

ACCENT MOUND DETAIL

Landscape Boulders

Landscape Boulders will correspond with the natural color of sandstone rock on the property. Boulders will be of a hard composition so that melting will not occur (Natural sandstone found on site is acceptable). Rock quarry location must be approved through landscape board before ordering boulders. Boulders will be installed with at least 1/3 of the boulder in the ground. Boulders will be placed in a naturalistic manner so as not to disturb the natural feel of the topography.



BOULDER PLACEMENT DETAIL

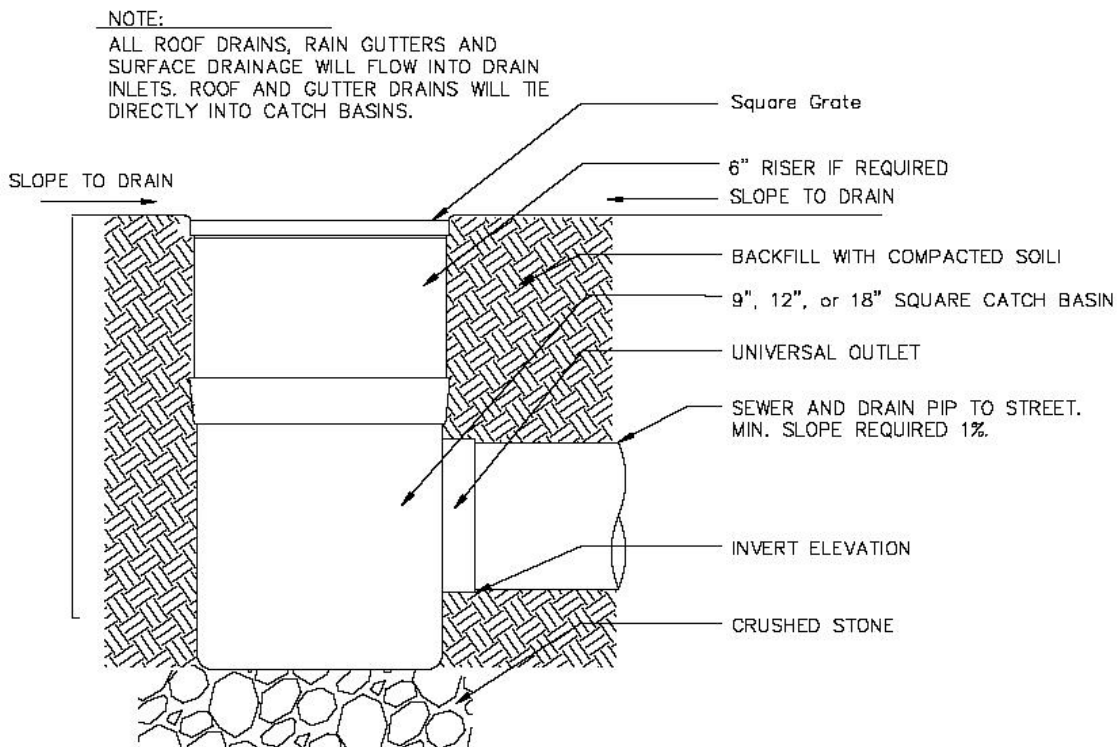
1.1.3 DRAINAGE

Definition Drainage is the natural or artificial removal of surface and subsurface water from a given area.

Context Drainage of water from the surface of the land in the Sand Hollow Resort is of great importance to protect from erosion, foundation problems, and over watering of plant material. **Absolutely no water will be diverted into any sewer drains.**

Open Space Drainage All open space areas will have positive drainage to roads and Engineered Storm Drain inlets. The use of dry stream beds is encouraged to enhance the look of the landscaped area.

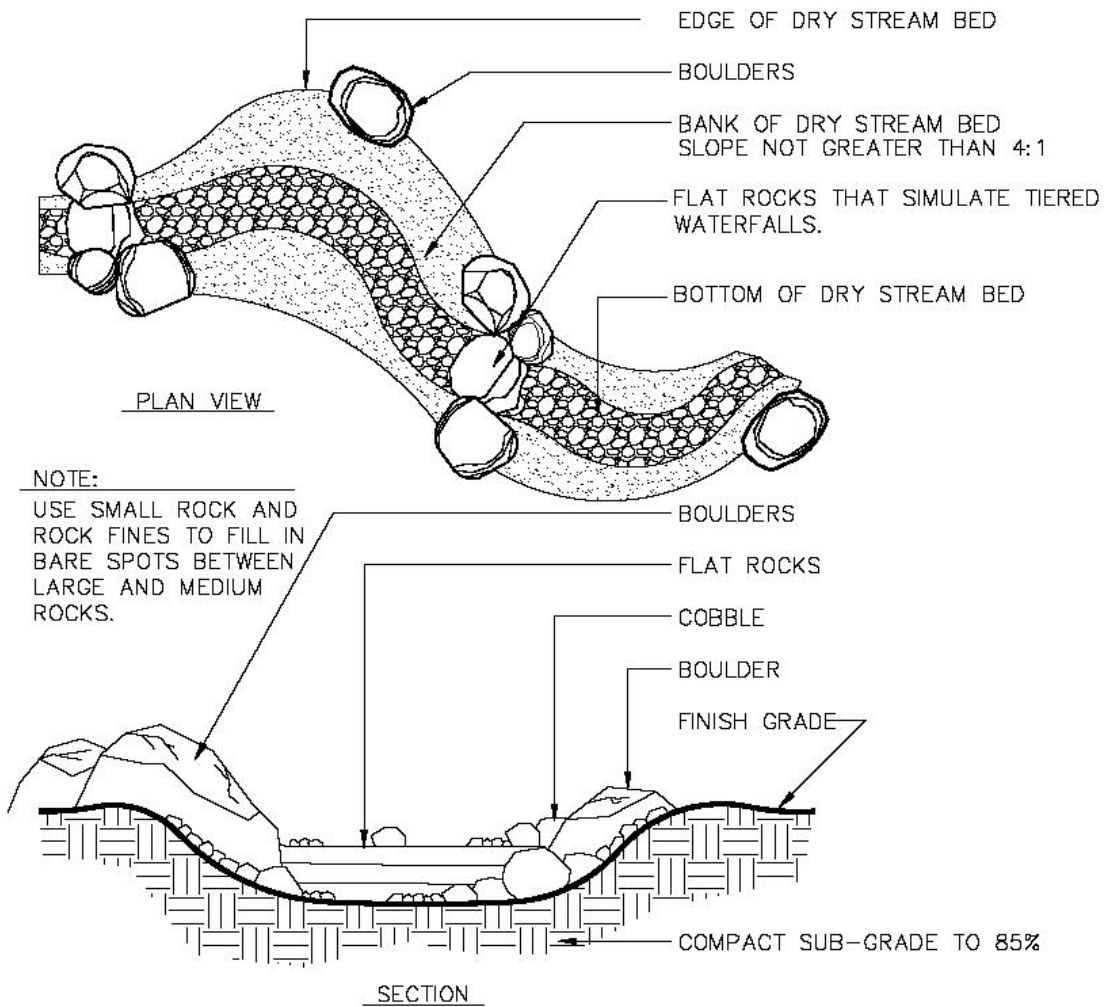
Structure Drainage All Structures shall have catch basins where roofs spill water on the land causing erosions problems. Catch basins shall be of adequate size for proper drainage to street



SUB SURFACE DRAINAGE

Dry Stream Beds

In proper areas where dry stream beds occur, a 4" minus gray river rock will be permitted. Various size of the same rock shall be installed in the stream bed. Stream bed shall have a natural look with various levels of drainage. Stream beds will have curve linear lines with Landscape boulders along their edges. No straight architectural lines will occur in stream beds.



DRY STREAM BED DETAIL

1.1.4 ROCK MULCH

Mulch Treatment

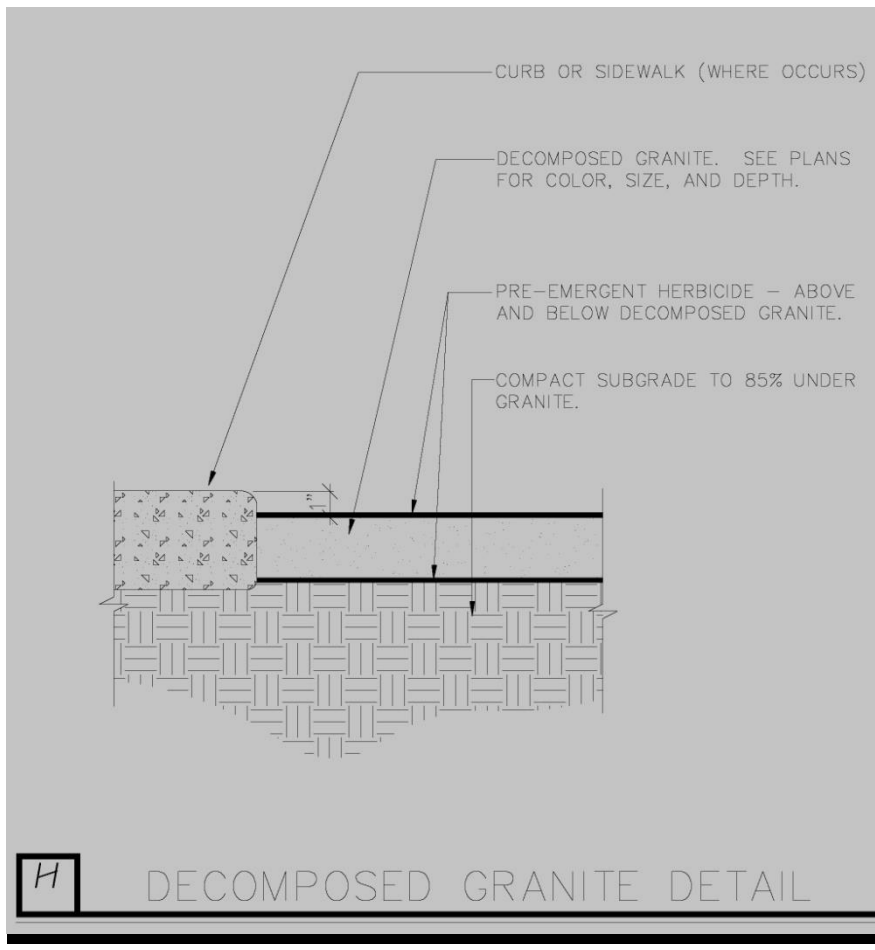
Shrub and ground cover areas may be covered with a minimum of 2" top dressing of ¾" plus rock. Bare ground is permitted if treated.

Acceptable Color

¾" plus rock will be a reddish brown earth tone color. ¾" plus rock must be approved by SHAC before installation takes place.

Weed Control

Weed Barrier will not be allowed. Weeds will be controlled using pre-emergent. Pre-emergent shall be applied once after planting and irrigation is completed and once after rock mulch has been installed. Washing rock mulch after install shall activate pre-emergent.



1.1.5 IRRIGATION

- Design Intent** automatic irrigation systems are required for all planting areas.
- Water Application** Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.
- Overhead Irrigation** Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads are not allowed.
- All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. All heads will use U-Series Rainbird Nozzles.
- Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways and 6 feet wide otherwise. Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

Drip Irrigation The minimum quantity of emitters per plant should be in accordance with the following table. Some variation may occur due to difference in water demand between plant materials. All Drip irrigation will be buried 2" below the topsoil with 2" of $\frac{3}{4}$ " plus rock on top.

Plant Size	Emitter Volume	Quantity
1 gallon	1 GPH	1 each
5 gallon	½-1 GPH	2 each
15 gallon	2 GPH	3-4 each
24" box	2 GPH	4-5 each
36" box	2 GPH	6-7 each
48" box	2 GPH	7-8 each
54" box	2 GPH	9-12 each
60" box	2 GPH	12-16 each

Zoning Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), Topography and varying water requirements of plant material.

1.2 ENTRIES

Entry Design	An entry design has been established for all residential neighborhoods to provide thematic continuity with other elements. All entries shall be designed using the layout shown for Entry Design
Minimum Landscape Requirements	Neighborhood entries shall be designed and installed for immediate impact. At a minimum, entries must contain the following: <ul style="list-style-type: none">• 10' BTH California Palm Trees• 36-inch box trees (Pines and Oaks Only)• 24-inch box trees (Accent Trees)• 5 gallon shrubs• 50% minimum vegetative cover at 2 years growth.• No turf in median islands or next to curbs for public entries• ¾" plus rock under all shrub and groundcover areas.• 5-foot wide sidewalk on both sides• Acrylic stucco walls• Sandstone Rock retaining walls, where necessary

1.3 SINGLE FAMILY DEVELOPMENTS

1.3.1 RESIDENTIAL STREET AND FRONT YARD LANDSCAPE

General	Parcel developers shall design and install landscapes along neighborhood streets within front, back and corner lot side yards. All landscape must be installed prior to occupancy of a residence.
Front Yard Paving	The minimum width of an entry walk is 4 feet. Entry walks must be separated from a building wall by a minimum of 3'-0" wide planting strip that is fully planted or covered with ¾" plus rock.
Front Yard Planting	<p>Front yards shall be landscaped to reinforce the Resort theme. A minimum of two (24" Box) trees are required in each front yard. Whenever possible, trees are to be planted on both sides of the front yard. Walkways from the street to the front door are required.</p> <p>Trees should be spaced at least 20 feet apart. If trees need to be spaced more closely, they should be of the same species.</p> <p>Each front yard must contain at least four different species of shrubs and/or ground covers. Plants shall be used in groupings of similar species to provide mass and structure to the yard.</p>

Lawn Restrictions

Lawns are limited to 40% of the total front yard area. The recommended minimum width of lawn is 6 feet. Turf shall be kept at least 3 feet from a building face or wall, including side yard retaining walls.

No artificial turf is permitted, and any natural lawn shall not exceed 40% of the softscape.

Rock/Treated Native Soil

All landscape area must be covered with a top dressing of ¾" plus rock or Treated Native Sand.

Transition Areas Between Lots

Treatment of the area where the landscapes of two lots abut should be similar to create a unified and more expansive landscape look.

Planting Along Corner Lot Side Yards, Rear Yards And Ends of Cul-de-Sacs

All areas between a product or retaining wall and the back of curb or sidewalk shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- 50% organic coverage at two years growth
- Full coverage of the ground plane with ¾" plus rock or Treated Native Soil.
- One 24-inch box tree for every 40 linear feet along street, tree quantities 1 to every 40 feet spacing may vary approved by SHAC.

TABLE B
FRONT YARD LANDSCAPE REQUIREMENTS

Minimum Tree Quantity	2(1)
Minimum Tree Size	24-inch box (2” Caliper)
Primary Tree Type at Street	Evergreen (See list and preferred location)
Maximum Street Tree Spacing	40 feet
Secondary Tree Type	Accent, or Coniferous (See list and preferred location)
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Rock Mulch Color (2)	TBD
Minimum Mulch Coverage	50% (3)

Open Space And Pedestrian Connection Parcel developer shall landscape designated neighborhood open space and pedestrian connections. Minimum improvements are:

- One 24-inch box tree for every 750 s.f. of total landscape area.
- 50% vegetative cover for non-paved areas.

1.4 MULTI-FAMILY DEVELOPMENTS

1.4.1 PARKING LOT LANDSCAPE

Parking lots shall be landscaped to reduce their visual impact. Landscape in and around parking lots shall consist of two categories.

- a. Perimeter landscape that surrounds the interior parking lots to a depth of 10 feet, including walks. A minimum of one 24-inch box tree shall be planted for every 400 s.f. of landscape area.
- b. Interior landscape within parking lots that reduces the paving mass of a parking lot and provides shade. A minimum of one 24-inch box tree shall be planted for

every 8 parking spaces. Landscape islands shall contain a minimum of one tree per parking stall depth.

All non-paved areas within the perimeter and interior of parking lots shall be landscaped with a combination of plant materials and ¾" plus rock.

Parking visible from roadways and community open space shall be screened with a combination of berms, shall be a maximum height of 3 feet from the top of curb of the parking area.

1.4.2 AMENITY / OPEN SPACE LANDSCAPE

Recreation Areas

Recreation areas shall be landscaped per the following minimum requirements:

- One 24-inch box tree for every 600 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 50% minimum vegetative cover for all non-paved areas.

Open Space Landscape

General landscape areas within projects, exclusive of parking lot areas, street frontage areas, and amenity areas, shall be landscape per the following minimum requirements:

- One 24-inch box tree for every 750 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 50% minimum vegetative cover for non-paved areas.

1.5 XERISCAPE

Xeriscaping and the Utah Desert

What is Xeriscaping?

Xeriscape is a word created by combining the Greek word "xeros" which means dry and "scape" from the word "landscape".

Xeriscaping is water-wise landscaping.

This practice of landscaping focuses on using natural forces such as rainfall and careful plant selection to create beautiful sites that requires minimal maintenance. Usually the plants chosen are native plants or those that can survive in the local habitat with little intervention. With patience and planning, this method can be a successful and worthwhile venture that is beneficial and compatible with the Utah habitat.



Why is water-wise gardening so important in Utah?

Most simply stated because Utah is a desert. As our population increases the demand for drinking and irrigation water increases. Water can not be created. If water conservation is not practiced our future

drinking water supply will be depleted, our recreation areas jeopardized, and our natural habitats compromised.

Other Reasons to Xeriscape

Saving water isn't the only reason to Xeriscape. Other reasons include reducing storm water run off preventing erosion and decreasing the effects of soil expansion which causes pavement to crack.



Reducing Storm water run off

If your property has even a mild to moderate slope it invites runoff. If you do not have the necessary plants to hold it in place the runoff increases. Using mulches and other plants that require little water will decrease the occurrence of run off by allowing the water time to absorb into the soil. This also decreases erosion of the soil.

Decreasing Soil Expansion

Soil expansion happens when soil expands when it gets wet. This is also known as soil swelling. When the soil swells it can cause cracking in pavement and foundations. Xeriscaping can help prevent this because it requires little water thus preventing the soil from expanding and cracking the pavement.



How to get Started

You don't have to take drastic measures like tearing out all of your existing plants in order to begin xeriscaping. Start small.



- Consider removing a few feet of grass along your driveway and sidewalk. Plant these areas with ground cover, small shrubs or perennials.
- Or maybe replace a part of your sloping lawn with a rock garden, rock wall or some low-spreading evergreens.

Xeriscaping Helps Utah

Remember with xeriscaping you will get the most out of every gallon of water you apply to the landscape and that means you are helping to save one of our most precious resources, Water!



For more information including lists of Utah native plants and where to purchase them visit-

www.unps.org
www.slowtheflow.com
www.xeriscape.org
www.hort.usu.edu

