BOOK ONE

RED LEDGES

Design Guidelines
for
Single-Family Homes

SIXTH EDITION
2016
BOOK ONE

Of The

RED LEDGES

Design Guidelines

For

Single-Family Homes

“Red Ledges was founded as an elegant mountain retreat in the Wasatch Range of Northern Utah. The pastoral setting on the east edge of the Heber Valley provides a beautiful environment for our luxury, rural community. Every effort has been made to protect the architectural integrity and natural surroundings to maintain these qualities and the enduring value of the community.”

M. Anthony Burns
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1 PREFACE & DEFINITIONS

1.1 Preface
1.1.1 Book One of the Design Guidelines for Single-Family Homes details the objectives of the original master plan envisioned for Red Ledges and applies to all single-family residential construction on Homesites within Red Ledges. The Red Ledges Architectural Review Committee is responsible for applying and interpreting these Design Guidelines.

1.1.2 Nothing in these Design Guidelines shall override laws and codes. Owner is responsible for meeting all applicable codes, laws, ordinances, regulations, etc. of government entities having jurisdiction over their project at Red Ledges. Any discrepancies shall be brought to the attention of the ARC immediately.

1.1.3 Book One contains the residential Design Guidelines for single-family Homesites. Non-residential, multifamily residential, the cottages, builder neighborhoods, and all other improvements by the master developer (Red Ledges Land Development, Inc.) at Red Ledges are not governed by Book One of the Design Guidelines and are not subject to these Design Guidelines.

1.1.4 It is the responsibility of the lot owner to ensure they have the most current set of Architectural Design Guidelines. Before commencing the design process, it is in the owner’s best interest to obtain the most current edition from the ARC staff.

1.1.5 The preservation of the existing foliage is a high priority for Red Ledges. Tree removal is to be avoided whenever possible. The ARC may approve tree removal within the Building Envelope in order to accommodate buildings, driveways, and utilities. All trees to be removed must be identified on the site plan. Unauthorized tree removal is subject to fines of up to $10,000 per tree and replacement at a ratio to be determined by the ARC.

1.1.6 No decision made by the ARC will set precedence for any other application presented to the ARC.
1.2 Definitions

Applicant
An Owner or Owner’s representative who is authorized to represent and/or act upon any application matters or submittals.

ARC
The Red Ledges Architectural Review Committee.

Architect
A licensed Utah Architect.

Area of Disturbance
This area is the portion of the lot that is impacted or changed in some way from its original form. The allowable Area of Disturbance is dependent on the particular lot, defined later in the Design Guidelines. Any areas that are graded and revegetated are considered to be included in the Area of Disturbance.

Building Envelope
An area designated on the recorded plat drawing of a Homesite, which is effectively the area within the building setbacks on homesites less than or equal to 3/4 acre and the designated area of approximately 10,000 square feet on homesites larger than 3/4 acre. The area outside the building envelope should not be disturbed (graded, trampled, used as storage during construction, etc.). See section 6.2.3.

Building Height
The maximum allowable height of buildings (as currently defined in Heber City's Planned Community Zone) is 28 feet, or 33 feet to peak of pitched roof. Height is measured as the vertical distance from any roof or roof element to Finished Grade, measured parallel to the ground. See Heber City's PC Zone for further clarification.

Community
The greater Red Ledges community located in Heber City, Utah.

Compliance Deposit
The deposit that the Owner is required deliver to the ARC prior to issuance of ARC approval letter and commencing any Construction Activity. See section 10.2.

Construction Site
The Homesite and associated portion of the ROW at the road located between an implied extension of the side property lines.

Construction Activity
Any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Homesite.
Contractor
A licensed construction contractor, general contractor, “builder” subcontractor, and/or unlicensed individual engaged by Owner to make improvements on a Homesite.

Design Guidelines or Guidelines

Design Review
The entire design review process defined herein from submittal to design approval, ending with issuance of the ARC Approval Letter.

Dwelling
Building(s) used for residential purposes by one family.

Excavation
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soils testing) including construction excavating, any trenching or removal of any earth, rock or other material from the land or any grading of the surface of the ground.

Fill
Any addition of rock, earth, gravel or other material to the surface of the land, which increases the elevation of the surface of the land.

Homesite
A platted, single-family residential lot at Red Ledges.

Improvement(s)
Any construction or alteration of any physical element on a Homesite including repainting and refinishing, any excavation or fill, landscape planting, sign and any structure of any type.

Owner
The owner of the Homesite referred to, the owner of a Homesite.

Project
Any activity involving construction or making an improvement(s) on a Homesite, structure or residence.

Ranch Style
In these Design Guidelines the Ranch Style refers to vernacular architectural derivatives of ranch houses on cattle ranches in the West, not the low, one story suburban “ranch” home style colloquial meaning.

Residence
Refers to a building(s) used for residential purposes by one family.
**Site Coverage / Maximum Site Coverage**
The percentage of a site that is covered by the built environment. This area includes any buildings or other impervious surfaces, including but not limited to driveways, patios, and walkways. The maximum allowable site coverage is defined based upon lot details later in this document.

**Structure**
Any physical element constructed on a Homesite including buildings, fences, manholes, etc.


\section{INTRODUCTION}

\subsection{Red Ledges was conceived and carefully master planned as a private residential community set within a natural mountain environment. The primary goals of this development are: to preserve the beauty of Red Ledges and its setting; to maintain a pleasant and desirable environment; to establish and preserve a harmonious design for the community; and to protect and promote the value of property. Therefore all architectural design, buildings, site planning, landscaping, exterior alterations, construction, improvements and use of all new construction, development and additions, changes or alterations to existing buildings, improvements, landscaping and exterior design and development are subject to design review.}

\subsection{In accordance with the requirements of the Red Ledges Declaration of Covenants, Conditions, and Restrictions (CC&R’s), this document sets forth the Architectural, Site Planning, and Landscape Guidelines that shall state the general design theme of all single-family, whole-ownership residential Homesite improvements within Red Ledges. This document also describes specific design requirements, the design review process and construction regulations for Red Ledges.}

\subsection{The Red Ledges Architectural Review Committee (ARC) has adopted rules and regulations concerning the general design theme and specific design requirements for all buildings, improvements and landscaping in Red Ledges. Owners shall strictly adhere to these Design Guidelines which shall be solely and exclusively interpreted, modified or revised by the ARC.}

\subsection{All residences and improvements at Red Ledges shall fit harmoniously within the context of the design vocabulary of the Guidelines and the unique topography, native vegetation and dramatic setting. The visual impacts of improvements on adjacent property owners, from roads, common areas and the golf course is a major concern of the ARC.}

\subsection{It is strongly recommended that an Owner retain competent professional services for planning and design. A thorough analysis and understanding of the various design considerations and documents involved, as well as the ability to convey to the Committee, through drawings and other media, the concept and design of a proposed Improvement, are all important elements of the Design Review process. If an Owner elects to do his own design or to retain non-professional services, and the result in either case is not approved by the Committee, the Committee has the right to require that an Owner thereafter utilize the professional design services of an architect, engineer, landscape architect, or other design professional.}

\subsection{This document may be amended from time to time at the discretion of the Red Ledges Architectural Review Committee. It is the responsibility of the Owner and their Design Team to ensure they are working with the most current ARC documents.}
3 VISION STATEMENT OF RED LEDGES

“Red Ledges was founded as an elegant mountain retreat in the Wasatch Range of Northern Utah. The pastoral setting on the east edge of the Heber Valley provides a beautiful environment for our luxury, rural community. Every effort has been made to protect the architectural integrity and natural surroundings to maintain these qualities and the enduring value of the community.”

M. Anthony Burns

3.1 Red Ledges enjoys the distinction of being nestled within the Wasatch Mountain Range…a place of great natural beauty, rich history, and incredible recreation in northern Utah. Red Ledges is also a unique, identifiable community within the Heber Valley built in harmony with the natural setting and provides a broad range of residential and recreation amenities.

3.2 The architectural vision at Red Ledges is based on design excellence, quality materials, craftsmanship and anticipation of an elegant, refined yet rustic community with a pastoral, rural character, drawn from the Mountain West.

3.3 The vision of Red Ledges begins with a strong respect for the natural environment. The setting at Red Ledges is rural mountain hillsides, ridges and pastures. At approximately 6,000 feet above sea level, the sun is brilliant and the climate provides longer summers than that of its higher mountain resort neighbors. The vision of Red Ledges is one of an active, year-round, community built with care and sensitivity through architectural and landscape design integrity. The vision reflects Red Ledges rural heritage and blends into, rather than dominates, its natural setting. The Master Plan has carefully located the residences to rest lightly within the landscape, with higher density in the meadows to preserve open space in other areas of the property.

3.4 The Red Ledges legacy also brings the spirit of adventure and the allure of the mountains shared by those who forged the area and those who enjoy its current recreation lifestyle. Red Ledges, with its strong summer focus, provides a range of residences closely related to the outdoor recreation lifestyle, with the golf, skiing, swimming, tennis, biking, hiking and equestrian opportunities. Essentially, the vision for Red Ledges is one of Western mountain luxury, fun and relaxation…enjoying the recreation, the beauty and tranquility of the property.

3.5 The Red Ledges vision, therefore, involves the protection of the precious natural environment to the greatest extent possible. The overall community is knit together by a network of trails that connect to regional trail systems.
4 RED LEDGES DESIGN THEME & PHILOSOPHY

4.1 Residential Design Theme... The residential Design Theme for Red Ledges evokes the sense of retreat to a rural valley in the mountains...a place to relax and enjoy the active recreation and quiet serenity of the property. The overriding goal is to present a balance of architecture and landscape that is inviting, relaxing, and comfortable as a haven...a place of direct simplicity and authenticity in contrast to today’s more complex and hectic cities. Therefore, Red Ledges is envisioned to be:

- an elegant mountain retreat, rustic yet refined
- a luxury, gated community in a pastoral, rural setting
- a year-round, family-oriented private residential community

In plain words, we encourage homes that are:

- Unique: every house should look different and stand on its own.
- Take cues from mountain ski lodges:
  - Use heavy timbers – give appearance of strength to support heavy snow loads
• Have expanses of glass – the windows provide a refined touch and celebrate the fantastic views from Red Ledges
• Strong foundations of stone – give appearance of strength in the rugged mountain setting
• Use natural materials in natural colors – natural materials blend in with the existing vegetation

Refined: we want to have rugged homes that blend into nature, but we also want them to be refined – provide the comfort and luxury that make visits to the mountains more comfortable.
• NOT – ranch homes, barns, silos, farm houses, hunting lodges

4.2 Achieving Design Excellence...The quality of architectural design, site planning and landscape for each home contributes to making the whole community a more attractive place to live and a legacy of lasting value. The intent of the Design Guidelines is to promote and encourage:
• excellent design
• a higher level of quality
• a home that is in harmony with the Mountain West setting and natural beauty of Red Ledges.

Superior architecture, materials and craftsmanship are of the highest priority for home designs in Red Ledges which seek to create a sense of timeless quality. In the spirit of great residential properties around the world, our highest aspiration is to encourage thoughtful floor plans, high quality materials, interesting forms and massing, fine detailing, excellent finishes, and enduring quality.

It is particularly important that the overall form, massing, materials and color of Single-Family Homes be consistent with the Guidelines and support the overall community image that blends the natural landscape with the architecture. Within that overall fabric, diversity of expression is anticipated and encouraged. Individual homes, however, should not call undue attention to themselves with monumental elements, overwhelming massing, and other distracting features or characteristics. No two homes or structures may be the same or similar in design within 1,000 feet of the other at Red Ledges.

4.3 Unique Home and Site Design...Of particular importance to the visual quality of each residential neighborhood is the design of driveways and garages. Red Ledges is first a rural retreat within its mountain setting...it should strive to avoid a suburban pattern of repetitive driveways and garages marching down the street. Careful design consideration in site planning and overall massing must address the neighborhood streetscape as well as the design of the individual home. Driveways are to enter each site in a discreet manner, responding to topography and existing trees while avoiding extensive paved or graded areas. In general, garages are to be located and oriented so they become subordinate to the home itself. The primary exposure to the street frontage must be the residence, rather than the garage doors as the dominant image. Orienting garage doors away from the street is encouraged. The percentage of the street frontage elevation that can be faced with garage doors is restricted.
4.4 **Balance of Structure and Landscape**... The intent of the Design Guidelines for Single-Family Homes is to promote variety and individual expression of design while assuring that the collective result creates a visually harmonious community and compatibility among neighboring properties within the community. The design of each home must respond to the unique characteristic of its site—the existing trees and vegetation, topography, natural drainage patterns, rock outcroppings, views, and sun orientation. While individual homes can add richness to the community by expressing artistry and creativity in design, it is very important that each residence add to the overall visual harmony of the community by responding to the natural environment and expressing the design theme of Red Ledges. To accomplish these goals, it is important that architecture and landscape work in concert...that buildings do not dominate the site. This can be achieved by protecting the existing trees and topography to the maximum extent possible within the community.

4.5 **Scale within Landscape**... The Design Theme calls for a scale of architecture that is personal and intimate...settling quietly into the landscape. Careful site planning to retain existing trees and minimize site disturbance helps allow the visual balance of landscape and architecture. This can be further enhanced by transitional places that blur the line of indoor and outdoor...porches, decks, patios, and terraces. The enjoyment of the outdoors can be enhanced by these transitional living areas which provide interest on the exterior elevation and reduce the scale of the architecture. The design of Single-Family Homes in Red Ledges should strive to enhance the solitude, privacy, and family retreat character of the wonderful mountain environment.

4.6 **Use of Natural Materials**... The architectural Design Theme begins with the direct and authentic use of natural materials: stone, wood, and metals. Architectural design should present an honest simplicity of form and structure in an elegant way conveying a balanced style that is relaxed, elegant and informal. High quality natural materials and finishes are required throughout Red Ledges. Specifically approved “Faux” finishes which emulate weathered, natural materials and finishes will be considered by the ARC on a very limited, case by case, basis. The Design Theme involves the use of darker colors in natural, muted earth tones to relate visually to and blend with the color and texture of the natural environment. Use of exposed light weight framing members, brackets and trim is prohibited in favor of heavy wooden members. Use of stone should rely on larger scale stones to anchor foundations and column bases to the terrain.

4.7 **Fine Details through Wood**... There is great opportunity to express care and craftsmanship in detailing. Wood used in a variety of creative ways ties to the tradition of the regional vernacular architecture. Vertical and horizontal wood siding board and batten siding, planks, heavy timbers, and siding with varied sizes and profiles offer an abundance of design opportunities to personalize individual residences. Timber trusses, beams, rafters, and corbel braces with careful connection details are encouraged. Trim, carefully proportioned and detailed in wood, can be stained in earth tone hues to enhance the play of sunlight and emphasize important features and elements. The architectural character of Red Ledges will be reinforced through wood detailing that has a casual
refinement as well as a substantial, rustic look. Details and structural elements that are assembled from groups of finished, smaller scale components or single substantial members are encouraged. The use of subtle stains and darker colors, the play of sunlight and shadow from columns, beams, and trellises against the overall background of the natural environment will enhance the richness of the architecture.

4.8 Influence of Weather on Design... The Design Theme also expresses the influence of weather...the dynamic pattern of changing conditions in the mountains throughout the year. Roofs play an important role in this relationship by providing welcome shade for a summer afternoon and a protected entryway during the typical winter snowfalls. Protective pitched roofs with simple forms, extended overhangs, and sheltering images are central to the Design Theme. The architecture can respond to the weather conditions and present an image of shelter, protection, and comfort...both physically and psychologically. The durability of stone to express the notion of “home and hearth” through interior fireplaces and exterior chimneys supports the image of a comfortable and protective mountain retreat. Stone and wood also convey a timeless outgrowth of the site by anchoring buildings to the ground and standing up to the exposure of the climate.

4.9 Environmental Responsibility... Each Homeowner has the ability to design and build a residence that rests on a site with remarkable natural character and beauty in a quiet and unobtrusive manner. The Design Theme at Red Ledges encourages environmental responsibility and sustainable buildings. From site planning to architecture, the principles of sustainable design and construction should be considered by the Owner for both technical and aesthetic decisions. Elements that contribute to sustainable architecture and site integration are strongly encouraged and can include utilizing renewable energy systems such as photovoltaic, passive solar energy opportunities, native and local materials, sustainable construction materials, consideration of porous paving materials, and incorporation of existing site features (e.g. trees and vegetation, slope, and solar and wind orientation) into the overall design. This overall philosophy is further outlined in the following section on Environmental-sensitivity and Energy Conservation. Owners are encouraged to research and implement environmentally responsible design strategies that meet the criteria of the Guidelines.

4.10 Understanding the Natural Environment... The landmark Utah Juniper, Gamble Oaks, open meadows, hilltops, and canyons characterize the natural setting that is the framework for living in and designing within Red Ledges. Sensitivity to and enhancement of natural beauty and wildlife activities is important to maintain the existing balance of natural and built environments which benefits the entire community of Red Ledges. Buildings should be set into the landscape and relate to the surrounding natural environment and landforms. All buildings are to be designed to take advantage of existing trees, scrub oak, rock outcroppings and landforms, by integrating the improvements and landscape elements into the site. Buildings are to step with the natural topography to create a sense of “growing” out of, rather than being forced onto, the land.
4.11  *Engaging the Natural, Outdoor Lifestyle of the Region...* Red Ledges affords dramatic landforms and natural vegetation that provide opportunities to create successfully designed exterior living spaces that complement the home design and contribute to the ambiance of the living experience. To capitalize on these uniquely different settings, each home site should be evaluated for its individual characteristics. Buildings are to be designed to “celebrate” nature, both by bringing the outdoors in through ample amounts of glazing and by extending indoor living spaces to the outside with “outdoor living rooms” decks, terraces and other exterior areas.

4.12  *The Architectural Vernacular...* The architectural palette which has been thoughtfully defined for Red Ledges provides the opportunity to create distinctive home and acknowledge the Western Mountain and Ranch-Influenced heritage of the region. The architectural guidelines offer variety and unique design solutions for specific site characteristics.

4.13  *Use of Local Design Influences...* Draw from the Rocky Mountain region’s architectural traditions to create building designs that reflect the unique Red Ledges architectural vernacular, environment and meet the needs of today’s lifestyles. Architectural design is reflective of the local climate and utilizes locally-available building materials. Residences are to relate in form and style to the signature buildings located within the community in order to create a unified design vernacular throughout Red Ledges
5 ENVIRONMENTAL SENSITIVITY AND ENERGY CONSERVATION

5.1 General
5.1.1 The ARC encourages the design of residences within Red Ledges to be environmentally-sensitive, conserve energy and meet current “green” building design and construction standards whenever possible. It is encouraged to take advantage of new trends and technologies that implement these standards. These conservation measures must be compatible with the intent of the Design Guidelines which shall take precedence in all cases.

5.2 Energy Conserving Design
Owners are encouraged to incorporate energy conserving measures in design. Site orientation of buildings, size and orientation of windows and shading devices designed to take advantage of sun, shade and natural daylighting should minimize reliance on mechanical heating and cooling systems, reduce electrical power consumption as well as create comfortable living conditions.

5.3 Conservation of Natural Resources
Owners are encouraged to incorporate conservation measures in the design of Homesite improvements that reduce the consumption of natural resources. These measures include reduction of light pollution, water conservation and protection of native vegetation on the Homesite.

5.4 Insulation
5.4.1 Upgraded insulation is encouraged. Increased insulation can reduce the demand for heating and cooling making homes more comfortable.

5.4.2 Insulated windows and glazing are strongly encouraged. Windows with “thermal breaks” and insulated glazing significantly reduce energy usage and make houses more comfortable.

5.5 Energy Star Program
Owners are encouraged to meet Energy Star standards, incorporate Energy Star Certified Appliances and choose Energy Star labeled windows. The on-line source of information about Energy Star programs is www.energystar.gov/products/

5.6 New Technology
5.6.1 New technology that is completely integrated into the architectural design of the residence will be considered by the ARC on a case-by-case basis. Currently, “design integrated” photovoltaic cells in certain forms are encouraged. The introduction of passive energy technology is greatly encouraged.
5.6.2 All solar applications must be specifically approved by the ARC for each Applicant.

5.6.2a Solar applications may be allowable when they are completely integrated in the architectural design of the residence and their introduction does not detract from the visual integrity of the building or surrounding site.

5.6.2b Thermal solar collector panels and wind generators are not permitted at Red Ledges.

5.6.3 As any of this new technology reaches the end of its lifecycle, the technology must be replaced with the same or latest comparable technology. Any significant deviation, visual or otherwise, from those technologies that were originally approved by the ARC must be presented for review and approval.

5.7 LEED Residential Guidelines

5.7.1 Homeowners at Red Ledges are encouraged to use and select “green” materials. This program encourages compliance with environmentally friendly building practices.

5.7.2 One excellent way to do this is to volunteer to achieve Leadership in Energy and Environmental Design (LEED) Certification according to the LEED Residential Guidelines, currently available from the United States Green Building Council (USGBC). These guidelines evaluate environmental performance from a “whole building” perspective, and provide a definitive standard for what constitutes a “green building.” The three-step process for certification includes project registration, technical support (including credit interpretation), and actual building certification. All three steps may be accomplished on-line at www.usgbc.org\programs\leed.htm and include administrative fees.
6 SITE PLANNING GUIDELINES

6.1 Site Planning Guidelines

6.1.1 The Site Planning Guidelines are intended to protect and promote a sense of harmony with the beauty and serenity of the existing natural environment at Red Ledges. At Red Ledges the land and the structures are intended to blend together. In addition each Homesite should complement the others nearby. Grading and excavation is restricted to the minimum necessary as dictated by the ARC. Refer to the homesite's "lot features map" for guidelines on determining the allowable disturable area.

6.1.2 The community of Red Ledges is intended to have an understated, rural mountain character that is respectful of the land and blends with the natural environment. Without exception all existing natural vegetation, flora, fauna, outcroppings and other features of the land are considered precious and worthy of preserving and protecting to the extent possible when building and occupying a home at Red Ledges. The existing native landscape is fragile, and may take years to naturally recover from impacts to site or vegetation. Due to these concerns, regulations intended to provide protection for existing natural vegetation.

6.1.3 The principal site planning criteria for Red Ledges:

- Site planning must result in functional and aesthetically pleasing improvements benefiting the community.
- Preserve and protect existing natural environment, existing trees, vegetation, rock outcroppings, and groundcover.
- Minimize impact on nearby Homesites.
- Minimize excavation and fill; all cut or fill slopes exceeding 2:1 shall be covered with indigenous natural stone.
- Grading and drainage; pad and overlot grading prohibited.
- Grading is limited to the Building Envelope. Grading and excavation is restricted to the minimum necessary as dictated by the ARC.
- Garage orientation away from street accessed from a winding, meandering driveway.
- On-site parking requirement
- Ridgeline and Fire Protection Restrictions
- Fences and walls are prohibited (with the exception of dog runs, trash enclosures, and AC condenser pad enclosures attached to the main structure)
- Building Orientation
- Snow management
- Retaining walls are required to be made of indigenous natural stone or veneered entirely with indigenous stone. No other retaining wall materials will be permitted.
- Detached structures are not allowed (e.g. detached garages or storage sheds)
6.1.4 Site Development will be developed under two separate types of Homesites, those utilizing the Building Envelope and those that utilize the standard Heber City yard setback standards. Each is explained below.

6.2 The Homesite

6.2.1 Each Homesite is divided into two areas - the Natural Area and the Building Envelope. The following site development standards deal with issues of siting, grading, excavation and landscaping.

6.2.2 The Natural Area

- The Natural Area is that portion of the Homesite which lies outside of the Building Envelope. No construction activity can take place in this area. Irrigation of the Natural Area is not permitted since the existing indigenous vegetation does not require additional water.

- The Natural Area shall remain untouched and any disturbed areas shall be revegetated with native species as dictated solely by the ARC. The Homesite Owner shall pay for all revegetation and any associated fines levied for disturbed areas by the ARC.

6.2.3 The Building Envelope

- The Building Envelope is the portion of each Homesite within which all Improvements, including utilities, must be built and/or located and the only place where alterations to the existing landscape may occur. A “lot features map” has been prepared for each Homesite. This map indicates the boundaries of the Building Envelope. An appropriate Building Envelope is identified for each lot based on the natural features of the Homesite, views, relationship to adjacent building envelopes, and topography. No modifications to the individual Homesite is permitted, except by approval of the Committee. The Building Envelope acts as a limit beyond which no construction activity may take place or materials are stored. See the illustration below for requirements which may affect your Homesite. Caution should be taken to fully understand these requirements prior to beginning design. The Pre-Design Meeting will be utilized partially to explain these requirements.
6.3 The Road Margin

6.3.1 Protection of, grading and re-vegetation of the Road Margin are the responsibility of the Owner.

6.3.2 Create a natural-appearing streetscape with continuity throughout the project. Provide good plant growth as close as possible to the pavement edge by applying a small amount of temporary irrigation to establish the natural-appearing plantings. Maintain or re-create natural appearing grading and slopes. Unnatural grading is strongly discouraged.

In cases where an Owner owns two contiguous Homesites and wants to combine the two Homesites into a single Homesite, the Owner must receive the consent of the ARC. Any desire for a reconfiguration of the building Envelope shall be requested by the Applicant early in the design phase, and the Committee must have approved the reconfiguration, at its sole discretion, prior to the Preliminary submittal.

In connection with the combining of more than one Homesite, a reconfigured Building Envelope may, at the Committee’s discretion, span the common Homesite property line. Since it is likely that reconfiguration of the Building Envelope may have greater effect on views from nearby Homesites than in the case of a reconfiguration on a single Homesite this will be considered during the approval of the envelope shape. Any necessary approvals from the City will be required prior to approval from the ARC.
6.3.3 In the Road Margin:
- Only planting indicated on the Master Roadway Landscape Plan is permitted in the Road Margin.
- No slopes over 2:1 (horizontal: vertical) are permitted.
- Irrigation is required in the Road Margin as well as in all other landscaped or disturbed portions of the Homesite lot, and its application must be adjusted to a minimum consistent with good plant growth.
- Retaining walls must be made natural stone or with concrete veneered with natural stone listed on the Approved Colors and Materials List in Appendix 3.
- No property defining fences are allowed.
- No gates, entrance posts or columns or walls, mailboxes, or other similar improvements are allowed to be constructed in the Road Margin.
- No trash enclosures may be constructed in the Road Margin.
- One street address sign may be installed in the Road Margin with the approval of a specific design by ARC. The address sign may be illuminated if the light source provides only a low level of illumination and is completely hidden from all public ways and other Homesites.

6.4 Building Siting and Setbacks

6.4.1 Front and side setbacks—as generally defined and measured by the Heber City PC Zone—have been established to maintain a balance between buildings and the natural setting, while still providing flexibility in building configuration and location relative to protected existing vegetation and topography. Balconies, porches, roof overhangs, and chimneys may partially occur within setbacks—see the Code for specific dimensions allowed. Owners shall be aware that the Red Ledges Design Guidelines may also contain other setback requirements that are more restrictive than those described in the Heber City PC Zone Code (https://heber.municipalcodeonline.com/book?type=ordinances#name=18.61_Planned_Community_(PC)_Zone)

<table>
<thead>
<tr>
<th>Heber City Planned Community Zone</th>
<th>Traditional Lot</th>
<th>Estate Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>8,000 s.f to 19,999 s.f.</td>
<td>20,000 s.f. and larger</td>
</tr>
<tr>
<td>Front Setback</td>
<td>30 feet from front r-o-w</td>
<td>30 feet from front r-o-w</td>
</tr>
<tr>
<td>Side Setback</td>
<td>20 feet total with no less than 10 feet on one side</td>
<td>24 feet total with no less than 10 feet on one side</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20 feet</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

6.4.2 In order to accommodate individual site conditions, there is some flexibility in the side setbacks for garages. In essence, the minimum setback on either side must be at least 10 feet and the total of both side setbacks must be greater than 20 to 24 feet (depending on the size of the Homesite).
6.4.3 Front setbacks must be a minimum of 30 feet from the right of way, and rear setbacks must be a minimum of 20 or 30 feet (based on the Homesite size) from the property line—see the individual lot exceptions listed below. Patios or other improvements that encroach into rear setbacks must be a minimum of 10 feet from the rear property line.

6.4.4 Each home should be located to provide a sensitive response to existing trees, views, and sun exposure. Homes should also be located to avoid presenting a solid wall of structures facing the street. Homes on individual Homesites should be offset from their neighbors to develop an interesting, undulating streetscape.

6.5 Maximum Site Coverage
The Maximum Site Coverage at all Single-Family Homesites within Red Ledges shall not exceed 10,000 SF, unless otherwise permitted by the ARC through lot-specific variances for unusually deep lots. The total area of all improvements fully or substantially impervious to water percolation shall be included within Maximum Site Coverage calculations, including—but not limited to—driveways and aprons, “hammerheads” and guest parking spaces, covered porches and entries, roof overhangs, patios, spas and pools, and walkways. The intent of Maximum Site Coverage is to limit site disturbance and retain the natural state of the neighborhood as much as possible.

6.6 Area of Disturbance
The Area around a project impacted by construction activity—or the Area of Disturbance—shall be limited to the immediate area around the building excavation, with reasonable allowances made for practicality of construction and the safety requirements of authorities having jurisdiction. The Area of Disturbance must be shown on Site Plans submitted to the ARC, and the ARC may—at its discretion—require that the Area of Disturbance be reduced in an effort to lessen impacts on existing vegetation, particularly large trees and Gambel Oak.

6.6.1 Excessively Sloped Building Sites
The overall height of a terraced or stepped structure shall not exceed fifty-five feet (55’) measured from the elevation of the lowest point of the foundation at finished grade to the highest point of the roof elevation. The intent is to reduce the height of stepped retaining walls on the uphill and downhill sides of the site.
Figure 6.2a – Recommended Example of Transition from Area of Disturbance to Natural Area
6.7 Protected Plants

Protected plants are those existing native plants or vegetation which must be protected pursuant to these guidelines. Improvements should be sited to avoid these protected species if at all possible, however they may be carefully transplanted. It is recommended that competent professional’s be consulted prior to transplanting any plant materials and the Committee will require replacement of any plant which dies during transplanting, with a plant of the same species and size. See Appendices for a listing of these plants. Protected plants include all existing vegetation. It is strongly recommended that all indigenous vegetation on the site be transplanted wherever possible. Recommendations of landscape firms successful with transplanting can be obtained from ARC staff.

6.8 Tree Removal Guidelines

Tree removal is to be avoided whenever possible. The ARC may approve tree removal within the Building Envelope in order to accommodate buildings, driveways, and utilities. All trees to be removed must be identified on the site plan.

Unauthorized tree removal is subject to fines of up to $10,000 per tree and replacement at a ratio to be determined by the ARC.

6.9 Site Work

6.9.1 The natural topography in the residential areas varies from Homesite to Homesite and creativity is needed in the design process. Typically, Structures should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it, thus creating unnecessary height. Step buildings and Improvements, down slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve
a balance of cut and fill, limit Structures to the areas on the site where drainage, soil, and geological conditions will provide a safe foundation.

6.9.2 Consider the impact of the proposed Residence on adjacent properties with respect to privacy, view preservation, and ease of access.

6.9.3 The following general limitations will apply in the absence of special circumstances justifying exceptions as may be approved by the Committee:

- Cut and fill may not be exposed following completion of construction, landscaping and/or retaining walls may be required to mitigate cut and fill conditions;
- No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely affect another owner;
- No protected plants shall be damaged, destroyed, or removed from any Lot, although such plants within the allowable building area may be relocated;
- Retaining walls and other walls not directly supporting a building Structure, except Screen Walls, shall not exceed six (6) feet in height, measured from the lowest natural grade adjacent to the wall.

6.9.4 In the event of any violation of (a) or (b) above, the Committee, or the Association, may cause the lot to be restored to its state existing immediately prior to such violation; or, in the event of any violation of (c) above, cause to be replaced, any protected plant which has been improperly removed or destroyed with either a similar plant in type and size or with such other plant as the Committee may deem appropriate. The Owner of such Lot shall reimburse the Committee and the Association for all expenses incurred by them in performing the Owner’s obligations under this paragraph, provided however that, with respect to the replacement of any plant, the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the committee or the Association had they elected themselves to replace the damaged, destroyed, or removed protected plant with a plant similar in type and size. The Committee shall have the right to require complete or partial restoration of cut areas.

6.10 Grading and Drainage

6.10.1 Grading must be done with minimum disturbance of the existing vegetation on the Homesite. Structures, roads, driveways or any Improvement should be designed to fit the existing contours of the site, minimizing Excavation rather than altering the site to fit a poorly designed Structure or Improvement. Surface drainage shall not drain to adjoining lots or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to offsite soil erosion on open spaces.

6.10.2 When a change in the drainage way within a given Homesite is absolutely necessary, avoid right angle diversions, and create a positive drainage in a logical and natural manner. Minimize soil erosion in disturbed areas through the use of native rock to simulate natural stream beds and plant materials.
6.10.3 It is the intent of these Guidelines to discourage excessive cut and fill, and **no grading may be done outside the Building Envelope**. Any alterations to washes carrying 50 cubic feet per second or more resulting from a 100-year storm may require special consideration for approval by the Committee.

6.10.4 Overlot grading is prohibited on Homesites.

6.10.5 Washes and Drainage Easements. These natural drainage-ways occur frequently throughout The Custom Lots and should not be obstructed. Structures and other Improvements should be sited to avoid these washes, although they can be sited at the edge of a wash. Bridging by buildings, and other Improvements designed so as not to obstruct 100 year storm flows, are encouraged. **Washes may be re-routed within the building area but must never change the point it naturally leaves the site.**

6.11 Driveways and Parking

6.11.1 Driveways may be a maximum of 15 feet wide at the property line and encouraged to intersect the street at a minimum angle of sixty (60) degrees and in such a way as not to interfere with drainage in the street right of way. Concrete, concrete pavers, and natural pavers are encouraged for driveways. Uncolored, smooth concrete may not be used but Flagstone, Bominate, and colored concrete patterns are encouraged. Only one driveway entrance will be permitted for each Homesite except in special circumstances when the Committee may consider a second entrance.

6.11.2 Driveway configurations should be efficient while providing for convenient access, garage entry, and turning movements. Expansive entry courts should be avoided in order to preserve the natural site and maintain an informal and understated community image. In general, site disturbance should be kept to a minimum whenever possible. Where possible, meandering and winding the driveway onto the property with gentle turns that respect the existing land forms and vegetation to save larger trees and preserve rock outcroppings is encouraged.

6.11.3 In addition, each site plan should accommodate a total of one off-street parking space per bedroom (including garage spaces and stacked spacing in the driveway). Again, all driveways and parking should be designed with snow shed and snow storage in mind.

6.11.4 Parking Spaces: Each Residence shall contain parking space within the Homesite for at least two automobiles in an enclosed garage. A minimum of two (2) additional parking spaces should be provided to accommodate guest parking. No on-street parking will be permitted at Red Ledges. Views of guest parking areas from adjacent Lots, streets, or public spaces must be mitigated and diffused by stone-covered Screen Walls or a combination of Screen Walls, berms, mounding, and landscaping. Walls shall be between 36’ and 48” high. Landscaped berms may also be used. No exterior storage of recreation vehicles or boats will be permitted.
6.12 Site Utilities

6.12.1 Site utilities should be located on each lot with great sensitivity, taking care to limit the Area of Disturbance and keeping future maintenance of the utilities in mind. In general, locating utilities under or immediately adjacent to driveways helps to accomplish these goals. Septic systems and propane tanks are not permitted within Red Ledges.

6.12.2 Builders are required to provide a location for fiber service termination box for the fiber optic Optical Network Terminal (ONT). Contractor is responsible to run fiber from hand hold at street curb to the termination box. Contractor is also to run 1” funny pipe from exterior termination box to the interior telecommunications cabinet. Funny pipe is to have a pull string installed to accommodate installation of the fiber. This obligation shall be included on the checklist used by the Project design committee for building plan approval. All inside telecommunications wiring will terminate in the cabinet, where there will be one (1) dual 120 VAC outlet. For specifications, builders may contact the staff of the ARC.

6.13 Retaining Walls

Retaining walls are limited to 6’ in height. The stone selected for the construction of retaining wall should reflect the same stone used on the home, in order to maintain continuity between the site and home. Retaining walls are required to be made of indigenous natural stone or veneered entirely with indigenous stone. No other retaining wall materials will be permitted. If the retaining wall needs to be higher than 6’ a four set back is required before starting the second wall. The area between retaining walls must be planted with indigenous plants specified on approved landscape material appendix no. 4 and appendix no. 5.

6.14 Patios and Courtyards

Patios and courtyards should be designed as an integral part of the architecture of the Residence so they can be shaded and protected from the sun by the walls of the Residence. These open areas should take advantage of natural air flows to produce cooler temperatures. All elements of the patios and courtyards (flooring materials, landscaping, fountains, lighting, etc.) must be properly screened from adjacent property to enhance privacy.

6.15 Fences and Site Walls

6.15.1 In order to maintain the visual quality of an open and natural landscape, above-grade fences and site walls within Red Ledges shall only be used in limited locations. Fences and site walls are permitted to enclose service areas and trash receptacles, and to enclose hot tubs and pools for safety reasons. Fences and site walls are not to be used to define or enclose property boundaries. Invisible dog fences are acceptable.
6.15.2 Wood fences should be left natural to weather or should be treated and stained to match adjacent buildings. They should be constructed of high-quality, maintenance-free materials.

6.15.3 Walls can be constructed of stone to match adjacent buildings.

6.15.4 Property Line Fences: The use of fences along the property line is not permitted.

6.16 Equipment Screen Walls
Screen Walls shall be of permanent construction. All Screen walls are to be finished to match the other wall surfaces of the building. Both sides of the Screen Wall must be finished. The walls are to be high enough to screen the objects and/or equipment located behind them. The use of wood Screen Walls should be a visual extension of the architecture or the Residence. Screen walls must step with the topography. Landscaping may be used as a substitute for required Screen Walls. All Screen Walls must be located within the Building Envelope or setback lines. Screen walls to be limited in height to 48” above the surrounding finish grades.

6.17 Outside Fire pits and Fireplaces
Fire pits and fireplaces should be contained within the patio and should be an integral part of the design of the Residence. Fireplaces built into patio walls require approval by the committee as the chimney element must be sited to avoid obstructing views from adjacent properties. All fire pits and fireplaces must be gas or electric –outside wood burning fire pits and fireplaces are not allowed.

6.18 Barbecues
The Committee encourages the design of barbecue units that are an integral part of the design of the Residence rather than free-standing, and should not be visible from the street.

6.19 Transmission Antennas
No transmission antennas of any kind or nature, or other devices for the transmission of television or radio signals, or job site camera device, or any other form of electromagnetic radiation, including but not limited to, satellite dishes, internet dishes, microwave antennas, radio towers, television antennas or cell phone towers shall be placed or maintained upon any structure or Homesite.

6.20 Refuse Containers
Details for location of refuse concealed containers will be provided by the Owner prior to completion of the design. Containers shall be appropriately concealed by a screen wall. Trash that is required to be placed at the front of the lot in order to be collected may be placed and kept at the curb after 5:00 PM on the day before the scheduled day of collection, but not sooner. Any trash containers shall be removed after pick-up on the day of collection.
6.21 Site Lighting

Red Ledges’ philosophy of the predominance of undisturbed natural landscape extends to nighttime as well as daytime views. In order to preserve the beautiful views of City lights and the night sky, which tend to be obscured by excessive local lighting, the Committee has established the following guidelines for residential site lighting:

6.21.1 Site lighting means lighting mounted either on the ground or on site walls for the purpose of providing security or decorative accent lighting. Site lighting must be confined to areas enclosed by walls or in the vicinity of the main entrance.

6.21.2 Security lighting means lighting intended to provide bright general illumination of the area adjacent to a Residence during emergency situations. Security lighting should only be on during emergencies.

6.21.3 Building mounted lighting means lighting built into or attached to buildings either on walls, ceilings, eaves or fascias for the purpose of providing general illumination, area illumination, or security illumination. Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces and may not be used to light walls or building elements for decorative purposes.

6.21.4 All exterior lighting must provide for significant shielding of light sources; no bare lamps or visual lighting source will be permitted.

6.21.5 Only lamps with a maximum of 1,100 Lumens output will be allowed unless express approval is received from the Committee.

6.21.6 No lighting will be permitted in Natural Areas or outside areas enclosed by patio or building walls.

6.22 Basketball Backboards

Special permission from the Committee is required to construct a free standing basketball backboard. Backboards must be constrained architecturally so as to be completely screened from view of the other Homesites, parcels, streets or Common Areas. Backboards attached to the face of a garage are not permitted.

6.23 Swimming Pools and Spas, Equipment and Enclosures

Consideration should be given in designing pool and spa areas to provide for privacy for the Lot Owner’s neighbors. Pools and spas should also be screened from the street or adjacent properties or Natural Areas. Pools must be properly enclosed and constructed according to City and County regulations. The pool, patio, any perimeter walls, fences and gates should be considered an integral part of the building elevations. Pool cannot be drained onto adjacent property.

6.24 Tennis Courts and Sport Courts

Tennis courts and sport courts are restricted but may be approved by the ARC.
6.25  Address Identification

6.25.1 Individual address identification devices for each approved Residence may be installed by the Lot Owner. Such devices must utilize the same materials and colors as the Residence and must reflect its design character. The address sign may be illuminated if the light source provides only a low level of illumination and is completely hidden from all public ways and other home sites.

6.25.2 All address markers must be of a design that is compatible with the design of the residence. The use of special features such as wagon wheels, sculpture, historic artifacts, etc. as part of the design will not be approved. Submit the design of the Lot identification device with the final submittal. No additional signage detached from the Residence will be permitted, except temporary Developer construction signs or other signs as permitted by the declaration and approved by the Committee. The Committee may, in the future, require installation of uniform address identification devices for all Lots, including Lots with previously constructed identification devices.

6.26  Dog Runs

Dog runs are permitted within Red Ledges, provided they are constructed of high-quality materials (see Fences and walls above) and in colors to complement their associated residences. Dog runs shall be attached to residences—not free-standing—and are to be approved by the ARC prior to construction. Dog runs shall be screened from the street, neighboring Homesites and the golf course.

6.27  Wildfire Mitigation

6.27.1 Fire safety and defensible space provisions on Homesites are the responsibility of the Homesite Owner. Available at http://www.ffsl.utah.gov/index.php/fire/resources-for-homeowners

6.27.2 As local history illustrates, the local area is as susceptible to wildfires as other dry, western locales. In order to mitigate this risk, all construction within Red Ledges is required to comply with the Utah Wildland - Urban Interface Code. This code also requires all homes within the Community to be sprinkled.

6.28  Fire Safety and Defensible Space

6.28.1 These provisions on Homesites are the responsibility of the Homesite Owner. Please refer to Heber City codes, regulations, and ordinances and those of other jurisdictions.

6.28.2 Portions of Red Ledges may be located in wildfire hazard areas. It is important that Owners be aware of the possibility of wildfire. The threat of wildfire can be reduced with the thoughtful planning and maintenance of a defensible space around the building. With this in mind, the following fire safety standards have been implemented:
• **All buildings are required to have interior and exterior eave sprinkler systems.** All systems must be approved and inspected by Wasatch County Fire District.

• Potential fire fuel (such as dead limbs, leaves, needles and other material) is to be removed from areas immediately surrounding built structures.

• Owners are to select building and landscape planting materials that provide low fuel for potential fires.

• The maintenance of a 30-foot safety zone in all directions around the building is strongly encouraged. Within this zone, the following fire prevention actions are recommended:
  
  - Regularly dispose of slash and debris materials resulting from thinning operations.
  - Periodically mow dry grasses and vegetation.
  - Stack firewood away from the building.
  - Maintain an irrigated area around buildings.

• Exterior wood building materials are to comply with all fire safety standards and procedures established by Heber City, other applicable State and Local Codes.

6.29 **Exterior Holiday Decorations**

6.29.1 The intent of this section is not to discourage decorating for holidays, but to insure a tasteful and very high standard of quality at Red ledges. Holiday decorations should be subtle, soft, and tasteful. Decoration displays should not have a commercial appearance and should not be “overdone” in brightness, size, or visibility from public spaces and common areas. The ARC reserves the right to prohibit any holiday decorations it deems inappropriate.

6.29.2 No “lawn ornament” type holiday decorations or plastic sculptures may be displayed on the exterior of the residence. Decorations will not be allowed to be mounted on roofs or located outside of the site walls or building envelope. Cut evergreen trees decorated as holiday trees will not be allowed on the exterior of the residence.

6.29.3 Although holiday lights are allowed, no chasing, twinkling, or blinking lights will be allowed. No more than three (3) trees or shrubs may be decorated with lights (this does not include small plants immediately adjacent to the front door or patio doors of a home). Lights will not be allowed to outline an entire home or to be located on ridges or gables of pitched roofs. No exposed spotlights will be allowed. Lights are allowed around window frames, soffit/eave lines, and landscaping only. Luminaries will be allowed along driveways and patios, but not on roofs. Only luminaries lighted with flameless candles are allowed. Care must be taken that luminaries do not blow away or litter adjacent properties.

6.29.4 Exterior holiday music is not allowed.

6.29.5 Holiday decorations will be allowed only between Thanksgiving and February 1st. No holiday decorations are allowed before Thanksgiving and all decorations must be removed by February 1st.
7 ARCHITECTURAL GUIDELINES

7a MOUNTAIN TRADITIONAL

7a.1 Style Description:
Each Homesite is unique in terms of its natural opportunities and constraints, sun exposure, orientation and views. Key architectural concerns include building height, massing, color and materials selection. The architectural standards and design restrictions are intended to preserve, protect, promote and enhance the unique qualities of the community at Red Ledges.

7a.1.1 The architectural character at Red Ledges is essentially a blend of Traditional Western Ranch and Mountain Lodge styles indigenous to this region of the Rocky Mountains. The goal at Red Ledges is to maintain an overall rustic and yet refined understated elegance in the community emphasizing quality of construction, natural colors and materials, preservation of the natural environment and distinctive design creativity within the palette of the Design Guidelines.

7a.1.2 All homes in Red Ledges shall be custom designs. Homes shall be designed in no discernible “style” other than the Red Ledges architectural vernacular defined in these guidelines. Architectural motifs such as “Santa Fe”, “Spanish”, “Classical”, “Colonial”, “Mediterranean”, “Victorian”, or any other derivative style are not appropriate at Red Ledges. “Ultramodern” or “high tech” are equally inappropriate for exterior styles, but no restrictions on the use of modern technological conveniences or the character of private interior spaces are intended. Homes shall be individual and distinctive, yet respectful of the unique mountain setting of Red Ledges.

Figure 7.1 – Architecture relating to the natural environment in form, scale, color and materials.
7a.1.3 The Red Ledges vernacular is distinctly rustic and rural, yet refined. High quality materials, detailing and design excellence are strongly encouraged. The Design Guidelines expressly prohibit crude, primitive, agricultural, cluttered, dilapidated, unfinished and/or unrefined structures, designs, improvements and/or site work. Shacks, sheds, stables, barns and barn shaped roof forms are not permitted.

7a.1.4 Red Ledges is a legacy of the pioneers of the Heber Valley and provides the choice of a lifestyle tied to nature. Therefore, relationship to nature and the outdoors is a determining factor throughout the Design Guidelines.

7a.1.5 Palette of Architectural Design at Red Ledges:

Architectural design derived from or abstractly recalling the rural historical precedents of the region is encouraged including:

- Mountain Lodge
- Western Ranch House, but not "Barn" style.
- Rocky Mountain Alpine, “High Country” and Ski Lodge vernaculars
- Some design elements recalling historic local and regional styles not listed above will be considered by the ARC on a very limited basis.
- Other styles or clarifications may be added to or removed from this list at the discretion of the ARC.

All other identifiable architectural styles and building types are discouraged at Red Ledges. The following are not permitted including:

- Southwest Territorial and adobe styles, other desert vernacular, Spanish Colonial
- A-frames, geodesic domes and all other stylistic geometric forms and building types
- Swiss Chalet and Bavarian styles; small cabins; Fake styles/Tuscan
- Premanufactured buildings, metal buildings
- Ornate and formal architecture
- Architectural styles from and identified with other places, regions, countries and/or era
- Other architectural styles may be added to this list at the discretion of the ARC

7a.1.6 Natural materials and dark, muted earth tone colors that blend with the native vegetation and surrounding natural environment are characteristic of Red Ledges and strongly encouraged. All exposed exterior materials and colors used on buildings, roofs, walls, in site work and on all other physical features of a property at Red Ledges must be listed on the ARC’s Approved Materials and Colors List without exception.

7a.2 Building Style

7a.2.1 The overall intent at Red Ledges is to restrict exterior architectural character and to maintain a basic level of visual continuity in the community while avoiding sameness and repetition. Therefore, no two homes or structures may be the same (or almost the same as defined by ARC) within 1,000 feet of the other at Red Ledges. Design diversity within the limits of the Design Guidelines is anticipated and desired.
7a.2.2 Both Traditional and Contemporary Mountain architectural design, forms and detailing are encouraged. Ultra-modern design, “loft” warehouse styles, urban and industrial derived architectural design are prohibited. Suburban and production home styles are prohibited.

7.2.3 Variations of architecture shall be considered on an individual basis, subject to conformance with the standards herein.

7a.2.4 It is strongly recommended that an Owner retain competent professional services for planning and design. A thorough analysis and understanding of the various design considerations and documents involved, as well as the ability to convey to the Committee, through drawings and other media, the concept and design of a proposed Improvement, are all important elements of the Design Review process. If an Owner elects to do his own design or to retain non-professional services, and the result in either case is not approved by the Committee, the Committee has the right to require that an Owner thereafter utilize the professional design services of an architect or others (as described in Section 1).

7a.2.5 The ultimate goal is to create and maintain Red Ledges as the finest community in the region and to perpetuate architectural integrity and quality construction.

7a.2.6 The following constitute the principal architectural design criteria for Red Ledges:

Architectural Forms
- Horizontal massing is discouraged; vertical proportions encouraged.
- Massing should respond to the natural topography of the site.
- Sloped roofs are required.
- Gable roofs are encouraged; hip roofs are discouraged and restricted.
- Large roof overhangs are encouraged.
- Maximum building height: 28 feet, or 33 feet to peak of pitched roof (as currently defined in the Heber City Planned Community Zone). Note that homes on sensitive ridge sites should not break ridge line views when viewed from designated viewing locations in the Heber Valley.
- Minimum height of any structure is 25 feet.
- No long or large stark wall surfaces, forms, or roofs are allowed; walls taller than two stories must be stepped as to offer single-story expression from some perspectives.
- Massing of roofs, walls and building forms must be varied and broken into multiple planes and forms. Large single roof forms are prohibited. A composition of multiple roof forms is encouraged.
- Multiple architectural elements are encouraged to add interest to each elevation, especially front and/or rear elevations facing streets, roads, the golf course and when open to views from the community.
Architectural Details, Features, Fenestration, etc.

- Many large windows, multiple window compositions, and entirely glazed window-walls are highly encouraged.
- Small, “punched” windows are discouraged. If punched windows are used they must be grouped together.
- Solid wood veneered garage doors are required on all residences.
- Substantial dimensional lumber fascias and exterior trim are required.
- Main entrance doors are to be:
  - a minimum 3’6” x 8’0”.
  - 12” above adjacent finished grade recommended.
  - Recessed a minimum of 8”.
- Substantial deck supports and all other columns are required. Stone columns, deck supports, roof overhang supports, etc. are highly encouraged.
- Substantial deck guardrail, beams, etc. are encourage. Detailing is also required to be in proportion with the substantial columns.
- Interior window coverings visible from the exterior are discouraged. (must match exterior)

Architectural Materials

- Transparent stained wood, natural stone and glass are the exterior materials. Characteristic of and highly encouraged at Red Ledges.
- Exposed foundation walls are required to be veneered with stone.
- Dark roofs, natural roof materials, non-reflective and specifically approved substitutes are allowed.

7a.3 Building Style

7a.3.1 The desired architectural character is not one of any arbitrary style but simply an appropriate response to the geology and climate of the setting.

7a.4 Building Massing

7a.4.1 The Committee will discourage, and has the right, to prohibit the construction of any Residence or other Structure which would appear excessive in height when viewed from the street, other Homesites and anywhere in the community.

7a.4.2 Second-story elements should be set back from the property setback lines to create a stepped appearance, or a single-story expression, and to avoid two story uninterrupted surfaces. No two-story wall can be built adjacent to a street or Common Area.
7a.5  Form and Massing

7a.5.1 The overall architectural form and massing for Single-Family Homes shall be based upon combining one or more central forms of simple geometry with secondary elements added to them. The result will be a composition of additive forms, creating interest in massing while maintaining a pleasing human scale. The goal is to retain a simple order, and an honest and direct structure that can respond to the topography and create visual interest without being overly complex. In light of this goal, program elements that help enhance the additive nature of the architectural forms while adding to their visual interest is encouraged.

7a.5.2 Sensitivity to the human scale is critical in presenting a comfortable, residential feeling within the natural setting and to enhancing visual relationships between neighboring homes. To assure this attention to human scale is accomplished, buildings that have two stories should include significant portions that are only one story in height. In no case may eave heights exceed two stories.

7a.6  Building Sizes - Scale and Floor Area

7a.6.1 Homes must be the appropriately proportioned for the lot. All home sizes must be approved by ARC.

7a.6.2 The minimum and maximum overall square footages of Single-Family Homes is based on the size of the Homesite:

<table>
<thead>
<tr>
<th>Homesite Size</th>
<th>Allowed sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>½ to ¾ acres</td>
<td>2,500 to 5,000</td>
</tr>
<tr>
<td>¾ Acre +</td>
<td>3,000 to 10,000</td>
</tr>
</tbody>
</table>

If two or more Homesites are combined into a single ownership, the maximum square footage may be increased with ARC approval.

7a.7  Building Height

All Single-Family Homes within Red Ledges are limited to the height restrictions defined in Heber City's Planned Community Zone (PC Zone). Currently, the PC Zone's height restrictions are defined as "28 feet, or 33 feet to peak of pitched roof. Height is measured as the vertical distance from any roof or roof element to Finished Grade, measured parallel to the ground." Additionally, homes on sensitive ridge sites should not break ridge line views when viewed from designated viewing locations in the Heber Valley.

7a.8  Structural Expression and Integrity

An important design goal for Red Ledges is the honest and direct expression of building structure without ornament. This visual confirmation of the structural system recalls the tradition of wood and stone buildings in the region. In order to reinforce this important aspect of the Red Ledges Design Theme, the Design Guidelines encourage incorporation of the following principles:
• **Building foundations** shall appear to grow out of the site, merge with the topography, and carry the weight of the structure through the use of heavy stone at building bases. This visual support for the buildings can be enhanced through graduated or battered (sloped) stone walls. It can also be furthered by the partial engagement of large, anchoring boulders set into the corners and lower portions of the foundation walls.

• **Wood and timber walls** can reflect the horizontal and vertical support of the structure through scale, proportion, and continuity of the column and beam systems. Trusses and other wood systems that span spaces or transfer loads will be effective if the load-bearing system is honestly expressed and timber members are sized to accept their loading.

• Visual continuity can be achieved if *column, beam, and connection systems* are designed to provide a continuous transfer of loading in a logical and ordered manner from roof to foundation. Illogical visual representations—such as beams landing above large window openings without an expressed header—are discouraged.

• The *roof framing* offers the most visually rewarding opportunity to express the structural integrity of the building while adding interest, character, and individual identity. Beams, rafters, purlins, and supporting brackets can establish scale, detail and visual harmony if they project an honest and direct expression of the structural system.

### 7a.9 Exterior Walls

7a.9.1 There are a variety of exterior wall types that may be incorporated into the buildings at Red Ledges. In general, it is supportive of the Design Theme to use two or three—and no more than four—exterior wall materials on any building elevation to add interest. Often, the use of a single material on the walls of a building component or secondary element of the building form can add emphasis to the composition of additive forms. However, the use of a single material over all or most of an entire home is not supportive of the Design Theme. On-site mockups illustrating all exterior finish materials to be used are required for all projects within Red Ledges.

7a.9.2 The following wall materials may be considered for buildings:

• **Stone**: Natural stone indigenous to the region, such as weathered granite, sandstone, limestone or moss rock, shall be used to tie buildings to their sites and may also be used to express structural mass walls and chimneys. The stone must be laid in a manner that appears structural, with careful fitting of individual pieces. Larger stones should be set at the bottoms of walls, with smaller stones appearing closer to the tops of walls. Stone walls should avoid a “mosaic” or “quilted” pattern
and should instead strive to appear load-bearing, as opposed to a thin veneer. Stone lintels or headers are recommended and shall be a minimum of 12” high.

To tie buildings into the site, large boulders may be integrated with foundation walls, especially at corners. The battering (sloping) of stone walls is encouraged.

- **Wood Shingles:** Shingles can add a refinement, varied texture, and pattern to wall surfaces.

- **Wood Board and Batten:** Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.

- **Timber with Chinking:** The Western Ranch influence of hewn timber (flat face) may be used as a stacked timber wall. Corners may be interlocked or timbers may die into a vertical corner post. Round logs used as stacked log walls, are discouraged but may be considered with specific approval from the Red Ledges Architectural Review Committee on a case-by-case basis. If round logs are used, they must be in scale with the other components of home. Excessively large logs are discouraged.

- **Timber Frame and Glass:** A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.

- **Wood Siding:** Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is prohibited.

- **Metal Siding:** Metal siding may not be used except in a limited manner to accent building forms when specifically approved by the ARC. When used, metal siding shall be in an advanced naturally-oxidized condition prior to installation. Siding is to that blend with the natural environment. Corten steel, or a flat terne steel system, and copper may be considered. Silver or shiny corrugated metal siding of any kind is strictly prohibited. Stainless steel and light colored metals are not permitted.

- **Ornamental and Structural Steel:** These materials may be used as accent elements to reinforce the structural expression and crafted nature of Red Ledges residences. Appropriate uses include metal banding at column bases, steel or wrought iron cross-ties, and connectors at timber connections.

### 7a.10 Exterior Surface Materials and Windows

7a.10.1 Consideration is to be given by the Owner/designer to the weathering capability of all exterior surfaces, material and items of construction.

7a.10.2 Natural building materials like stone should be indigenous to the area regardless of its inherent beauty. The use of concrete or concrete masonry walls is not allowed.
7a.10.3 Wood is the dominant exterior material in the Red Ledges architectural vernacular.

7a.10.4 No reflective glass is allowed. Although all glass is reflective at times, gray or bronze tinted glass is recommended to minimize reflections. Large decorative windows, special wall patterns or trim treatments shall be approved by the Committee during the early development of the design. Clerestory windows are recommended over skylights for their cooling principles and solar effectiveness.

7a.11 Exterior Trim and Fascias
All exterior trim, detailing, etc. material including fascias, door & window trim, guardrails, etc. are required to be substantial and constructed of minimum nominal 2 x solid wood material treated with a clear or semi-transparent, matte finish.

Fascias and rakes shall be composed of minimum 3 part assemblies with a minimum total height of 12”. Secondary roofs, dormers and rake fascias shall be composed of minimum 2 part assemblies with a minimum total height of 8”. Head trim above windows, doors and other openings shall be a minimum 10” high (nominal); casing shall be minimum 6” wide (nominal); vertical corners shall be minimum 6” wide (nominal).

7a.12 Colors and Finishes

7a.12.1 Muted earth tone colors must be chosen to blend with the natural environment as seen from a distance. Darker colors that recede visually and blend with the native vegetation, tree bark and tree shadows are strongly encouraged, and may under certain circumstances, be required. Light colors and anything white are not permitted. Subdued accent colors may be used pending Committee approval on an individual basis. Color palettes that are representative of muted, natural earth tone colors will be encouraged. Colors with Light Reflectance Value (LRV) below fifty (50%) are required and material samples for all project elements (walls, roofs, trim, fascias, etc.) must be submitted to the committee for approval during the Architectural Review Process.

7a.12.2 There are two important aspects to building color within Red Ledges. The first is the predominant color palette of overall building forms…the major exterior exposures of walls and roofs. The second aspect of color is the accent found on details and trim.

*Major Building Forms*

The primary goal for major building forms is to blend into the colors and textures of the trees, soils, and rocks of the native landscape. Stone should relate to outcroppings in the general area…typically in the gray and brownish-gray colors. Bright reflective stone such as white or buff limestone should be avoided.

Major wood wall materials, including siding, shingles, timbers, and logs, should be treated or stained in semi-transparent finishes to enhance the natural colors and qualities of the wood. Roof color, when using natural or simulated slate, roofing color should be gray to green-gray. Metal roofing must be allowed to patina to its
natural color, whether it is copper, terne metal, or corten steel. When metal roofs with factory-applied finishes are specifically approved by the ARC, metal finish colors shall appear to simulate natural roof colors, such as weathered copper, aged terne metal, and similar subtle hues.

**Details and Trim**

The color of details and trim offers the opportunity to establish individual identity and interest. These colors are to be subtle and are to avoid bright, vivid, or intense primary colors. Light colors and bright white are prohibited. Trim around windows and doors and at porches can either be the same as the primary wall material, or a light, soft color to reflect light and to enhance shadow patterns. Trim colors may be warm gray, sage gray/green, beige, light gray/blue, and other such subtle colors. Colors for pre-finished window frames, mullions, and divided lites shall complement colors found naturally on-site, such as pine and sage greens, reddish-browns, tans, and the like.

### 7a.13 Windows and Glazing

7a.13.1 Windows provide the opportunity to create scale, proportion, and detail to exterior elevations, while responding to view, privacy and natural daylighting considerations. Doors can be the trademark of the home…suggesting creative design in terms of artistry, materials, shape, and size.

7a.13.2 Windows can provide expansive glass for viewing if set within a structural frame. In such cases, roof overhangs should be used to shade large glass areas and avoid reflective glare. If set within stone walls, windows should be recessed and include arches or headers to express structural support. If set within wood and shingle walls, windows should be trimmed on all sides. Individual windows and lites should have square or vertical proportions as opposed to horizontal shapes.

7a.13.3 In order to maintain the rural character of the Red Ledge hillsides, interior lighting that might be visible from off-site should be shielded as much as possible,
though overhangs, vegetation and down lighting, particularly in homes that incorporate expansive glass. A consideration of overhangs at least 7’-8’ and tinting should be made in these instances.

7a.13.4 Windows and outdoor living areas should be located to provide the maximum privacy between adjacent residences. Placement of windows oriented toward an adjacent Homesite will require planting of evergreen plant material between the windows and the property line to preserve privacy.

7a.13.5 Sizes of window components in multi-pane assemblies can add a human scale and proportion to the home. When used, divided lights must be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lights. Highly-reflective glass is not permitted within Red Ledges. Stained glass and glass block may be used if not visible from the street or golf course.

7a.13.6 Care should be given to the size, type and organization of all windows. They should never appear like surface “holes” cut into the side of a box. Rather they should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections which provide a shadow pattern. Scattered windows tend to create awkward face-like shapes and should be avoided. Deep window surrounds are preferred. The style of the window should generally be consistent on all sides of the home.

7a.13.7 Punched openings or multiple small windows not grouped as a composition are prohibited on the Entry Elevation and Golf Course Elevation of the house. The minimum window size shall be 30” x 30” on any elevation grouped as a double unit assembly.

7a.14 Roofs

7a.14.1 Primary roofs shall have a minimum pitch of 4:12 (a slope of 4 inches vertical in 12 inches horizontal) and maximum pitch of 12:12 is required. Primary shed roofs shall have a single slope with a minimum pitch of 4:12 and will be limited to a maximum of 50% of the overall primary roof coverage. Secondary roofs and roofs over minor building elements and components such as porches and dormers may have lesser pitches, down to a minimum pitch of 3:12.

7a.14.2 Roofs play a very significant role in the architecture of Red Ledges…both functionally and aesthetically. From a distance roofs must blend-in visually with the overall color and texture of the surrounding vegetation and natural features of the Homesite.

7a.14.3 All roofs must be a dark color in order to visually recede into the background and natural setting.

7a.14.4 Overall, roofs should convey a sense of shelter and protection for the home. They can also establish scale and interest through a successful composition of varied pitches and forms, with varied pitches used at locations that reinforce the additive nature of the building mass. Both practically and visually it is important to keep basic roof
forms simple and to strive to avoid complex intersections at awkward pitches and angles. Roofs should be designed to efficiently deal with the snowfall and simple forms will help achieve this goal, both in terms of holding snow efficiently during the colder months, and directing run-off as the weather warms and the snow melts from the roof. Design roofing systems to reduce the impacts of intense solar exposure – primarily west facing orientation.

7a.14.5 Sloped roofs are to be constructed of non-reflective materials which are commonly used in the area, colored in earth tones that complement the natural environment. Clay or concrete roof tiles are acceptable provided they are muted, dark colors.

7a.14.6 Vents, skylights, curbs and flashing and other acceptable equipment are to be painted to match the roof. Roof vents must be clustered and concealed as much as possible and generally located on the rear of the roof. Caution is suggested regarding the selection of material, color and its ability to weather for roof fascia and edge material. Roof flashing is to be of metal, painted to match the wall or roof. For skylights, care should be taken to select darker glass tones that blend with the roof. Skylights should not be visible from adjacent lots. Approval of skylight location and color is subject to Committee review on an individual basis.

7a.14.7 Roof materials for primary roofs may be "Class A" fire-retardant cedar shakes, natural slate, or colored concrete tiles that closely simulate shakes. Secondary roof materials may be the same as the primary roof, or may be a naturally-patinated metal such as copper, corten steel, or terne metal. At secondary roofs, metal roofs with textured surfaces—such as metal shingles—are preferred over smooth metal roofs, as they hold snow more effectively and reduce the potential for snow avalanching problems in the spring. Since the quality of material and color for roofs varies greatly, physical samples of roof materials are required for ARC review. When using slate or concrete, care should be taken to avoid placing slate tiles in areas where impact due to snow shed from adjacent, higher roofs will damage the tiles. When using a standing seam roofing material, design into the system snowguards where the roofing is placed over garages and or entries.

Premium-grade composition (asphalt) shingles are highly discouraged but may be considered but limited to Certainteed Presidential TL. In order for them to be considered, additional materials and additional architectural flourishes will be required (for example, additional requirements could include: asphalt shingles limited to 75% of the roof, the remainder must be another approved material; gutters and downspouts must be copper; larger trusses and fascia; etc.). All materials and a detailed roof plan must be submitted for review and approved by the ARC before a final approval of the entire home will be granted.

When roofing is made of architectural-grade composite shingles, should be dark in color in the gray to brown range, with rich shading and variation in the composite matrix to avoid a uniform hue.
7a.14.8 All primary roofs shall have pitches not less than 4:12 and not greater than 12:12. Primary roof forms shall be restricted to gable (encouraged) and shed roof forms. Hip roofs are allowed only on ancillary elements such as towers and rotundas. (Refer to 7.14.4). Sheds roofs will be allowed but limited to 50% of the primary roof coverage. Flat or very low sloped areas used as ancillary elements or connections between different wings of the building grouping are allowed as well as lower roof slope. Contrasting roof heights and slopes are encouraged. Secondary roof forms attached to the major building form may be shed roofs with pitches not less than 3:12, provided, however, that the ARC may, at its discretion, approve secondary roof forms that have pitches of less than 3:12 if it determines that such lesser pitch is aesthetically compatible with the subject building’s form and other roof areas, the building form and roofs areas on buildings in the vicinity of the subject building, and the overall design theme of the community.

7a.15 Dormers

7a.15.1 Dormers are allowed as both functional and aesthetic elements of the architecture. Nonfunctional dormers are discouraged. Placement, shape, and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials may be selected from the exterior wall materials and roofing materials used on the building.

7a.15.2 Dormers shall be relatively small in proportion to the overall scale of the roof. They should have gable, or shed roofs.

7a.16 Chimney Caps, Flues and Roof Vents

7a.16.1 Custom Chimney caps made of stone or metal are required to hide or disguise the typical pre-manufactured chimney caps or exposed flue liners. Pre-manufactured chimney caps exposed to view are not allowed.

7a.16.2 Chimney shall be in proportion with the building.

7a.16.3 Chimneys may be finished with stone or wood siding to match or strongly relate to the same material used on the building, or they may be finished with wood shingles or shakes. Brick or masonry unit materials may not be exposed to view.

7a.16.4 Large flues and vents are to be consolidated when feasible and enclosed within a chimney-type enclosure. Small flues such as plumbing vents, kitchen cool top vents and roof vents may be exposed if painted to match the adjacent roof.

7a.17 Gutters, Downspouts, and Snow Shedding

Gutters, downspouts, and flashing will ideally be fabricated from copper and allowed to reach a natural patina. In lieu of copper, metal with dark colored, non-reflective applied coating to relate to or match the primary or secondary roof color may be used. A high-quality finish guaranteed not to bleed or come off, must be used to avoid ongoing
maintenance issues. Any snow guard braces and rails made of steel are to be painted to match or relate to the primary or secondary roof color.

7a.18 Guest House
Guest Houses are permitted only on Building Envelope Parcels with approval from the Committee. The architectural character and detailing of the Guest House must be consistent with the main building. Materials, finishes, and color are to match the main building unless special approval is granted in writing by the Committee. The Guest House should be visually connected to the main building with walls, courtyards, trellis or other major landscape elements. No Guest House or Suite may be leased or rented, separate and apart from the lease or rental of the main House. All guest facilities must comply with the zoning regulations of Heber City and must meet provisions of the zoning ordinance.

7a.19 Garages and Parking

7a.19.1 It is the intention of the Custom Lots to minimize the impact of garages on the overall streetscape; therefore side entry garages will be encouraged when lot size and topography permits.

7a.19.2 Strong consideration should be given to the location and orientation of the garage so that garage doors avoid fronting directly onto the adjacent street. Various techniques should be considered, such as rotating the garage.

Figure 6.4a – Good Example of Garage Orientation.
7a.19.3 Garage doors must be entirely veneered with solid wood and shall be transparent stained to match or harmonize with the surfaces of the main building. All garage doors must be recessed 8” minimum.

7a.19.4 No more than 3 standard-sized, single-bay garage doors may be visible from the street. Double-bay doors are only permitted when turned 90 degrees from the street. One oversized garage door may be permitted by the ARC.

7a.19.5 Garage location, access, and automobile turning movements must consider existing trees in the site layout. Garages and parking areas should also consider snow shed and snow storage to prevent injury to residents and damage to automobiles.

7a.19.6 Porches, entryways, and other secondary components on a home’s street elevation can be used as effective elements to lessen the visual impact of garage doors from the adjacent street, by acting as special forms or elements that remove the focus from the garage doors. The same effect may be accomplished by locating the garage deeper into the site than the primary front elevation of the house. Garages with dwelling units above them are encouraged, as they reinforce the “cottage” scale of these structures within the community.

7a.19.7 When garage doors face the street—with less than 45 degrees offset from the direction of the street—the wall area of the garage doors (total width x height of all garage doors) may not exceed more than 30% of the total wall area of the building elevation that fronts the street (exclusive of roof area).
7a.20 Porches

7a.20.1 Perhaps more than any single component of residential design, porches provide a personality and welcome invitation to the community. They also extend the opportunity for outdoor living in the receptive climate of Red Ledges. Therefore, it is encouraged that single-Family Homes incorporate at least one porch that fronts a public area…either a pathway, street, or the golf course, recognizing that designers must strike a balance between porch design and impacts to the amount of light that enters the home.

7a.20.2 The design of porches, in terms of column and railing detail, and configuration, provides a great opportunity for individual expression. When properly designed with protective roofs, they also act as effective buffers against snow shed from high roofs at entries and egress points around the home. Design roofing systems to reduce the impacts of intense solar exposure – primarily west facing orientation.

7a.21 Accessory Buildings

Accessory buildings are not permitted, except for those functions specifically permitted in other sections of the Guidelines. Accessory buildings that are prohibited include—but are not limited to—barns, gazebos, playhouses, storage sheds, and all other similar structures. Accessory functions such as tennis courts, sport courts, etc. are restricted but may be approved by the ARC.

7a.22 Exterior Equipment and Satellite Dishes

7a.22.1 Exterior Equipment. All exterior mechanical, electrical, and other utility equipment such as air conditioning units, metering devices, transformers, natural gas service lines, and the like shall be completely screened from public view and adjacent homes. Wall-mounted utilities shall be screened using landscaping or materials similar to the exterior walls, or painted a color similar to the exterior wall material where the equipment is placed.

7a.22.2 Satellite and Internet Dishes. Satellite and internet dishes are permitted if one meter or less in diameter. All satellite dishes shall be painted to match adjacent exterior walls, and located in inconspicuous areas to the fullest extent practical. Dish locations shall be shown on documents submitted to the ARC for approval. Location for any dish must be approved by the ARC prior to installation.

7a.23 Hot Tubs

Built-in hot tubs should be completely integrated in the architectural design and not visible. Freestanding exterior hot tubs may be considered if they are completely screened from all public view.

Any hot tub, Jacuzzi, sauna or spa should be integral to a ground level deck/patio area and landscaping, located in the rear yard. Installed so that it is not immediately visible to adjacent property Owners or the Golf Course, and not create a nuisance.
7a.24 Exterior Building Lighting

7a.24.1 Many of the Homesites in Red Ledges are located on hillsides looking over the Valley. Sensitivity to the visual impacts to other residents in the Heber Valley should be taken into consideration in design of exterior and interior lighting. All exterior building lighting within the community shall, at a minimum, comply with the overall intent and general requirements of the Heber City Code. Owners and designers are encouraged to review the Code for specific exterior lighting requirements not described in these Guidelines. In general the Code requires that exterior lighting be:

- Architecturally integrated with the character of the residence.
- Directed downward and away from adjoining properties and public areas.
- Energy-efficient, and fully concealed or recessed so that the light source is not visible from off-site.
- Completely turned off or significantly dimmed when the residence is not occupied.

7a.24.2 Exterior building lighting within Red Ledges shall be kept to the absolute minimum required for safe entry and egress. Lighting produced by the burning of fossil fuels is not permitted unless approved by the ARC committee.

7.a.24.3 Lighting is the responsibility of the Owner. Lighting Guidelines which restrict the impact of visible illumination and light source glare on adjacent Homesites and community shall be followed.

7a.25 Architectural Screening, Sun Shade Devices, Trellises

Approval from the Committee is required for special screening or shading devices. These elements are considered an integral part of each building elevation even though they may be installed after the building is completed or occupied. Any exterior roll down type window shading device must be integrated into the roof fascia design. Installation of these devices without prior approval of the Committee may require their removal at the Owner’s expense. Awnings are not permitted unless approved by the ARC prior to installation. Brightly colored window shading, steel or plastic shutters, or wall mounted shading devices (inside or out) are not permitted. Attached retractable awnings are discouraged unless integrated into the overall structural design components of the covered porch system. Awnings and umbrellas must meet the intent of section 7.12 Colors and Finishes and Appendix 3: Approved List of Colors and Materials.

7a.26 Air Conditioning Units, Electric Meters, and Misc. Controls.

All ground mounted air conditioning is to be completely screened from public view and adjacent homes. Screening devices may be considered, but must be approved in writing by the Committee before construction. The screening devices must be permanent and high enough to completely screen the equipment. No air conditioner may be mounted on the roof unless it is completely screened by parapet walls and is approved in writing by the Committee. Wall-mounted utilities shall be screened using landscaping or materials
similar to the exterior walls, or painted a color similar to the exterior wall material where the equipment is placed.

7b  MOUNTAIN MODERN

Figure 8.1 – Architecture relating to the natural environment in form, scale, color and materials.

7b.1  Style Description:
Mountain Modern is a more refined home style characterized by clean lines, flat to low-pitched mono-slope roofs, minimal gable roof shapes, minimal heavy trim details, with larger expanses of window systems used as exterior walls. This style allows any Traditional Western Ranch-influenced home to have a bolder modern interpretation while maintaining the charm of the Western Mountain Region. Each Homesite is unique in terms of its natural opportunities and constraints, sun exposure, orientation and views. Key architectural concerns include building height, massing, color and materials selection. The architectural standards and design restrictions are intended to preserve, protect, promote and enhance the unique qualities of the community at Red Ledges.

7b.1.1 The architectural character at Red Ledges is a blend of Traditional Western Ranch, Mountain Lodge (indigenous to this region of the Rocky Mountains), and Mountain Modern. The goal at Red Ledges is to maintain a blend of rustic and refined Mountain Modern representing understated elegance and emphasizing quality of construction, natural colors and materials, preservation of the natural environment, and distinctive design creativity within the palette of the Design Guidelines.
7b.1.2 All homes in Red Ledges shall be custom designs. Homes shall be designed in no discernible “style” other than the Red Ledges architectural vernacular defined in these guidelines. Architectural motifs such as “Santa Fe”, “Spanish”, “Classical”, “Colonial”, “Mediterranean”, “Victorian”, or any other derivative style are not appropriate at Red Ledges. “Ultramodern” or “high tech” are equally inappropriate for exterior styles, but no restrictions on the use of modern technological conveniences or the character of private interior spaces are intended. Homes shall be individual and distinctive, yet respectful of the unique mountain setting of Red Ledges.

7b.1.3 The Red Ledges vernacular is distinctly rustic and rural, yet refined. High quality materials, detailing and design excellence are strongly encouraged. The Design Guidelines expressly prohibit crude, primitive, agricultural, cluttered, dilapidated, unfinished and/or unrefined structures, designs, improvements and/or sitework. Shacks, sheds, stables, barns and large, barn-shaped, and hipped roof forms are not permitted.

7b.1.4 Red Ledges is a legacy of the pioneers of the Heber Valley and provides the choice of a lifestyle tied to nature. Therefore, relationship to nature and the outdoors is a determining factor throughout the Design Guidelines.

7b.1.5 Palette of Architectural Design at Red Ledges:

Mountain Modern Architectural design derived from or abstractly recalling the rural historical precedents of the region is encouraged including:

- Mountain lodge
- Western Ranch House, but not "barn" style
- Rocky Mountain alpine, “high country” and ski lodge vernaculars
- Some design elements recalling historic local and regional styles not listed above will be considered by the ARC on a very limited basis
- Other styles or clarifications may be added to or removed from this list at the discretion of the ARC

All other identifiable architectural styles and building types are discouraged at Red Ledges. The following are not permitted including:

- Southwest Territorial and adobe styles, other desert vernacular, Spanish Colonial
- A-frames, geodesic domes and all other stylistic geometric forms and building types
- Swiss Chalet and Bavarian styles; small cabins; Fake styles/Tuscan
- Premanufactured buildings, metal buildings
- Ornate and formal architecture
- Architectural styles from and identified with other places, regions, countries and/or era
- Other architectural styles may be added to this list at the discretion of the ARC

7b.1.6 Natural materials and dark to medium muted earth tone colors that blend with the native vegetation and surrounding natural environment are characteristic of Red Ledges and strongly encouraged. All exposed exterior materials and colors used on buildings, roofs, walls, in site work and on all other physical features of a property at Red Ledges...
must be listed on the ARC’s Appendix 3 Approved Materials and Colors List, without exception.

### 7b.2 Building Style

7b.2.1 The overall intent at Red Ledges is to maintain, through architectural character, a basic level of visual continuity in the community while avoiding sameness and repetition, therefore, no two homes or structures may be the same (or almost the same as defined by ARC) within 1,000 feet of the other at Red Ledges. Design diversity and creativity within the limits of the Design Guidelines is encouraged and desired.

7b.2.2 Both Mountain Traditional and Mountain Modern architectural design, forms and detailing are encouraged. Ultra-modern design, “loft” warehouse styles, urban and industrial derived architectural design are prohibited. Suburban and production home styles are prohibited.

7b.2.3 Variations of architecture shall be considered on an individual basis, subject to conformance with the standards herein.

7b.2.4 It is strongly recommended that an Owner retain competent professional services for planning and design. A thorough analysis and understanding of the various design considerations and documents involved, as well as the ability to convey to the Committee, through drawings and other media, the concept and design of a proposed Improvement, are all important elements of the Design Review process. If an Owner elects to do his own design or to retain non-professional services, and the result in either case is not approved by the Committee, the Committee has the right to require that an Owner thereafter utilize the professional design services of an architect or others (as described in Section 1).

7b.2.5 The ultimate goal is to create and maintain Red Ledges as the finest community in the region and to perpetuate architectural integrity and quality construction.

7b.2.6 The following constitute the principal architectural design criteria for Red Ledges:

**Architectural Forms**
- Horizontal massing is allowed relevant to the overall design; vertical proportions encouraged
- Massing should respond to the natural topography of the site
- Sloped roofs are required
- Gable roofs and shed roofs are encouraged; hip roofs are restricted
- Large roof overhangs are encouraged
- Maximum building height: 28 feet, or 33 feet to peak of pitched roof measured from finished grade (as currently defined in the Heber City Planned Community Zone). Note that homes on sensitive ridge sites should not break ridge line views when viewed from designated viewing locations in the Heber Valley
- Minimum height of any structure is 18 feet
• No long or large stark wall surfaces, forms, or roofs are allowed; walls taller than two stories must be stepped as to offer single-story expression from some perspectives
• Massing of roofs, walls and building forms must be varied and broken into multiple planes and forms. Large single roof forms are prohibited. A composition of multiple roof forms is encouraged
• Multiple architectural elements are encouraged to add interest to each elevation, especially front and/or rear elevations facing streets, roads, the golf course and when open to views from the community

Architectural Details, Features, Fenestration, etc.
• Many large windows, multiple window compositions, and entirely glazed window-walls are highly encouraged
• Small, “punched” windows are discouraged unless grouped together.
• Solid wood veneered, wood and glass, or dark aluminum and glass garage doors are allowed on all mountain modern residences.
• Substantial prefinished stepped metal and dimensional lumber fascias, and exterior trim, are required
• Main entrance doors are required to be:
  • a minimum 3’6” x 8’0”
  • 12” above adjacent finished grade recommended.
  • Recessed a minimum of 8”
• Substantial deck supports and all other columns are encouraged. Stone, steel, and heavy timber columns, deck supports, roof overhang supports, etc. are highly encouraged
• Substantial deck guardrail, beams, etc. are encouraged. Detailing is also required to be in proportion with the columns
• Interior window coverings visible from the exterior are discouraged
• Custom exterior solar shade systems are encouraged
• Cantilevered roof overhangs without supports are allowed
• The underside of roof soffits and cantilevers are required to be clad in wood

Architectural Materials
• Transparent stained wood, natural stone, glass, and metal are the primary exterior materials characteristic of the Rocky Mountain Region and highly encouraged at Red Ledges
• Exposed concrete foundation walls are required to be veneered with stone
• Dark roofs, natural roof materials, non-reflective and specifically approved substitutes are allowed
7b.3 Building Style

7b.3.1 The desired architectural character is not one of any arbitrary style but simply an appropriate response to the geology and climate of the setting.

7b.3.2 The exterior form of a house is determined by two elements: the footprint of the plan and its related roof overhang. The two should work together to provide variety and interest. Imaginative plan geometry increases the sense of individuality both for the Homeowner and the overall community.

7b.4 Building Massing

7b.4.1 The Committee will discourage, and has the right, to prohibit the construction of any Residence or other Structure which would appear excessive in height when viewed from the street, other Homesites and anywhere in the community.

7b.4.2 Second-story elements should be set back from the property setback lines to create a stepped appearance, or a single-story expression, and to avoid two story uninterrupted surfaces. No two-story wall can be built adjacent to a street or Common Area.

7b.5 Form and Massing

7b.5.1 The overall architectural form and massing for Single-Family Homes shall be based upon combining one or more central forms of simple geometry with secondary elements added to them. The result will be a composition of additive forms, creating interest in massing while maintaining a pleasing human scale. The goal is to retain a simple order, and an honest and direct structure that can respond to the topography and create visual interest without being overly complex. In light of this goal, program elements that help enhance the additive nature of the architectural forms while adding to their visual interest is encouraged.

7b.5.2 Sensitivity to the human scale is critical in presenting a comfortable, residential feeling within the natural setting and to enhancing visual relationships between neighboring homes. To assure this attention to human scale is accomplished, buildings that have two stories should include significant portions that are only one story in height. In no case may eave heights exceed two stories.

7b.6 Building Sizes - Scale and Floor Area

7b.6.1 Homes must be appropriately proportioned for the natural site features of the lot. All home sizes must be approved by ARC.

7b.6.2 The minimum and maximum overall square footages of Single-Family Homes is based on the size of the Homesite:

<table>
<thead>
<tr>
<th>Homesite Size</th>
<th>Allowed sq. ft.</th>
</tr>
</thead>
</table>

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2016
If two or more Homesites are combined into a single ownership, the maximum square footage may be increased with ARC approval.

7b.7 Building Height
All Single-Family Homes within Red Ledges are limited to the height restrictions defined in Heber City's Planned Community Zone (PC Zone). Currently, the PC Zone's height restrictions are defined as "28 feet, or 33 feet to peak of pitched roof. Height is measured as the vertical distance from any roof or roof element to Finished Grade, measured parallel to the ground." Additionally, homes on sensitive ridge sites should not break ridge line views when viewed from designated viewing locations in the Heber Valley.

7b.8 Structural Expression and Integrity
An important design goal for Red Ledges is the honest and direct expression of building structure without ornament. This visual confirmation of the structural system recalls the tradition of wood and stone buildings in the region. In order to reinforce this important aspect of the Red Ledges Design Theme, the Design Guidelines encourage incorporation of the following principles:

- **Building foundations** shall appear to grow out of the site, merge with the topography, and carry the weight of the structure through the use of stone at building bases. This visual support for the buildings can be enhanced through vertical graduated or battered (sloped) stone walls. It can also be furthered by the partial engagement of large, anchoring boulders set into the corners and lower portions of the foundation walls.

- **Wood and timber walls** can reflect the horizontal and vertical support of the structure through scale, proportion, and continuity of the column and beam systems. Trusses and other wood systems that span spaces or transfer loads will be effective if the load-bearing system is honestly expressed when timber and steel members are sized to accept their loading. Steel structures should be sized similar to heavy timber.

- Visual continuity can be achieved if **column, beam, and connection systems** are designed to provide a continuous transfer of loading in a logical and ordered manner from roof to foundation. Illogical visual representations—such as beams landing above large window openings without an expressed header—are discouraged.

- The **roof framing** offers the most visually rewarding opportunity to express the structural integrity of the building while adding interest, character, and individual identity. Cantilevered beams, rafters, purlins, and supporting brackets can establish scale, detail and visual harmony if they project an honest and direct expression of the structural system.
7b.9 Exterior Walls

7b.9.1 There are a variety of exterior wall types that may be incorporated into the buildings at Red Ledges. In general, it is supportive of the Design Theme to use two or three—and no more than four—exterior wall materials on any building elevation to add interest. Often, the use of a single material on the walls of a building component or secondary element of the building form can add emphasis to the composition of additive forms. However, the use of a single material over all or most of an entire home is not supportive of the Design Theme. On-site mockups illustrating all exterior finish materials to be used are required for all projects within Red Ledges.

7b.9.2 The following wall materials may be considered for buildings:

- **Stone**: Natural stone indigenous to the region, such as weathered granite, sandstone, limestone or moss rock, shall be used to tie buildings to their sites and may also be used to express structural mass walls and chimneys. The stone must be laid in a manner that appears structural, with careful fitting of individual pieces. Larger stones should be set at the bottoms of walls, with smaller stones appearing closer to the tops of walls. Stone walls should avoid a “mosaic” or “quilted” pattern and should instead strive to appear load-bearing, as opposed to a thin veneer. Stone, wood, and steel lintels or headers if used should be clearly defined.

To tie buildings into the site, large boulders may be integrated with foundation walls, especially at corners. Vertical, graduated, or battering (sloping) of stone walls is encouraged.

- **Wood Shingles**: Shingles can add a refinement, varied texture, and pattern to wall surfaces

- **Wood Board and Batten**: Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.

- **Wood Siding Systems**: Rain screen technology provides a hidden clip attachment system for vertical and horizontal siding applications. Clean lines can be achieved with mitered outside corner details and blocked corners at doors and window surrounds. Continuous horizontal or vertical patterns are preferred over a square pattern. Diagonal siding patterns are not allowed.

- **Structural Frame and Glass**: A structural frame of timber or steel may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.

- **Metal Siding**: Metal siding may be used in a limited manner to accent building forms not to exceed 25% of the total wall area that face the street. When used,
metal siding shall be in an advanced naturally-oxidized condition prior to installation. Or painted in darker colors that blend with the natural environment. Corten steel, or a flat terne steel system, and copper may be used. Silver or shiny corrugated metal siding of any kind is strictly prohibited. Stainless steel and light colored metals are not permitted.

- **Ornamental and Structural Steel:** These materials may be used as elements to reinforce the structural expression and crafted nature of Red Ledges residences. Appropriate uses include structural beams a columns, banding and column bases, steel cross-ties, and connectors at timber connections.

7b.10 **Exterior Surface Materials and Windows**

7b.10.1 Consideration is to be given by the Owner/designer to the weathering capability of all exterior surfaces, material and items of construction.

7b.10.2 Natural building materials like stone should be indigenous to the area regardless of its inherent beauty. The use of exposed concrete or concrete masonry walls is not allowed. Panelized concrete systems can be approved for use by the ARC.

7b.10.3 Wood and stone are the dominant materials in the Red Ledges architectural vernacular. 7b.10.4 No reflective glass is allowed. Although all glass is reflective at times, gray or bronze tinted glass is recommended to minimize reflections. Large decorative windows, window walls, and special wall patterns shall be approved by the Committee during the early development of the design. Clerestory windows are recommended over skylights for their cooling principles and solar effectiveness.

7b.11 **Exterior Trim and Fascia’s**

All exterior trim, detailing, etc., material including door & window trim, can be minimized or deleted at the discretion of the designer. Turned down vertical standing seam metal roof panels are not allowed.

Fascias and rakes shall be defined at the discretion of the designer with a minimum total height of 8”. Secondary roofs, dormers and rake fascias shall relate to the main roof fascia design with a minimum total height of 6”. Head trim above windows, doors and other openings shall be defined and at the discretion of the designer.

7b.12 **Colors and Finishes**

7b.12.1 Muted earth tone colors must be chosen to blend with the natural environment as seen from a distance. Darker colors that recede visually and blend with the native vegetation, tree bark and tree shadows are strongly encouraged, and may under certain circumstances, be required. Light colors and anything white are not permitted. Subdued accent colors may be used pending Committee approval on an individual basis. Color palettes that are representative of muted, natural earth tone colors will be encouraged. Colors with Light Reflectance Value (LRV) below fifty (50%) are required and material
samples for all project elements (walls, roofs, trim, fascias, etc.) must be submitted to the committee for approval during the Architectural Review Process.

7b.12.2 There are two important aspects to building color within Red Ledges. The first is the predominant color palette of overall building forms…the major exterior exposures of walls and roofs. The second aspect of color is the accent found on details and trim.

**Major Building Forms**
The primary goal for major building forms is to blend into the colors and textures of the trees, soils, and rocks of the native landscape. Stone should relate to outcroppings in the general area…typically in the gray and brownish-gray colors. Bright reflective stone such as white or buff limestone should be avoided.

Major wood wall materials, including siding, shingles, and timbers should be treated or stained in semi-transparent or oil (Penofin) finishes to enhance the natural colors and qualities of the wood. Roof color, when using natural or simulated slate, roofing color should be a single color or maximum 3-color blend in dark gray to green-gray. Metal roofing must be allowed to patina to its natural color, whether it is copper, terne metal, or corten steel. When metal roofs with factory-applied finishes are specifically approved by the ARC, metal finish colors shall appear to simulate natural roof colors, such as weathered copper, aged terne metal, and similar subtle hues.

**Details and Trim**
The color of details and trim offers the opportunity to establish individual identity and interest. These colors are to be subtle and are to avoid bright, vivid, or intense primary colors. Light colors and bright white are prohibited. Trim around windows and doors and at porches should be a contrasting color or material to the primary wall material to enhance shadow patterns. Colors for pre-finished window frames, mullions, and divided lites shall complement colors found naturally on-site, as outlined in Appendix 3.

7b.13 **Windows and Glazing**

7b.13.1 Windows provide the opportunity to create scale, proportion, and detail to exterior elevations, while responding to view, privacy and natural daylighting considerations. Doors can be the trademark of the home…suggesting creative design in terms of artistry, materials, shape, and size.
7b.13.2 Windows can provide expansive glass for viewing if set within a structural frame. In such cases, substantial roof overhangs or modern integrated wood solar screen systems should be used to shade large glass areas and avoid reflective glare. If set within stone and wood walls, windows should be recessed to create shadow lines. If set within wood and shingle walls, windows should be trimmed on all sides. Rain screen systems can be integral, mitered, or blocked. Individual windows and lites should have square or vertical proportions as opposed to horizontal or trapezoidal shapes.

7b.13.3 In order to maintain the rural character of the Red Ledge hillsides, interior lighting that might be visible from off-site should be shielded as much as possible, though overhangs, vegetation and downlighting, particularly in homes that incorporate expansive glass. A consideration of overhangs at least 7'-8” and tinting should be made in these instances. Horizontal or vertical solar screens will be considered by the ARC on a case-by-case basis.

7b.13.4 Windows and outdoor living areas should be located to provide the maximum privacy between adjacent residences. Placement of windows oriented toward an adjacent Homesite will require planting of evergreen plant material between the windows and the property line to preserve privacy.

7b.13.5 Sizes of window components in multi-pane assemblies can add a human scale and proportion to the home. When used, divided lights must be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lights. Highly-reflective glass is not permitted within Red Ledges. Stained glass and glass block may be used if not visible from the street or golf course.

7b.13.6 Care should be given to the size, type and organization of all windows. They should never appear like surface “holes” cut into the side of a box. Rather they should be architectural features and, wherever possible, grouped into recessed areas or bordered by
projections which provide a shadow pattern. Scattered windows tend to create awkward face-like shapes and should be avoided. Deep window surrounds that create shadow lines are preferred. The style of the window should generally be consistent on all sides of the home. Arbitrary outward sloping windows are discouraged.

7b.13.7 Punched openings or multiple small windows not grouped as a composition are prohibited on the Entry Elevation and Golf Course Elevation of the house. The minimum window size shall be 30” x 30” on any elevation grouped as a double unit assembly.

7b.14 Roofs

7b.14.1 Primary roofs shall have a minimum pitch of 2:12 (a slope of 2 inches vertical in 12 inches horizontal) and maximum pitch of 6:12 is allowed. Primary low slope shed roofs shall have a single slope with a minimum pitch of 2:12 and will be limited to a maximum of 80% of the overall primary roof coverage. Secondary roofs and roofs over minor building elements and components such as porches and dormers may have lesser pitches, down to a minimum pitch of 1:12, or flat roofs with an 18” parapet edge limited to 20% of the overall massing. Ballasted single ply roofing systems are allowed. Single ply systems must be submitted for approval by the ARC prior to installation. Ballast material should be a medium brownish gray in color.

7b.14.2 Roofs play a very significant role in the architecture of Red Ledges…both functionally and aesthetically. From a distance roofs must blend-in visually with the overall color and texture of the surrounding vegetation and natural features of the Homesite.

7b.14.3 All roof materials must be a dark color in order to visually recede into the background and natural setting.

7b.14.4 Overall, roofs should convey a sense of shelter and protection for the home. They can also establish scale and interest through a successful composition of varied pitches and forms, with varied pitches used at locations that reinforce the additive nature of the building mass. Both practically and visually it is important to keep basic roof forms simple and to strive to avoid complex intersections at awkward pitches and angles. Roofs should be designed to efficiently deal with the snowfall and simple forms will help achieve this goal, both in terms of holding snow efficiently during the colder months, and directing run-off as the weather warms and the snow melts from the roof. Design roofing systems to reduce the impacts of intense solar exposure – primarily west facing orientation.

7b.14.5 Sloped roofs are to be constructed of non-reflective materials which are commonly used in the area, colored in earth tones that complement the natural environment. Metal roofs are acceptable provided they are muted, dark colors. Only standing seam, flat lap seam variations are allowed.

7b.14.6 Vents, skylights, curbs and flashing and other acceptable equipment are to be painted to match the roof. Roof vents must be clustered and concealed as much as
possible and generally located on the rear of the roof. Caution is suggested regarding the selection of material, color and its ability to weather for roof fascia and edge material. Roof flashing is to be of metal, painted to match the wall or roof. For skylights, care should be taken to select darker glass tones that blend with the roof. Skylights should not be visible from adjacent lots. Approval of skylight location and color is subject to Committee review on an individual basis.

7b.14.7 Roof materials for primary roofs may be "Class A" fire-retardant cedar shakes, or a naturally-patinated metal such as copper, corten steel, terne metal, or prefinished galvanized or Galvalume metal with Kynar 500 or Hylar 5000 coatings. At secondary roofs, metal roofs with surfaces such as metal shingles are preferred over smooth metal roofs, as they hold snow more effectively and reduce the potential for snow avalanching problems in the spring. Since the quality of material and color for roofs varies greatly, physical samples of roof materials are required for ARC review.

Premium-grade composition (asphalt) shingles are highly discouraged but may be considered. In order for them to be considered, additional materials and additional architectural flourishes will be required (for example, additional requirements could include: asphalt shingles limited to 75% of the roof, the remainder must be another approved material; gutters and downspouts can be copper or prefinished metal; larger trusses and fascia; etc.). All materials and a detailed roof plan must be submitted for review and approved by the ARC before a final approval of the entire home will be granted.

When roofing is made of architectural-grade composite shingles, should be dark in color in the gray to brown range, with rich shading and variation in the composite matrix to avoid a uniform hue.

7b.14.8 All primary roofs shall have pitches not less than 2:12 and not greater than 6:12. Primary roof forms shall be restricted to gable (encouraged) and shed roof forms. Hip roofs are not allowed. (Refer to 8.14.4).

7b.14.9 Low sloped roofs will be allowed but limited to 80% of the primary roof coverage. Flat or very low sloped areas used as ancillary elements or connections between different wings of the building grouping are allowed. Secondary roof forms attached to the major building form may be shed roofs with pitches not less than 2:12, provided, however, that the ARC may, at its discretion, approve secondary roof forms that have pitches of less than 1:12 if it determines that such lesser pitch is aesthetically compatible with the subject building’s form and other roof areas, the building form and roofs areas on buildings in the vicinity of the subject building, and the overall design theme of the community.

7b.14.10 Flat roof membrane colors should be dark, such as EPDM black or TPO slate gray. White is not allowed. All flat roofs should have an 18” minimum tall architectural parapet above the finished roof surface. The exterior finish should match the adjacent materials used on the façade design. A ballasted single ply roofing system is required.
7b.15 Dormers

7b.15.1 Dormers are allowed as both functional and aesthetic elements of the architecture. Nonfunctional dormers are discouraged. Placement, shape, and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials may be selected from the exterior wall materials and roofing materials used on the building.

7b.15.2 Dormers shall be relatively small in proportion to the overall scale of the roof. They should have gable, or shed roofs.

7b.16 Chimney Caps, Flues and Roof Vents

7b.16.1 Custom Chimney caps made of stone or metal are required to hide or disguise the typical pre-manufactured chimney caps or exposed flue liners. Pre-manufactured chimney caps exposed to view are not allowed.

7b.16.2 Chimney shall be in proportion with the building and height to the roof ridge.

7b.16.3 Chimneys may be finished with stone, wood siding, or metal panels to match or strongly relate to the same material used on the building. Brick or masonry unit materials may not be exposed to view.

7b.16.4 Large flues and vents are to be consolidated when feasible and enclosed within a chimney-type enclosure. Small flues such as plumbing vents, kitchen cool top vents and roof vents may be exposed if painted to match the adjacent roof.

7b.17 Gutters, Downspouts, and Snow Shedding

Gutters, downspouts, and flashing will ideally be fabricated from copper and allowed to reach a natural patina. In lieu of copper, metal with dark colored, non-reflective applied coating to relate to or match the primary or secondary roof color may be used. A high-quality finish guaranteed not to bleed or come off, must be used to avoid ongoing maintenance issues. Any snow guard braces and rails made of steel are to be painted to match or relate to the primary or secondary roof color.

7b.18 Guest House

Guest Houses are permitted only on Building Envelope Parcels with approval from the Committee. The architectural character and detailing of the Guest House must be consistent with the main building. Materials, finishes, and color are to match the main building unless special approval is granted in writing by the Committee. The Guest House should be visually connected to the main building with walls, courtyards, trellis or other major landscape elements. No Guest House or Suite may be leased or rented, separate and apart from the lease or rental of the main House. All guest facilities must comply with the zoning regulations of Heber City and must meet provisions of the zoning ordinance.
7b.19 Garages and Parking

7b.19.1 It is the intention of the Custom Lots to minimize the impact of garages on the overall streetscape; therefore side entry garages will be encouraged when lot size and topography permits.

7b.19.2 Strong consideration should be given to the location and orientation of the garage so that garage doors avoid fronting directly onto the adjacent street. Various techniques should be considered, such as rotating the garage.

Figure 6.4a – Good Example of Garage Orientation.
7b.19.3 Garage doors should be veneered with solid wood or stile and rail doors with white diffused laminated glass panels. Doors should have transparent stained finish or pre-finished metal frames in dark bronze anodized or black to match or harmonize with the surfaces of the main building. Glass door panel module should be 4h x 2w rectangle for single door or 4h x 4w double door panel. Rails should be 5 ½” wide, center stile 3 ½”, meeting rails 4 ½” wide. All garage doors must be recessed 8” minimum.

7b.19.4 No more than 3 standard-sized, single-bay garage doors may be visible from the street. Double-bay doors are only permitted when turned 90 degrees from the street. One oversized garage door may be permitted by the ARC and only if it is facing at least 90 degrees from the street.

7b.19.5 Garage location, access, and automobile turning movements must consider existing trees in the site layout. Garages and parking areas should also consider snow shed and snow storage to prevent injury to residents and damage to automobiles.

7b.19.6 Porches, entryways, and other secondary components on a home’s street elevation can be used as effective elements to lessen the visual impact of garage doors from the adjacent street, by acting as special forms or elements that remove the focus from the garage doors. The same effect may be accomplished by locating the garage deeper into the site than the primary front elevation of the house. Garages with dwelling units above them are encouraged, as they reinforce the “cottage” scale of these structures within the community.

7b.19.7 When garage doors face the street—with less than 45 degrees offset from the direction of the street—the wall area of the garage doors (total width x height of all garage doors) may not exceed more than 30% of the total wall area of the building elevation that fronts the street (exclusive of roof area).

7b.19.8. Garage doors should be deeply recessed in a stone façade or a heavy timber structured roof canopy to create deep shadows over the doors.
7b.20 Porches

8.20.1 Perhaps more than any single component of residential design, porches provide a personality and welcome invitation to the community. They also extend the opportunity for outdoor living in the receptive climate of Red Ledges. Therefore, it is encouraged that single-Family Homes incorporate at least one porch that fronts a public area…either a pathway, street, or the golf course, recognizing that designers must strike a balance between porch design and impacts to the amount of light that enters the home.

7b.20.2 The design of porches, in terms of cantilevered roofs, column, beam structure, railing detail, and configuration provides a great opportunity for individual expression. When properly designed with protective roofs, they also act as effective buffers against snow shed from high roofs at entries and egress points around the home. Design roofing systems to reduce the impacts of intense solar exposure – primarily west facing window orientation.

7b.21 Accessory Buildings

Accessory buildings are not permitted, except for those functions specifically permitted in other sections of the Guidelines. Accessory buildings that are prohibited include—but are not limited to—barns, gazebos, playhouses, storage sheds, and all other similar structures. Accessory functions such as tennis courts, sport courts, etc. are restricted but may be approved by the ARC.

7b.22 Exterior Equipment and Satellite Dishes

7b.22.1 Exterior Equipment. All exterior mechanical, electrical, and other utility equipment such as air conditioning units, metering devices, transformers, natural gas service lines, and the like shall be completely screened from public view and adjacent homes. Wall-mounted utilities shall be screened using landscaping or materials similar to the exterior walls.

7b.22.3 Satellite and Internet Dishes. Satellite and internet dishes are permitted if one meter or less in diameter. All satellite dishes shall be painted to match adjacent exterior walls, and located in inconspicuous areas to the fullest extent practical. Dish locations shall be shown on documents submitted to the ARC for approval. Location for any dish must be approved by the ARC prior to installation.

7b.23 Hot Tubs

Built-in hot tubs should be completely integrated in the architectural design and not visible. Freestanding exterior hot tubs may be considered if they are completely screened from all public view.

Any hot tub, Jacuzzi, sauna or spa should be integral to a ground level deck/patio area and landscaping, located in the rear or side yard. Installed so that it is not immediately visible to adjacent property Owners or the Golf Course, and not create a nuisance.
7b.24 Exterior Building Lighting

7b.24.1 Many of the Homesites in Red Ledges are located on hillsides looking over the Valley. Sensitivity to the visual impacts to other residents in the Heber Valley should be taken into consideration in design of exterior and interior lighting. All exterior building lighting within the community shall, at a minimum, comply with the overall intent and general requirements of the Heber City Code. Owners and designers are encouraged to review the Code for specific exterior lighting requirements not described in these Guidelines. In general the Code requires that exterior lighting be:

- Architecturally integrated with the character of the residence.
- Directed downward and away from adjoining properties and public areas.
- Energy-efficient, and fully concealed or recessed so that the light source is not visible from off-site.
- Completely turned off or significantly dimmed when the residence is not occupied.

7b.24.2 Exterior building lighting within Red Ledges shall be kept to the absolute minimum required for safe entry and egress. Lighting produced by the burning of fossil fuels is not permitted.

7b.24.3 Lighting is the responsibility of the Owner. Lighting Guidelines which restrict the impact of visible illumination and light source glare on adjacent Homesites and community shall be followed.

7a.25 Architectural Screening, Sun Shade Devices, Trellises

Approval from the Committee is required for special screening or shading devices. These elements are considered an integral part of each building elevation even though they may be installed after the building is completed or occupied. Any exterior roll down type window shading device must be integrated into the roof fascia design. Installation of these devices without prior approval of the Committee may require their removal at the Owner’s expense. Awnings are not permitted unless approved by the ARC prior to installation. Brightly colored window shading, steel or plastic shutters, or wall mounted shading devices (inside or out) are not permitted. Attached retractable awnings are discouraged unless integrated into the overall structural design components of the covered porch system. Awnings and umbrellas must meet the intent of section 7.12 Colors and Finishes and Appendix 3: Approved List of Colors and Materials.

7b.26 Air Conditioning Units, Electric Meters, and Misc. Controls.

All ground mounted air conditioning is to be completely screened from public view and adjacent homes. Screening devices may be considered, but must be approved in writing by the Committee before construction. The screening devices must be permanent and high enough to completely screen the equipment. No air conditioner may be mounted on the roof unless it is completely screened by parapet walls and is approved in writing by the Committee. Wall-mounted utilities shall be screened using landscaping or materials
similar to the exterior walls, or painted a color similar to the exterior wall material where the equipment is placed.

8 LANDSCAPE GUIDELINES

8.1 Overall Landscape Character

8.1.1 The intent is to maintain or re-create a natural, high desert, appearing landscape with continuity throughout the community.

8.1.2 The predominant natural or native landscape of Red Ledges is high mountain desert and it is the overriding character to be preserved and perpetuated within the community. The dominant trees, Utah Juniper and Gambel Oak, are mainly located on the higher slopes and ridges of the foothills. Sage Brush and Rabbit Brush dominate the lower elevations and dry slopes. The overall visual goal for landscaping is the enhancement of the existing native vegetation, rather than obvious alteration. As one moves from the remote, undisturbed areas into the built environment there will be a physical transition in the landscape development. The careful development of these transitional areas is important to maintaining an attractive and natural environment that fits comfortably within the overall context. As the transitional areas lead to the built environment of home sites and other amenities, the Red Ledges Design Guidelines encourage some individual expression within the “people places” to illustrate pride of ownership and foster the sense of a “living” and “personalized” community. At the same time, however, homeowners should be aware of the impact their landscaping makes to neighboring properties. Home landscape should keep in character with the overall intent and specific requirements of the Design Guidelines, while offering variations and diversity for each home. Opportunities for variation include raised planters, pots, walkway paving materials, planting themes and seasonal color.

8.2 The Natural Area

Preservation and protection of the undisturbed native vegetation and is the goal of this zone. The Natural Area is typically found outside the Building Envelopes of individual lots, and maintenance of this zone is a community-wide concern. Areas disturbed by site development are to be restored to reflect the characteristics of the natural environment. Revegetation (See following section) of the natural area to restore areas disturbed by driveway grading or utility installation is to be done with plants selected from the Native Plant List and by hydroseeding with the approved seed mixtures (see Appendices for Approved Plant and Seed Mixes).

8.3 The Building Envelope

8.3.1 The Building Envelope is comprised of areas that will be disturbed during construction activity on individual Homesites, depending upon the size of the residence and the configuration of the lot. Because of the proximity of this zone to the residence, it
is highly visible and most intensely treated. This area is the best-suited for non-native material. Plant material may be selected from the Building Envelope Approved Plant List and the Native Approved Plant List. (See Appendix for Approved Plant Lists)

8.3.2 Naturally-spaced trees and shrubs are required within this zone to provide scale for the home and as part of a spatial or visual transition between the house and the Natural Area.

8.3.3 Seed mixes are meant to be applied in a hydromulch slurry at a minimum rate of 19.0 lbs of seed/acre. The optimal time for seeding is from September 15 to October 30, or April 1 to April 30 (assuming adequate snowmelt). Hydroteering between April 30 and September 15 will require temporary irrigation. The minimum watering rate shall be ½” on all areas 3 times per week on non-consecutive days. These operations—as well as other planting operations described elsewhere in the Guidelines—shall be conducted by a licensed landscape contractor. Failure to achieve 30% vegetative cover after one growing season will require a re-application of the hydroteording mix.

8.3.4 Key planting design considerations and guidelines for the Building Envelope Landscape include the following:
  • Avoid rigid or uniform placement of plant materials.
  • Group or cluster shrubs of the same species, rather than scattering or mixing them throughout the site.
  • Limit the number of plant species for trees and shrubs.
  • Consider the ultimate size, but space materials to fill-in within three growing seasons.
  • Avoid formal or pruned plantings, such as clipped hedges.
  • Use plant material to help spatially define outdoor spaces without creating solid screens or visual barriers.

8.4 Revegetation
Revegetation is required of all disturbed areas. Revegetation shall include planting of native trees and shrubs to a density similar to the surrounding Natural Area from plants listed on the Native Plant List. Hydroseeding of disturbed areas to provide erosion control and establish grasses, wildflowers and forbes is required. The seeding specification includes both native grasses and shrubs that are intended to blend with the native vegetation (see Appendices for Approved See Mixes).

8.5 Trees
8.5.1 For conifers, a minimum of 6’ height is required with a single trunk and symmetrical form. For single-leader deciduous trees, a minimum caliper of 3-4” is required, along with symmetrical form. For multi-trunked trees, the minimum caliper shall be 1”, with a minimum height of 8’.

8.5.2 A minimum of 12 new trees are required, 6 deciduous trees and 6 evergreen trees.
8.5.3 For both deciduous and evergreen trees, staking is an option but not required. After one full growing season all staking is to be removed. All trees shall be drip-irrigated with multiple emitters. Tree protection from Antlered animals (Deer & Elk) is recommended. A black fencing material (Tenax C-Flex Black, plypropylene at 7.5 feet tall x 1.77” x 1.99” netting) works best along with steel fence posts.

8.5.4 If a home is being built on multiple lots the requirement is increased by the number of lots being utilized.

8.6 Shrubs and Groundcovers

8.6.1 All shrub and groundcover plant material shall be drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments for the root zone and minimum 2” mulch.

8.6.2 For groundcovers, all material shall be representative of industry standards for size in respect to the container type—i.e., flats, liners, 4” pots or 1-gallon material. Placement shall be triangular in pattern and spaced to achieve full coverage within two full growing seasons. No groundcover shall be spaced greater than 18” on center. A minimum of 70% of the total shrub count shall be 5 gallon in size, and the remainder may be 1 gallon. In shrub groupings, the on-center spacing shall ensure full massing in two growing seasons. No shrub planting as a single monoculture shall be spaced greater than 48” on center. 24” to 36” on center is the preferred spacing.

8.6.3 Annual flower beds are only permitted within 10’ of the home, in the Immediate Landscape.

8.7 Lawn Areas

In order to minimize the use of water and reinforce the integration of buildings with the natural environment the extensive use of lawns is not allowed. There is no secondary irrigation source, all water is potable water therefore irrigating lawns will be very expensive. Lawn areas are subject to the following design criteria:

- The intent of the landscaping guidelines is to encourage the natural, native look of a high desert. Because of this, expansive lawns are not allowed.
- Expansive lawns suitable for athletic activities are not allowed.
- Lawns are only permitted within the Building Envelope.
- Lawn areas should be small and designed to conserve water.
- No lawn is allowed within 10’ of rear or side yard property lines. On golf course Homesites, lawns must be screened using drip-irrigated, native plant material.
- Curvilinear edges are encouraged in lieu of hardline edges or acute angles.
- All turn areas must be continuously-edged and contained by mechanical means such as wood, metal, concrete, plastic, etc.
8.8 Irrigation and Water Conservation

8.8.1 Irrigation watering within Red Ledges—whether in the form of temporary irrigation, drip irrigation, or spray irrigation—shall be designed to minimize impact upon the site, yet provide enough moisture to ensure healthy plantings. Landscape Plans showing irrigation design shall be submitted to the ARC for review and approval.

8.8.2 Conventional spray irrigation is limited to defined lawn areas within the Building Envelope. These systems must also be fully automatic and in conformance with all local and state regulations. The frequency and duration of the watering schedule must be in conformance with all local water conservation programs or guidelines. Watering in excess of these voluntary regulations is discouraged.

8.8.3 The use of moisture sensors and drip irrigation are encouraged to conserve water.

8.8.4 All irrigation water will be serviced using the homes potable water system. There is no secondary irrigation or reuse source equipped to the Homesites.

8.9 Hardscape Elements

8.9.1 Patio Design. Approved materials for patios include concrete pavers, natural stone, colored concrete, and turf block. Patios are encouraged to be constructed on sand beds, as opposed to concrete slabs.

8.9.2 Fire pits and fireplaces should be contained within the patio and should be an integral part of the design of the Residence. Fireplaces built into patio walls require approval by the committee as the chimney element must be sited to avoid obstructing views from adjacent properties. All fire pits and fireplaces must be gas or electric – outside wood burning fire pits and fireplaces are not allowed. Fire pits cannot be located within building setbacks.

8.9.3 Hot Tubs are permitted if designed and located to be totally screened from adjoining properties, roadways, or the golf course. Landscaping is the preferred method of screening hot tubs from view. Consideration should be given in designing pool and spa areas to provide for privacy for the Lot Owner’s neighbors. Pools and spas should also be screened from the street or adjacent properties or Natural Areas. Pools must be properly enclosed and constructed according to City and County regulations. The pool, patio, any perimeter walls, fences and gates should be considered an integral part of the building elevations. Pool cannot be drained onto adjacent property. Screen walls which are an extension of the architectural design may be used.

8.9.4 Pools. In-ground pools within Red Ledges should be located and designed to minimize site disturbance. No above-ground or temporary swimming pools are allowed.

8.9.5 Fountains. Re-circulating, reflecting pools within hardscape areas may be permitted, so long as they are unobtrusive and are less than 30” in height.
8.9.6 Garden Art/Sculpture must only be located in the Building Envelope. Any sculpture greater than 30” in height shall not be visible from adjacent properties, the golf course, or the road frontage. Those under 30” shall be in earth tones or dark muted colors.

8.9.7 Red Ledges’ philosophy of the predominance of undisturbed natural landscape extends to nighttime as well as daytime views. In order to preserve the beautiful views of City lights and the night sky, which tend to be obscured by excessive local lighting, the Committee has established the following guidelines for residential site lighting:

Site lighting means lighting mounted either on the ground or on site walls for the purpose of providing security or decorative accent lighting. Site lighting must be confined to areas enclosed by walls or in the vicinity of the main entrance.

Security lighting means lighting intended to provide bright general illumination of the area adjacent to a Residence during emergency situations. Security lighting should only be on during emergencies.

Building mounted lighting means lighting built into or attached to buildings either on walls, ceilings, eaves or fascias for the purpose of providing general illumination, area illumination, or security illumination. Building mounted lighting must be directed downward away from adjacent lots, streets and open spaces and may not be used to light walls or building elements for decorative purposes.

All exterior lighting must provide for significant shielding of light sources; no bare lamps or visual lighting source will be permitted.

Only lamps with a maximum of 1,100 Lumens output will be allowed unless express approval is received from the Committee.

No lighting will be permitted in Natural Areas or outside areas enclosed by patio or building walls.

Landscape Lighting. Low-level, concealed source lighting shall be used when necessary at walkways or grade changes. Fixtures should not exceed 24” in height and may be activated by a motion sensor. No tree uplighting or tree-mounted lighting is allowed. All exterior lighting shall be in conformance with Heber City and these Guidelines.

8.9.8 Boulders. Natural stone may be used within hardscape areas as accent elements, or to form site retaining walls. When used boulders shall comply with the following guidelines:

- Rock selection is limited to native, indigenous material listed on the Approved List of Colors and Materials.
- When used in boulder retaining walls, stones shall appear naturally dry-stacked, with large, substantial boulders on the bottom of walls and smaller stones at the top. Selection of stone should match closely with that stone approved for the exterior wall of the home.
• All stone shall be set into the ground at least 1/3 of its total diameter, and laid horizontally.
• Do not stack or arrange boulders into formal or rigid alignments.
• Rocks scarred or damaged during earthwork activities shall be removed or set for best appearance.
• Avoid scattered placements, and limit boulder use to accent other use areas.

8.9.9  Landscape Berms are permitted with specific ARC approval.

9  ARCHITECTURAL REVIEW COMMITTEE AND PROCEDURES

9.1  Architectural Review Committee

9.1.1  The Architectural Review Committee for Red Ledges (ARC) shall be initially comprised of three members, per the Red Ledges CC&R’s. A quorum for conducting ARC business will consist of two members. A simple majority vote of the members in attendance will be required to approve, table, or deny a design proposal.

9.1.2  Members of the ARC will evaluate all design proposals in accordance with the Red Ledges Design Guidelines, as amended from time to time. The ARC members will use their knowledge of design and building in a mountain environment to interpret the merits of each proposal and its compliance with the Red Ledges Design Guidelines.

9.1.3  The Red Ledges Design Guidelines contain both absolute requirements and relatively general goals for suggested design principles. Typically, the absolute requirements are used for issues such as building height and setbacks. The interpretation and application of the more general requirements will be left to the discretion of the ARC. This will allow judgment, discretion, and flexibility to address the unique characteristics of each Single-Family Homesite. It should be understood, however, that the overall goal of the ARC is to apply the Design Guidelines in a fair and impartial manner to all properties in Red Ledges. Approval of any variances or deviations will take into consideration the special merit and design creativity, within an overall consistency with the Red Ledges Design Guidelines. No decision made by the ARC will set precedence for any other application presented to the ARC.

9.1.4  Plans for new building, site, or landscape construction, as well as plans for renovation, expansion, or refurbishing of existing buildings and landscape must receive final approval by the ARC, prior to commencement of construction. Individual applicants are responsible for ensuring they are in possession of and compliance with the latest version of the Guidelines.
9.2 Design Review Process

9.2.1 This portion of the Design Guidelines describes the Design Review Process. In order to help assure that the process is both positive and productive, there are a series of steps that begin prior to the start of design and carry to the completion of construction.

9.2.1 The following steps are to be followed for all projects within Red Ledges:

9.2.2.1 Pre-Design Meeting
-- The purpose of this meeting is to provide the Owner and Architect with the necessary introductory information to initiate the design process. It will also allow discussion of the Owner’s objectives and goals in the context of the Red Ledges Vision and Design Theme. Specific issues such as lot configuration, setbacks, easements, utilities, the Design Theme, and overall design concepts can be discussed in the context of the specific property involved.

Responsibility: Applicant/ARC Staff

Timing: Within approximately two weeks of Applicant’s request

9.2.2.2 Sketch Plan Review
-- During this step, the ARC staff, followed by the ARC, will review the Sketch Plan for the project. The Sketch Plan must convey the design intent of the project within the context of the site. One set of full-sized drawings at the scales indicated shall be submitted for review. In addition a set of PDF plans to be sent to the ARC by email.

Responsibility: Applicant/ARC Representative

-- Specific information to be submitted must include:

a. Existing Site Conditions - including topography, boundaries, setbacks, and easements. Actual locations of and sizes of trees must be indicated (1”=20’ minimum scale, with north indicated).

b. Proposed Site Plan - showing property boundaries, easements, existing and new grading building footprints and roof overhangs, all other improvements, Area of Disturbance, Maximum Site Coverage, and existing vegetation (1”=20’ minimum scale, with north indicated).

* Building footprints and driveway locations shall be staked for ARC review at the time of Sketch Plan submission.

c. Schematic Building Floor Plans - indicating walls, doors, windows, roof overhangs, elevations for each floor, etc. (1/8”=1’-0” minimum scale, with north indicated).

d. Schematic Roof Plan - indicating roof pitch and direction of slope, materials, chimneys and major flues (called out as painted), ridges, valleys, hips and pitch
breaks, and exterior walls below (dashed) (1/8”=1’-0” minimum scale, with north indicated).

e. Schematic Building Exterior Elevations - with exterior materials graphically called out and described (1/8”=1’-0” minimum scale).

f. Building Height Calculations - illustrating compliance with the Heber City Code (same scale as Exterior Elevations). Designs should include all hidden building elevations.

g. Schematic Landscape Plan - showing location, type, and driplines of vegetation to remain, vegetation to be removed, and proposed vegetation; Area of Disturbance; and erosion control measures (1”=20’ minimum scale, with north indicated).

h. Visual Analysis – Prepare a Street Perspective or Model to show the project in a manner that adequately conveys the 3-dimensional massing (1”=10’ minimum scale for models). A 3-dimensional model of the house in the terrain, showing ridge lines, cuts and fills, etc. More extensive analysis may be required for ridgeline sensitive lots

i. Roof Material Samples – to show quality and color of the proposed materials.

j. Application and Fees, with Application wet-stamped by the licensed Architect or Engineer who prepared the Submittal.

Responsibility: Applicant

-- ARC Staff reviews Sketch Plan and notifies Applicant of the results in writing whether or not the application is going to be forwarded along to the ARC, or whether there are issues regarding the Sketch Plan that must be addressed prior to review by the ARC.

Responsibility: ARC Representative

Timing: Within approximately two weeks of Applicant’s request.

-- ARC reviews Sketch Plan and notifies Applicant of the results in writing.

Responsibility: ARC Representative

Timing: Within approximately two weeks of Applicant’s request.

9.2.2.3 Final Plan Review

-- Within this step, the ARC will review the Applicant’s architectural plans—prepared and stamped by a licensed Architect or Engineer—for the building(s), site improvement plans, and landscape plans that have been prepared to describe in detail,
the design of the project. Applicants will be notified in writing of the ARC’s Final Review Comments. The Final Plan Submittal shall convey the design intent in enough detail to illustrate the final design of the constructed project. One set of full-sized drawings at the scales indicated shall be submitted for review. In addition a complete set of PDF plans are to be sent to the ARC via email. Specific information to be submitted must include:

**a. Site Plan** – indicating access drive and parking, existing trees to be saved and those to be removed, site grading and drainage (with existing and final topography), utility locations and tie-in points, setbacks, Area of Disturbance, Maximum site Coverage calculations, property boundaries and easements, building configuration and roof plan, decks and terraces, snow shed areas from roof, and snow storage areas (1’=20’ Minimum scale, with north indicated.

* Building footprints and driveway locations shall be staked for ARC review at the time of Final Plan submission.

**Responsibility:** Applicant

**Timing:** At the time of Final Plan Submission

**b. Foundation Plan** – indicating top and bottom elevations of all walls, unexcavated areas, and crawl space areas (1/4”=1’-0” minimum scale, with north indicated).

**c. Building Floor Plans** - indicating overall building dimensions, room layouts, mechanical rooms and flue/duct chases, window and door locations, roof overhangs, meters and utility connections, satellite dish locations, and exterior lighting systems (locations and cut sheets). (1/4”=1’-0” minimum scale, with north indicated).

**d. Roof Plan** – indicating roof pitch and direction of slope, materials, chimneys and major flues (called out as painted), ridges, valleys, hips and pitch breaks, ridge vents (if used), snow guards and clips, gutters, and exterior walls below (dashed). (1/4”=1’-0” minimum scale, with north indicated).

**e. Exterior Building Elevations** – indicating building height (with natural grade shown dashed); exterior materials indicated and described for walls, stairs, railings, flashing, chimney and sill caps, etc; window and door locations and configurations; all exterior trim with sizes indicated; exterior express structural components; exterior lighting, meters and utility connections, satellite dish locations, shadow patterns (on separate drawings), and finished grade (1/4”=1’0” min. scale).

**f. Building Sections** - indicating roof, walls, floors, porches, terraces, patios, decks, exposed structure, room names, and finished grade (1/4”=1’0” min. scale).
g. Exterior Building Details - indicating the visual expression of materials, structure, finishes, trim, soffit and fascia, railings, chimney caps, and other such detail components that describe the building.

h. Landscape Plan - indicating existing trees to be saved and removed (show driplines); planting plan by species and size of all proposed trees, shrubs and ground cover; all “hardscape” and deck areas; driveway, maneuvering, and parking areas; retaining walls; fences and privacy walls; exterior lighting (and cut sheets); and irrigated areas on Irrigation Design Plan (1”=20’ minimum scale, with north indicated).

i. Material and Color Board - describing, through actual samples, the exterior materials and colors of the project. A color board must be submitted with any final submission. Materials may be placed on the building prior to finishes being installed for final approval.

j. Construction Management Plan (CMP) - illustrating the proposed strategy for managing the jobsite. The CMP shall include the location of all construction fencing (steel 6’ chain link fence) around the Area of Disturbance, all other protective fencing, silt fence locations, location of construction trailer, construction parking areas, snow storage areas, waste receptacle locations, location of construction trailer, construction parking areas, snow storage areas, waste receptacle locations, sanitary facility locations, and concrete washout pan location. Scale shall be the same as Site Plan. Construction parking is curb to asphalt on the side of the road the project is being built. No construction parking is ever allowed in the native areas.

k. Revised Street Perspective or Model - required only if significant changes (as deemed by the ARC) are made to Applicant’s Submittal at Sketch Plan Review. (1”=10’ minimum scale for models).

l. Application and Fees - with Application wet-stamped by the licensed Architect or Engineer who prepared the submittal.

9.2.2.4 Pre-Construction Meeting
-- Prior to commencing construction, the builder must meet with a representative of the ARC to review construction procedures and coordinate the builder’s activities within Red Ledges.

9.2.2.5 On-Site Mockups
-- In certain cases, the ARC can require Story Poles or Story Pole Plans from an applicant. A Story Pole is a temporary frame structure that is used to visualize the outline of the proposed permanent structure, or some specific section of the structure. The story poles must be installed by a professional contractor, and if required of the applicant, a hearing may not be scheduled until the story poles have been completed. Additional direction will be given on a case by case basis when applicable.
9.2.2.6 Resubmittals

-- In the event of any disapproval by the ARC, of either a Preliminary or Final Submittal, a resubmission of plans should follow the same procedure as an original submittal. Any additional Architectural Review fee shall accompany each submittal as required by the ARC.

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

9.3 Architectural Review Committee Meeting Dates

The Red Ledges Architectural Review Committee will generally convene on a monthly basis for project review sessions, on a date determined by the ARC. Results of the project review sessions will be made in writing to all Applicants who submitted for Sketch or Final Plan Reviews in a timely fashion. Applicants who submit projects for review at least two weeks prior to the monthly Meetings will be accommodated. Projects submitted less than one week before meetings may be accommodated, at the discretion of the ARC. The ARC will notify in writing any Applicant whose project cannot be reviewed due to late submission, an overwhelming number of submissions, or other extenuating circumstances.

9.4 Architectural Review Fees

Architectural Review Fees are required to help defray the cost associated with meetings, reviews, and inspections required for the Review and Approval Process described above. The following Architectural Review Fees are non-refundable unless noted otherwise:

For Fee Schedule, please refer to Appendix 1 Single-Family Home Application Form.

9.5 Variances to Design Guidelines

Requests for variances to the Red Ledges Design Guidelines shall be made in writing, at the time of Sketch Plan Submittal for the affected project. The ARC has sole discretion on the granting of variances under its control, and some regulations cannot be waived, regardless of hardship. Variances are generally discouraged, and Applicants must show undue hardship under regulations contained herein. Certain guidelines are required by the Heber City Code, and may fall under the City’s jurisdiction. ARC responses to variances will be made in writing to the Applicant, approximately three weeks after the initial request. Any variance granted by the ARC cannot be used as precedent in subsequent requests by any applicant.

9.6 Architectural Review Committee Membership and Duties

The Committee shall initially consist of three members, per the Red Ledges CC&R’s. Only the Red Ledges Architectural Review Committee will be responsible for enforcement of the Guidelines described herein, and for amending the Guidelines from time to time. Membership length and makeup shall be solely at the Committee’s discretion, within the requirements of the Red Ledges CC&R’s.
10  CONSTRUCTION REGULATIONS

10.1  Construction Commencement

10.26.1 No construction may begin within Red Ledges until the Final Construction Documents have been submitted to and approved by the ARC, the Building Permit has been issued by Heber City, the Pre-Construction Meeting has taken place, and the compliance deposit has been received by the ARC. Final ARC approval is valid for one calendar year from the date of issue. If no construction has commenced after one year, Applicants must re-submit their proposals for re-approval by the ARC prior to construction start.

10.26.2 Once construction begins, it shall proceed forward at a reasonable pace until construction is complete. If a project is delayed with no work for what the ARC deems is an unreasonable amount of time (usually thirty days or more), the ARC may request the site be re-vegetated until work commences again.

10.2  Compliance Deposit

In order to ensure the Design Guidelines are met and construction does not deviate from submitted documents, a partially refundable Compliance Deposit of $15,000.00 shall be deposited by the Owner to the ARC until the project is issued a Final Certificate of Occupancy by Heber City and the ARC has performed a final inspection. If a project is non-compliant with ARC Guidelines, the ARC may, at its discretion, withhold all or a portion of the Compliance Deposit to correct that portion of the project not in compliance. Compliance Deposits shall be provided to the ARC after the Final Plan Approval and prior to the ARC issuing its Approval Letter to Heber City. Compliance Deposits will not be refunded based upon Temporary Certificates of Occupancy. A Street Impact Fee of $2,500 will be deducted from the Compliance Deposit after all work is completed. The Compliance Deposit refund will be issued after the following protocol:

- Two week prior to Final Certificate of Occupancy fill out the final inspection request form (See Appendix 8).
- The ARC along with the home contractor/Owner will do a final inspection of the home for compliance issues.
- After all issues are completed a refund check will be issued, in approximately 30 days from day of approval.

10.3  Protection of Existing Natural Environment

10.3.1  The Natural Area

In order to ensure that the natural landscape of every Homesite is always preserved and the common nuisances which are inherent in any Site construction project are kept to a minimum, the regulations in this Section shall be enforced during any and all Homesite construction projects. Every Homesite Owner shall always be responsible for any and all Damage(s) resulting from violations of the Guidelines (including the following
construction regulations) occurring in relation to such Owner’s Homesite, whether the specific violation was caused by the Owner or such Owner’s Architect(s) and/or Builder(s) performing within Red Ledges (regardless of whether the activit(ies) causing the violation(s) are specifically located on the Owner’s Homesite or elsewhere within Red Ledges).

10.3.2 Building Envelope

The Building envelope, as it defines the boundary for the limit of development (L.O.D.) on each Homesite, is the area within which all activities related to Homesite improvements must be confined. Thus, the building envelope must be fenced using a 6’ high temporary chain link fence. The temporary fencing that encloses the building envelope must extend for the full street frontage so no Builders or workmen park in any section of the Homesite’s Natural Area. Where construction of Homesite improvements is necessary directly along the edge of building envelope; the Committee, in its sole discretion, may allow for a temporary construction encroachment if the Owner submits a written request to the Committee for pre-approval, and if the Committee approves such request. The encroachment may not extend into the adjacent Natural Area more than five (5) feet and the Owner shall revegetate the area of such encroachment promptly following construction. The Owner shall be responsible for ensuring that both the L.O.D. fence and the silt or straw waddle are properly maintained at all times during the duration of construction on the Homesite.

10.3.3 Excavation

Excavation will be limited to the building envelope.

10.3.4 Tree Removal Guidelines

Tree removal is to be done only with the approval of the ARC according to the following Guidelines:

- Within the Natural Area, tree removal is to be avoided wherever possible, while still maintaining the health of the trees. In limited instances, the ARC may approve tree removal or thinning within the Natural Area for view corridors or solar exposure, provided it does not unreasonably increase visibility of buildings and other Improvements from off-site.

- The ARC may approve tree removal and/or selective tree thinning within the Building Envelope in order to accommodate buildings, driveways, sun exposure and selected views.

- Unauthorized tree removal is subject to fines up to $10,000 per tree, payable to the HOA.
10.4 Construction and Sales Signs

Standardized construction signs are required for all exterior construction projects and homes within Red Ledges. The sign must be approved by the ARC. The sign must be removed when construction is complete.

All sales signs must be approved by the ARC. To ensure consistency, Red Ledges Realty will produce and install the standardized sales sign (the seller will pay for the costs associated with producing and installing the sales sign).

10.5 Construction Parking

In an effort to foster Red Ledges as a quiet residential community and retreat for its residents, construction impact shall be kept to an absolute minimum. All construction parking within Red Ledges shall be either on-site within the approved Area of Disturbance, or—insofar as practical—on the street directly in front of the lot under construction. Street parking shall occur entirely on the paved portions of streets, within the area defined by extending the lot’s property lines. To protect the fragile sage and wild grasses of the neighborhood, construction parking shall not take place outside the designated Area of Disturbance. Parking is also prohibited on street shoulders or in front of neighboring lots.

10.6 Construction Activity Access and Noise Control

10.6.1 Construction access, building material delivery access will happen strictly through provided construction access roads. No Contractor, sub-contractor or materials delivery is permitted to occur through the main Red Ledges community gates. Any unauthorized use of the community gates will result in a fine issued to the owner of the project where the contractor or sub-contractor is working at the time of the infraction.

10.6.2 Construction Road Gate Access. Each contractor will be given a gate code to access the property. Each contractor is responsible for making sure all their sub-contractors have that code to access the property. Each contractor will be responsible to make sure their deliveries have access to the job site. There will be no access to the job site without a current code. These codes will expire from time to time and it will be up to the contractors to request another code for access.

10.6.3 Construction hours:

All construction activity within the development shall take place during the following designated days and hours:

- Monday - Friday: 7:00 am to 6:00 pm
- Saturday: 8:00 am to 5:00 pm (if construction site is within 300 feet of an occupied residence, only indoor work is permitted)
- Sunday: No construction activity permitted.

10.6.4 The intent of the designated days and hours cited above is to limit noise within Red Ledges, including--but not limited to--noise produced by construction equipment, generators, radios, and construction crews.

10.7 Material Deliveries
All material deliveries within Red Ledges shall take place during the days and hours permitted for construction activities. Each Contractor is responsible for their delivery access.

10.8 Construction Site Management

10.8.1 All construction sites shall be kept clean and free of debris, with no trash or debris leaving the jobsite. Dust and dirt shall also be controlled and kept on-site, using water trucks or similar methods. Contractors are expected to address mud control at intersection of driveway and road, and mitigate for tracking mud and debris onto street. Concrete wash-out from any source shall be performed on-site within a wash out pan provided by each contractor. Each site is to have a wash out pan located in the Area of Disturbance. Washout areas shall be away from any catchment basins or drain inlets that may get clogged by the concrete. Construction site management shall follow the approved Construction Management Plan submitted for Final Review.

10.8.2 Regardless of whether they are kept in vehicles or crates, pets are not permitted within Red Ledges for non-residents.

10.8.3 Under no circumstance is any contractor, sub-contractor, or delivery to stop or park in the native areas behind curb. Parking is allowed only on the side of the road on which the project is being built. Material storage on site is to be placed as shown on the approved mitigation plan for each project.

10.8.4 An approved restroom facility is to be placed as per the mitigation plan and prior to the commencement of any construction taking place.

10.8.5 An approved dumpster is to be placed as per the mitigation plan and prior to the commencement of any construction taking place.

10.9 OSHA Compliance
Homesite Owner is responsible for any and all applicable Occupational Safety and Health Act (OSHA) regulations and guidelines being observed at all times by every person related to the construction or installation of improvements on the Homesite.

End of Red Ledges Design Guidelines
**11 APPENDICES**

*Appendix 1: Single-Family Home Application Form*

RED LEDGES ARCHITECTURAL REVIEW COMMITTEE

Single-Family Home Application Form

1. GENERAL INFORMATION
   a. Submission Date
   b. Date of ARC Meeting
   c. Type of Review

2. PROJECT TEAM INFORMATION
   a. NAME OF PROJECT
   b. LOCATION OF PROJECT
   c. NAME OF APPLICANT
     Company
     Address
     City                State                Zip Code
     Telephone
     Fax
     E-mail
   d. NAME OF OWNER(S)
     Address
     City                State                Zip Code
     Telephone
     Fax
     E-mail
   e. NAME OF ARCHITECT
     Address
     City                State                Zip Code
     Telephone
     Fax
     E-mail
3. PROJECT INFORMATION

a. Total Lot Size ______________ Acres (or SF)
b. Allowable Total Maximum Site Coverage ______________ Square Feet
c. Proposed Total Maximum Site Coverage ______________ Square Feet
d. Number of Bedrooms ______________ Each
e. Number of Parking Spaces (Including garages) ______________ Each
f. Allowable Total Floor Area ______________ Square Feet
g. Proposed Total Floor Area ______________ Square Feet
h. Allowable Maximum Building Height ______________ (See Definitions)
i. Proposed Maximum Building Height ______________ Feet

End of Application Form
Appendix 2: Checklist for Reviewing Submittals

RED LEDGES ARCHITECTURAL REVIEW COMMITTEE
Checklist for Reviewing Submittals

General Submittal Requirements

Step 1: Pre-Design Meeting
- Actual submittals not discussed with Applicants at this time
- Show examples of previously-approved submittals
- Discuss general Design Theme
- Discuss “ground rules” for Guidelines and any “hot buttons”
- Verify Applicant has current Guidelines and Appendices
- Discuss design and construction schedule, and requirement for mockup
- Discuss specific issues such as lot configuration, setbacks, easements, and utilities

Step 2: Sketch Plan Review
- Completed Application
- Non-refundable Architectural Review Fee: $3,500 + $0.25 per Square Footage
- 3 sets of full-sized drawings (rolled, not folded)
- Existing Site Conditions (1”=20’)
  - Topography
  - Boundaries
  - Setbacks
  - Easements
  - Photographic Images of the Site (direction of various views labeled)
  - Locations and sizes of existing trees & vegetation
- Proposed Site Plan (1” = 20’)
  - Property boundaries
  - Easements
  - Existing and new grading
  - Building footprints with roof overhangs
  - Area of Disturbance
  - Maximum Site Coverage (calculations)
  - Existing vegetation
- Schematic Building Floor Plans (1/8” = 1’-0”)
  - Walls, doors, and windows
  - Roof overhangs
  - Elevations for each floor
- Schematic Building Roof Plans (1/8” = 1’-0”)
  - Roof pitch and direction of slope
  - Materials
  - Chimneys and all flues (called out as painted)
• Ridges, valleys, hips and pitch breaks
• Exterior walls below (dashed)

Schematic Building Exterior Elevations (1/8” = 1’-0”)
• Exterior materials called out

Building Height Calculations (same scale as Exterior Elevations)
• Must illustrate compliance with Heber City

Schematic Landscape Plan (1”=20’)
• Location and type of existing vegetation
• Location and type of proposed vegetation
• Area of Disturbance
• Erosion control measures

Roof Material Samples (Actual Sample(s) Require)
• Must show full color range variations and high-quality construction

Street Perspective or Model
• To adequately convey 3-dimensional massing

**Step 3: Final Plan Review**

Completed Application (wet-stamped by licensed Architect)

3 sets of full-sized drawings (rolled, not folded)

Submittal prepared by licensed Architect

Site Plan (1”=20’)
• Access drive and parking
• Trees to be saved and trees to be removed
• Site grading and drainage
• Existing and final topography
• Utility locations and tie-in points
• Setbacks
• Area of Disturbance
• Maximum Site Coverage (calculations)
• Property boundaries
• Easements
• Building configuration and roof plan
• Decks and terraces
• Snow shed areas from roof
• Snow storage areas

*Note: Building footprints and driveway locations must be staked by Applicant*

Foundation Plan (1/4”=1’-0”)
• Top and bottom elevations of all walls
• Unexcavated areas
• Crawl space areas
Building Floor Plans (1/4”=1’-0”)
- Overall building dimensions
- Room layouts
- Mechanical rooms and flue/duct chases
- Window and door locations
- Exterior lighting systems (locations shown and cut sheets provided)

Roof Plan (1/4”=1’-0”)
- Indicate all roof slopes and direction of slope
- Call out ridges, valleys, hips, and pitch breaks
- Show roof materials
- Indicate chimneys and mechanical flues
- Show exterior walls below (dashed)

Exterior Building Elevations (1/4”=1’-0”)
- Exterior materials called out
- Building height shown
- Window and door locations and configurations
- Exterior trim shown
- Exterior expressed structural components
- Meters and utility connections
- Satellite dish location(s)
- Shadow patterns (separate drawings)
- Finished grade

Building Sections (1/4”=1’-0”)
- Showing roofs, walls, floors, porches, terraces, patios, decks, exposed structure, room names, and finished grade

Exterior Building Details (no scale)
- Indicating visual description of materials, structure, finishes, trim, soffits, railings, chimney caps, etc.

Landscape Plan (1”=20’)
- Existing trees to be saved and those to be removed
- Proposed plantings (trees, shrubs, and groundcover) shown by species and size
- All hardscape and deck areas
- Driveway and parking areas
- Retaining walls
- Fences and privacy walls
- Exterior lighting (and cut sheets)
- Irrigated areas shown on Irrigation Plan

Material and Color Board (no scale)
• Actual samples, photos, and catalog cut sheets
• Must illustrate all exterior materials and colors

____ Revised Street Perspective or Model (1”=10’)
• Must adequately convey 3-dimensional massing

____ Construction Management Plan (same scale as Site Plan)
• Excavated material stockpile (s)
• Location of all construction fencing
• Area of Disturbance
• Silt & straw fences
• Mud Control
• Construction trailer
• Construction parking area
• Snow storage areas
• Waste receptacles
• Sanitary facilities
• Concrete washout areas
• Any other requests by ARC and staff
Appendix 3: Approved List of Colors and Materials

Approved List of Exposed Exterior Colors and Materials are as follows:

<table>
<thead>
<tr>
<th>MATERIALS ALLOWED</th>
<th>MATERIALS PROHIBITED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Stained wood</td>
<td>• Painted Siding &amp; Trim</td>
</tr>
<tr>
<td>• Oil Finishes (Penofin)</td>
<td>• Brick</td>
</tr>
<tr>
<td>• Tinted Glass</td>
<td>• Faux stone</td>
</tr>
<tr>
<td>• Stone (indigenous)</td>
<td>• Stucco</td>
</tr>
<tr>
<td>• Heavy Timbers</td>
<td>• Exposed Concrete</td>
</tr>
<tr>
<td>• Peeled Log beams, columns, trim accents</td>
<td>• Corrugated tin walls &amp; roofs</td>
</tr>
<tr>
<td>• Cedar Shingles*</td>
<td>• Hardi board</td>
</tr>
<tr>
<td>• Roof Materials</td>
<td>• Veneer Plywood</td>
</tr>
<tr>
<td>° Cedar Shakes**</td>
<td>• All unfinished materials</td>
</tr>
<tr>
<td>° Imitation Shakes *</td>
<td>• All CMU &amp; Precast Concrete</td>
</tr>
<tr>
<td>° Copper Standing Seam, natural patina only</td>
<td>• Log structures and walls, log cabins</td>
</tr>
<tr>
<td>° Prefinished Sheet Metal</td>
<td>• Low quality Asphalt &amp; Composition shingles</td>
</tr>
<tr>
<td>° Metal Standing Seam</td>
<td>• Red Spanish Tile</td>
</tr>
<tr>
<td>° Aluminum Zinc Alloy</td>
<td>• Reflective metal roofing</td>
</tr>
<tr>
<td>° Premium Asphalt shingles (NOTE: In order for asphalt to be considered, additional materials and additional architectural flourishes will be required. All materials must be submitted for review and then approved by the ARC before a final approval of the entire home will be granted. Example: CertainTeed Presidential Shake TL)*</td>
<td>• Bright copper</td>
</tr>
<tr>
<td>° Flat Concrete Tile (grey, brown tones)</td>
<td>• Mirrored &amp; Reflective Glass</td>
</tr>
<tr>
<td>° Slate, Imitation Slate</td>
<td>• Windows</td>
</tr>
<tr>
<td>• Weathered, reclaimed wood*</td>
<td>° Light Colored Frames</td>
</tr>
<tr>
<td>• Windows</td>
<td>° Vinyl</td>
</tr>
<tr>
<td>° Wood, dark stained</td>
<td>• Fiberglass</td>
</tr>
<tr>
<td>° Wood, metal clad with approved dark color</td>
<td>• Aluminum, clear &amp; white</td>
</tr>
<tr>
<td>° Aluminum, dark bronze, or black anodized</td>
<td>• Oxidized finishes, unfinished*</td>
</tr>
<tr>
<td>• Steel shapes, I, tube, L, [</td>
<td></td>
</tr>
<tr>
<td>• Prefinished Galvalume metal flashing, panels – dark color</td>
<td></td>
</tr>
<tr>
<td>• Patinated metal finishes (dark)</td>
<td></td>
</tr>
<tr>
<td>• Faux and antiqued finishes (muted)</td>
<td></td>
</tr>
<tr>
<td>• Siding Alternatives: Wood Rain Screen Systems</td>
<td></td>
</tr>
<tr>
<td>• Wood: Rain Screen Systems</td>
<td></td>
</tr>
<tr>
<td>• Lamboo, Mataverde, FSC Certified Products</td>
<td></td>
</tr>
<tr>
<td>• IPe hardwood, Garapa hardwood, Cumaru hardwood, machine hardwood, Santa Maria</td>
<td></td>
</tr>
</tbody>
</table>
COLORS ALLOWED
• Dark & medium tone colors
• Natural dark zinc color (gray)
• Earthtone Colors, natural coloration*
• Muted Colors
• Matte, dull, muted finishes
• Kynar 500 or Hylar 5000 for Galvanized or Galvalume coatings: Aged Bronze, Medium Bronze, Dark Bronze, Copper Brown, Charcoal Grey, Matte Black

• Natural Finishes
• Transparent & semi-transparent finishes

COLORS PROHIBITED
• Light Colors
• White
• Primary Colors, Bright Colors
• Yellow
• Gold
• Silver
• All Metallic Colors
• Glossy, shiny finishes
• Opaque finishes & stains
SITEWORK ALLOWED
- Colored Concrete (all finishes)
- Precast concrete & interlocking Pavers
- Stone, flagstone
- Treated Timbers
- Gravel rock beds

SITEWORK PROHIBITED
- Gravel driveways
- Light colored stone retaining walls

SYSTEMS ALLOWED
- Design integrated photovoltaic cells specifically approved by ARC
- Satellite Dishes (less than one meter; Fiber-optic cable TV service is available and the ARC encourages homeowners to use this service, however, if an owner would like a satellite TV dish, the location must be indicated on the construction drawings and the location, along with screening elements, must be approved by the ARC)

SYSTEMS PROHIBITED
- Solar collectors – thermal
- Solar collectors – PV
- Wind generators
- Roof mounted HVAC units
- Transmission antennas and devices
- All other items not specifically approved by ARC

* Indicates colors, materials or finishes which will be considered and may or may not be allowed in special situations at the sole discretion of ARC

* * Restricted to Class “A” Fire Retardant Roofing Systems using treated Western Red Cedar Shakes
### Appendix 4: Approved Hydroseed Mixes

**Red Ledges Hydroseed Mix 1**

*Shrubs, Grasses and Wildflowers*

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>lbs./acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Fescue</td>
<td>Festuca ovina ‘duriuscalca’</td>
<td>3.00</td>
</tr>
<tr>
<td>Big Bluegrass</td>
<td>Poa ampla</td>
<td>2.00</td>
</tr>
<tr>
<td>Blue Wildrye</td>
<td>Elymus glaucus</td>
<td>2.00</td>
</tr>
<tr>
<td>Slender Wheatgrass</td>
<td>Elymus trachycaulus</td>
<td>5.00</td>
</tr>
<tr>
<td>Sheep fescue</td>
<td>Festuca tracyphylla</td>
<td>3.00</td>
</tr>
<tr>
<td>Mountain Brome</td>
<td>Bromus carinatus</td>
<td>4.00</td>
</tr>
<tr>
<td>Blue Flax</td>
<td>Linum lewisii</td>
<td>0.50</td>
</tr>
<tr>
<td>Sulphur Flower</td>
<td>Eriogonium umbellatum</td>
<td>0.25</td>
</tr>
<tr>
<td>Beard Tongue</td>
<td>Penstemon strictus</td>
<td>0.50</td>
</tr>
<tr>
<td>Bitter Brush</td>
<td>Purshia tridentate</td>
<td>1.00</td>
</tr>
<tr>
<td>Basin Sagebrush</td>
<td><em>Artemisia tridentate</em></td>
<td>0.25</td>
</tr>
<tr>
<td><strong>Total lbs./acre</strong></td>
<td><strong>21.50</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Red Ledges Hydroseed Mix 2**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>lbs./acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Fescue</td>
<td>Festuca ovina ‘duriuscalca’</td>
<td>3.00</td>
</tr>
<tr>
<td>Big Bluegrass</td>
<td>Poa ampla</td>
<td>2.00</td>
</tr>
<tr>
<td>Blue Wildrye</td>
<td>Elymus glaucus</td>
<td>2.00</td>
</tr>
<tr>
<td>Slender Wheatgrass</td>
<td>Elymus trachycaulus</td>
<td>5.00</td>
</tr>
<tr>
<td>Sheep fescue</td>
<td>Festuca tracyphylla</td>
<td>3.00</td>
</tr>
<tr>
<td>Mountain Brome</td>
<td><em>Bromus carinatus</em></td>
<td>4.00</td>
</tr>
<tr>
<td><strong>Total lbs./acre</strong></td>
<td><strong>19.00</strong></td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 5: Approved Plant List for the Building Envelope

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EVERGREEN TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bristle Cone</td>
<td>Pinus aristata</td>
<td>x</td>
</tr>
<tr>
<td>Pinyon Pine</td>
<td>Pinus edulis</td>
<td>x</td>
</tr>
<tr>
<td>Rocky Mountain Juniper</td>
<td>Juniperus scopulorum</td>
<td>x</td>
</tr>
<tr>
<td><strong>DECIDUOUS TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chokecherry</td>
<td>Prunus virginiana</td>
<td>x</td>
</tr>
<tr>
<td>Maple, Big Tooth</td>
<td>Acer grandidentatum</td>
<td>x</td>
</tr>
<tr>
<td>Maple, Ginnala</td>
<td>Acer ginnala</td>
<td></td>
</tr>
<tr>
<td>Maple, Rocky Mountain</td>
<td>Acer glabrum</td>
<td>x</td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Cercocarpus montanus</td>
<td>x</td>
</tr>
<tr>
<td>Oak, Gambel</td>
<td>Quercus gambelli</td>
<td>x</td>
</tr>
<tr>
<td>Serviceberry, Utah</td>
<td>Amelanchier utahensis</td>
<td>x</td>
</tr>
<tr>
<td>Thinleaf Alder</td>
<td>Alnus tenuifolia</td>
<td>x</td>
</tr>
<tr>
<td><strong>EVERGREEN SHRUBS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cotoneaster</td>
<td>Cotoneaster spp.</td>
<td>x</td>
</tr>
<tr>
<td>Mugo Pine</td>
<td>Pinus mugo</td>
<td></td>
</tr>
<tr>
<td>Rocky Mountain Juniper</td>
<td>Juniperus scopulorum</td>
<td>x</td>
</tr>
<tr>
<td><strong>DECIDIOUS SHRUBS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Burning Bush</td>
<td>Euonymus spp.</td>
<td></td>
</tr>
<tr>
<td>Cliff Rose</td>
<td>Cowania mexicana</td>
<td>x</td>
</tr>
<tr>
<td>Currant spp.</td>
<td>Ribes alpinum</td>
<td>x</td>
</tr>
<tr>
<td>Dogwood, Redtwig</td>
<td>Cornus stolonifera</td>
<td>x</td>
</tr>
<tr>
<td>Elderberry, Native</td>
<td>Sambucus nigra spp. cerulean</td>
<td>x</td>
</tr>
<tr>
<td>Elderberry, Red</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Native Pink Rose</td>
<td>Rosa woodsii</td>
<td>x</td>
</tr>
</tbody>
</table>
### Appendix 5: Approved Plant List for the Building Envelope (cont.)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DECIDIOUS SHRUBS (cont.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ninebark, Dwarf</td>
<td>Physocarpus o. ‘Nanus’</td>
<td>x</td>
</tr>
<tr>
<td>Oregon Grape</td>
<td>Mahonia spp.</td>
<td></td>
</tr>
<tr>
<td>Potentilla</td>
<td>Potentilla spp.</td>
<td>x</td>
</tr>
<tr>
<td>Sage</td>
<td>Artemisia spp.</td>
<td>x</td>
</tr>
<tr>
<td>Serviceberry</td>
<td>Amelanchier, spp.</td>
<td>x</td>
</tr>
<tr>
<td>Shrub Rose, Hansa</td>
<td>Rosa ‘Hansa’</td>
<td></td>
</tr>
<tr>
<td>Snowberry, mountain</td>
<td>Symphoricarpos oreophilus</td>
<td>x</td>
</tr>
<tr>
<td>Snowberry, white</td>
<td>Symphoricarpos albus</td>
<td>x</td>
</tr>
<tr>
<td>Spirea</td>
<td>Spirea spp.</td>
<td></td>
</tr>
<tr>
<td>Sulphur (Flower) Buckwheat</td>
<td>Erigonum umbellatum</td>
<td>x</td>
</tr>
<tr>
<td>Three Leaf Sumac</td>
<td>Rhus trilobata</td>
<td>x</td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum spp.</td>
<td></td>
</tr>
<tr>
<td>Weigela</td>
<td>Weigela spp.</td>
<td></td>
</tr>
<tr>
<td>Western Sand Cherry</td>
<td>Prunus besseyi</td>
<td>x</td>
</tr>
<tr>
<td>Yellow Flowering Currant</td>
<td>Ribes aureum</td>
<td>x</td>
</tr>
<tr>
<td>Yucca</td>
<td>Yucca spp.</td>
<td>x</td>
</tr>
</tbody>
</table>

**GROUNDCOVERS, PERENNIALS & ORNAMENTAL GRASSES**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aspen Bluebell</td>
<td>Mertensia arizonica</td>
<td>x</td>
</tr>
<tr>
<td>Bee Balm, Marshall’s</td>
<td>Monarda ‘Marshall’s Delight’</td>
<td></td>
</tr>
<tr>
<td>Black-Eyed Susan</td>
<td>Rudbeckia fulgida ‘Goldstrum’</td>
<td></td>
</tr>
<tr>
<td>Blue Cranesbill</td>
<td>Geranium endressi ‘Johnson’s Blue’</td>
<td>x</td>
</tr>
<tr>
<td>Blue Salvia</td>
<td>Salvia superba</td>
<td></td>
</tr>
<tr>
<td>Columbine</td>
<td>Aquilegia x McKana</td>
<td></td>
</tr>
<tr>
<td>Columbine Rocky Mountain</td>
<td>Aquilegia ‘Caerulea’</td>
<td>x</td>
</tr>
<tr>
<td>Coral Bells</td>
<td>Heuchera s. ‘splendens’</td>
<td></td>
</tr>
<tr>
<td>Coreopsis Species</td>
<td>Coreopsis spp.</td>
<td>x</td>
</tr>
<tr>
<td>Daisy, Shasta</td>
<td>Leucanthemum s. ‘Alaska’</td>
<td></td>
</tr>
</tbody>
</table>
### Appendix 5: Approved Plant List for the Building Envelope (cont.)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUNDCOVERS, PERENNIALS &amp; ORNAMENTAL GRASSES (cont.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duncecap Larkspur</td>
<td><em>Delphinium x occidentale</em></td>
<td>x</td>
</tr>
<tr>
<td>Dwarf Blanket Flower</td>
<td><em>Gaillardia x. grandiflora ‘goblin’</em></td>
<td>x</td>
</tr>
<tr>
<td>Kinnikinnick</td>
<td><em>Archtostaphylus uva-ursi</em></td>
<td>x</td>
</tr>
<tr>
<td>Kobold Gayfeather</td>
<td><em>Liatris spicata ‘Kobold’</em></td>
<td></td>
</tr>
<tr>
<td>Larkspur Species</td>
<td><em>Delphinium spp.</em></td>
<td>x</td>
</tr>
<tr>
<td>Lupine</td>
<td><em>Lupinus spp.</em></td>
<td>x</td>
</tr>
<tr>
<td>Oriental Poppy, Red</td>
<td><em>Papaver orientale</em></td>
<td></td>
</tr>
<tr>
<td>Penstemon</td>
<td><em>Penstemon spp.</em></td>
<td>x</td>
</tr>
<tr>
<td>Perennial Bachelor Buttons</td>
<td><em>Centaurea montana</em></td>
<td>x</td>
</tr>
<tr>
<td>Purple Cone Flower</td>
<td><em>Echinacea purpurea</em></td>
<td>x</td>
</tr>
<tr>
<td>Red Columbine</td>
<td><em>Aquilegia ‘Crimson Star’</em></td>
<td>x</td>
</tr>
<tr>
<td>Scarlet Gilia</td>
<td><em>Ipomopsis aggregate</em></td>
<td>x</td>
</tr>
<tr>
<td>Siberian Iris</td>
<td><em>Iris siberica</em></td>
<td></td>
</tr>
<tr>
<td>Snow-in-Summer</td>
<td><em>Cerastium tomentosum</em></td>
<td></td>
</tr>
<tr>
<td>Sticky Purple Geranium</td>
<td><em>Geranium viscosissimum</em></td>
<td>x</td>
</tr>
<tr>
<td>Stonecrop</td>
<td><em>Sedum acre</em></td>
<td>x</td>
</tr>
<tr>
<td>Sweet Woodruff</td>
<td><em>Galium odoratum</em></td>
<td></td>
</tr>
<tr>
<td>Yarrow</td>
<td><em>Achillea spp.</em></td>
<td>x</td>
</tr>
</tbody>
</table>

* Any species listed on the Native Plant List is approved for use within the Building Envelope.
## Appendix 6: Approved List of Native Plant Material

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EVERGREEN TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rocky Mountain Juniper</td>
<td>Juniperus scopulorum</td>
<td>x</td>
</tr>
<tr>
<td>Pinyon Pine</td>
<td>Pinus edulis</td>
<td>x</td>
</tr>
<tr>
<td>Utah Juniper</td>
<td>Juniperus osteosperma</td>
<td>x</td>
</tr>
<tr>
<td>Limber Pine</td>
<td>Pinus flexilis</td>
<td>x</td>
</tr>
<tr>
<td>Scotch Pine</td>
<td>Pinus sylvestris</td>
<td>x</td>
</tr>
<tr>
<td>Austrian Pine</td>
<td>Pinus nigra</td>
<td>x</td>
</tr>
<tr>
<td><strong>DECIDUOUS TREES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bigtooth Maple</td>
<td>Acer grandidentatum</td>
<td>x</td>
</tr>
<tr>
<td>Rocky Mountain Maple</td>
<td>Acer glabrum</td>
<td>x</td>
</tr>
<tr>
<td>Utah Serviceberry</td>
<td>Amelanchier utahensis</td>
<td>x</td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Cerocarpus montanus</td>
<td>x</td>
</tr>
<tr>
<td>Gambel Oak</td>
<td>Quercus gambelii</td>
<td>x</td>
</tr>
<tr>
<td><strong>EVERGREEN SHRUBS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curleaf Mountain Mahogany</td>
<td>Cercocarpus ledifolius</td>
<td>x</td>
</tr>
<tr>
<td>Mormon Tea</td>
<td>Ephedra viridis</td>
<td>x</td>
</tr>
<tr>
<td>Red Yucca</td>
<td>Hesperaloe parviflora</td>
<td>x</td>
</tr>
<tr>
<td>Common Juniper</td>
<td>Juniperus communis</td>
<td>x</td>
</tr>
<tr>
<td>Utah Juniper</td>
<td>Juniperus osteosperma</td>
<td>x</td>
</tr>
<tr>
<td>Rocky Mountain Juniper</td>
<td>Juniperus scopulorum</td>
<td>x</td>
</tr>
<tr>
<td><strong>DECIDUOUS SHRUBS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Running Serviceberry</td>
<td>Amelanchier stolonifera</td>
<td>x</td>
</tr>
<tr>
<td>Saskatoon Serviceberry</td>
<td>Amelanchier alnifolia</td>
<td>x</td>
</tr>
<tr>
<td>Utah Serviceberry</td>
<td>Amelanchier utahensis</td>
<td>x</td>
</tr>
<tr>
<td>Big Sagebrush</td>
<td>Artemisia tridentata</td>
<td>x</td>
</tr>
<tr>
<td>Plant Type</td>
<td>Scientific Name</td>
<td></td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------------------</td>
<td>---</td>
</tr>
<tr>
<td>Mountain Big Sage</td>
<td>Artemisia tridentata vaseyana</td>
<td>x</td>
</tr>
<tr>
<td>Martin Ceanothus</td>
<td>Ceanothus martinii</td>
<td>x</td>
</tr>
<tr>
<td>Tobacco Brush</td>
<td>Ceanothus veluntinus</td>
<td>x</td>
</tr>
</tbody>
</table>
### Appendix 6: Approved List of Native Plant Material (cont.)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DECIDUOUS SHRUBS (cont.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rubber Rabbitbrush</td>
<td>Chrysothamnus nauseosus</td>
<td>x</td>
</tr>
<tr>
<td>Douglas Rabbitbrush</td>
<td>Chrysothamnus viscidifloris</td>
<td>x</td>
</tr>
<tr>
<td>Cliffrose</td>
<td>Cowania mexicana stansburiana</td>
<td>x</td>
</tr>
<tr>
<td>Winterfat</td>
<td>Eurotia lanata</td>
<td>x</td>
</tr>
<tr>
<td>Rock Spirea</td>
<td>Holodiscus domosus</td>
<td>x</td>
</tr>
<tr>
<td>Shrubby Cinquefoil</td>
<td>Potentilla fruticosa</td>
<td>x</td>
</tr>
<tr>
<td>Alpine Currant</td>
<td>Ribes alpinum</td>
<td>x</td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Cercocarpus montanus</td>
<td>x</td>
</tr>
<tr>
<td>Woods Rose</td>
<td>Rosa woodsii</td>
<td>x</td>
</tr>
<tr>
<td>Buffaloberry</td>
<td>Shepherdia argentea</td>
<td>x</td>
</tr>
<tr>
<td>Mountain Snowberry/Coralberry</td>
<td>Symphoricarpos oreophilus</td>
<td>x</td>
</tr>
<tr>
<td>Skunkbrush</td>
<td>Rhus triolobata</td>
<td>x</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PERENNIALS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hollyhock</td>
<td>Alcea rosea “Chater’s Double”</td>
<td></td>
</tr>
<tr>
<td>Filigree Daisy</td>
<td>Anthemis marschsalliana</td>
<td></td>
</tr>
<tr>
<td>Rocky Mountain Columbine</td>
<td>Aquilegia caerulea</td>
<td></td>
</tr>
<tr>
<td>Western Columbine</td>
<td>Aquilegia formosa</td>
<td></td>
</tr>
<tr>
<td>Prickly Poppy</td>
<td>Argemone munita</td>
<td></td>
</tr>
<tr>
<td>Poppy Mallow, Wine Cups</td>
<td>Callirhoe involucrata</td>
<td></td>
</tr>
<tr>
<td>Native Bluebells</td>
<td>Campanula rotundifolia</td>
<td></td>
</tr>
<tr>
<td>Bachelor Buttons</td>
<td>Centaurea dealbata “Rosea”</td>
<td></td>
</tr>
<tr>
<td>Keys of Heaven, Red Valerian</td>
<td>Centranthus ruber</td>
<td></td>
</tr>
<tr>
<td>Western Virgins Bower</td>
<td>Clematis ligusticifolia</td>
<td></td>
</tr>
<tr>
<td>Trailing Daisy</td>
<td>Erigeron flagillaris</td>
<td></td>
</tr>
<tr>
<td>Sulphur Flower</td>
<td>Eriogonum umbellatum</td>
<td></td>
</tr>
<tr>
<td>Stork’s Bill</td>
<td>Eroduim circutaruim</td>
<td></td>
</tr>
</tbody>
</table>
**Appendix 6: Approved List of Native Plant Material (cont.)**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PERENNIALS (cont.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>California Poppy</td>
<td>Eschscholzia californica</td>
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</tr>
<tr>
<td>Blue Fescue</td>
<td>Festuca ovina glauca</td>
<td></td>
</tr>
<tr>
<td>Blanket Flower</td>
<td>Gaillardia aristata</td>
<td></td>
</tr>
<tr>
<td>Burgundy Blanket Flower</td>
<td>Gaillardia grandiflora</td>
<td></td>
</tr>
<tr>
<td>Dwarf Blanket Flower</td>
<td>Gaillardia grandiflora “Goblin”</td>
<td></td>
</tr>
<tr>
<td>Chilean Avens, Prairie Smoke</td>
<td>Geum triflorum</td>
<td></td>
</tr>
<tr>
<td>Curlycup Gumweed</td>
<td>Grindelia squarosa</td>
<td></td>
</tr>
<tr>
<td>Snakeweed</td>
<td>Gutierrezia serothae</td>
<td></td>
</tr>
<tr>
<td>Common Sunflower</td>
<td>Helianthus annuus</td>
<td></td>
</tr>
<tr>
<td>Hairy Goldenaster</td>
<td>Heterotheca villosa</td>
<td></td>
</tr>
<tr>
<td>New Mexico Hops</td>
<td>Humulus lupulus neomexicanus</td>
<td></td>
</tr>
<tr>
<td>Yellow Flax</td>
<td>Linum flavum compacta</td>
<td></td>
</tr>
<tr>
<td>Blue Flax</td>
<td>Linum lewisii</td>
<td></td>
</tr>
<tr>
<td>Blackfoot Daisy</td>
<td>Melampodium leucanthum</td>
<td></td>
</tr>
<tr>
<td>Beebalm, Horsemint</td>
<td>Fistulosa</td>
<td></td>
</tr>
<tr>
<td>Mexican Evening Primrose</td>
<td>Oentothera berlandieri</td>
<td></td>
</tr>
<tr>
<td>Penstemon</td>
<td>Penstemon barbatus</td>
<td></td>
</tr>
<tr>
<td>Firecracker Penstemon</td>
<td>Penstemon eatonii</td>
<td></td>
</tr>
<tr>
<td>Pine Leaf Penstemon</td>
<td>Penstemon pinifolius</td>
<td></td>
</tr>
<tr>
<td>Rocky Mountain Penstemon</td>
<td>Penstemon strictus</td>
<td></td>
</tr>
<tr>
<td>Rock Goldenrod</td>
<td>Petrardoria pumila</td>
<td></td>
</tr>
<tr>
<td>Mexican Hat</td>
<td>Ratibida columnifera</td>
<td></td>
</tr>
<tr>
<td>Wooly Mullein</td>
<td>Verbascum bombyciferum “Arctic Summer”</td>
<td></td>
</tr>
<tr>
<td>Common Mullein</td>
<td>Verbascum thapsus</td>
<td></td>
</tr>
</tbody>
</table>
### Appendix 6: Approved List of Native Plant Material (cont.)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GROUNDCOVERS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kinnikinnick</td>
<td>Arctostaphylos uva-ursi</td>
<td></td>
</tr>
<tr>
<td>Creeping Oregon Grape</td>
<td>Mahonia repens</td>
<td></td>
</tr>
<tr>
<td>Dwarf Mountain Lover</td>
<td>Pashistima canbyi</td>
<td></td>
</tr>
<tr>
<td>Mountain Lover</td>
<td>Pachistima myrsinites</td>
<td></td>
</tr>
<tr>
<td><strong>GRASSES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Western Wheatgrass</td>
<td>Agropyron smithii “Arriba”</td>
<td></td>
</tr>
<tr>
<td>Western Wheatgrass</td>
<td>Agropyron smithii rosanna</td>
<td></td>
</tr>
<tr>
<td>Mountain Brome</td>
<td>Bromus marginatus</td>
<td></td>
</tr>
<tr>
<td>Mountain Brome</td>
<td>Bromus Carinatus</td>
<td></td>
</tr>
<tr>
<td>Mutton Bluegrass</td>
<td>Poa fendleriana</td>
<td></td>
</tr>
<tr>
<td>Idaho Fescue</td>
<td>Festuca idahoensis</td>
<td></td>
</tr>
<tr>
<td>Sheep Fescue</td>
<td>Festuca ovina</td>
<td></td>
</tr>
<tr>
<td>Creeping Red Fescue</td>
<td>Festuca rubra</td>
<td></td>
</tr>
<tr>
<td>Perennial Ryegrass</td>
<td>Lolium perenne</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 7: Prohibited Plant List

The following plants are objectionable and may not be planted for aesthetic reasons, or their ability to dominate the native plant community:

1. Any species of tree or shrub whose mature height may exceed 40 feet unless it is on the Approved Plant List, and has been previously approved by the Committee.

2. Common Bermuda Grass (Cynodon dactylon).

3. Purple-Leaf Plum/Cherry (Prunus cerasifera).

4. European White Birch (Betula pendula).

5. Silver Maple (Acer saccharinum).

6. Gold Rain Tree (Koelreuteria paniculata).

7. Siberian Elm (Ulmus pumila).


9. Loosestrife (Lysimachia angusta).

10. River Birch (Betula nigra).

11. Mulberry (Morus spp.).

12. Cottonwood (Populus spp.).

13. Spruce (Picea pungens).


15. Russian Olive (Elaeagnus augustifolia).

16. White Fir (Abies concolor).

17. Douglas Fir (Pseudotsuga menziesii).

18. Oxeye Daisy (Leucanthemum vulgare L.).

Appendix 8: Final Inspection Request Form

Inspection Request Form

Date: ____________________ Best Time Available: ________________ Time: ________________ Day: ____________________

Home Owner Name: __________________________ Lot#: ____________ Unit#: ____________

Property Address: ____________________________________________

Phone Number: ____________________________ Cell/Work Phone: __________________________

Plan Date Stamp: ____________________________ General Contractor: __________________________

Type of Inspection Requested

☐ Building & Wall Foundation Survey and Inspection
  • Site Setbacks/Interior Yard Expansion & Encroachment Staking
  • Rough Utility Locations

☐ Excavation Inspection
  • Including foundation elevation

☐ Color and Material Inspection
  • Exterior Finish Approval
  • Stone Work Approval
  • Final Flatwork/Driveway/Surface & Area Approval
  • Finish Exterior Wall Material & Color – Mock-up or partial sample
  • Landscaping Approval

☐ Final Approval & Inspection

For each inspection, please have the following present and available at time of inspection for inspection to be valid:

• Approved Stamped Plans and all necessary reports and materials needed for the requested inspection. (Certifications, Surveys, and Color Samples.)
• Allow for a 2-day lead time when scheduling an inspection.

Name: ____________________________ Signature: ____________________________
(Person Requesting Inspection)

Red Ledges Community Association
1851 E Center St, Heber City, UT 84032
(435) 657-4040