



# ROSECREST

A Master-Planned Community

## **Plat U**

## **Exhibit “B”**

# DESIGN GUIDELINES

# **SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

## **1.0 INTRODUCTION**

The information in the Rosecrest Design Guidelines for Single Family development governs the appearance and use restrictions within the Rosecrest Development. The rules and regulations within this document will help to ensure that 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 govern all Single Family Detached Residential development and construction within Plat U of the Rosecrest Development. Fee simple ownership of individual lots for homes is governed by this document.

### **2.2 Use of Guidelines •**

The RDRC shall utilize these guidelines when reviewing applications for Single Family 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 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 •**

Rosecrest shall appoint the Rosecrest Design Review Committee (RDRC). The committee shall contain no fewer than three members or more than seven members. 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 •**

One set 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". In addition to meeting the minimum requirements of this document, each application for approval must achieve a minimum score of 10-points or more for upgrades as detailed in Exhibit "C". The plan submittal shall include the following information:

- A. Rosecrest Design Review Committee Review Application
- B. Site Plot Plan 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

- Front, side and rear elevations of any architectural element or improvements (**All finish materials used and their placement on the facade must be indicated accurately on the elevation rendering**)
- C. List of all exterior materials and colors
  - Samples of any unusual or custom materials
- D. Landscape plans and plant materials
- E. Any additional information as required by the RDRC
- F. Rendering or picture of structure or modification proposed
- G. Rosecrest 10 Point Upgrade Checklist

### **3.3 Multiple Copies of Same Floor Plan •**

A Builder 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 Builder must submit all required site plan information to the RDRC for review each time the floor plan 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 when counted on either 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 the same, the builder or owner must consider a number of the following design changes:

- Alter the rooflines
- 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, Inc.  
c/o Design Review Committee  
2511 South West Temple  
Salt Lake City, Utah 84115  
(801) 461-9700  
(801) 461-9723 / 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 and approved. A significant change shall be one that affects 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 its 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 rejected.

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 is 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. Front setback distances must be varied from existing homes on both sides.

**Primary Structures -**

<u>Lot Size</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>
7,000 - 10,999 s.f.	20'	25'	8' min./14' total*
11,000 - 14,999 s.f.	24'	25'	8' min./20' total
15,000 – 17,999 s.f.	28'	28'	8' min./20' total
18,000 + s.f.	32'	30'	10' min./24' total

**Additional Setbacks -**

Detached Garage & Accessory Building	- Min. 4' Side and Rear Setbacks
Front Porches and Entry Steps	- May Reduce Front Setback by 4'
Corner Lots	- Min. 2nd Front Setback of 18'
Rear Decks - 2' Above Grade	- Min. 6' Side/15' Rear Setback
Patios, Decks and Walks - at Grade	- 4' 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 City Code (HCC) 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 recessed and 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. See Exhibit "B" for examples of appropriate 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, and garage proportion and protrusion should be proportionate to the homes living space. Garage square footage must not exceed 35% of main floor living space square footage. 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.

Concrete Pads that are adjacent to the garage must be screened by 6' privacy fence. No gravel or rock will be allowed.

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, and must be screened from public view.

#### **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 homes shall receive mail at the designated cluster box locations. Please see the post office for location, box number and key.

### **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. 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-Sq.Ft.	Rambler	Two-Story
7,000 – 10,999	1800	2000
11,000 – 14,999	2000	2200
15,000 – 17,999	2200	2400
18,000 +	2400	2600

Variations 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 aesthetic appearance 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. Pastels and bright colors shall not be used. 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.

**Front Building Elevation** - Brick, rock or stone must be used for the finish system on the front building façade and must make up a minimum of 50% of the total area of the front 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 fiber cement material (such as Hardy Board or other similar products) is permitted on the front façade *as an accent material only*. The front façade must not contain more than 25% fiber cement product. The use of fiber cement products on the side or rear of the home is prohibited. The use of vinyl and aluminum siding is prohibited. The use of more than three finish materials in the front elevation is discouraged.

**All finish materials used and their placement on the facade must be indicated on the elevation rendering when submitted for review to the RDRC.**

**Side Building Elevation** –Each side elevation must include at least two windows per floor, unless the home contains a wainscot that covers the entire length of the side elevation. In which case, only one window per floor is required. The windows should make-up 5% of the side façade for a standard

lot. For corner lots the windows should make up 10% and must have similar window treatments as the front façade windows, i.e. Trim and/or shutters.

**5.5 Roofs •**

Roof planes for lots on a street without a cul-de-sac shall have a minimum pitch of 8:12 (vertical to horizontal). 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. 30 year architectural grade roofing are the minimum required roofs in the Rosecrest Development. 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 strongly encouraged. Front porches may extend into the front setback area as allowed in Section 4.1 - 'Setbacks'. The installation of railings on porches where appropriate is encouraged. When a porch is added to mitigate garage protrusion it must meet the following size requirements to be considered as a mitigating element. If a porch is used to mitigate a protruding garage, it can not be used on the Point Checklist.

<b>Garage Protrusion</b>	<b>Porch Size Requirement</b>
3'	70 sq. ft. +
4'	80 sq. ft. +
5-6'	100 sq. ft. +

Rear decks shall be integrated into the design of the structure. The appearance of a deck supported by 'spindly legs' should be avoided with minimum size support posts of 6"x 6". 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. All fencing within the Rosecrest Community must be constructed of a white vinyl product. In an effort to maintain and preserve continuity, aesthetics, and property values, no other fencing colors will be allowed by the RDRC. 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. 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 vinyl 6’ privacy fence along all areas adjacent to open space or three rail white vinyl fence with 100% finished rear or side yard landscaping is required.

**Front Yard** - White vinyl 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 vinyl 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, 6' in height in the rear or side yard setback area of the lot. For rear and side yards along open space areas, 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. All garage doors must be Carriage style; any exceptions need written approval from the R.D.R.C. Front loading garages must not protrude from the front façade of the home, except upon written approval of the RDRC. All exceptions shall require significant enhancements to the front elevation of the Home and will be approved on a case-by-case basis..

Suggested Architectural enhancements that may be employed to mitigate garage protrusion are:

- Side loading garages
- Substantial front porches (see section 5.6)
- Courtyards
- Windows on the protruding garage wall
- Additional architectural details around and above garage door openings
- Double doors

\*\* All plans with protruding front load garages will be reviewed on a case-by-case basis by the RDRC and will be approved at the sole discretion of the RDRC..

## **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 City of Herriman Code and a commercial business license has been issued by the city. 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. The use of business signage is prohibited.

## **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 builder at or prior to occupancy. When closings occur during fall or winter months (defined as November 1 to February 28), the builder shall be required to install front yard landscaping by the following April 30<sup>th</sup>. It is the builder's responsibility to ensure that front yard landscaping is installed within the timeframes listed above.

The minimum requirements for front yard landscaping (based on square footage of front yard area) is as follows:

- A. 2 trees (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.

**Park Strip Landscaping** – All Park Strip areas adjacent to the front, rear, and side yard areas of each lot are to be landscaped by the homebuilder and maintained by the homeowner. No materials other than the approved trees or grass may be installed in park strip areas. Rocks, gravel, bark, or other types of xeriscaping are not accepted landscape materials for park strip areas. Street

trees shall be located within the park strip between the sidewalk and curb and must follow the Plat U Street Tree Plan (see “Exhibit A-1” . 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 Exhibit "A". 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 120 days of issuance of the 'Certificate of Occupancy'. The minimum requirements for rear yard landscaping are as follows:

- A. 3 Trees (2" cal. min.)
- B. Sod or hydroseeded grass.

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

Rear yards on corner lots shall be held to the same standards and timelines for landscaping completion as front yard areas or must be fenced from view.

**Side Yard Landscaping** - The side yard area of each lot or parcel must be landscaped by the builder at or prior to occupancy. When closings occur during fall or winter months (defined as November 1 to February 28), the builder shall be required to install side yard landscaping by the following April 30<sup>th</sup>. It is the builder’s responsibility to ensure that side yard landscaping is installed within the timeframes listed above. The minimum requirements for side yard landscaping shall be the installation of sod or hydroseed, ground cover or planting beds. Gravel and decorative stone is not an acceptable landscape material on side yards.

All lots are required to install automatic irrigation systems at the time of installation of 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 homebuilder as outlined in section 6.1 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 'Plat U Street Tree 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.

## **6.4 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 Exhibit "A" - '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 owner's 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.

## **7.2 Fixtures and Appurtenances •**

All fixtures and appurtenances such as lighting, benches, bike racks, mailboxes and street signs shall be selected by the RDRC or as required by Herriman City.

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 approved by the RDRC or as required by Herriman City.

**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 •**

Any For Sale, For Rent or other Real estate, construction and similar temporary signage must be approved by the RDRC. All signs, including Real Estate and Construction signs must be approved by the RDRC. Any signs that have not been approved by the RDRC may be removed without notice. No signs are allowed in the public or open space unless approved by Herriman City and the RDRC. Signs must be maintained in a clean and safe manner. Any damaged sign must be repaired or removed immediately. Any sign that has not been approved may be removed without notice and the owner or builder may be subject to a fine.

### **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. The use of dirt ramps as a means of accessing lots from the street is strictly prohibited. Fines will be issued to lot owners where dirt ramps are found, regardless of who placed the dirt ramp on the lot. These funds will be withheld from damage deposits to pay for storm drain cleanup.

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. See Exhibit "D".

### **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 Rosecrest Design Standards and Scoring**

See Exhibit “C” attached hereto.

#### **10.4 Home Builder’s Soil Erosion Control Guidelines**

See Exhibit “D” attached hereto.

#### **10.5 (Intentionally Left Blank)**

#### **10.6 Example of Required Submittals •**

##### **10.6.1 Rosecrest Design Review Committee Application Form**

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

##### **10.6.2 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.

##### **10.6.3 Floorplans**

The Floor plans 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.

##### **10.6.4 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.

##### **10.6.5 Materials and Color List**

All exterior materials and placement must be clearly labeled on the elevations or renderings. Any exterior materials and colors not indicated on the plans shall be submitted on a separate list. Samples may be required by the RDRC.

### **10.6.6 Landscape Plan**

A landscape plan for the front and side 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.

### **10.7 Rosecrest Design Standards Details & Scoring**

See Exhibit "C" attached hereto.