

EXHIBIT "B"



R O S E C R E S T

A Master-Planned Community

Plat G

DESIGN GUIDELINES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

1.0 INTRODUCTION

The information in the Rosecrest Design Guidelines for Single Family development is intended to govern the appearance and use restrictions within the Rosecrest Development. The rules and regulations within this document will help to ensure the visual quality and desirability that form the basis for investing in the Rosecrest Development remain stable for both current and future residents. These guidelines, in addition to the following documents:

Rosecrest Master Development Agreement (RMDA)

Rosecrest Master Plan (RMP)

Rosecrest Covenants, Conditions and Restrictions (CC&R's)

Herriman Development Code (HDC)

shall guide the decisions that are made by the Rosecrest Design Review Committee (RDRC) when reviewing applications for development or construction. The Design Guidelines shall serve to modify existing municipal ordinances as allowed within the scope of both the RMDA and the CC&R's.

2.0 DESIGN GUIDELINES

2.1 Purpose and Intent •

These guidelines are intended to govern all Single Family Detached Residential development and construction within the Rosecrest Development. Fee simple ownership of individual lots for homes shall be governed by this document. Condominium forms of ownership shall be governed by the Design Guidelines for Multi-Family Development even if the homes are detached.

2.2 Use of Guidelines •

The RDRC shall utilize these guidelines when reviewing applications for Single Family multi-family and commercial construction. These guidelines shall be made available to each lot owner at the time of closing. Copies of these documents shall be available for review at the offices of Rosecrest,

Inc. ("Rosecrest") during normal business hours. Additional copies may be purchased for a nominal fee that is determined solely by the RDRC.

2.3 Compliance with Guidelines •

All Single Family Residential construction shall conform to these guidelines. This includes all new construction, modifications or additions to existing structures that may or may not require the issuance of a building permit. Landscaping, grading and site development work within the boundary of an individual lot is also covered by the requirements of this document. The guidelines shall equally be applied to both developer initiated construction as well as that of individual lot owners.

2.4 Modification of Guidelines •

These Guidelines may be modified in an effort to respond to future development or issues within the Development. The text of all such modifications shall be posted in a prominent location within the Rosecrest Development and shall be available for review at both the Herriman City Hall and the offices of Rosecrest. The RDRC may enact, modify or reject any proposed modifications following a two week period of review in which written comments can be received. The modifications shall become effective upon a positive two thirds vote by the RDRC.

2.5 Special Conditions, Variances and Exemptions •

The RDRC may grant a variance or exemption from any section of this code upon completion of a review hearing to be held before the RDRC. The exemption shall be based upon a finding that strict conformance to the requirements would:

- a). create an unreasonable hardship or burden,
- b). would not have a substantially adverse effect on the Owners or Occupants of neighboring parcels and
- c). is consistent with the original design intent for the Rosecrest Development.

A two thirds majority vote in favor of the variance by the RDRC is required for approval.

2.6 Resolution of Conflicting Conditions or Codes •

When a conflict arises between various governing documents the RDRC shall issue a 'Statement of Resolution'. In general, the order of priority for ruling documents shall be as follows:

1. Rosecrest Master Development Agreement

2. Rosecrest Conditions, Covenants and Restrictions
3. Rosecrest Design Guidelines
4. Herriman Development Code

The RDRC shall then correct the conflict between the documents whenever possible through the modification process described herein.

3.0 DESIGN REVIEW PROCESS

The process for reviewing single family residential applications within Rosecrest shall be as follows:

3.1 Rosecrest Design Review Committee •

The Rosecrest Design Review Committee (RDRC) shall be appointed by Rosecrest. The committee shall contain no fewer than three members nor more than seven. Members shall be appointed by Rosecrest to serve on the committee at the pleasure of Rosecrest. The RDRC shall meet at least once per month or as needed to review applications for construction in a timely manner. Members of the RDRC may be compensated for their time in reviewing applications.

3.2 Review Submittals •

Three sets of plans detailing any improvements or changes to a lot or dwelling shall be submitted to the RDRC for approval based on the schedule described below. All plans shall be drawn to scale where appropriate, and sheet size should not exceed 24" x 36". The plan submittal shall include the following information:

- A. Rosecrest Design Review Committee Review Application
- B. Site Development Plans that include the following:
 - Lot boundary and dimensions
 - Locations of easements, rights-of-way and setbacks
 - Locations of any existing improvements or landscape elements
 - Location and size of all proposed improvements
 - Elevations of any architectural element or improvements
- D. List of all exterior materials and colors (where appropriate)
 - Samples of any unusual or custom materials
- E. Landscape plans and plant materials (where required)
- F. Any additional information as required by the RDRC
- G. Rendering or picture of structure or modification proposed

3.3 Multiple Copies of Same Floor Plan •

A developer that proposes to build multiple copies of the same home must provide this information for each model. All variations of Elevations for the model must be approved by the RDRC. Additionally, the developer must submit all required site plan information to the RDRC for review each time the floorplan is to be placed upon an individual lot within the development. Multiple copies of the same home can only be constructed in accordance with the applicable rules within these guidelines which require the following:

Multiple copies of same floor plan can be constructed every third house on the same side of the street. There must be at least (2) houses of differing floor plans between duplicative or the same floor plan. To modify a duplicative floor plan so that it is not considered to be the same, the builder or owner must consider the following design changes:

- Alter the roof lines
- Change color schemes
- Siding textures altered
- Move garages
- Increase or alter windows
- Increase or alter covered porches
- ** Any changes subject to approval by RDRC

3.4 Review Schedule and Fees •

All plans submitted to the RDRC for approval will be reviewed within 30 days from the date received at the development office. A reasonable fee may be charged for the review process. Any unusual request for construction may require the review of an expert in the field or a consultant. Fees for such review will be charged to the applicant. All review fees must be paid at the time of submittal or upon notification that a consultant will be used to complete the review.

A builder that proposes to construct multiple copies of the same home may request an adjusted fee schedule for reviews by the RDRC.

Applications, plans and fees shall be submitted to:

Rosecrest Design Review Committee

2511 South West Temple
Salt Lake City, Utah 84115
(801) 461-9700
(801) 461-9722 / Fax

3.5 Changes After Final Review •

There may be occasions when an Owner desires to make a change that significantly affects the exterior of the building or the site after construction documents are reviewed. A significant change shall be one that affect more than (10) percent of the total area of any given building elevation or site plan. When an applicant wishes to make such a change, which deviates from the plans as approved by the RDRC, the applicant must submit a written request to the RDRC along with a set of plans that clearly delineates the proposed change. The RDRC shall respond to such request within (30) days from the date of submittal. No changes will be allowed unless approved by the RDRC. The RDRC reserves the right to charge an additional fee for this review process.

3.6 Decisions •

The RDRC shall review all submitted applications and shall furnish a written decision to the applicant setting forth the reasons for it decision, including the nature of any objections it has to the request. If the RDRC fails to review an application within the (30) day period then the application shall be deemed approved (except for variance requests, see below). The RDRC shall determine whether an application is complete and in compliance with these guidelines. Incomplete applications will be returned to the applicant for re-submittal. In addition, the RDRC may disapprove any application if the RDRC, in its discretion, believes the applicant has not provided sufficient or accurate information or has not complied with the intent of these Guidelines. If a request for a variance is not acted upon within (30) days it shall be considered a disapproval.

All decisions of the RDRC shall be reported to the Herriman Planning Department and shall become a part of the official file for each lot or building parcel. Two sets of approved plans shall be returned to the applicant and one set shall be retained by the RDRC until construction of the proposed improvements are completed. At that time the RDRC may dispose of the retained drawing and submittal package. The applicant will be required to submit one approved submittal package to the Herriman Building Department with the building permit application.

3.7 Appeals •

An applicant aggrieved by a decision of the RDRC may appeal the decision in writing or request a variance from the RDRC. Such appeal or variance request must be made within (10) business days after the decision of the RDRC and must be accompanied by a copy of the written decision of the RDRC, copies of the prior submittal application and any relevant additional information or explanations relevant to the appeal. If a decision of the RDRC is overruled on appeal on any issue in question, the prior decision of the RDRC shall be deemed modified to the extent specified. Any decision of the RDRC shall be deemed final after the (10) day appeal period has expired.

3.8 No Liability for Approval of Plans •

Any approval of plans, specifications or proposed construction given by the RDRC, or its designees, shall be only for the purpose of permitting construction of the proposed improvements within the Rosecrest Development as they relate to these Guidelines. Such approval shall not constitute compliance with any applicable City, County, State or Federal laws or regulations. Such approval shall not constitute an approval or endorsement of the quality of architectural and engineering soundness of the proposed improvements. Neither the RDRC nor Rosecrest shall have any liability in connection with or related to approved plans, specifications or improvements.

3.9 Accuracy of Information •

Any applicant submitting plans to the RDRC shall be responsible for verifying the accuracy of all components of the submittal package. The RDRC reserves the right to reject any application based upon the suspicion that the submittal does not accurately reflect ground or building conditions.

Approval of an application by the RDRC does not constitute actual or implied warranty with regard to site or building conditions.

4.0 SITE DEVELOPMENT STANDARDS

Proposed construction of improvements within lots and building sites for Single Family homes shall be reviewed and approved according to compliance with the following standards.

4.1 Setbacks •

Residential building setbacks within Rosecrest shall vary according to lot size. Setbacks are listed in the following chart. Additional setback modifications may be required along certain collector roadways as designated by the RDRC. Easements for utilities and drainage may exist along individual lot lines. These easements may be greater than the required setbacks that are listed below. All builders and homeowners shall be required to show any easement that affects the building lot on the documents that are submitted to the RDRC for review and approval.

Primary Structures -

<u>Lot Size</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>
6,000 - 7,999 s.f.	20'	25'	5' min./12' total
8,000 - 10,999 s.f.	20'	25'	6' min./14' total
11,000 - 14,999 s.f.	24'	30'	8' min./20' total
15,000 - 42,999 s.f.	30'	30'	8' min./20' total

Additional Setbacks -

Detached Garage & Accessory Building	- Min. 2' Side and Rear Setbacks
Front Porches and Entry Steps	- May Reduce Front Setback by 4'
Corner Lots	- Min. 2nd Front Setback of 20'
Rear Decks - 2' Above Grade	- Min. 6' Side/15' Rear Setback
Patios, Decks and Walks - at Grade	- 2' Side/4' Rear

4.2 Building Heights •

All Detached Single Family Residential construction shall be governed by the height restrictions as described in the Herriman Town Code (HDC) with the exception that detached garages or accessory buildings in the rear of the lot may not exceed 16' as defined under the Code. No second level shall be allowed in detached garages.

4.3 Garages and Accessory Buildings •

The use of side turned garages is encouraged. Garages may be attached or detached from the primary residence. Front-loading garage doors must not protrude in front of the main building facade without specific approval of the RDRC. For exceptions to this provision, see section 10.2 for examples of appropriate protruding garages. Buildings with front-loading garages flush with front of main building facade must have a covered porch. Garages will be allowed to protrude beyond main building facade up to the end of porch. Other front-loading garages will be evaluated on a case-by-case basis by the

RDRC. The visual image of attached garages should be minimized in the streetscape. This may be accomplished by the use of structural elements, variation within the building facade or decorative elements on the garage facade. Front porches and building entries may protrude in front of the garage as allowed by the lot setback. Detached garages must be similar in style and color to the primary residence. A detached garage must be placed within the rear yard area of the lot and must be clearly shown on the site plan that is submitted for review.

Accessory buildings shall be of a permanent nature and must be of similar construction, materials and color as the primary residence. All Accessory Buildings must meet required setbacks as specified in this document.

4.4 Porches, Decks and Overhangs •

Covered porches, decks and overhangs are encouraged to provide variety to the building facades of each residence while maintaining architectural integrity and unity within the structure. The appearance of 'add-on' elements should be avoided by integrating these elements into the design of the structure.

4.5 Mailboxes •

All mailboxes shall be placed in the U.S.P.S. approved locations. The U.S.P.S. approved locations can be obtained from any of the Rosecrest Homebuilders or from the Rosecrest Design Review Committee. All mailbox materials shall be black. All mailboxes shall be standard according to the following guidelines:

Box: Rural Mailbox, decorative style (see section 10.6. for details).

Post: Decorative Post - modern style (see 10.6).

Spreader: A 2-wide, 3-wide, or 4-wide spreader for placement of multiple boxes on a single post. See the U.S.P.S. mandated locations to determine which is appropriate.

All mailbox materials can be purchased through the Homebuilder, Rosecrest, Inc. or Salsbury (see www.mailboxes.com). Specific product numbers and styles are shown in section 10.6. Adjacent lot owners sharing mailbox locations shall split costs for the post and spreader. All non-conforming mailboxes shall be removed and replaced at homeowner's expense.

5.0 ARCHITECTURAL STANDARDS

The architectural patterns within the Rosecrest Development will encompass a wide variety of styles due to the broad spectrum of lot sizes and housing types that are anticipated. The RDRC shall have broad discretionary powers in the review and approval of architecture.

5.1 Style and Character •

The general style and character of each residence shall be appropriate to the size of the lot, the location within the Development and topography. Homes on sloping lots that result in large retaining walls due to the poor integration of the home and topography may be denied by the RDRC. The incorporation of dormers, porches, wide roof overhangs and similar elements into the design of the home is encouraged. Suggested Architectural patterns or styles are included in Section 10.2 of this document. These patterns are to be used as a guideline in designing homes for Rosecrest. The RDRC may approve additional building styles based on location and merit.

5.2 Building Size •

The minimum building size for the Rosecrest development shall be regulated based on lot size according to the following chart. Square footage shall be based on above grade livable space. Garage square footage and finished space in accessory buildings may not be included in the total square footage.

Minimum Building Size (in Square Feet)

Lot Size	Rambler	Tri-level	Two-story	Split-Entry
6,000 - 10,999 s.f.	1,050	1,400	1,550	1,550
Above 11,000 s.f.	1,200	1,600	1,700	1,700

Variances for minimum building size requirements will be considered for homes with a minimum of 40' frontage. Such homes should feature significant architectural details to offset small building and to receive RDRC approval.

5.3 Exterior Materials and Colors •

All exterior materials shall be suitable for the climate and exposure with a minimum of deterioration and wear. Materials shall be selected that will be maintenance free. The RDRC may reject any architectural material that it deems to be of inferior quality or problematic with regard to the intended

use. New materials will be considered for use in the Development as they are developed by the building industry.

Architectural colors shall be harmonious with the setting and the neighboring properties. Subtle or muted tones as well as earth tones are best for the dominant areas of the structure. Bright colors are acceptable for use in accent and trim areas only. Roof colors will be evaluated as they relate the character of the home as well as for compatibility with the neighboring structures.

5.4 Elevations •

The exterior of each home must meet or exceed the following minimum standards for finish and materials. All windows and doors should be trimmed or set apart from the plane of the facade by accent colors. The use of shutters or similar exterior trim elements is encouraged.

Building Elevations - Brick, rock or stone must be used for the finish system on the front building facade. Brick or stone shall be used on the front elevation to show significant masonry architectural detail in the form of vertical accents. However, other architectural details may be used in lieu of brick/stone if approved by the RDRC. Manufactured materials may be substituted for real stone products. The remainder of the front elevation may be finished with a combination of stucco or brick products. The use of more than three finish materials in the front elevation is discouraged. The use of vinyl and aluminum siding is prohibited.
elevation per floor is required

5.5 Roofs •

Roof planes for lots on a street without a cul-de-sac shall have a minimum pitch of 4:12 (vertical to horizontal). Roof planes for lots on a street with a cul-de-sac shall have a minimum pitch of 5:12. Lesser pitches may be utilized on small areas of the roof plane such as shed dormers and patio or porch roofs. The design of the roof should appear as an integrated architectural element. 20 year, asphalt composite shingles are the minimum required for roofs in the Rosecrest development. For lots on a street with a cul-de-sac, a 25 year, architectural grade roof is required. Other shingle materials that meet or exceed the minimum requirement may be approved by the RDRC.

A minimum fascia height of 4" shall be required for all homes. These elements shall be finished to match the finish and color of the home. Exposed rafters and open soffits shall only be allowed by the RDRC when they relate to the style of the architecture. In such cases, the soffit and rafters must be painted to match the building. Soffit and fascia finish materials must be approved by the RDRC.

5.6 Porches and Decks •

The use of covered porches and decks to extend the living area outdoors is encouraged. Front porches may extend into the front setback area as allowed in Section 4.1 - 'Setbacks'. All porches shall be covered and shall be a minimum of 25 square feet. Rear decks shall be integrated into the design of the structure. The appearance of a deck supported by 'spindly legs' should be avoided. The RDRC may require the use of structural elements beyond that required by building code to achieve visual balance between the deck and the support structure.

5.7 Fencing and Walls •

Fencing and walls around residential lots is permitted. All fences, walls, and screening must comply with the following standards. No chain link fencing shall be permitted with the exception of sport court fencing and small dog runs within the individual rear lots. Such fencing shall be screened from public view. Chain link fences, when allowed by the RDRC, must be vinyl coated with a dark color and must be of a small mesh style (1" opening maximum). All fences on sloping lots must comply with these standards while stepping with the grade with the exception that open, three rail fences may follow the contour of the lot. The top rail of stepped fences must be constructed in a level plane. On stepped fences the height shall be measured at a point that is midway between the posts. Fences must step in four or eight-foot lengths as determined between posts.

The following fence standards shall govern for areas along Development open spaces and parks, collector roadways, and commercial areas.

Parks and Open Spaces - White poly-coated dogear picket fence, 3' in height, 1.5" spacing between slats along all areas adjacent to open space. *Park and open space fencing must be installed by homeowner within 180 days of home occupancy, concurrent or prior to installation of rear yard landscaping.*

Double Fronted Lots (Where rear or side yard abuts a public collector road)
- White poly-coated fence product, up to 6' in height along areas adjacent to collector roadways.

Commercial Areas - White poly-coated privacy fence product, 6' in height along areas adjacent to commercially zoned property.

Front Yard - White poly-coated privacy fence product, 3' in height in the front yard setback area of the lot. Accent posts or columns may be used that exceed 3' provided they do not exceed 10 percent of the lot frontage. The maximum height of any front yard structure may not exceed 8'. Front yard fencing, walls and screening shall be constructed of white poly-coated products. Care must be taken at driveway entrances and at corner lots to not intrude on visual clear zones for traffic safety intersections.

Rear and Side Yard - White poly-coated fence product, up to 6' in height in the rear or side yard setback area of the lot. For rear and side yards along open space areas or double fronted lots, the standards under those sections shall govern. Accent posts or columns may be used that exceed 6' provided they do not exceed 10 percent of the rear lot boundary distance. The maximum height of any rear yard, non-habitable or landscape structure (gazebos, playground equipment, etc.) may not exceed 12'. Side yard fencing on corner lots shall be treated as a front yard fence and must not intrude on visual clear zones for traffic safety at intersections.

5.8 Garages •

Each home is required to have a two-car garage. The garage may be attached or detached from the main structure. All garages must match or complement the design of the home. The finish materials of the garage must match the finish of the home.

5.9 Contemporary and Technological Conveniences •

New products and technological conveniences such as satellite dishes may be evaluated and regulated as to location and use by the RDRC. Satellite dishes larger than 24 inches in diameter and radio and TV antenna taller than 8 feet shall not be permitted except by special permission from the RDRC. Location, visibility from adjacent properties, color and screening will be considered in granting permission for such devices. Approval of such devices shall be considered a 'Conditional Use'. As such, the permit may be withdrawn by the RDRC upon violation of any conditions that were imposed

at the time of the approval. In such cases, the device must be removed within 30 days of cancellation of the permit.

5.10 Accessory Commercial Uses •

Home offices are permitted in the Rosecrest Development provided they meet all requirements as specified in the town of Herriman Code and a commercial business license has been issued by the town. The RDRC must also be notified by the applicant of the request for a business license. Additional restrictions may be requested by the RDRC at the time the license is issued.

6.0 LANDSCAPE STANDARDS

The following landscape standards shall apply to all Single Family lots or development. The Owner or Applicant for RDRC approval shall be required to implement these standards.

6.1 Landscape Planting •

Each lot or residential parcel shall meet or exceed the following landscape standards:

Front Yard Landscaping - The front yard area of each lot or parcel must be landscaped by the homebuilder at or prior to the homebuilder closing a sale to a homebuyer. The homebuilder shall be allowed to install front yard landscaping within 150 days after issuance of the 'Certificate of Occupancy' when closings occur during fall and/or winter months. The minimum requirements for front yard landscaping (based on square footage of front yard area) is as follows:

- A. 1 tree (1 1/2" caliper min.) located between the walk and home
- B. 3 shrubs (5 gallon) per 600 s.f.
- C. 1 evergreen shrub (5 gallon) per 600 s.f.
- D. Minimum 2 Street Trees (2" caliper min.) or 1 Street Tree (2" caliper min.) per 25' of frontage (i.e. 75' frontage requires 3 trees), whichever is greater.
- E. Sod or hydroseeded grass.

Street trees shall be located within the park strip between the sidewalk and curb. Clear zones for visibility and safety must be considered when locating street trees on corner lots. All street tree species shall be in conformance

with the 'Master Street Tree Plan' shown in section 10.1. Any tree that is placed in the park strip that is contrary to the 'Master Street Tree Plan' may be removed by the RDRC at the lot owner's expense.

The balance of the front yard shall be landscaped with sod, ground cover or planting beds. Visual clearance for driveways and streets must be maintained.

Rear Yard Landscaping - The rear yard area of each lot or parcel must be landscaped by the homeowner within 180 days of issuance of the 'Certificate of Occupancy'. The minimum requirements for rear yard landscaping is as follows:

- A. 2 Trees (1 1/2" cal. min.)
- B. Sod or hydroseeded grass.

The balance of the rear yard shall be landscaped with sod, ground cover or planting beds, or vegetable garden.

Side Yard Landscaping - The side yard area of each lot or parcel must be landscaped by the homeowner within 180 days of issuance of the 'Certificate of Occupancy'. The minimum requirements for side yard landscaping shall be the installation of sod or hydroseed, ground cover or planting beds. On corner lots, the side yard facing the street shall be treated as a front yard and landscaped accordingly by the homeowner.

All lots are required to install automatic irrigation systems within 180 days of certificate of occupancy of the residence. Owners are encouraged to install irrigation systems prior to the installation of any landscaping. Irrigation systems must provide coverage within the front or side yard park strips. The use of water conserving drip irrigation system is encouraged.

6.2 Erosion Control Planting or Measures •

All graded areas of any lot may be required to install temporary erosion control plantings or similar erosion control measures in advance of the final landscape installation. All final landscape plans must address erosion control issues for the home, the lot and any drainage easements that may exist along the lot boundaries. Homeowners may not alter or remove any existing erosion control or drainage system improvements without prior approval from the RDRC. Erosion control plans shall be submitted to the RDRC for review and approval.

6.3 Park Strips, Easements and Rights-of-Way •

6.3.1 Front or Side Yard Park Strips

The planting of the front or side yard park strip is required to be completed by the homeowner within 150 days of issuance of the 'Certificate of Occupancy' for each residence. Planting shall consist of sod and flowerbeds as desired by the homeowner. Trees shall be placed within the park strips and must be selected from the approved street tree list and coordinated with the 'Street Tree Master Plan'. The lot owner is responsible to maintain the park strip area in a healthy and weed free condition. Any lot that shares a boundary with an access easement (except for public trail or landscape easements) to a common area or facility must also landscape and maintain the easement. Public trail and landscape easements will be planted and maintained by the Homeowner's Association or an appropriate governmental authority.

6.3.2 Rear Yard Park Strips - Double Fronted Lots

In Phases IA, B, C and D, there exists certain double fronted lots (those lots with park strips at the front and rear of each lot) that are located adjacent to collector streets within the Rosecrest Development. The rear yard park strip shall consist of a planter strip 10 feet wide and a 5 foot sidewalk which are to be constructed, installed, landscaped, irrigated and maintained by Rosecrest for a period not to exceed 5 years after installation. At the expiration of the 5 year period of time, Herriman Town shall assume all responsibility for the landscape and maintenance of these rear yard park strips within the development phases stated above. Park strips and sidewalks from back curb for the 5 foot sidewalk and 10 foot park strip for a total of 15 feet shall be dedicated to Herriman Town upon recordation of each phase plat who shall have ownership of the property in question.

6.3.3 Island Park Strips on Abbreviated Frontage Roads

On all developmental phases from Phase 1E and all such future phases, those lots adjacent to a collector road which front on an abbreviated frontage road (a one way frontage road 15 feet wide) a residual island park strip shall be constructed, installed, landscaped, irrigated and maintained by the adjacent homeowner for that area

within the extension of the lot's side yard boundaries of the lot owner as if the side yard boundary extended across the abbreviated frontage road to and across the island park strip. However, the island park strip shall be dedicated to Herriman Town and shall not be owned by the adjacent property owner who shall have the landscaping and maintenance responsibilities. The requirements for automatic sprinkler systems and planting materials as are set out in 6.0 inclusively and shall be required for island park strips.

6.4 Preservation of Existing Trees and Revegetation •

Significant areas of native trees or exceptional specimens of native trees may exist within the Rosecrest Development. These trees should be identified on the RDRC submittal plans. Care should be taken to preserve as many of these native trees as possible within the building lots. Wherever possible, development plans shall strive to locate native trees in common areas.

6.5 Plantings Adjacent to Development Open Space •

Private residential plantings along Development open spaces should be planned to provide for screening and privacy where desired by the homeowner. A hard, mowable edge or a planting bed with a spun fabric weed barrier is recommended along the boundary. As maintenance within the common areas may vary and planting may be limited to native vegetation this will help to minimize weed intrusion into the residential landscape. Placement of private landscaping within the common area is not permitted. Any such plantings may be removed by future development without notice or compensation to the homeowner. Maintenance to control weeds and fire hazards within the common areas by the owner of an adjacent property may be permitted.

6.6 Recommended Plant Materials •

Plantings within the Rosecrest Development common areas and rights-of-way park strips shall be selected from the approved list in Section 10.1 - 'Recommended Plant Materials'. Lot owners should use this list as a guide for their planting plans within the development. Plants listed as 'Prohibited' are not allowed within the Rosecrest development.

6.7 Maintenance •

Each owner, at the Owner's sole cost shall be responsible for the maintenance and repair of all landscaping on the Owner's lot or parcel. This includes the area between the street curb and "park strip" behind the curb.

All landscaping shall be maintained in good condition, including but not limited to irrigation, mowing, fertilization, pruning, pest and disease control, and trash removal. Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be removed or replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent.

6.8 Weed Control •

Each owner shall be responsible to control weed growth on their lot or parcel. Weeds may not be permitted to exceed 12" in height with the exception of common area parcels that are planted in native vegetation. Any vegetative growth that is deemed to be a fire hazard by the municipal authorities shall be removed within 5 business days at the owners expense. This requirement shall apply to both developed and undeveloped properties.

7.0 MISCELLANEOUS SITE FEATURES

This section covers the construction of many of the 'backbone' or common facilities within Rosecrest.

7.1 Walkways and Paths •

The Rosecrest Development will include a wide variety of common area walkways, paths and trails. The type of construction, size and location of these trails will be determined by Rosecrest during the design of each phase of construction. The eventual use and Development need will be evaluated when determining the level of facility that is to be built. Standard sections for these improvements are included in Section 10.4 - 'Site Details'.

7.2 Fixtures and Appurtenances •

All fixtures and appurtenances such as lighting, benches, bike racks, mailboxes and street signs shall be selected from a list prepared by Rosecrest and included in Section 10.4 - 'Site Details' of these guidelines. The use of any fixture within the public areas of Rosecrest must be reviewed and approved by the RDRC.

7.3 Streets, Roadways and Crosswalks •

All streets shall be constructed according to the standards and specifications of Herriman City or as modified in the Rosecrest approval documents.

Traffic calming measures may be utilized on roadways throughout the development. Decorative crosswalks and handicap ramps may also be

constructed at major intersections or important locations in accordance with the Rosecrest Design Guidelines and as approved by the RDRC. Materials for such crosswalks or ramps must be selected for both safety and maintenance considerations.

7.4 Site Lighting •

The provision of adequate lighting while maintaining the rural nature of the surrounding areas is an important design goal for the Rosecrest Development. Lighting within the development shall be coordinated according to the following guidelines and fixtures shall be selected from the list provided in the attached appendix (10.4 Site Details).

Pathway Lighting - Major pathways within the core areas of the development may be illuminated. These light fixtures shall be of a bollard type of light or a low height pole lamp. Illumination levels shall be chosen based on the intended use of the pathway, location within the Development and safety criteria.

House Lighting - All exterior light fixtures on residences, except those adjacent to front entries, shall be of a type that has a light source shielded from view from the street or neighboring properties. Security lighting installed on a residence shall be concealed from the street view by locating it under eaves or in niches built into the architecture and painted to match the structure. No lighting shall be allowed that produces excessive glare or that shines on another residence or lot. The use of any light source with a color other than white or pale yellow shall be prohibited except for holiday lighting.

Landscape Lighting - Landscape lighting is permitted within each lot as long as it meets the intent of the 'House Lighting' section of these guidelines. All landscape lighting shall be low voltage and of commercial quality. Landscape lighting shall be used for accent lighting and not for general illumination of the residential lot.

Holiday Lighting and Decorations - Holiday lighting and decorations shall not become a nuisance to neighbors. Holiday lighting and decorations may be displayed for a period of (45) days prior to and (30) days after the holiday it is intended for.

8.0 SIGNAGE

Signage continuity is important to the long-term values within Rosecrest. The development of a Development identity will be governed by the RDRC. All builders shall be required to submit sign programs and designs to the RDRC for approval prior to installation of any sign within the Rosecrest Development.

8.1 Temporary Signage •

Real estate, construction and similar temporary signage shall be governed by the RDRC. Signs must be maintained in a clean and safe manner. Any damaged sign must be repaired or removed immediately.

8.2 Flags and Flagpoles •

All flags and flagpoles, whether permanent or temporary, must be approved by the RDRC. An exception to this requirement shall be the placement of no more than two (2) poles not exceeding five feet each in length on an approved structure. Flags on these poles may not exceed fifteen (15) square feet each.

9.0 GENERAL CONDITIONS AND MAINTENANCE

All construction within Rosecrest must adhere to the following rules and regulations. Violations to this section shall be punishable by fines as established and authorized in these guidelines by and payable to the RDRC. The payment of any fines shall be the responsibility of the Lot Owner or contractor. Any fine that is not paid in the time limit specified may be filed as a lien against the subject lot. Any violation that is not corrected in a timely manner may be corrected by the RDRC, at its discretion, and subsequently billed to the applicant or filed as a lien against the property as provided in the CC&Rs recorded on the property.

9.1 Construction Operations •

Construction operations must proceed in an orderly manner within the development. The Contractor or Owner is responsible for the safety conditions of their property as well as any required liability and disability insurance coverage. It is the responsibility of the Contractor or Owner to see that all sub-contractors and material suppliers adhere to the rules and regulations as outlined in these regulations. Any construction activity that is halted for a period six (6) months may be subject to review by the RDRC.

9.2 Access to Building Sites and Lots •

Owners and contractors may only access building sites by legal points of access such as dedicated streets, rights-of-way or construction easements. The crossing of adjacent properties, parcels or lots is prohibited except by written permission of the owner of the adjacent parcel.

No homeowner or contractor may utilize any public or Development open space for access to the rear of the lot for any purpose without prior written permission from the RDRC or other appropriate governmental agency. Permission may be granted for temporary uses or construction purposes only. Permission will not be granted for the purpose of storing vehicles, campers, motor homes, boats or other equipment.

9.3 Dust and Erosion Control •

Each Contractor shall be required to control all dust during construction. An erosion control plan must be included with the RDRC submittal. This plan is to be implemented for all phases of construction. Failure to adequately control dust and erosion may result in the levying of penalties or fines by the RDRC.

9.4 Cleanup of Building Sites •

Building sites should be cleaned on a regular basis. Materials should be secured on the site to prevent the blowing of debris and garbage. Dumpsters or wired garbage baskets must be located on the building site or in the right-of-way in front of the site. A location on an adjacent site under the control of the contractor is also permitted. The contractor shall leave the site in a clean manner upon completion of construction.

9.5 Disposal of Construction Debris •

All construction debris must be removed from the property and disposed of in a legally approved manner. The burning or burial on site of debris and garbage is not permitted.

9.6 Concrete Washout Areas •

Each Applicant shall be required to designate and maintain a concrete washout area on the subject lot. All concrete washouts as a result of construction must be removed from the lot and properly disposed of upon completion of construction.

9.7 Fines and Penalties •

Violations of this section of the Design Guidelines shall be punishable by fines, penalties and charges for replacement of improvements. A current list of charges may be obtained from the RDRC office.

10.0 APPENDICES

The following items shall provide further detail in using these Design Guidelines. These appendices may be modified by the RDRC without restriction or notice. Current copies may be obtained from the RDRC at the address listed in this document.

10.1 Recommended Plant Material •

The following plant list may be used as a guideline for residential plantings within the Rosecrest Development. Additional plants may be utilized that are appropriate to the climatic zone (USDA Zone 3) and soil type. A list of prohibited plant materials is included. These plants may not be planted on private or public property within the Rosecrest Development.

See Exhibit “A” attached hereto.

10.2 Architectural Styles

See Exhibit “B” attached hereto.

10.3 Residential Setbacks

See Exhibit “C” attached hereto.

10.4 Site Details

See Exhibit “D” attached hereto.

10.5 Example of Required Submittals •

10.5.1 Rosecrest Design Review Committee Application Form

A completed application form and fee must be submitted prior to consideration of the request by the RDRC.

10.5.2 Site Plan

The Site Plan drawing shall be at a scale that will clearly indicate the location of any structures, existing or proposed, for the property. All building setbacks shall be indicated on the drawing. The location and

size of all fences, walks and driveways shall also be indicated on the plan.

10.5.3 Floorplans

The Floorplans for the residence shall clearly indicate the location of all rooms within the home. All entrances and windows shall also be indicated on the plans. Exterior lighting shall be listed by location and type of lighting.

10.5.4 Building Elevations

The submittal shall include a scaled elevation drawing for all four sides of the building. The existing and proposed grade line shall also be indicated as well as the elevation of any adjacent streets, walks or common areas. The total height of the structure and the pitch of the roof shall be clearly indicated.

10.5.5 Materials and Color List

Any exterior materials and colors not indicated on the plans shall be submitted on a separate list. Samples may be required by the RDRC.

10.5.6 Landscape Plan

A landscape plan for the front yard area of the lot must be submitted for review and approval. This plan must include both the species and size of the proposed plantings. All planting in the park strip areas must be included on this plan.

10.6 Mailboxes

See Exhibit "E" attached hereto.

EXHIBIT "A" - RECOMMENDED STREET TREES

COLLECTOR STREET TREES

SPACING • MINIMUM - 45' O.C. / MAXIMUM - 65' O.C.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER P. 'EMERALD QUEEN'	NORWAY MAPLE
ACER PSEUDOPLATANUS	SYCAMORE MAPLE
AESCULUS x C. 'FT. McNAIR'	HORSECHESTNUT
CELTIS OCCIDENTALIS	HACKBERRY
FAGUS SYLVATICA	EUROPEAN BEECH
FRAXINUS P.L. 'CIMMZAM'	CIMMERON GREEN ASH
GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST
QUERCUS MACROCARPA	BURR OAK
QUERCUS RUBRA	RED OAK
TILIA C. 'GREENSPIRE	GREENSPIRE LINDEN

LOCAL AND NEIGHBORHOOD STREET TREES

SPACING • MINIMUM - 30' O.C. / MAXIMUM - 50' O.C.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER CAMPESTRE	HEDGE MAPLE
ACER PLATANOIDES	NORWAY MAPLE
AESCULUS x CARNEA	HORSECHESTNUT
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS	HACKBERRY
CRATAEGUS OXYCANTHA	ENGLISH HAWTHORN
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN
FRAXINUS AMERICANA	WHITE ASH
FRAXINUS PENNSYLVANICA	GREEN ASH
GINKGO B. 'FAIRMONT'	MAIDENHAIR TREE
GLEDITSIA T. 'IMPERIAL'	IMPERIAL HONEYLOCUST
MALUS 'HOPA'	HOPA CRAB
PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR
QUERCUS MACROCARPA	BURR OAK
TILIA A. 'REDMOND'	REDMOND LINDEN
TILIA C. 'GREENSPIRE	GREENSPIRE LINDEN

Evergreen Trees are not permitted to be placed within the park strips or any other area that lies between a walkway and the curb within the Rosecrest Community

EXHIBIT "A" - RECOMMENDED PLANTING LIST

EVERGREEN TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ABIES CONCOLOR	CONCOLOR (WHITE) FIR
ABIES LASIOCARPA	SUB-ALPINE FIR
PICEA ABIES	NORWAY SPRUCE
PICEA PUNGENS	COLORADO GREEN SPRUCE
PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE
PINUS MUGO 'PUMILIO'	DWARF MUGO PINE
PINUS NIGRA	AUSTRIAN PINE
PINUS SYLVESTRA	SCOTCH PINE

DECIDUOUS TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER CAMPESTRE	HEDGE MAPLE
ACER GLABRUM	ROCKY MOUNTAIN MAPLE
ACER GRANDIDENTATUM	BIGTOOTH MAPLE
ACER PALMATUM	JAPANESE MAPLE
ACER PLATANOIDES *	NORWAY MAPLE
AESCULUS x CARNEA *	HORSECHESTNUT
BETULA OCCIDENTALIS	WATER BIRCH
CARPINUS BETULUS 'FASTIGIATA' *	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS *	HACKBERRY
CRATAEGUS OXYCANTHA	ENGLISH HAWTHORN
CRATAEGUS PHAENOPYRUM *	WASHINGTON HAWTHORN
FAGUS SYLVATICA *	EUROPEAN BEECH
FRAXINUS AMERICANA *	WHITE ASH
FRAXINUS PENNSYLVANICA *	GREEN ASH
GLEDITSIA TRICANTHOS *	THORNLESS HONEYLOCUST
MALUS 'HOPA'	HOPA CRAB
PLATANUS x ACERIFOLIA *	LONDON PLANE TREE
POPULUS ALBA 'PYRIMIDALIS'	BOLLEANA POPLAR
POPULUS DELTOIDES 'SOUIXLAND'	COTTONLESS COTTONWOOD
POPULUS TREMULOIDES	QUAKING ASPEN
PRUNUS CERA. 'THUNDERCLOUD'	THUNDERCLOUD PLUM
PRUNUS CISTENA	CISTENA PLUM
PRUNUS SUBHIRTELLA *	FLOWERING CHERRY
PYRUS CALLERYANA 'BRADFORD' *	BRADFORD FLOWERING PEAR
QUERCUS GAMBELII	GAMBEL (SCRUB) OAK
QUERCUS MACROCARPA *	BURR OAK
SALIX M. 'UMBRACULIFERA'	GLOBE WILLOW
TILIA CORDATA *	LITTLELEAF LINDEN

*** DENOTES POTENTIAL STREET TREE VARIETY**

EXHIBIT "A" - RECOMMENDED PLANTING LIST

EVERGREEN SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ILEX AQUIFOLIUM 'SAN GABRIEL'	GREEN ENGLISH HOLLY
JUNIPERUS S. 'TAMARISCIFOLIA'	TAM JUNIPER
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER
MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE
PHOTINIA FRASERI	FRASER PHOTINIA
PRUNUS LAUROCERASUS	ENGLISH LAUREL
TAXUS MEDIA 'HICKSII'	HICKS YEW

DECIDUOUS SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY
ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CORNUS STOLONIFERA	RED TWIG DOGWOOD
COTONEASTER APICULATA	CRANBERRY COTONEASTER
BUDDLEIA DAVIDII	BUTTERFLY BUSH
EUONYMUS ALATUS COMPACTA	DWARF WINGED EUONYMUS
FORSYTHIA I. 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA
POTENTILLA FRUTICOSA SP.	SHRUBBY CINQUEFOIL
PRUNUS VIRGINIANA	CHOKECHERRY
RHUS TRILOBATA 'WASATCH'	WASATCH OAKBRUSH SUMAC
RHUS TYPHINA	STAGHORN SUMAC
ROSA RUGOSA	RUGOSA ROSE
SPIRAEA B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
SPIRAEA VANHOUTTEI	BRIDAL WREATH SPIRAEA
SYRINGA VULGARIS	COMMON PURPLE LILAC
VIBURNUM SPECIES	VIBURNUM
YUCCA FILAMENTOSA	YUCCA

GROUND COVERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
EUONYMUS FORTUNEI 'COLORATUS'	WINTER CREEPER
HEDERA HELIX	ENGLISH IVY
LYSIMACHIA NUMMULARIA	CREEPING JENNY
MAHONIA REPENS	CREEPING MAHONIA
POTENTILLA VERNA	CINQUEFOIL
SEDUM UTAH	UTAH GREEN SEDUM

VINCA MINOR

DWARF PERIWINKLE

EXHIBIT "A" - RECOMMENDED PLANTING LIST

PERENNIAL FLOWERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACHILLEA F. 'CORONATION GOLD'	GOLD YARROW
ACHILLEA MILLEFOLIUM 'CHERRY'	CHERRY YARROW
ALCEA ROSEA 'CHATTERS MIXED'	HOLLYHOCK
AQUILEGIA 'BIEDERMEIER'	COLUMBINE
AQUILEGIA 'McKANA GIANT'	COLUMBINE
ARABIS CAUCASICA 'SNOW CAP'	WHITE ROCK CRESS
ASTER BONNEY BLUE	MICHAELMAS DAISY
ASTILBE 'BRIDAL VEIL'	GOAT'S BEARD
ASTILBE 'FANAL'	GOAT'S BEARD
AURINIA SAXATILE 'COMPACTA'	BASKET OF GOLD ALLYSSUM
CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	BLUE BELLS OF
SCOTLAND	
CENTAUREA MONTANA 'BLUE'	BACHELOR BUTTON
CHRYSANTHEMUM MAXIMUM 'ALASKA'	SHASTA DAISY
COREOPSIS GRANDIFLORA 'SUNRAY'	TICKSEED
COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED
DELPHINIUM PACIFIC GIANT	LARKSPUR
DIANTHUS DELTOIDES 'BRILLIANT'	MAIDEN PINKS
DIANTHUS PLUMARIUS 'ZING ROSE'	ZING ROSE COTAGE PINK
ECHINACEA PURPUREA	PURPLE CONEFLOWER
ECHINACEA PURPUREA 'ALBA'	CONEFLOWER
GAILLARDIA GRANDIFLORA 'GOBLIN'	BLANKET FLOWER
HEMEROCALLIS	DAYLILY
HOSTA 'ROYAL STANDARD'	PLANTAIN LILY
IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS
LAVANDULA A. 'HIDCOTE BLUE'	ENGLISH LAVENDER
LUPINUS 'RUSSELL HYBRIDS'	LUPINE
PAPAVER ORIENTALE	ORIENTAL POPPY
PENSTEMON 'PRAIRIE FIRE'	PENSTEMON
POLYSTICHUM SETIFERUM ANGULARE	ALASKAN FERN
RUDBECKIA FULGIDA 'GOLDSTUM'	BLACK EYED SUSAN
VERONICA SPICATA 'RED FOX'	SPIKE SPEEDWELL
VERONICA TEUCRIUM 'BLUE SPIRES'	HUNGARIAN

SPEEDWELL

PROHIBITED PLANTS

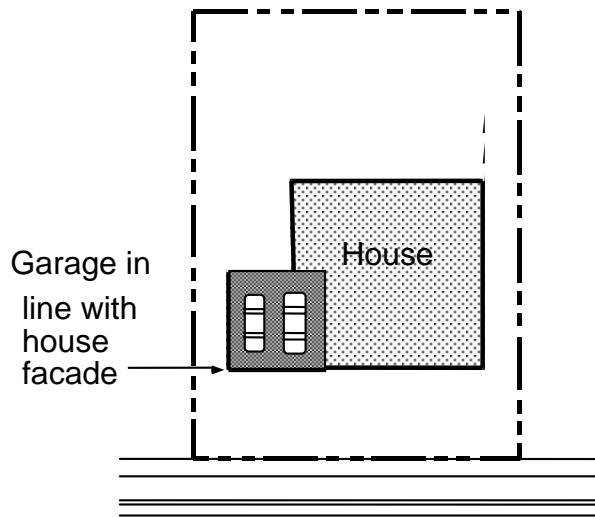
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER NEGUNDO	BOX ELDER
ELEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE

POPULUS SPECIES
COTTONWOOD
GINKGO - FEMALE CULTIVARS
GINKGO

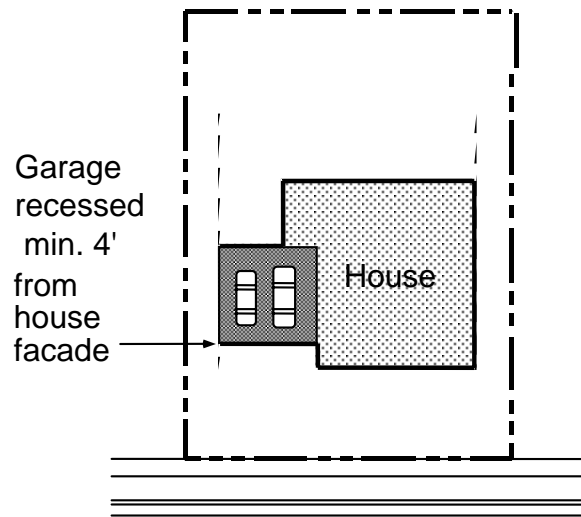
COTTON FORMING
FRUITING FEMALE

***ANY PLANT OR SPECIES LISTED BY THE STATE OF UTAH AS A 'NOXIOUS WEED'.**

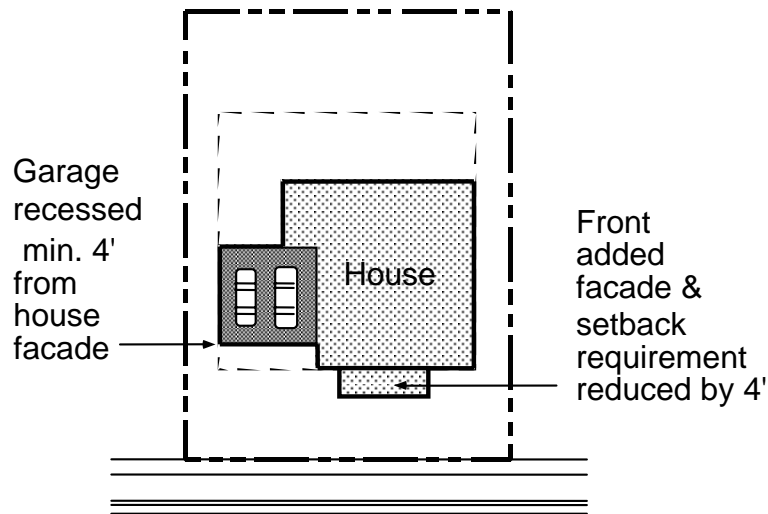
EXHIBIT "B" - ARCHITECTURAL STYLES



Garage Location
• Good •



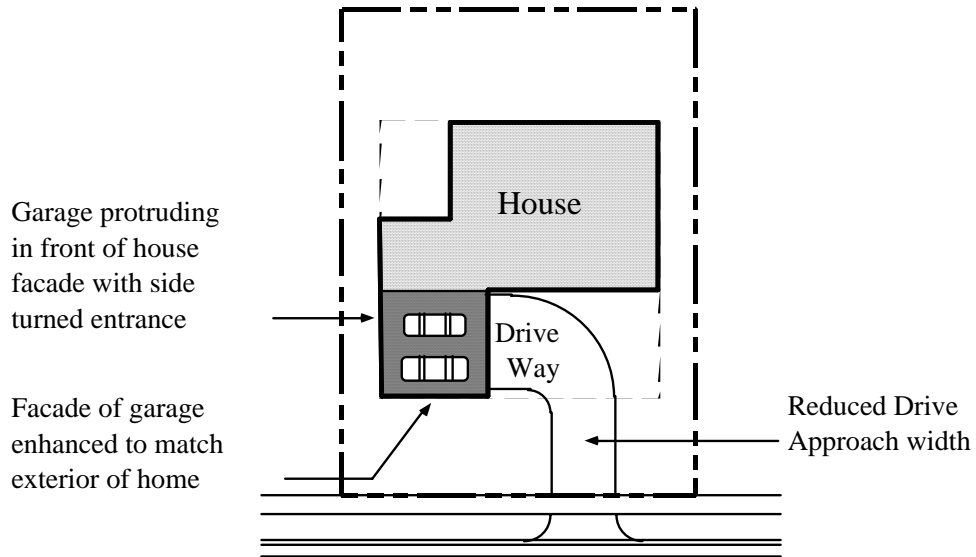
Garage Location
• Better •



Garage Location
• Best •

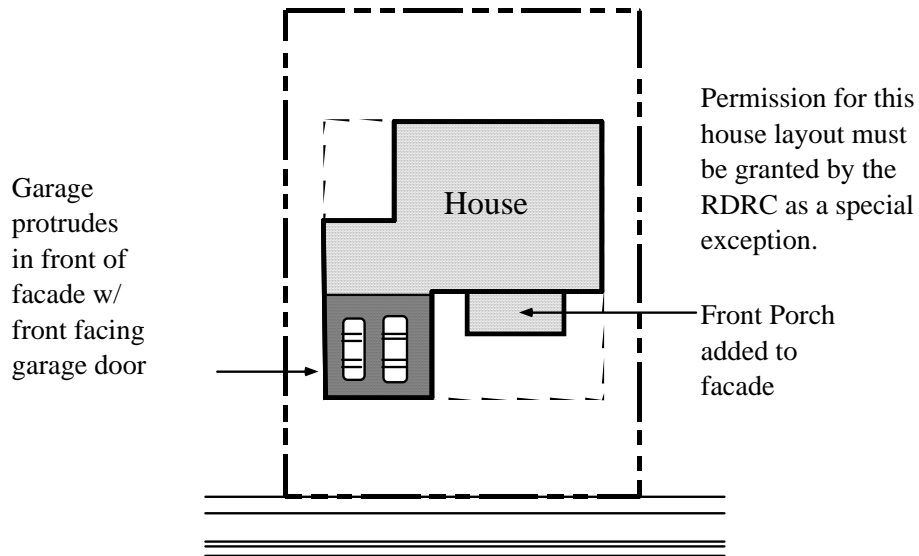
ROSECREST

EXHIBIT "B" - ARCHITECTURAL STYLES



Protruding Garage

• Better •



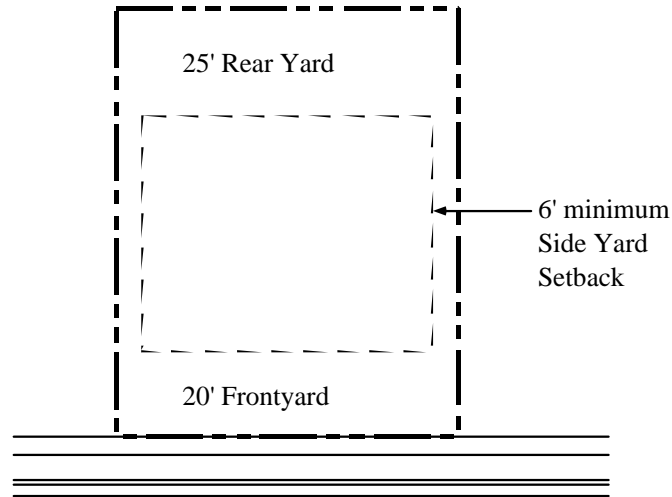
Protruding Garage

• Requires Design Exception •

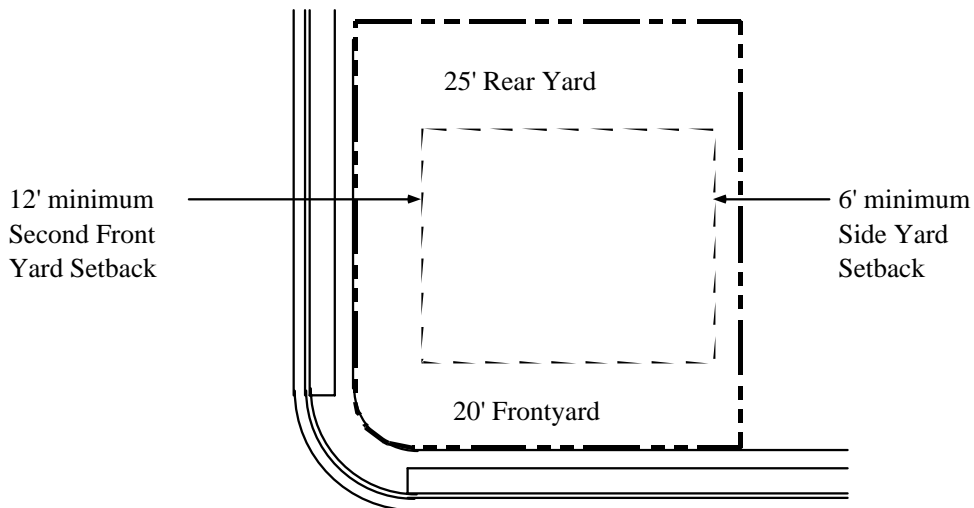
11/15/99 ©

Protruding Garage Options

EXHIBIT "C" - RESIDENTIAL SETBACKS



6000 s.f. to 10,999 s.f. Lots



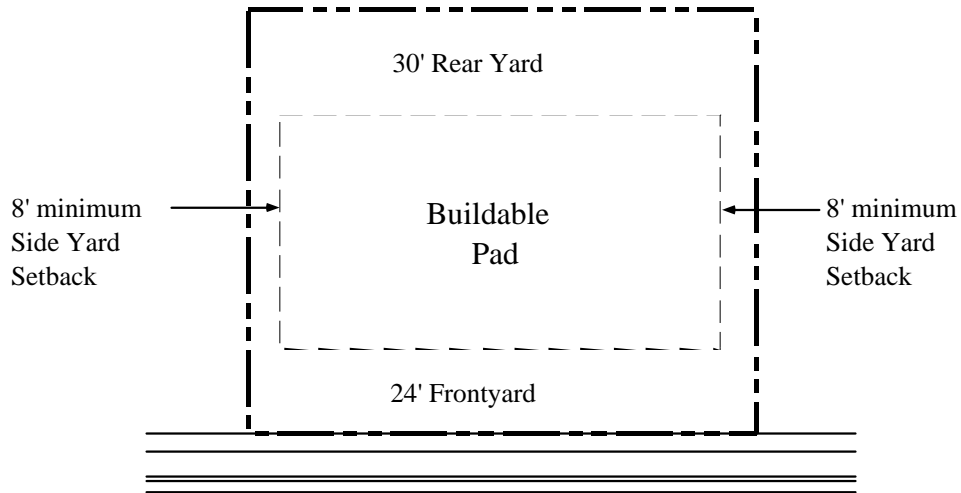
**6000 s.f. to 10,999 s.f. Lots
Corner Lot**

11/15/99 ©

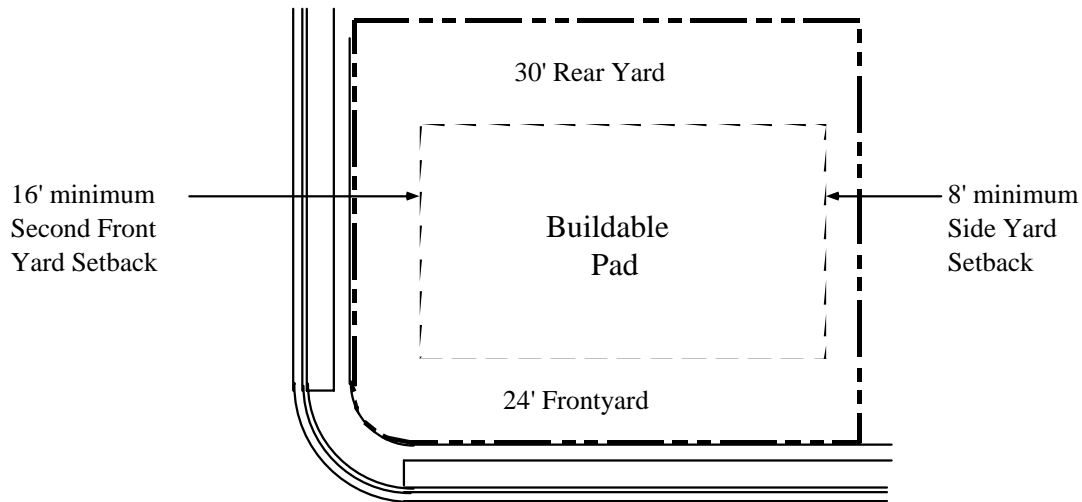
Residential Setbacks

ROSECREST

EXHIBIT "C" - RESIDENTIAL SETBACKS



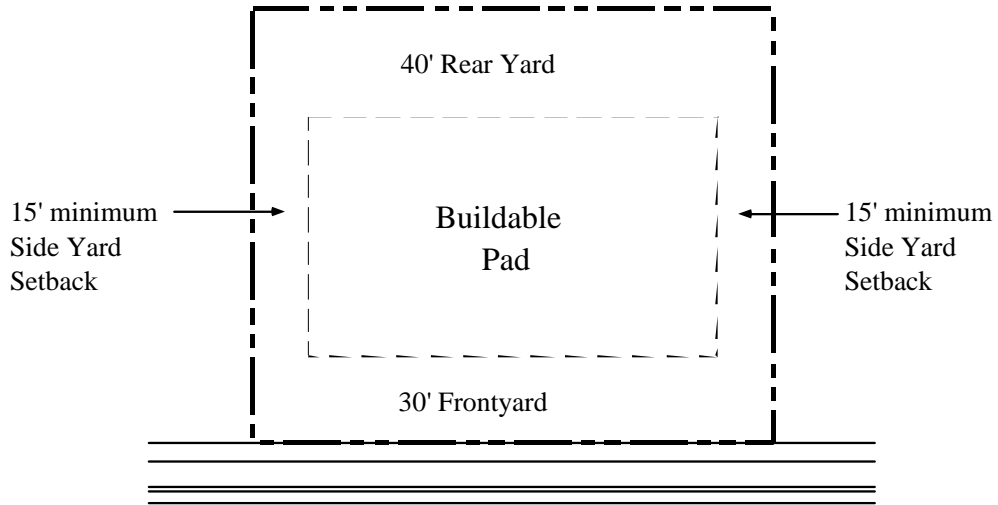
11,000 s.f. to 20,999 s.f. Lots



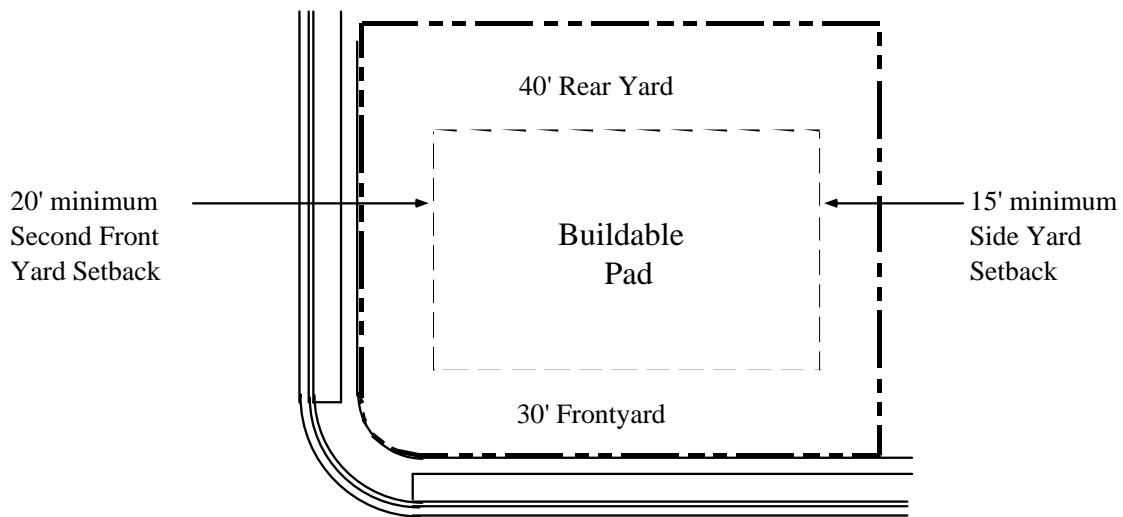
**11,000 s.f. to 20,999 s.f. Lots
Corner Lot**

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Residential Setbacks
ROSECREST



21,000 s.f. to 42,999 s.f. Lots



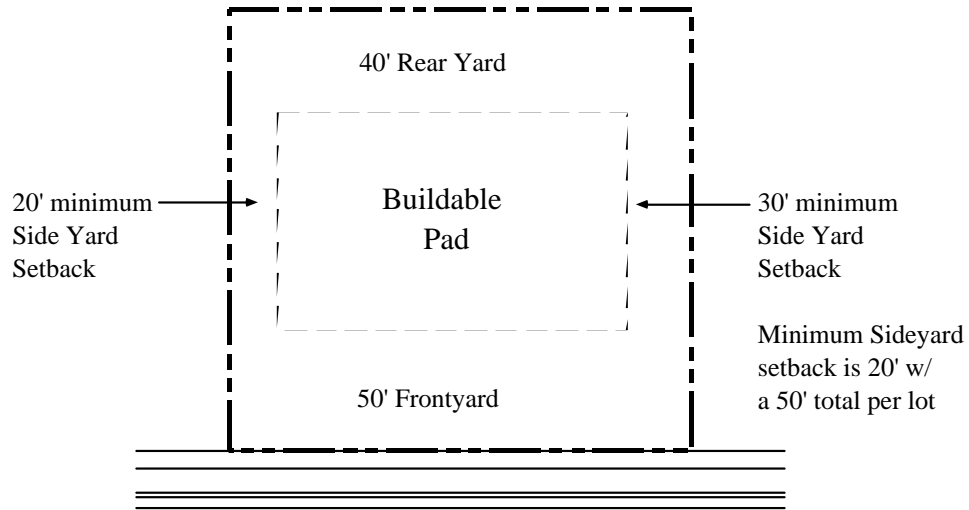
**21,000 s.f. to 42,999 s.f. Lots
Corner Lot**

11/15/99 ©

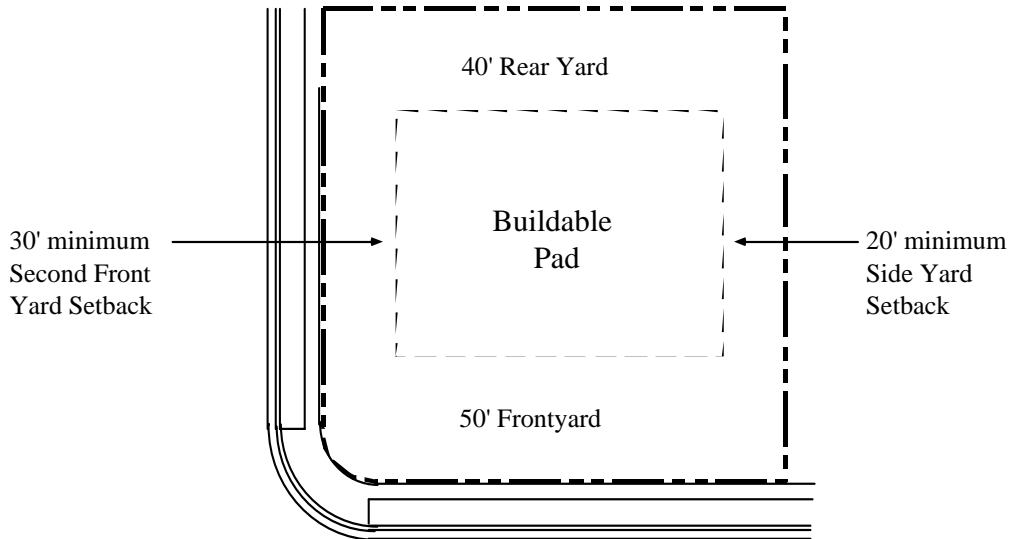
Residential Setbacks

ROSECREST

EXHIBIT "C" - RESIDENTIAL SETBACKS



43,000 s.f. and Larger Lots

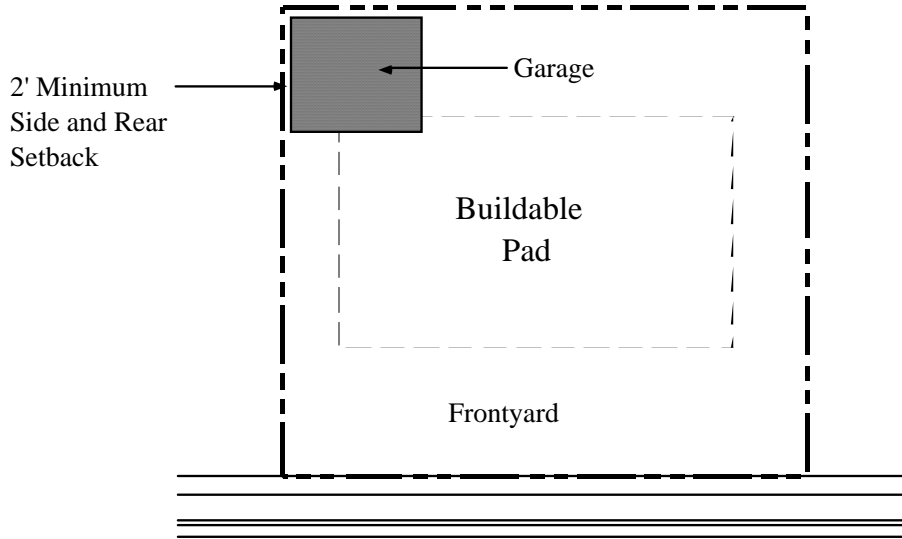


**43,000 s.f. and Larger Lots
Corner Lot**

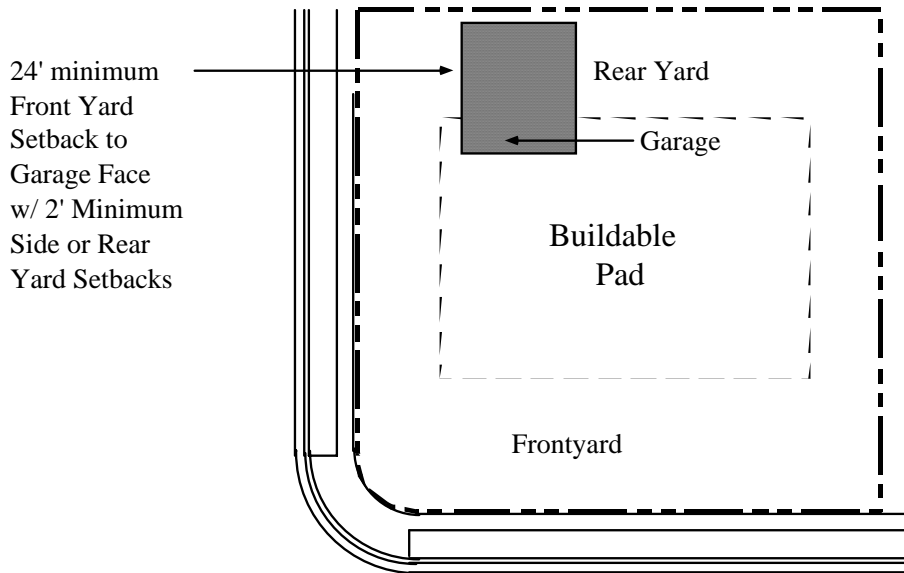
11/15/99 ©

Residential Setbacks
ROSECREST

EXHIBIT "C" - RESIDENTIAL SETBACKS



Detached Garage Setback



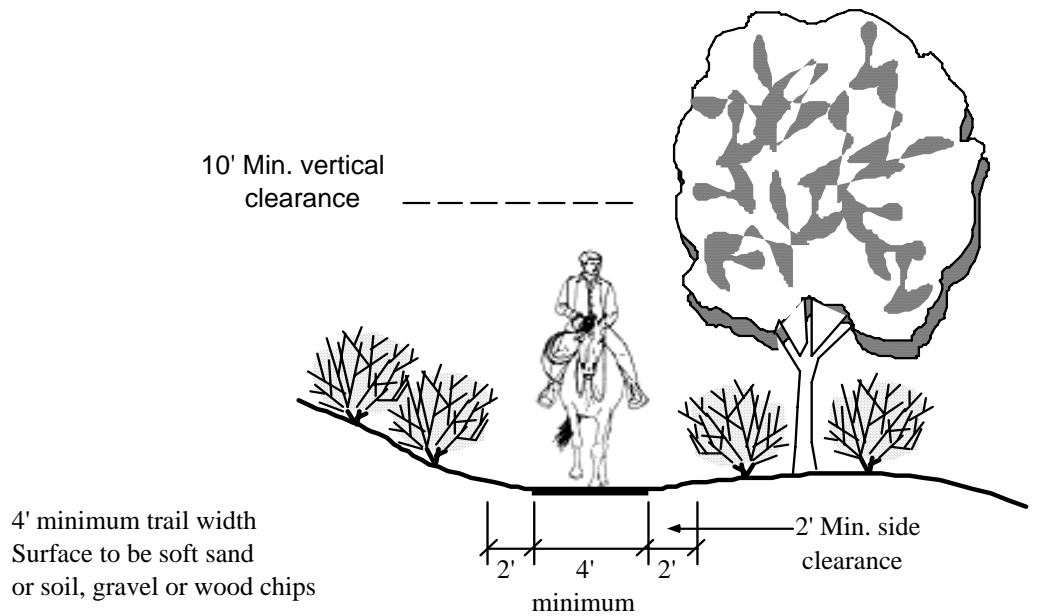
Detached Garage Setback Corner Lots

11/15/99 ©

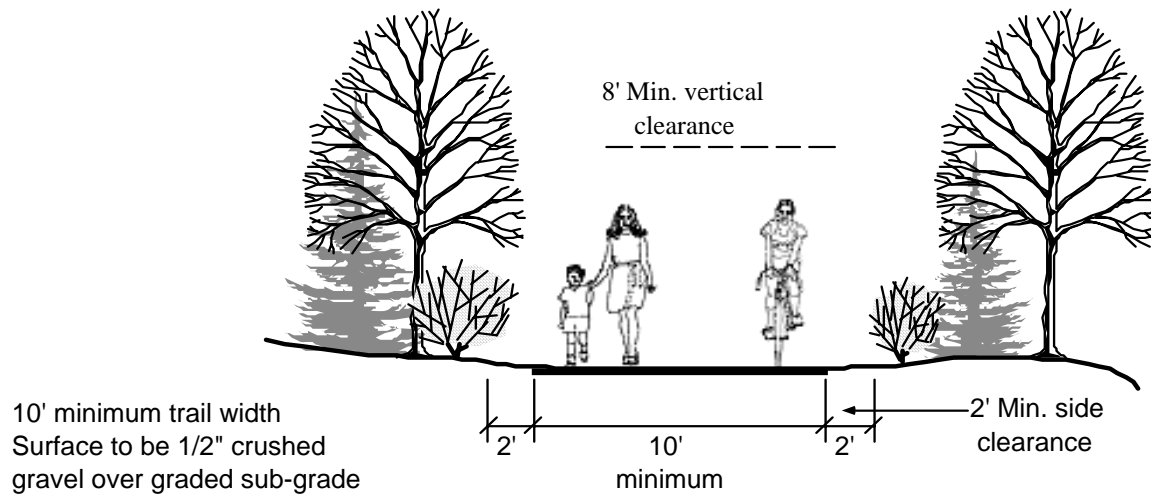
Detached Garage Setbacks

ROSECREST

EXHIBIT "D" - SITE DETAILS



Equestrian Trail



Gravel Surface Trail

11/15/99 ©

Trail Section

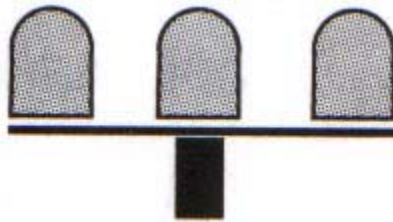
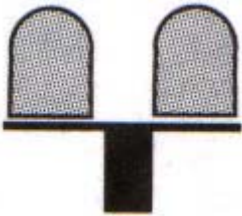
ROSECREST

EXHIBIT "E" - MAILBOXES



RURAL MAILBOXES

Salsbury 4830 rural mailboxes are made of heavy duty steel. Each unit is reinforced for additional strength in durability. Rural mailboxes include a door catch and an adjustable red signal flag. Concealed hinges are made of non-corroding stainless steel for smooth operation. Units also include a mailbox mounting bracket.



SPREADERS

Salsbury 4882 and 4883 2-wide and 3-wide spreaders are to be used for gang mounting mailboxes.

EXHIBIT "E" - MAILBOXES



DECORATIVE MAILBOX POSTS

Salsbury 485 Modern Decorative Posts are made of heavy duty steel. Minor assembly required.