

THE RIDGE AT RED HAWK DEVELOPMENT

SUMMIT COUNTY, UTAH

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DESIGN GUIDELINES

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CHAPTER 1

INTRODUCTION

1.1 VISION STATEMENT

The Ridge at Red Hawk Wildlife Preserve (“Red Hawk”) consists of residential estate lots within a "wildlife preservation and conservation project" area. Red Hawk's vision includes preservation of an area where wildlife and a few humans can live in harmony and with respect toward the land and its inhabitants. With that goal in mind, Red Hawk has been developed in such a way as to preserve and protect, to the largest extent feasible, the natural beauty, serenity, views, environment and ecosystem of the area, specifically including the native wildlife and vegetation and natural land.

Because the Development places a high value on minimizing the impact of the project on native wildlife and ecosystems of Red Hawk, on fellow Owners, and on surrounding neighbors and other residents of Summit County, the vast majority of Red Hawk is protected through interconnected open space and conservation areas subject to Covenants, Conditions and Restrictions (CC&Rs). Additionally, Red Hawk has developed a *Wildlife Management and Enhancement Plan* to protect and promote the native wildlife and vegetation within its environs.

Red Hawk enforces this spirit of preservation by promoting good architecture, quality building and the integration of homes into the character of the land. The Design Specifications set forth in this document are meant to provide clear direction for construction, create a generally uniform pattern of development, promote quality building, protect and enhance the property values and aesthetic values of Red Hawk, and keep Red Hawk as natural and inviting as possible using timeless, regional design principles, all for the mutual protection and benefit of the Owners. Diversity of design is encouraged while maintaining a harmonious balance within this unique mountain setting.

1.2 PURPOSE OF DESIGN GUIDELINES AND DESIGN REVIEW

1.2.1 Purpose of Design Guidelines

This document sets forth development guidelines for Owners, architects, engineers, contractors, and others involved in the design, specification and construction of new homes and accessory structures at Red Hawk. Its purpose is to present a standard of quality of materials, forms, and details that will ensure structures at Red Hawk are an expression of the overall objective of the development as a nature preserve where homes of lasting quality will blend with the natural beauty of the land, trees, water ways, and native flora and fauna.

The Summit County area has experienced a major transformation over the past 20 years as locals and newcomers from all parts of the country have been drawn to its natural beauty and associated recreation. Some of the new development in the area has been constructed in conformance with very high standards of quality, and it is the goal of Red Hawk to be developed in conformance with the highest of those standards, including:

1. *Protecting the natural ecosystem.*
2. *Minimizing the visual impact of site development on roads and other home sites.*
3. *Preserving the existing rural character and high standards of the Project.*
4. *Establishing fire protection standards.*
5. *Establishing building character, height, size, and screening standards appropriate for Red Hawk.*
6. *Minimizing the use of exterior lighting to the extent that it detracts from the natural night sky.*

In terms of 2014 dollar values, an Owner should expect to spend \$250 to \$350 per SF, on average, to meet the quality of standards set forth in the Design Guidelines and that are exhibited in homes already constructed in Red Hawk.

1.2.2 Purpose of Design Review

Primary goals for development at Red Hawk are:

- *The preservation of the existing character of the site with special consideration for the preservation of existing land features, native plant materials and wildlife habitat.*
- *The visual and physical adaptation of homes to their respective lots and the avoidance of "clustered" homes.*
- *The avoidance of extremes of architecture (i.e., abstract modern design not appropriate for a mountain setting).*
- *The avoidance of certain illusionary building forms expressive of regional or romantic styles and details such as Swiss Chalet, Gothic Revival, Colonial, English Tudor and other neoclassical styles.*
- *Sensitivity to the integration of the building to the land so that buildings follow the contours of the land, avoiding extremes of cantilevered and projected forms.*

To ensure that new construction at Red Hawk is an enhancement of the natural features of the land and environment, a design review process has been implemented. A Design Review and Land Use Committee (DLC) is currently comprised of volunteer members of the Association approved and appointed to the DLC by the Association Board of Directors. All building plans for all buildings and renovations, involving any structural or aesthetic exterior change must be approved by the DLC. The Design Guidelines will be used as a standard of conformance as they review proposed projects.

Red Hawk Owners will be provided with a copy of these Development Guidelines for use in site evaluation and building design. A specific listing of building elements, styles, forms, and details is presented in this document and will guide **owners and architects** through the process of achieving an appropriate, quality result.

The DLC does not want to dictate design nor stifle creativity. Timely and complete presentation of design proposals will expedite the opportunity for good communication between homeowners and **the** DLC. Early schematic presentations and approvals of ideas and design concepts are requested as a means of ensuring general compliance with the Design Guidelines, thus avoiding the requirement for changes after considerable time and expense have been incurred. The Design Review process is outlined further in Chapter 5.

1.3 DESIGN GUIDELINES COMPLIANCE AND VARIANCES

Construction within Red Hawk is subject to both the CC&Rs and these Design Guidelines, the intent of both documents being to preserve and protect, to the largest extent possible, the natural beauty, serenity, views, environment, and ecosystem of the Preserve, specifically including native wildlife habitat and natural land. *Compliance with these Guidelines is required to ensure the preservation of the overall quality of Red Hawk.* Owners should be aware that failure to comply with the spirit and requirements of these Guidelines and CC&Rs could result in DLC not approving their project, legal suit for lack of compliance, and/or monetary fines and liens.

The DLC may, by an affirmative vote of a majority of its members, allow variances to the architectural controls contained in these Guidelines, so long as the requested variance is generally consistent with the objectives of Red Hawk and is reasonable in the case of undue hardship. Any matter requiring a variance from County land use, building or zoning regulations will also require approval from the DLC. It is the responsibility of the individual homeowner to identify and resolve any variances with the County, any other governmental agencies having jurisdiction, and the DLC. The Owner/Architect has the responsibility to identify, request and explain the community benefit for all variances for every aspect of the project that does not comply to these guidelines. If a variance is not specifically identified to the DLC and requested, it will be deemed not approved. If the DLC subsequently finds a condition that is not consistent with this requirement, the DLC has the authority to require that the item be brought into conformance with the guidelines..

1.4 SCOPE AND ORGANIZATION OF DESIGN GUIDELINES

1.4.1 Scope

This document is meant to ensure that the “spirit” and character of the area, which are critical to the success of Red Hawk, is not undermined by arbitrary, un-thoughtful design. All new projects within The Ridge at Red Hawk must comply with these Design Guidelines. DLC will review all projects for compliance with these Guidelines prior to submittal to Summit County or any other governmental agency.

1.4.2 Organization

Chapter 2, Site Planning and Development, sets forth requirements and standards for all site work relating to site evaluation and planning, siting of structures and outdoor areas, grading, and landscaping. The DLC requires a conceptual landscape design which must be submitted with the Preliminary Schematic Design Submittal (Chapter 5). The landscape plan may continue to evolve through Final Design Submittal as well as during construction, however the final landscape plan should remain consistent with the intent of the approved Final Design Submittal, and must be submitted to the DLC for conformance review.

Chapter 3, Wildlife Habitat Preservation and Landscaping, describes the elements required by the Red Hawk Wildlife Management and Enhancement Plan to preserve the natural setting of Red Hawk.

Chapter 4, General Architectural Character, sets forth the design considerations and standards for structures including height, color and materials of various building elements.

Owners planning equestrian facilities are required to submit a comprehensive Equestrian Management Plan (see Section 2.3.7) as part of their Preliminary Schematic Design Submittal. The Equestrian Management Plan requires an additional review by the DLC, the cost of which will be

paid for by the Owner. Consideration of neighbors is the most important factor of Equestrian Management Plans.

Chapter 5, Design Review Procedures, outlines the process for achieving plan approval by the DLC and requirements for subsequent construction.

The Design Guidelines may be amended from time to time by the DLC with approval of the Association Board of Directors. It is the applicant's responsibility to obtain and review copies of current guidelines and all applicable sections of the CC&Rs for Redhawk.

Chapter 2

SITE PLANNING AND DEVELOPMENT SPECIFICATIONS

2.1 SITE EVALUATION AND PLANNING

Site-sensitive, site-specific design is fundamental **Red Hawk**. Design drawings should evolve from the careful and thorough analysis of each individual site, including its **setting, features, topography and natural elements**. Therefore, Owners and/or their architects should refrain from approaching a site with a predetermined design expecting to “make it fit” with little regard to natural constraints.

2.1.1 Site Evaluation

The initial step in any building design process is an evaluation of the site. Since multiple structures are allowed on each site, the objective of site evaluation is to identify the site's problems and opportunities, including:

- *General site character;*
- *Existing land contours, grades and features - ridges, buttes, slopes, ridgelines, etc.;*
- *Existing vegetation and wildlife habitats and corridors;*
- *Prevailing storm winds and sunlight patterns;*
- *Existing site access and circulation patterns;*
- *Proximity to neighboring lots and structures, and to existing lot lines.*
- *Existing view corridors: views to surrounding objects and to distant hills and mountains, as well as the effect any proposed structure would have on the views of others; and*
- *Wildfire management.*

The site evaluation should make use of relevant consultants - architects, civil engineers, soils engineers, landscape architects, solar consultants, geologists and other specialists - as required. It should draw on topographic surveys, site photos, soils reports, and any other documentation helpful to forming an accurate, realistic picture of the site's condition.

This evaluation, together with back-up documents, is an important part of the material to be submitted to the DLC in the design approval process. *Early site planning and preliminary approval from the DLC is mandatory.*

Prospective Owners considering the purchase of property at Red Hawk may wish to seek DLC review and comment on their conceptual land use prior to purchase. This procedure is outlined in Section 5.1.8 of the Guidelines.

2.1.2 Preservation of Existing Land Features

Each site at Red Hawk possesses its own unique land features. Whenever possible, these existing features should be preserved and reinforced by new construction. The objective is to fit buildings to their sites in a way that leaves the natural features of the land intact, treating the buildings as an integral part of the site rather than as isolated objects at odds with their surroundings. . Valleys, knolls and ridges are land features to be viewed, not built upon. Valleys should be preserved for use by wildlife. (See Sections 2.2 and 2.3.)

2.1.3 Preservation of Existing Site Vegetation

Existing concentrations of vegetation are one of Red Hawk's amenities and an important part of its ecosystem. Whenever possible, these concentrations should be preserved. The objective is to

work with what exists; adding, where possible, new vegetation compatible with Red Hawk's indigenous plant life, and re-vegetating plant life disturbed or destroyed through construction-related impact. (See Chapter 3.)

2.1.4 Preservation of Wildlife Habitat and Migratory Corridors

Existing and transitory populations of wildlife are obviously of major importance to Owners at Red Hawk; they are a primary reason the majority of Owners have purchased lots in the Preserve. The preservation of habitat and the migratory corridors used by the various species within Red Hawk is critical. The goal of any construction should be to design and situate structures such that they provide minimal impact to these areas. (See Chapter 3.)

2.1.5 Preservation of General Site Character

The natural setting of Red Hawk is one of its most important characteristics. Red Hawk is not urban or suburban – it is rural and generally unspoiled. Development within **Red Hawk** must not destroy this quality. These Specifications require homes and other structures to be designed so that they fit their sites, relate well to their neighbors, and are part of the fabric of Red Hawk. How a site fits into the natural landscape of **Red Hawk**, and how its development can have the least possible impact on this landscape, must be considered. Vegetation and topography are important elements in determining site character and should be maintained. People and nature can co-exist successfully, provided people exercise sufficient care in their activities.

2.1.6 Vegetation and Topography

The distribution of vegetation types in the area is chiefly determined by annual precipitation and resultant moisture content of the soil. These are a function of elevation, slope steepness, sun exposure, wind, existing vegetative cover, and the nature of the underlying soil. Disturbing stands of existing vegetation obviously has important negative consequences on vegetative distribution and potential for erosion, and should be minimized. (See Chapter 3.)

The topography of **Red Hawk** varies substantially from lot to lot from nearly flat conditions in meadows to grades in excess of 40% slope. Natural topography relates directly to vegetation and wildlife habitat and movement, and is to be preserved as much as possible.

2.1.7 Wildfire Management

Red Hawk lies in an area with high potential for wildfire. The area contains oak/sage, aspen, and conifer which are fuel for wildfires. The highest fire potential occurs when these fuels are combined with dense understory. In order to minimize the wildfire potential of the area, site design and development must comply with the restrictions of Red Hawk's CC&Rs and Wildlife Management and Enhancement Plan. (See Chapter 3.)

2.1.8 Preservation of View Corridors

“Subject to the protection of wildlife interests in the location of Development Activity Envelopes...the Project shall be developed as much as is reasonably practicable to preserve and enhance views through site planning; to avoid construction within areas identified as being highly vulnerable to visual degradation; to use building forms, materials and colors that minimize color, line, form and texture contrasts with the setting; and to locate structures away from

areas that are prominently visible against the sky along a ridge line.”¹

Three kinds of views are important at Red Hawk:

- Views from a site;
- Views to and through a site to features beyond; and
- Views of a site from other locations.

Each kind of view should be preserved to the extent possible. It must be kept in mind that some lots are “view” lots, with the potential of capitalizing on views of surrounding mountains and valleys, while others are “seclusion” lots whose potential lies in situating structures in such a manner as to capitalize on seclusion and privacy. It is generally difficult to try to create a view lot out of a seclusion lot, and vice versa. An attempt to do so typically results in poor placement of a home within the lot.

2.2 DEVELOPMENT ZONES AND BUILDING LOCATIONS

After adequate site evaluation and planning has occurred, proposed building locations can be determined.

2.2.1 Development Zones

It is critical to remember, in conformance with the goals and vision of Red Hawk, virtually all of Red Hawk is to remain as open space. Understanding the composition of each lot in this regard is important. In general, each lot is comprised of four development zones:

1. Critical Wildlife and Open Space Areas - No construction, development or improvements other than as approved under the CC&R's, Wildlife Management and Enhancement Plan and any applicable conservation easement is allowed. Fencing in these areas is subject to approval by the DLC and by **Red Hawk** as Grantee under any applicable conservation easement.
2. Wildlife, Visual and General Open Space - No development activity permitted except for low-impact permitted uses including: fencing, hiking trails, pastures, picnic areas, ponds, cattle guards, and out-buildings by special review and approval by **Red Hawk**, and by Summit County as appropriate. Prohibited uses include any site work or grading (without approval of DLC), lighting except low-level lighting across driveway to illuminate address signage, and vegetation removal or defoliation.
3. Driveway Access Corridors - Activity limited to improvements for driveway construction and utility services.
4. Development Activity Envelope - All structures and major development including, but not limited to residential structures, **all** accessory buildings, and **permanently** paved recreational facilities, pools, tennis courts and **equestrian facilities, must be fully contained within the DAE.**

2.2.2 “Approximate Building Locations”

Red Hawk has a vested interest in maintaining an open feel, eliminating the clustered or residential feel. Taking into consideration a site’s existing features and development zones, approximate building locations must be established for each lot based on the specific characteristics of each lot and on planning and design objectives for Red Hawk.

¹ Compliance Notice to Lot Purchasers in The Red Hawk Wildlife Preserve, VI-C

The objectives used to define the Approximate Building Locations included identifying the portion of each site that would allow the design of a home to maximize views or seclusion, site orientation, establishing separation between homes, preserving existing vegetation and wildlife habitat, optimizing site attributes and minimizing impacts on neighboring sites. Key elements are as follows:

- *Protecting sensitive environments;*
- *Protecting and utilizing distinctive natural features (i.e. rocks, vegetation and topography) and maintaining existing grading and drainage patterns;*
- *Preserving the dominance of the natural setting by maintaining trees and vegetation; and*
- *The potential of blending man-made improvements into the topography and forests.*

Also taken into consideration is the relief from the primary road (setback), impact to neighboring lots (encroachment), visual impact to neighboring lots and natural grading. New buildings and other construction should be placed on the site in a way that creates a carefully scaled relationship between buildings and site features. Each building should be located in a way to create integration with its site rather than dominating the site, vegetation, and land forms. In that regard, the Approximate Building Location generally locates a home away from the main road(s) and neighbors.

Owners are required to meet with the DLC early in the design process in order to understand their site and discuss the Approximate Building Location(s). Owners are required to design their home and related improvements to comply with the Approximate Building Location on their lot with regard to the above listed elements.

2.2.3 “Development Activity Envelope”

“Prior to obtaining a building permit for a lot within the Project, the Owner and the Red Hawk Design Review and Land Use Committee (DLC) shall mutually agree on the location of a Development Activity Envelope for the lot. The Development Activity Envelope shall not exceed 50,000 square feet and its location shall not adversely impact any Critical Wildlife and Open Space Areas. Each Development Activity Envelope shall be designed to minimize visual impact and to maximize each site's best features with consideration for natural terrain, views, privacy, wildlife management, vegetation, orientation, access and relationship to adjacent sites. In instances where wildlife interests outweigh the other criteria for Development Activity Envelope location, the protection of wildlife shall be the determining factor for location selection. The location shall be surveyed and recorded with the Summit County Recorder. An owner within the Project may not relocate the Development Activity Envelope without the written approval of the DLC.”

“Considerations in the Placement of the Development Activity Envelope:

- i. Development in “critical areas” as defined in Section 5.3 of the Snyderville Basin Development Code, as amended in 1992, is prohibited. The Red Hawk DLC must review the proposed location of the Development Activity Envelope to verify that the proposed location is not in a critical wildlife area.*

- ii. *Development Activity Envelopes must be placed so that structures will not be prominently visible against the sky along a ridgeline. An architect must provide an adequate elevation drawing to show that the proposed improvements will not be prominently visible against any ridgeline.*
- iii. *Each Development Activity Envelope shall be designed to minimize visual impact and to maximize each site's best features with consideration for natural terrain, views, privacy, wildlife management, vegetation, orientation, access and relationship to adjacent sites. In instances where wildlife interests outweigh other criteria for Development Activity Envelope location, the protections of wildlife shall be the determining factor for location selection*

The Development Activity Envelope is a 50,000 SF contiguous area where **all** construction/development activity may occur. Development Activity Envelopes are to be determined based on wildfire, wildlife and geologic concerns, as well as specific planning objectives (i.e. ridges and drainages, irrigation ditches, existing vegetation, views, privacy and visual impact). Adequate site planning is a critical element of successfully integrating buildings and improvements with the natural landscape, and is required for Development Activity Envelope approval.

Based on site evaluations and **requested** Building Locations, Owners must determine the proposed Development Activity Envelope prior to obtaining a building permit for a Lot, and approval for the Development Activity Envelope must be obtained from DLC prior to building plan approval. The location of the Development Activity Envelope must be in accordance with the Consent Agreement. The location will be surveyed and recorded and may not be relocated without the written approval of the DLC.

It is the responsibility of the Owner to demonstrate to the DLC that any proposed change of the Design Activity Envelope from the Approximate Building Location is consistent with the planning and design objectives for Red Hawk.

No development activity may occur on the lot prior to Development Activity Envelope approval from DLC. No development activity, construction or changes in natural conditions of any lands may occur outside the Development Activity Envelope, except as approved in writing by the DLC and that is consistent with the Development Specifications.

2.3 GENERAL SITE CONSIDERATIONS AND STANDARDS

“On each Lot there may be constructed only one primary single family residence, one guesthouse, one caretaker's cottage (to be occupied only by an individual employed by or under contract with the Owner in connection with the care and maintenance of the Owner's Lot), and such accessory or incidental structures as may be permitted by the Foundation under the Consent Agreement and by the County in accordance with its land use regulations. An Owner must maintain ownership of the multiple structures permitted hereunder. All improvements constructed on any Lot and the use thereof shall be in accordance with the

terms, provisions and conditions of the Plat, this Declaration, the Consent Agreement, and County land use regulations and any amendments thereto.”²

To produce a high quality, environmentally sound development, which preserves and enhances the mountain setting and **Red Hawk** goals, construction within the Development Activity Envelope of each lot must be carefully planned according to the following standards.

2.3.1 Setbacks

“No structure or improvements (including primary residences, guest cottages, caretaker cabins, barns, fences, etc.) shall be erected within one hundred (100) feet of the edge of the pavement of any road fronting a Lot.”³

Homes are to be located well within the lot in order to provide visual relief from any road fronting a Lot. A minimum of a 100’ setback is required from roads and 30’ from interior lot lines. These setbacks are crucial to maintaining an open natural image and wildlife corridors.

2.3.2 Encroachments

Sites must be planned with encroachments in mind. It is the intention of these Guidelines that all structures and site improvements such as driveway turnarounds, parking areas, patios, pools, equestrian facilities, paved recreational facilities, interior driveways and accessory buildings be located within the Development Activity Envelope; however, it is also recognized that each building envelope presents its own unique challenges, and Owners and their architects and planners may develop design solutions involving encroachments outside the Development Activity Envelope that may be appropriate in certain cases. In order to respond to such cases, the DLC has the authority to approve minor encroachments outside of the Development Activity Envelope. It is the responsibility of the Owner and the Owner’s design team to demonstrate to DLC that the proposed encroachment is consistent with the planning and design guidelines for Red Hawk.

All proposals for construction that encroach outside of the Development Activity Envelope or proposals to change the location must be evaluated by the DLC prior to any changes in the DAE occurring. All decisions regarding such proposals will be made at the discretion of the DLC. In some cases, the Owner may be required to obtain approval from Summit County. Should an approval be necessary and be granted by Summit County, the DLC retains the authority to deny the request, and the Owner would be responsible for any costs incurred by the DLC.

2.3.3 Building Placement

Buildings, site improvements and landscaping must be designed to blend with the surrounding existing landscape and cannot dominate the natural characteristics of the site. Buildings should be designed in conformity with existing terrain and vegetation and should be located and designed to minimize site grading and tree and vegetation loss.

Where possible, buildings should be fitted into existing tree masses or should be placed at the periphery of tree or land masses, overlooking open spaces. Buildings should be grouped, whenever possible, to minimize disruption of this edge. Where neither of these alternatives is possible, a structure may be placed out in the open but it is important to use building massing

² CC&Rs - 8.1.

³ CC&Rs - 8.2.

and landscaping as tools for relating the structure to the natural features of the area. Buildings on sloping lots should be designed to step with existing contours.

Buildings should also be located to allow for convenient driveway access but in a manner so as not to scar the land. Driveway access (including grading and retaining walls necessary for site access) and landscape improvements may be located outside of the Development Activity Envelope, but must follow size restrictions, as outlined below. Unless necessary for driveway access, the removal of trees outside of the Development Activity Envelope is prohibited without specific approval by the DLC.

Outside the Development Activity Envelope, the Lot is to remain in an essentially natural condition, maintained to blend with all adjoining natural areas. Good forestry practices including tree thinning, new plantings of approved vegetation types and clearing of fire hazards are permitted and encouraged, as described below, and subject to DLC approval.

2.3.4 Use of Site – Primary Main Residence

“Each Lot shall be used only for residential purposes and such accessory or incidental uses thereto as may be permitted under applicable zoning, consistent with this Declaration and the Consent Agreement. An Owner may not rent out any facilities, other than the primary residence, on the Owner’s Lot. An Owner may not conduct any commercial activities on the Owner’s Lot. Notwithstanding the preceding, “home occupations” as defined and permitted by the County land use regulations now or hereafter in effect shall be allowed on Lots.”⁴

The Red Hawk, being a wildlife preserve, is specifically intended for residential use. Therefore, it is required that the building of the primary (main) residence be completed prior to or contemporaneously with any accessory buildings. To maintain the natural feel of the preserve, residents must use their home for that purpose only. It is not intended for business or commercial purposes. Space may be utilized within the home as an office away from the primary work location; however, utilizing the home as a place of business or applying for and having any business license issued bearing a home address within Red Hawk is prohibited.

2.3.5 Accessory Buildings

The land area for development at Red Hawk may afford opportunity for construction of accessory buildings such as barns for horses and tack, guest cottages, caretaker's cottage, maintenance and storage buildings, as approved by DLC. Consideration should be given, however, to homes designed as a composition of a residence with smaller accessory buildings clustered around outdoor spaces such as courtyards, porches and verandas. Accessory buildings or facilities may be built contemporaneously with or subsequent to the primary residence, and are not to be constructed prior to the main residence construction.

Accessory buildings when developed **must** be architecturally similar in design to the main residence on the site. Materials, colors, roof design, and fenestration (windows and doors) should relate to the main dominant structure.

Small storage outbuildings are to be avoided; the storage function should be integrated into barns or parking garages. . Prefabricated storage shed type buildings are prohibited.

⁴ CC&Rs – 8.7.

The DLC may also approve pools, dog runs, tennis and recreational facilities or similar elements. These are to be located within the designated Development Activity Envelope and completely screened from off-site view.

2.3.6 Site Plans

A Site Plan is required for the construction approval process through the DLC. A well-prepared site plan must be prepared in concert with architectural and building design and, in doing so, must respond to building siting and orientation, views, existing land features and vegetation, topography, wildlife habitat and corridors, site access and other design issues, as described above. A creative site plan should strike a balance between preserving and enhancing the natural features of the site, while at the same time addressing the design objectives of the Owner, and will adhere to the above standards and requirements. (See Chapter 5)

2.3.7 Equestrian Development

a) General Guidelines on Animals

The Property is designed as a rural, countryside development and all horses must be complimentary to intended land use. Before horses can be kept on a specific Lot, an Equestrian Management Plan must be submitted and approved by the DLC. The Equestrian Management Plan must include, but is not limited to containments and fencing, barns, hay storage and water supply, as well as planned pasture management, manure management, and fly/insect mitigation practices.

Pastures, corrals and other horse containment areas must be a minimum of 100' from any culinary water well or well head. Additional set back requirements may be enforced with respect to neighboring Lots and roadways beyond the stated Design Guideline requirements. Equestrian related improvements and equestrian management practices must be in harmony with the environment and should be designed to minimize neighbor's disturbance from noise and smell.

Red Hawk was not developed as an agricultural facility, thus animals beyond domestic house pets and approved horses are likely to be prohibited. The DLC retains the right to require removal of any animal or animals which are deemed by the DLC to be a problem to other Lot owners, or where the offending Lot Owner fails to maintain the improvements and pastures, including trees and shrubs, in good order.

b) Equestrian Development Specifics

Two (2) horses per every 10 acres should be considered appropriate for initial planning and additional horses may be allowed with an adequate Equestrian Management Plan, that includes specifics to mitigate disturbance to the neighbors.

The DLC must approve the Equestrian Management Plan and related improvements including setbacks from neighboring parcels and roadways before animals will be allowed. The approval will be for a specific number of horses as provided for in the Declaration of Covenants, and Restrictions. The maximum number of horses for any property is limited by the individual lot characteristics and limitations. Horses should be for recreational use, including show horses. Commercial equestrian enterprises are prohibited.

- 1) The following factors will be considered in the evaluation of the Equestrian Management Plan, and the DLC's determination of the appropriate number of horses, for any given Lot in Red Hawk.

- a. Lot Size
 - b. Topography (flat, gentle sloping, steep sloping)
 - c. Existing vegetation and final vegetation plans (heavily treed or sparse vegetation)
 - d. Horse management plan: (corralled, pastured, grazing periods, managed feeding with forage from off-site such as hay bales.)
 - e. Portion of the parcel that is fenced, given set-backs from the property line, wild life corridors, view corridors, and other site considerations.
 - f. Manure management plan: each horse can produce up to 50 lbs. of manure daily. On a large parcel, 20 acres or more, the management plan may be to let the horses roam and harrow the manure back into the pasture. On a smaller parcel the manure may need to be collected, in some cases daily, and composted or hauled off. In addition the owner may need some manure storage area on-site. The location of such storage should be based on considerations of prevailing winds, location in relationship to neighbor's homes and land uses, and methods for controlling manure odors and flies.
- 2) Equestrian Development Requirements
- a. Any Lot Owner intending to have horses on their property must submit a site plan that indicates the location of all structures (house, guest house, barns and support structures/ i.e. equipment sheds and manure storage) to the DLC.
 - b. The Lot Owner must identify the structures/homes (if known) on adjoining Lots and explain how their site plan works to consider their Equestrian Management Plan in relationship to the neighbors.
 - c. The Lot Owner must submit a comprehensive Equestrian Management Plan.
 - d. Prospective Owners (Buyers) are encouraged to submit conceptual site plans and Equestrian Management Plans prior to purchasing a Lot in Red Hawk for review and comment from the DLC.

c) Pasture Development

The DLC will review proposed pasture areas based on Lot characteristics and limitations. Each lot has different wildlife corridor issues and said issues will be evaluated per Lot. Reduced pasture area may be required on certain Lots wherein topography and other considerations create limitations.

Pasture fencing and all equestrian development may be no closer than 100 feet from the edge of any roads fronting the Lot ' and 60' from all interior lot lines in order to ensure a perimeter buffer for wildlife corridors and impacts to neighboring lots. Fencing may be no higher than six (6) feet. All pasture fencing must be approved by the DLC and be in compliance with the Design Guidelines, including but not limited to neutral colors and appropriate materials. Fencing must be properly maintained and in good condition at all times. Electrified fencing, if proposed, must include adequate signage and be approved by the DLC.

Live trees and shrubs may not be removed from fenced pasture areas without DLC approval.

Irrigation for pastures may require the purchase of additional individual water shares/rights. Continuous irrigation in the dry months is discouraged, and the choice of planting materials should make it possible, once the planting is established, for such irrigation to be limited.

d) Riding Arenas

Any proposed riding arena will require DLC approval and covered arenas must be built with the same architectural styling as the approved primary residence. Arenas, if approved, may have

more restrictive set back requirements than may be stated in or on Plat Maps, Design Guidelines or other Community Documents. The DLC may prohibit riding arenas and exercise rings on some parcels where said development is not appropriate due to limited lot size, view corridors impact, site impact and/or limitations or general community impact.

2.4 SITE DEVELOPMENT/CONSTRUCTION CONSIDERATIONS AND STANDARDS

Site development/construction must be in accordance with the following requirements. These requirements should be considered prior to selecting the Development Activity Envelope and developing the final building design, due to the impact they may have on the construction process. *These considerations and standards must be strictly adhered to during construction.*

2.4.1 Grading

A professional architect, professional civil engineer or professional landscape architect, licensed in the State of Utah, shall prepare a full set of drawings, including grading and drainage plans and sedimentation and erosion control plans for the design of all projects within Red Hawk. (See Chapter 5.)

To preserve existing land features and site vegetation, grading plans for new development must be sensitive to the natural massing and features of the area. Grading and construction practices that disturb these natural features promote erosion and require extensive re-vegetation. More importantly, they work against the basic goal of the development to preserve and protect wildlife habitat, vegetation and migratory corridors. Thus, buildings and driveways must be fitted carefully to their sites.

Every effort should be made to minimize grading and excavation, and to contain construction within fixed limits (this includes car and truck parking, material storage, etc.). Approximate Building Locations have been sited in part to minimize the need for grading. When necessary, grading should comply with the following requirements:

- *Grading shall be limited to no more than is necessary to accommodate development of buildings, patios, driveways, sidewalks **and any paved surfaces**. Excessive re-contouring of a site, or over-lot grading, is not permitted. **Soils resulting from grading efforts must be removed from the site (unless being utilized for back fill and/or minimal grading)**. **Excavated soils may not be utilized to develop or create unnatural topography on any lot.***
- *Grading, including all stockpiling, equipment, traffic, and parking, should be confined to the Development Activity Envelope, unless otherwise approved by DLC.*
- *Whenever possible, natural slopes are to be used instead of structures such as retaining walls. However, in order to minimize impacts on existing vegetation and excessive site disturbance, the use of retaining walls is encouraged in lieu of re-grading large areas of a site. At their discretion, the DLC may require the use of retaining walls in lieu of grading in order to preserve significant vegetation or site characteristics.*
- *Grading must be designed as a combination of cuts, fills and retaining that protect stands of trees and blend into and/or appear to be extensions of existing natural land features. When cut and fill slopes are necessary, they should be as steep as possible to minimize site disturbance while still allowing for re-vegetation. Generally, a 2:1 slope is recommended in order to ensure adequate re-vegetation. Slopes must not exceed 2:1, unless it can be demonstrated that a steeper slope will not erode and approved by the DLC. Cut and fill slopes are to be re-vegetated with native plant materials and blended into the surrounding environment. **All re-vegetated areas must include temporary irrigation to assure germination and proper growth.***
- *Grading must conform to good engineering practice, with naturally rounded tops and toes of slopes and by feathering cuts and fills into existing terrain. Leaving excavated materials in an unnatural condition is prohibited.*
- *Grading must be done in a manner to protect existing trees from all injury, including grade changes within the tree's drip line.*

- *Grading must be done with an understanding of wildlife habitat and surface drainage.*

Fill

In general, imported fill should not be necessary for any structure in Red Hawk. Owners are to minimize the necessity for fill to the greatest extent possible. Any required fill, both usage and type, must be approved by DLC. If approved, fill must be clean. Unclean fill has the potential of spreading weeds and vegetation not natural to Red Hawk and is prohibited. Fill must also be graded in such a manner as to restore the natural landscape. As indicated above, flat areas and pads outside the Development Activity Envelope, with the exception of the driveway corridor, are prohibited and must be brought back to a sense of natural topography. Flat areas and pads within the Development Activity Envelope, except as necessary for **main and accessory** structures, **paved recreational facilities, pools and** parking are strongly discouraged.

2.4.2 Drainage Systems & Structures

Each site has its own unique natural drainage pattern, the result of its topography and vegetation. Whenever possible, existing surface drainage patterns should be preserved. Negative drainage impacts on other sites must be minimized and fully mitigated.

In general, natural drainage courses must be protected and existing drainage patterns maintained.

- *Grading, landscaping or site improvements shall not interfere with the functional aspect of natural drainage courses and easements.*
- *All drainage areas disturbed by construction are to be re-vegetated. Any re-vegetated area may require temporary irrigation to assure proper germination and growth.*
- *Owners are responsible for controlling drainage resulting from the development of their site.*
- *Drainage onto roadways, including driveways, is to be mitigated by use of a culvert under the roadway. Culvert ends must be cut to match finished grade and faced with stone to match stone used on the main residence or natural site. Culverts and stone facing are the responsibility of the Owner. Any damage to neighboring lots, roadways, easements or drainage corridors must be immediately and fully repaired by the property owner that has caused said damage.*
- *New drainage ways are to be designed to appear and function like natural drainage ways.*
- *Surface systems (swales, culverts, retention basins) are preferable to closed underground systems. Where closed underground systems must be used, release points must be designed to preclude erosion.*
- *Headwalls, ditches and similar drainage structures visible from off-site are to be built of or veneered with an approved stone similar to other stone used on the site.*
- *Ends of metal or concrete pipes are to be concealed.*

No Owner may do anything which would impair or adversely affect the natural drainage of another lot, divert drainage or irrigation water onto another Lot, deprive any other Lot of its natural drainage course, or otherwise deprive any Lot of its irrigation water.

2.4.3 Sedimentation and Erosion Control

Lot improvements must not cause new erosion or exacerbate existing erosion or draining patterns where such changes are, in the opinion of DLC, detrimental to Red Hawk lands and/or wildlife habitat or migratory corridors. Silt Fence is required with any and all construction, grading or excavation activity.

2.4.4 Outdoor Spaces

Outdoor living spaces provide transitions between a home and the outdoors, and reinforce the visual connection of **the primary residence and accessory buildings and the site**. Terraces, verandas, patios, porches, courtyards, **ponds** and other similar outdoor spaces should be designed as an integral element of the home **site** and are an important element of the design style. All homes at Red Hawk are required to include a combination of such features.

Design & Location

The design and location of such features should take into consideration how and when the space will be used (e.g., outdoor spaces designed with an eastern exposure will be protected from prevailing winds), but such features are to be confined to the Development Activity Envelope. The DLC may, but is not required to, approve terraces, patios, courtyards, **ponds** and other uncovered outdoor spaces located outside the building envelope. Ponds and other water features may be approved by the DLC outside of the Development Activity Envelope.

The most appropriate manner for creating porches and covered outdoor spaces is to extend the roof over the outdoor space or by creating trellises and other similar roof features, using the same materials as used in the roof framing. Outdoor spaces on sloping sites should be terraced in order to minimize the need for retaining or additional site grading. (When retaining walls are required, they must be constructed of the same or similar stone used on the main residence.) Materials used for patios, courtyards and decks must be consistent with materials used on the main residence.

Fencing and Other Transitions

The transition between outdoor living spaces and the native landscape areas should be defined by a hard edge such as patio walls, retaining walls, stone edging, or planting beds. If privacy fences and walls are used to define courtyards and other outdoor spaces, they should be designed as an architectural extension of the main residence and materials used should be consistent with the main residence.

Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces should also be designed to blend with the natural topography and vegetation, and with retaining walls, fences or building foundations. Materials for paths should be stone, chipped stone or gravel, and/or wood, as approved by DLC.

2.4.5 Driveways, Paved Walks and Other Paving

All paved surfaces at Red Hawk should have a scale and character suitable to the character of the main structure, and should respond to climate, terrain, and the palette of natural materials and colors surrounding them. Paved surfaces can be used for driveways and where an unpaved surface is functionally unsuitable. Where paved surfaces are used, the choice of materials and the alignment of the path of road should be based on both aesthetic and functional considerations.

Driveways

A proposed driveway from the main road to the Development Activity Envelope on each lot must be approved in writing by the DLC. Driveways should be designed in keeping with the following requirements:

- *Unless approved by the DLC, lots shall be limited to one access point off the adjacent roadway. In certain cases, Approximate Building Locations share a common driveway easement.*
- *Driveways should align with roadways at not less than a 75° angle. All driveways are to follow alignments that minimize grading, tree cutting and other disruption of the site.*
- *The maximum grade of any driveway shall not exceed 10%. However, 12% grades may be allowed for a maximum of 250 lineal feet.*
- *The width of any driveway shall be 12', except where they provide a turnaround at a garage and/or off-street parking. Parking and turnaround areas must be located within the Development Activity Envelope.*
- *The minimum unobstructed vertical clearance shall be 13' 6".*
- *All driveways whether or not locked by a gate shall include an approved turn-around for emergency vehicles where the driveway meets the building pad and every 400' for long driveways. At least one turnaround must be suitable to the Park City Fire Department.*
- *When constructing driveways, trees should be replanted rather than destroyed.*
- *Adequate snow storage areas should be provided adjacent to driveways and parking areas.*
- *The driveway/parking/garage layouts shall minimize the visibility of garage doors and off-street parking from the street and the major views from adjoining property.*
- *Lighting shall be consistent with lighting specifications outlined below. **Lighting Plan must be submitted to the DLC for review including cut sheets of specified fixtures.***
- *Existing roads & drives that were installed by the original developer will be deemed to be in compliance.*

Driveway Materials

Driveways are to be constructed of asphalt paving, unit pavers or other hard surface material, generally without curbs. The first 20' of the driveway is required to be asphalt to match existing roads. After the first 20', the driveway may introduce a different material, provided there is a smooth transition from one material to another. Colors of finish paving materials are to be selected to blend new construction into surrounding earth colors. No gray or white concrete is to be used; all concrete shall be colored concrete. In general, acceptable paving materials include:

- *asphalt*
- *decomposed granite*
- *on-site stone*
- *wood*
- *concrete (stamped concrete preferred)*
- *brick*

Unacceptable materials include:

- *ceramic tile*
- *surface applied aggregate coatings*
- *Astro-turf*
- *concrete block*

Combinations of paving materials lend visual interest, but overly elaborate patterns begin to compete with the larger setting. Thus designs should be simple and straightforward, using one or two different materials.

Driveway Access Corridors Thru Open Space Areas

Driveways through open space areas are to be constructed with wildlife and geological concerns in mind. Permitted improvements within such corridors will include, but are not limited to, limited vegetation removal, road bed grading, drainage improvements, erosion control, mechanical retainage, utility service extensions and paving.

Gated Driveways

The following specifications apply to gated driveway entries:

- *All posts for gates on private driveways and roads shall be 4' wider than the approved road width.*
- *All gates shall be located at least 15' from the right-of-way and shall open inward allowing a vehicle to stop while not obstructing traffic on the major or minor roads.*
- *Should gates be electronically operated, a receiver shall be installed that would permit emergency service access with a transmitter.*
- *If the gate can be locked, a lock-box or other access device must be approved by the Park City Fire Service District, Summit County Sheriff and the Lands Fire Manager, and shall be located on the exterior side of the gate to provide for emergency equipment access to the property through the gate.*

Walks and Other Paving

Stamped concrete and natural walks are encouraged and must be in natural colors in concert with the surrounding vegetation and terrain.

2.4.6 Garage and Parking Requirements

Garages may be physically separated from the main residence with DLC approval, but in all cases shall be compatible with the architecture and materials of the main residence. The number of parking stalls per lot shall be minimized to the extent possible but shall be designed to contain all vehicles planned by the owners for the use on the lot.

2.4.7 Exterior Service Areas

New construction often includes service areas such as parking areas, storage sheds, places for garbage, snow equipment sheds, outbuildings for mechanical or electrical equipment, solar collectors, etc. All alternative heating and power generation systems that require outside of building installations such as geothermal and solar must be submitted to the DLC prior to construction and require approval by the DLC. These areas can detract from an otherwise well-designed site. The objective is to design and locate these areas so they function well but do not become an eyesore to the community. They should be placed away from other site uses, and screened from the public view.

Specifically, garage, open parking and mechanical sheds are to be kept away from main buildings and shielded from view by vegetation, fences and building placement. Trash disposal, outdoor work areas and outside equipment, including metering devices, transformers, air conditioning units and satellite dishes, are to be screened from off-site views and, as appropriate, made inaccessible to wildlife. Wall-mounted utility meters and connections must be enclosed, incorporated into the design of each building, or screened from view by walls or landscaping.

2.4.8 Easements and Utilities

Utility easements have been established throughout the Preserve in order to facilitate the installation and maintenance of utilities. Owners are responsible for providing utility service lines to their homes. The following specifications are to be observed:

- *All domestic water, electrical, telephone and other utility pipes or lines must be buried underground and not be carried on overhead poles or above the surface of the ground. Water lines shall be buried a minimum of 6' deep, unless elevation dictates deeper burial.*
- *Site utilities are to be installed underground on alignments that minimize grading, tree cutting and other disruptions to the site. When feasible, utility service lines should be located under or along side driveways in order to minimize site disturbance.*
- *Utility boxes, including any meters, are to be located and/or screened to be imperceptible from off-site.*
- *Any areas of natural vegetation or terrain disturbed by the burying of utility lines shall be re-vegetated to DLC standards by and at the expense of the Owner causing the installation of the utilities no later than the next growing season following such installation. **Revegetation may require temporary irrigation to assure proper germination and growth.***

2.4.9 Sewerage

“The project will use individual septic systems for each dwelling. Prior to final plat approval, percolation tests will be undertaken within the development boundary to verify that the soils are capable of percolating. Individual septic systems shall be developed in compliance with County, State Health Department and other local and state agency requirements. Developer must submit information concerning soil types and perform a percolation test on site to determine the viability of septic systems, prior to issuance of a building permit. These design and development conditions serve to satisfy the requirements of 5.2(d) and 5.5(c) of the Code regarding sewerage for the Project.”

Each home is to be constructed with individual sewage disposal systems using an approved septic system. All systems shall meet the minimum requirements of the Summit County Department of Health and must be approved by Summit County Department of Health. A suitable site for a septic system must be shown in the proposed site plans and must be included on final plan submittals. Red Hawk encourages the consideration of an alternate or high efficiency septic system

2.4.10 Signage

Signage and graphics are subject to review by the Committee. Except as provided herein, all signs, including permanent or temporary identification signs, shall be approved in writing by the DLC and by Summit County, if required, prior to being erected.

Address Markers

Address Markers/signs are to be designed and installed by individual owners and must be approved by the DLC. The identification sign must be within 20' of the intersection of the driveway and the road.

Real Estate Signs

No general real estate “For Sale” signs are permitted within Red Hawk. The only For Sale signs allowed are the 4x4 post design with 8x11 flyer box. It is the responsibility of the owner to have said box removed within 20 days of the sale and to maintain it while posted.

Construction Signs

One temporary construction sign not to exceed 6 SF is permitted during construction of a home. Such signs may be freestanding or mounted to a construction trailer, but in all cases are to be located within the property boundaries. Temporary construction signs require approval of the DLC and shall be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.

Other Signs

Red Hawk shall have the right to post signs on any Lot or Common Area prohibiting trespassing or hunting, to protect boundary lines, or for any other purposes consistent with Red Hawk operations.

2.4.11 Exterior Lighting

The clarity of the night sky at Red Hawk is a primary value to be preserved. Light pollution is a threat to that clarity. Too much lighting detracts from site quality by obliterating night views. However, good lighting is essential for safe movement. The goal is to provide night lighting discretely, illuminating only what needs to be lit.

Exterior lighting is to be kept to an absolute minimum and used essentially to meet the requirements of safety and easy identification of entrances, driveways and buildings. All exterior lighting requires approval by the DLC. Appropriate uses of exterior lighting include low-level landscape lighting to define walkways, patios or other outdoor features immediately surrounding a home. All exterior lighting shall be designed to minimize impacts on adjacent properties and, with the exception of entry/identification lighting, shall be located within the building envelope.

When used, exterior lighting should conform to the following specifications:

- *Exterior lighting should be reflective, and activated for short-term use.*
- *Lighting should be directed to avoid impact on neighbors, on surrounding roads **and on all open land where wildlife habitats are possible**. No exterior lighting in which the direct sources are visible from a neighboring property or which produces excessive glare to vehicular traffic shall be permitted*
- *Fixtures shall be horizontal cut-off fixtures with downward light controlled within the minimum necessary area. (Horizontal cut-off fixtures are those in which the light source is screened from view.)*
- *Elsewhere, low-intensity lanterns or indirect light sources and cut-off fixtures are to be used.*
- *In order to reduce glare and provide general ambient light, all light sources shall be concealed within the building or light fixtures.*
- *Light sources are to be incandescent, halogen or other "white" light; not sodium vapor or other colored light, except for temporary Christmas decorations. Lanterns are to use low-intensity (25 watt or less) light sources with translucent or frosted glass lens. Clear glass may be acceptable with low voltage bulbs subject to the DLC review of off-site visibility.*
- *Light sources shall not be visible from anywhere outside the Development Activity Envelope.*
- *Except for low-level lighting of a driveway, lighting is to be located with Development Activity Envelope.*
- *"Security" yard lights are not permitted. Flood lighting for emergency purposes only is permitted, provided the sources are not visible from off-site.*

- *Brightly illuminated surfaces visible from off the property are **not permitted**. “Moonlighting” and up lighting of trees and vegetation or structures are not permitted.*

Every submittal for review by DLC should include an indication of how exterior lighting is to be provided. This should be shown in the plan, with accompanying specifications **and cut sheets** and any other material necessary to aid an evaluation by the committee.

Driveway Lighting

High intensity lights following the driveway at regular spacing are not permitted. In some cases, the DLC may approve the placement of lights at key places along the driveway for safety purposes, provided they meet the above design requirements. Guardrails with reflectors can be used to help mark the driveway.

2.4.12 Holiday Lighting Guidelines

The following Holiday Lighting Guidelines have been established to assist Red Hawk in balancing individual expression and celebration with the preservation of the night sky and minimal neighbor impact.

General Lighting Considerations

Red Hawk asks homeowners to be mindful of neighbors and the community in general when planning holiday lighting. A tasteful and modest lighting display can be enjoyable to those within the specific residence while not being overly obtrusive. As more homes are completed and occupied during the winter holidays it becomes imperative to design and install a conservative lighting display so that the overall visual impact of the community remains tasteful and subdued.

Installation/Removal Time Period:

Holiday Lighting may only be illuminated from November 15th thru January 31st. Due to winter weather and lighting contractor schedules, lighting may be installed prior to November 1^{5th} and removed after January 31st, but activation will be limited to the above stated dates. Lighting must be maintained in proper operating condition (all lights working) or owners will be asked to turn lights OFF until they can operate properly. Owners may operate exterior lighting throughout the year for single use ‘special events’. (E.g. dinner party, reception, etc.). Please notify the Association Management Company.

Hours of Operation

Exterior holiday lights may be activated from 4pm – Midnight. All lighting must be installed on properly adjusted timers.

Additional Exterior Holiday Decorations

Additional exterior Holiday decorations or features may not be visible from roadway or other lots within the community. These items must be maintained within the ‘private area’ of the residence. (Items beyond standard home features and/or trees)

Chapter 3

WILDLIFE HABITAT PRESERVATION & LANDSCAPING

3.1 WILDLIFE MANAGEMENT AND ENHANCEMENT PLAN REQUIREMENTS

The Red Hawk Preserve Wildlife Management and Enhancement Plan (“Plan”) describes the conservation and improvement of wildlife habitats in Preserve, and specifies how wildlife resources are managed and what support is needed. The plan is an integrative approach to land-use by both wildlife and humans. Two major goals of the management plan are: (a) explicit actions for the improvement of existing habitats, and (b) plans for optimal wildlife activities on a year round basis. These goals incorporate the preservation of wildlife habitat and migratory corridors throughout Red Hawk.

Most importantly, for construction impact, the plan addresses circumscribing human activities away from sensitive wildlife activities, securing corridors for animal movements between habitat patches and between habitats and vegetation.

3.2 PRESERVATION OF WILDLIFE CORRIDORS

The primary objectives of the Plan relative to preserving wildlife corridors are to:

- *Provide and secure migratory corridors for seasonal (Fall and Spring) movements and maintain these corridors.*
- *Provide and maintain spring ranges for migrating and resident wildlife.*

IN ORDER TO COMPLY WITH THESE GOALS, DEVELOPMENT ACTIVITY ENVELOPES MAY NOT BE ESTABLISHED IN AREAS KNOWN TO BE MIGRATION ROUTES FOR WILDLIFE, AS ADDRESSED ABOVE

3.3 PRESERVATION OF WILDLIFE HABITAT

“Owners may not cut or alter live trees, bushes or natural vegetation except with the approval of the DLC and then only within Development Activity Envelopes. Cutting or alteration of trees, bushes or natural vegetation by Red Hawk may also occur outside Development Activity Envelopes consistent with the Wildlife Management and Enhancement Plan and the Wildfire Prevention Plan, as necessary for Red Hawk operations or for the uses or activities described in the easements created, reserved or granted in Section 9 of this Declaration or as shown on the Plat or in the Plat approval as applicable.”

The primary objectives of the Plan relative to preserving and improving wildlife habitat are to improve vegetation conditions in Red Hawk to compensate for construction impact and seasonal habitat losses, and to improve wildlife habitat diversity and the aesthetic quality of Red Hawk.

The Plan outlines measures to be taken to restore and maintain vegetation and habitat, and is to be used as a guide for landscaping and other re-vegetative activities in Red Hawk.

3.4 LANDSCAPING

Special consideration must be taken to preserve the natural landscape's visual integrity and prominent physical site features.

3.4.1 Landscape Areas

Areas outside the Development Activity Envelope are to be left in their natural state other than trails, walkways, driveways (14' wide or less unless wider where needed for turnaround or parking, and utility corridors. Any areas disturbed by construction are to be restored with plant material that is consistent with the adjacent undisturbed area. Large flat pads created by excavation or grading shall be re-graded and landscaped to create a natural feel to the site. (See Re-vegetation, below.) Temporary irrigation may be required to assure proper germination and growth.

Unless otherwise approved by the DLC, all formal landscaping shall be located within the Development Activity Envelope and generally be concealed from view from adjacent roadways. All landscaping should conform to the requirements set forth below.

3.4.2 Landscape Structures - Landscape Walls, Fences and Retaining Walls

An underlying goal for Red Hawk is to create a sense of continuity and openness throughout the community. For this reason, the introduction of landscape walls and fences is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and native areas and creating outdoor spaces such as courtyards. Approximate Building Locations have been sited in part to minimize the need for retaining walls, and determination of the final Development Activity Envelope should include minimizing retaining.

Unless otherwise approved by the DLC, all retaining walls, landscape walls and fences must be located within the Development Activity Envelope. When necessary, landscape walls and fences should comply with the specifications below.

Landscape & Retaining Walls

The design of landscape walls should be integrated with the design of the residence, shall not exceed 6' in height, and shall be constructed of materials compatible with materials used on the main residence. Rock or stone color and sizes should be appropriately scaled to the height and length of the walls and integrated with the natural topography of the lot.

Walls visible from off-site or adjacent to outdoor living areas are not to exceed 4' in height. Stepped or terraced wall structures with ample planting pockets are to be used where grade changes exceed 4'. Higher walls at driveways, which may be approved by the DLC, can be constructed where necessary due to site topography when they would significantly reduce overall impacts on the site. Any walls in excess of 4' in height are to be designed by a structural engineer. The tops of walls will be shaped to blend with natural contours. Ends of walls should not be abrupt, but are to be designed to make natural-looking transitions into the existing landforms and vegetation.

Retaining walls are to be built of approved boulder or laid stone, logs, or treated and stained timbers, used in traditional patterns, and reinforced and/or backed with concrete where required. Railroad tie walls are not permitted. When feasible, retaining walls should be designed as architectural extensions of the residence to visually tie the building to the ground.

Fences

Since Red Hawk is a wildlife preserve, fencing should not be prevalent. Perimeter lot fencing or the arbitrary fencing of building envelope areas is prohibited. The design of fences should be integrated with the design of the residence, shall not exceed 6' in height, and shall be constructed of materials consistent with materials used on the main residence. Fencing not attached to buildings should be low and unobtrusive. Fencing attached to buildings and used for privacy or screening of service areas may be tall and opaque, but should be designed to fit well with the character of the building. Unacceptable fencing materials include chain link, plywood, vinyl, painted materials, and picket fencing.

3.4.3 Re-vegetation of Construction-Impacted Land

While every new development in Red Hawk should seek to minimize the impact of construction on the existing landscape, some disruption is inevitable. Correcting damage done in the development process will require re-vegetation and is the responsibility of the Owner as described above.

Re-vegetation should, to the greatest extent possible, re-create the earlier natural character of the site, using indigenous plants and trees native to the area. The landscape within the Development Activity Envelope is to be at the same scale as the natural existing material at the time of installation. Large specimen plant material is to be used to replace the natural landscape lost during construction and to reduce the apparent height of the building as viewed from off site. New plantings should blend in with the existing landscape, so that several years hence, all traces of the disruption will have disappeared. Temporary and/or permanent irrigation may be required to assure and maintain proper growth and health of planted materials.

3.4.4 Enhancement of Existing Vegetation

One way to minimize the impact of human habitation in Red Hawk is to enhance existing vegetation through planting species native to Red Hawk, or otherwise acceptable, as described in Appendix A to the Wildlife Management and Enhancement Plan. Planting plans should take into account seasonal diversity, wildlife support and wildfire fuel management characteristics of the plants to be used. The use of ornamental plants is restricted to areas with limited public visibility (i.e., enclosed courtyards). Limited use of lawns is permissible, but additional use will require review and approval by the DLC. Lawn areas must be located within the Development Activity Envelope. See Exhibit A for an additional listing of suggested plantings recommended for private areas, transitional areas and native areas.

New plant materials should be located in a way that respects existing planting patterns. Trees, shrubs and ground cover are usually found in groups of similar species, rather than alone or together with a number of other species. New plantings should follow the patterns characteristic of the site and its environs, and should as much as possible harmonize with them.

It is also critical that new planting take the sun and the views of others into account, so that existing patterns of sunlight and view corridors are not obscured by new planting. (As a general rule, evergreens should be placed on the north and east sides of sites, and deciduous trees on the south and west, to preserve existing sunlight patterns.) The impact of planting on adjoining sites should also be assessed. New planting that interferes with the solar access or views of other lots may be subject to removal.

3.4.5 Landscaping Materials

Landscaping should be designed in order to define outdoor spaces and entries, frame desirable views, screen undesirable views, buffer prevailing winds, provide seasonal shade, and add color and interest to courtyards and other outdoor spaces. Careful consideration should also be given to the types of plant materials and placement of gardens, lawn and rock in the landscape.

Plants

Landscape plantings should be used to integrate buildings into the surrounding terrain and screen them from off-site views. However, the Red Hawk Wildlife Management and Enhancement Plan should be consulted prior to the planting of any additional plants or doing any landscaping in Red Hawk. The Plan lists those species that are preferred, acceptable, and restricted for use in Red Hawk. Plants not necessarily native to the alpine regions of Park City require supplemental water for peak performance and some may be hazardous to the health of wildlife. Refer to Exhibit C for suggested appropriate plantings for Red Hawk lots.

Ornamental plants and other formal plant materials should be located immediately adjacent to the home in courtyards, entries or other defined spaces not immediately visible from adjacent lots or roadways. The transition between formal landscape areas within the Development Activity Envelope and the native landscape area shall be accomplished with a defined edge that clearly contains formal landscape improvements. A defined edge may be established with the use of patio walls, retaining walls, stone edging, or planting beds.

Manicured Gardens and Lawns

In order to minimize the use of water and to reinforce the integration of buildings and improvements with the natural environment, the introduction of formal manicured lawns is discouraged. When used, lawns should be confined to the Development Activity Envelope and be located within courtyards or otherwise screened by buildings, walls or plant materials in order to minimize visibility from adjacent lots or roadways. The landscape design must provide a comfortable transition back to the native landscape at the perimeter of the Development Activity Envelope.

Stone

Stone, if used in the landscape, is to be similar to the approved stone used in residences and selected and placed to blend in naturalistic ways with the site. **Efforts should be made to limit the amount of stone and size and type of stone should blend with the natural topography. The DLC may access an additional deposit or assess a road wear fee depending on the projected truck traffic required for excavation or stone delivery.**

Creation of Microclimates

Landscaping within the Development Activity Envelope may also include the use of shade to create "micro-climates" that will support a wide variety of plant materials. As such, ornamental plants, planting beds, gardens, and other form landscape designs may be introduced within the Approximate Building Location.

3.4.6 Irrigation

Red Hawk should have the least possible impact on available water resources, as water is a potentially scarce resource here and should not be used in a wasteful manner. The water rights available for each lot are adequate for home use.

Permanent underground irrigation systems for lawns and flower gardens are permitted within the Development Activity Envelope. The use of moisture sensors, drip irrigation, and pop-up heads that conserve water is encouraged. Backflow **prevention systems** are required and manual valves are permitted. Temporary irrigation methods are prohibited, except for re-vegetation of disturbed areas.

3.4.7 Tree Removal and Selective Thinning

The DLC may approve tree removal and/or selective tree thinning outside the Development Activity Envelope for dead timber, provided it does not increase the visual impacts on adjacent lots or off-site visibility of structures. Unauthorized removal or cutting of trees by Owners is subject to fines of up to \$1,000 per tree. Removal of dead trees, as a fire prevention measure, is required by lot owners.

3.5 WILDFIRE SAFETY MEASURES

Red Hawk is located in a wildfire hazard area, particularly in the months of July and August. A number of measures have been implemented that reduce the risk of wildfire in the Preserve. For example, all homes are required to have interior and exterior eave sprinkler systems, and existing and proposed roadways provide natural firebreaks. Nonetheless, it is important that homeowners be aware of the possibility of wildfire and to take measures to reduce the threat of wildfire with thoughtful planning of fire prevention and control and through preventative landscape maintenance.

In order to help mitigate the risk of structural fires and wildfires in Red Hawk, the following restrictions and controls shall be observed by all Owners. These proposed wild fire mitigation measures are intended to offset the existing wild fire hazards of the project site as well as the potential fire hazards that may be associated with the proposed development.

3.5.1 Vegetative Manipulation

Fuel Breaks

Hazardous fuels in the form of native vegetation including dead, dying and diseased plant materials should be cleared around the perimeter of the development phases to assist in wildfire prevention. Fuel break requirements are as follows:

- Annual grasses shall be mowed to 4" or less.*
- All ground litter **shall** be removed annually.*
- Over-matured dead or dying trees shall be evaluated as to their potential to ignite and to carry fire and possibly be removed.*
- Fuels breaks may contain individual tree specimens, ornamental plants or other similar vegetation used as ground cover provided they would not provide a means of transmitting wild fire to adjacent native vegetation.*
- Fire resistive vegetation will be planted in the fuel breaks to prevent undue soil erosion.*

Defensible Space

"Homeowners will be required to maintain 3 zones of defensible space around their homes to protect against wildfires. The PCFSD will make an inspection to verify compliance with these regulations prior to the issuance of a certificate of occupancy (See Exhibit "C" attached hereto)...The defensible space includes three zones as described below:"⁵

1. Zone A (0 to 5' from the structure)

The purpose of Zone A is to have the least flammable-type of landscaping immediately adjacent to the structure to prevent ignition from fire and direct exposure from flames.

- All dead trees, shrubs and branches shall be removed.*
- Native trees and shrubs with the exception of a few well-maintained specimen trees shall be removed.*
- Low-growing vegetation with high-moisture content such as flowers and ground cover shall be planted and irrigated, if necessary.*
- If mulches are used within this zone, rocks shall be used as mulch adjacent to the structure.*

2. Zone B (5' to 30' from the structure)

The purpose of Zone B is to provide an area where fire fighters can defend the structure and where fuels have been substantially reduced.

- All dead trees, shrubs and branches shall be removed.*
- Small groups of existing native shrubs may remain.*
- All other native shrubs shall be removed.*
- At least 10' – 15' separation between individual shrubs and/or groups of shrubs shall be provided.*
- Native trees are allowed so long as there is a large separation between the crown of adjacent trees and ladder fuels (lower tree branches 10' to 15' from the ground) are removed.*
- Bare ground in this Zone is unacceptable because of soil erosion concerns.*
- Use of wild flowers, ground covers, erosion control grasses, low-growing deciduous shrubs and mulches are acceptable in this zone.*
- Plants shall be kept green during the fire season using supplemental irrigation, if necessary*
- A few deciduous shrubs, such as specimen plants, are acceptable.*

3. Zone C (30' to 100' from the structure)

The purpose of Zone C is to reduce fire intensity and flame length by modifying the native vegetation.

- All dead trees and shrubs shall be removed.*
- Dead branches from shrubs and trees shall be removed.*
- Shrub height shall be reduced.*
- Ladder fuels shall be removed.*
- Dense stands of timber shall be thinned to provide for separation between crowns.*
- Dead woody material lying on the ground shall be removed.*
- Thick and continuous stands of shrubs shall be broken up by removing strips of shrubs along the contour of the slope.*
- On steep slopes, the distance for Zone C shall be extended. If the slope is greater than 30%, the distance shall be extended to approximately 100'. For slopes greater than 50% the distance shall be extended to approximately 250'.*

3.5.2 Preventative Landscape Maintenance

The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home. Along with the use of low fuel-loading plant material, a 30' safety zone in all directions around a home is recommended. The following actions are recommended within this zone:

- *Dispose of slash and debris left from thinning, and periodically mow dry grasses and vegetation.*
- *Stack firewood away from the home.*
- *Maintain an irrigated area.*
- *Remove dead limbs, leaves, needles, and other materials. This should also be done in areas out of the safety zone.*

3.5.3 Fire Hydrants, Sprinklers and Alarms

"The Park City Fire Service District ("PCFSD") must review building plans for each structure to determine if they comply with fire suppression requirements. The PCFSD has indicated that it will require fire sprinkling Systems (modified 1 3-D) in every structure over 750 sq. ft. in size.

Fire hydrants are required within 100 feet of a structure.

As an additional means of fire protection, the PCFSD, as part of the building-permit process, requires the installation of interior and exterior fire sprinkler or foam systems on interior and exterior eaves, on any structure constructed within **Red Hawk**. Owners shall be solely responsible to install and maintain any such system, if required, and the PCFSD may, from time to time, make inspections of such systems to ensure they are operational.

Due to the high number of false alarms to which the PCFSD is asked to respond on an annual basis, they have requested that Owners contact the PCFSD prior to the installation of any "central fire alarm system" which automatically notifies the Fire Department when a fire is detected. The PCFSD has created a list of companies which have good records as far as competent installation and maintenance of such systems. A representative of the PCFSD will also consult with Owners as to the number of smoke detectors which should be in the structures as well as where they should be placed for maximum effectiveness. All Owners should contact the PCFSD prior to the construction of any structure or the installation of any fire alarm system to obtain the necessary information and requirements.

3.5.4 Annual Inspections

Annually or more frequently, the Park City Fire Service District ("PCFSD") may make inspections of the Red Hawk to see that firebreaks and other fire control measures are being observed by the Owners. The representatives of the PCFSD shall have unlimited access (outside of structures) to Red Hawk to make these inspections. The Owners shall be responsible to implement any modifications required by the PCFSD to maintain adequate fire protection in Red Hawk. If the Owner fails to implement modifications required by the PCFSD, the DLC shall be allowed to reasonably enter any Lot to make such modifications, including but not limited to, controlled burning discussed below. The cost of such modifications shall be borne by the Owner.

3.5.5 Open and Controlled Burning

No bonfires or other types of open burning are allowed in Red Hawk. Owners shall be responsible to notify all construction or maintenance personnel of these restrictions and shall enforce this restriction on their respective Lot. Owners shall be liable for any man-made fire, whether accidental or intentional, which starts on their respective Lot and the subsequent damage to other Lots or structures in Red Hawk attributable thereto. All barbecue facilities, other than standard gas or propane units, and outdoor fireplaces shall be approved by the DLC prior to their construction.

The PCFSD may, from time to time, deem a controlled burn of grass or brush in Red Hawk necessary as a fire protection measure. Red Hawk has agreed to work with the PCFSD to allow such controlled burning in Red Hawk when it is reasonably deemed necessary, and the PCFSD shall have a perpetual easement across **Red Hawk** to perform such activities when necessary. No Owner shall interfere with any such activities while they are being performed under the direction of the PCFSD.

3.6 ACOUSTICS

Good acoustical performance is important at Red Hawk, where the emphasis is on a high level of livability, and where the lack of "background" noise and the general quiet of the surroundings makes the noise of humans all the more irritating and hard to ignore. The impact from noise on neighboring Lots, **on** nature trails, and **near** wildlife habitats at Red Hawk must be mitigated or not allowed. Noises from machinery, generators, **water features**, etc., must be mitigated to avoid noise impacts to wildlife and neighbors. Noise mitigation measures must be presented to the DLC as part of the Design Review Procedures (See Chapter 5). The DLC may review the final installation of approved machinery, generators, water features, etc. for compliance.

Chapter 4

GENERAL ARCHITECTURAL CHARACTER

4.1 INTRODUCTION

As a natural extension of Park City, Red Hawk offers the chance to reflect the heritage of the mountain and build upon its design principles. The Red Hawk Design Guidelines, therefore, are a direct outgrowth of the document that guides construction within Park City. They establish this distinct mountain neighborhood as one of the “premier” living places within the mountains, stressing the natural landscape and the use of indigenous materials.

While Red Hawk is essentially a part of Park City, it can also have a distinct image and character unto itself. Maintaining and even improving the quality and underlying architectural image of Park City is a primary importance. From that strong starting point, Red Hawk can present its own identity and richness of architectural expression.

Within these parameters, these Design Specifications refine those already written for Park City. While the overall image of the neighborhood remains the same through the use of similar form, materials and order, specifications at the detail level – such as proportions of materials, treatment of details and allowances for special materials – have been included to establish a unique “sense of place” Red Hawk, distinct from Park City.

In order to preserve the permanence and character of homes in Red Hawk, “production”-type homes and products are prohibited, as more clearly defined below. “Stock” plans are also prohibited. Unique and well thought out home designs, prepared by professionals including architects and engineers, are required.

4.2 ARCHITECTURAL CHARACTER

The architecture of Red Hawk should be in harmony with the Design Guidelines of Park City. Within that context, however, Red Hawk desires to present a focused design style or architectural theme that will define its special character. In essence, the architectural character of Red Hawk should evolve from the best of Park City – architecture that blends with the natural landscape, maintains a sensitive “human” scale, and uses carefully drafted details with indigenous materials such as timber and stone. The following design considerations should be incorporated within the Preserve.

4.2.1 Form

The majority of buildings within Red Hawk should have a profile which steps with the terrain contours of the site. Buildings should appear to have grown out of the site through the use of integrated foundation walls and terraces. Foundation walls should serve as a podium for the larger structure, allowing a strong base and transition to natural grades.

The overall form of buildings must include one dominant mass and be generally rectangular or wrap-around. Secondary additive forms can create an interesting composition of simple elements that step with the terrain.

The major roof form should have a medium pitch from 6:12 to 14:12. Secondary roofs can join into sidewalls or cover small building forms. Roof forms should be used to shed snow away from building entries, patios, decks, and other areas of activity.

4.2.2 Design Expression

Proportion, scale, use of materials, and crafted detail form the basis for Red Hawk design expression. Important elements of the design theme include entries, window proportions, roof expression, interlocking forms and materials, mass walls, chimneys, and use of stone.

Entries

Entries into buildings shall have a high level of artistry in details, be inviting, and be designed with overhangs or covered porches in order to avoid the danger of snow falling from roofs overhead.

Roof Expression

Roofs must provide a comfortable, not exaggerated, overhang, to give a sense of shelter and enclosure. Fascia should be relatively wide - two or three boards or more. Structural expression of the roof framing should be pronounced.

Mass Walls

Mass walls in stone or stucco are to be punctuated by deeply recessed openings for doors and windows so that the mass and depth of the wall are enhanced thus creating interesting shadow patterns.

Chimneys

Chimneys should have tall slender proportions and preferably be built of stone or stucco. Tapered slopes are encouraged since they can add scale and interest.

Window Proportions

Window proportions generally should be vertical or square, whether set into a wall or grouped together in horizontal openings.

Large viewing windows are to be set back under roof overhangs or other recesses in the structure so as to place the windows in shadow to avoid reflection and glare.

Stone

Stone should define or enclose a component of the building such as a floor level change or an additive 3-dimensional form. Stone is to be avoided when used as merely a skirting strip around the base of the building.

4.2.3 Structural Expression

The architectural character of Red Hawk emphasizes structural enclosure, whether through the massing of walls or the use of heavy framing. Such emphasis highlights the visual detail and finish surfaces of architectural elements, such as stone-bearing walls or log trusses. For this type of architecture to succeed, mass walls should appear as gravity bearing walls with deep window and door reveals; truss and beam framing should be visually integral to the primary structure and not used merely as additive decoration.

One way to highlight architectural structure is through exposed roof framing, particularly over entryways, porches and gables. The intermixing of heavy timber with round logs can also be used if care is given to scale and connection details. Massive log columns can provide an image of strength and connection to the natural setting.

4.2.4 Framing

“Stick” framing is required for all residential structures. “Stick” framing gives mass and structure to both exterior and interior expressions. It also adds timeless character and form. Exposed “Pre-manufactured” trusses, because they diminish from a permanent and timeless feel, are strictly prohibited. Open vaulted ceilings with exposed timbers or logs are encouraged.

4.2.5 Roofs

It is the intent of these Specifications to maintain and strengthen the simple, fragmented, gabled roof forms used throughout Park City by limiting the palette of roof forms permitted within Red Hawk.

4.2.6 Use of Natural Materials

Red Hawk allows natural building materials for its structures. These materials include stone, wood, stucco, and copper as long as a patina is allowed to develop to avoid reflectivity. The use of alternate materials will be considered on a case by case basis and must be presented during the preliminary design review phase.

4.3 BUILDING ARTICULATION

4.3.1 Building Form and Massing

It is important that the massing of buildings at Red Hawk be scaled in such a way that they harmonize with the area and its natural features.

All buildings will be designed with massing to reflect their interior spaces, and clear definition of base, middle and top is required on all structures. Residences shall have 1- to 2-stories prevailing, with a lower, horizontal design.

All buildings should be designed with generally rectangular components using simple, additive forms. These fragmented forms should be stepped both vertically and horizontally with the terrain to flow with the natural site topography. Wrap-around homes are allowed. No unbroken, horizontal expanse of building mass may exceed 40'. When the 40' limit is reached, one of the following must occur:

- *The building mass must bend;*
- *The wall line must be offset a minimum of 4';*
- *The roof line should shift up or down at least 4', or take on a different ridge alignment.*

These requirements will ensure that structures do not become overpowering or boxy. Changing the plane of walls, changing direction and providing some variety in the roof form gives diversity and visual interest.

4.3.2 Building Height

Residences shall not exceed a Maximum Height of 33' from existing grade. Summit County may have more restrictive guidelines, which will prevail. Each floor shall be a minimum of 9' to ceiling.

The basis for allowable building height varies depending on where these uses occur on site. Chimneys, cupolas and other special roof forms are excluded from both sets of requirements but are subject to a case-by-case review. Certain lots may contain more restrictive criteria due to unusually sensitive locations within **Red Hawk**.

4.3.3 Building Size

Primary Residences may range from 5,000 to 17,500 livable square feet. Livable Square footage excludes garages and crawl spaces. DLC approval of maximum square footage will depend upon lot size and topography.

Guest cottages may range from 35% of the size of the primary residence to 3,500 total square feet, whichever is less. Total square footage includes garage, unfinished and mechanical spaces.

Caretaker's cabins may range from 25% of the size of the primary residence to 2,500 total square feet, whichever is less. Total square footage includes garage, unfinished and mechanical spaces.

Size variations will depend on the ability to blend the proposed structures into the surrounding area and out of general view.

4.4 WALL CONSTRUCTION

4.4.1 Foundation Walls

For the purposes of these Specifications, foundation walls are those walls that seem to “grow” out of the ground. On sloped sites, they are the walls that form the lower-level walkout. On level sites, they are the building walls at the lowest level above grade.

In either location, they are to be expressed as “anchors” to tie the buildings to their sites. Durable materials, such as stone veneer, shall be used to protect the lower portions of structures from impact, snow damage and staining. Wood and other materials susceptible to moisture damage shall not be used to cover foundation walls. Foundation walls should **integrate the structure** to its site.

Generally, the lower 2' to 4' (in some locations the lower 8'+) of exterior walls should be surfaced in materials such as stone (which is preferred) or concrete with exposed aggregate, brushed, hammered or sandblasted finish, or with stucco dash coat. Under no circumstances should lower walls be surfaced with:

- Wood or plywood;*
- Aluminum, steel or plastic siding;*
- Asphalt composition, transite, shakes or tiles; Brick.*

“Bearing” and Battered Walls

“Bearing” mass walls of stone veneer shall be used on the foundation walls of buildings to convey permanence and a link to the site. Veneer walls must use an approved stone type. Use of cultures or artificial stone is prohibited.

Battered walls may be used when they consistently and successfully convey the sense of bearing – poorly battered walls are less successful than no battering at all. Where used, battered walls shall taper at a uniform slope (12:1 pitch minimum, with no changes in pitch) to present a consistent language for the structure. For instance, buildings may feature battered stone piers with standard veneer walls, a mix of battered and standard veneer walls, or no battering at all. Whatever the combination used, random battering should be avoided.

4.4.2 Building Walls

Building walls occur above foundation walls and express the more subtle “middle” of structures in planar, more neutral materials. It is important that mass building walls give the impression of

thickness and substance, with relatively deep reveals within walls of stone or stucco. While mass walls typically express load-bearing surfaces with modestly sized openings, frame walls relate more directly to the structural system by expressing the post-and-beam or truss construction of the building.

Buildings should be designed so that building walls continue in a plane to the ground thus avoiding extremes of cantilevered or stilted buildings with areas of building mass hovering over the ground.

Dimensional Specifications

To reinforce the additive nature of the structures within Red Hawk, no walls over 40' long are permitted at single-family residences without significant offset (3' minimum). These involve visually breaking up the façade. Multiple garage doors, if occurring on the same plane, shall be broken up by a **minimum of a 3' offset**.

4.4.3 Wall Materials

The palette of acceptable materials used on exterior walls are meant to convey a sense of a unified vision for Red Hawk, but also convey a sense of human scale and warmth, as well a rural rather than urban or industrial flavor. To this end, no more than three primary building materials are permitted on any single structure within the development. In addition, acceptable materials are typically unit materials or those which combine many pieces of a similar material to present uniform but rich-textured surfaces.

Primary building materials are defined as those that occur on portions of buildings exceeding 250 SF in surface area for residences and 500 SF for other structures. Approved primary materials are stone and wood. Stucco may be used for the exterior in connection with these materials. In general, the following materials can be used for exterior walls:

- *Natural Stone: **Only Natural stone is permitted.** All stone wainscot shall have a matching stone ledger. Cultured stone is prohibited.*
- *Wood: Wood may be used in a variety of ways - Vertical board and batten siding, horizontal boards with a dimensional thickness and width exceeding 1" x 6", logs, and cedar shingles primarily used as accents on gable ends or dormers.*
- *Stucco: Stucco may be used as an expression of mass wall, but not more than 60% of any building may be stucco. Stucco used to trim stone or windows is strictly prohibited.*

In certain situations it may be necessary for structures to be clad in fire retardant materials based on recommendations of the Fire Marshall and/or other officials.

Reflective materials or finishes are not allowed. All materials must have natural weathering properties that will render them non-reflective within one year after construction completion. Examples of such materials include copper or Cor-ten steel. If copper is used a patina must be applied to eliminate the shiny penny look.

Additionally, building walls may not be made of the following materials:

- *Vinyl;*
- *Cultured stone;*
- *Brick;*
- *Ceramic tile;*
- *Plastic siding;*
- *Aluminum or steel siding;*

- *Simulated stone or brick;*
- *Asphalt or hardboard siding;*
- *CDX*

The use of alternate materials will be considered on a case-by-case basis and must be presented during the preliminary design review phase.

Materials that occur on surfaces 250 SF in area or less for residences (or 500 SF or less for other structures) are considered secondary building materials, and may include materials not listed above. However, all materials must be reviewed and approved by the DLC prior to construction.

Upper wall materials can differ from those of lower portions of the wall. Changes in wall material can provide visual interest; but too many changes can make the wall appear discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings.

Wood Siding

Wood siding, either vertical or horizontal, should be used on building walls to convey the “middles” of buildings. Vertical board and batten siding may be used, provided the boards are appropriate for the architectural styling of the home. Boards and batten may be rough-sawn or smooth finish in wood species resistant to exterior weathering, such as select Cedar, Douglas fir or Engelmann spruce. Cedar shingles may be used on accent walls such as gable ends, but must be located within protected locations. Shingles used as siding shall have 8” maximum weather exposure.

Timbers and Logs

Heavy timbers, natural round logs, or rectangular hewn logs shall be sized to reflect their natural surroundings, including the sizes of trees in the area. Timbers shall be 5” minimum thickness by 6” minimum depth, while logs shall have an average diameter of 12” minimum. Rectangular hewn logs shall be a 10” minimum in any direction.

Stucco

Stucco may be used as an **accent material** to give buildings a sense of mass. Stucco walls include traditional Portland-cement-based stucco placed directly over concrete or stud walls, or exterior insulation and finish systems (EIFS). If using EIFS, it should be designed to take advantage of its inherent thickness and provided with stucco finish coats with maximum depth and texture.

Other Acceptable Materials

Other acceptable materials for use as secondary building materials include wrought iron, painted steel and similar ornamental materials. They should be used at accent areas only, and in a manner consistent with the architectural character of the building and overall character of Red Hawk. The DLC has final approval over all secondary building materials. All secondary building materials must comply with the 250 SF/500 SF maximums previously described.

4.4.4 Colors

Color palettes must be submitted to the DLC prior to plan approval and building.

Exterior wall colors should harmonize with the site and surrounding buildings. Warm-earthly tones - in the natural patina or weathered color of the wall surface or the color of the paint, stain or other coating - and other low-intensity colors taken directly from the site should be the predominant colors, generally in shades slightly darker than their natural counterparts. Colors inherent to their materials, such as stone, weathering woods and clear-finish logs, are most

durable and generally offer the textures desirable. However, semi-transparent stained woods and colored stuccos are permitted. Materials such as stone and wood are not to be painted or covered in opaque stains.

Accent colors on walls can provide visual interest, however, their use should be limited to entries and gathering points that do not disrupt the overall harmony of the area. Colors foreign to the mountain setting should be avoided.

4.4.5 Trim

Trim colors should be in concert with their field colors in shades slightly lighter or darker. This is typically accomplished through selection of colors having the same or similar hues, but using different shades or tints. Vibrant trim colors are not appropriate and are not permitted.

4.4.6 Soffit and Fascia

Soffit and fascia shall consist of T&G, wood (e.g., cedar) copper or other DLC approved material. Overhangs should be consistent with the architectural style of the structure. A minimum 36" eave overhang is required unless otherwise approved by the DLC. Fascia must be a minimum of 12" and have a minimum two-piece configuration. CDX for the soffit is prohibited. Any metal fascia or soffit material must be non-reflective.

4.4.7 Wall Decoration

Wall decoration - painted, relief or trimmed design work - is not recommended. Where it occurs, it should be confined to wall surfaces that are not in public view.

4.4.8 Satellite Dishes

Satellite dishes not exceeding 18" in diameter shall be permitted. Owners desiring to install satellite, relay, up-link or other communication dishes or facilities shall first obtain approval from the DLC. Any proposal for a dish or other facilities by Owner shall also include a plan for berms, screening, fencing and planting so as to conceal the dish or other facilities. Plans for any dish or other facilities shall include details as to location, size, color, installation, maintenance and other specifications as the DLC may reasonably require. An application, application fee and proposed location for all satellite dishes exceeding 18" in diameter must be received by the DLC for review and approval prior to satellite dish installation.

4.5 WINDOWS

Window and door openings are an important element of a building's form and appearance. The intent of door and window specifications is to maintain thoughtful design of fenestration while allowing for relatively unobstructed views of the mountain setting and encouraging design freedom. Openings in the wall should seem incidental to the wall itself. The wall should not appear to be just infill between these elements.

4.5.1 Window Shape

Openings in walls should be designed so they read as single holes in the wall surface, rather than contained within continuous bands of horizontal or vertical surface.

All fenestration shall be generally rectangular in shape, with special shapes permitted in unique locations such as entries, special window boxes or the like.

4.5.2 Window Size

Window sizes shall be appropriate to their materials. Window sizes should also relate to their locations on a structure, with a clear hierarchy of sizes from base to middle to top. Windows, in general, should be square or vertical proportions and supported by deep, rough-sawn wood, cut stone or cast concrete lintels. Lintels shall be wider than the windows they span, in proportion to the distance they span; however, lintel overhangs shall not be less than 2".

Large view windows shall occur in frame walls only, and shall be recessed under exaggerated roof overhangs or porch soffits to minimize reflections from off-site. They should be scaled for the surrounding structure that supports them – windows between large log members, for instance, will be considerably larger than those between smaller timbers.

Small, individual windows in mass surfaces should relate to large view windows in window walls through the use of consistent proportions, modular elements or similar lite designs. The intent of these Specifications is to present a community of relatively "quiet" façades, with special windows occurring only in special places.

4.5.3 Window Types

Approved window types include picture, fixed, double-hung, awning, casement, or sliding windows. Jalousie or similar multiple-opening type units are not permitted. Pivoting or hopper windows will be approved on a case-by-case basis.

Bay windows should be designed in a simple and direct manner.

All fenestration shall be supplied with traditional mullion, muntin, and lite patterns, whether using true divided lites or designer lites. Within these parameters, custom designs are encouraged for window designs.

4.5.4 Window Materials

Windows shall be wood or wood windows with cladding in maintenance-free metals such as copper, or aluminum or steel with baked enamel finish. Baked enamel finishes must have the ability to withstand the intense ultraviolet radiation found at higher elevations, and should come with prolonged fade-resistant warranties. Vinyl windows are prohibited.

4.5.5 Colors

Copper cladding may be left to patina naturally, provided it loses its reflective properties within one year after construction completion. Baked enamel colors for aluminum or steel cladding shall be similar to trim colors, and in similar hues to field colors or stained wood colors. White windows are prohibited.

4.5.6 Trim and Shutters

Windows must be trimmed on all structures. Trim is to be incorporated into the designs of windows and doors, either as bucks within stone or log walls or surface trim on planar materials such as stucco or wood siding. Veneer applications such as stone should not terminate at corners but should be continuous around corners and terminate at an intersecting wall, natural grade or otherwise continue around the building.

Shutters are useful in protecting building entries and openings. They are permitted but should be operable, consistent with the architectural character of the structure, and made of wood with a simple, straightforward design without undue decoration. Their placement should be consistent

and should not take on a random or haphazard appearance. Shutters should be stained to match wood windows or trim, or painted to match baked enamel colors.

4.5.7 Window Glazing

Due to the extreme mountain environment of Red Hawk, all window glazing should be insulated (double-glazed minimum), with at least a single low-emissivity (“low-e”) coating on one of the glazings. Glazing must be non-reflective - no mirrored coatings are permitted - to minimize off-site glare. Large panels within window walls must be tempered, as required by Code.

4.6 ARCADES, ENTRIES AND OTHER APPURTENANCES

Arcades are useful in protecting entry, and other, areas from wind, rain and snow. They also give visual interest to building facades. Entries and arcades can be designed within the basic mass of the building, attached to the basic mass, or used to connect several buildings. Whichever method is chosen, custom entry designs are encouraged.

Other wall appurtenances can help enhance the functioning of windows and doors, and lend visual interest to the building facade. They can also strengthen the relationship between a building's interior and its exterior surroundings. Wall appurtenances should not be overstated or overly decorated, and should be functional.

4.7 EXTERIOR DOORS

Door openings separate two completely different environmental conditions and should be protected from the wind and from overhanging or drifting snow.

4.7.1 Sizes

Door sizes should be appropriate to their materials, with more rustic, “heavy” doors used in stone and stucco, and “lighter” more open doors used in window wall assemblies. Doors in log or stone walls should be relatively tall and narrow, and supported by deep, rough-sawn wood or cut stone lintels. Lintels shall be wider than the doors they span. Large, predominantly glazed view doors shall occur in frame walls only, and shall be recessed to minimize reflections from off-site. Like windows, they should be scaled for the surrounding structure that supports them - doors between large log members will be considerably larger than those between smaller timbers. The largest doors on a building should generally be reserved for its primary entry where an oversized, finely crafted portal is most appropriate.

4.7.2 Shapes

All doors shall be generally rectangular in shape, with special shapes permitted in unique locations such as entries. Double doors are encouraged at grand entrances, or as elements within window wall assemblies.

4.7.3 Types

Approved door types include standard swing, pivot swing, sliding, and terrace. All doors shall be supplied with traditional mullion, muntin and lite patterns, whether using true divided lites or designer lites. Within these parameters, custom designs are encouraged for door designs, particularly at primary entries. Exterior aluminum doors are prohibited.

4.7.4 Materials and Colors

Exterior doors within Red Hawk shall be wood or wood-clad in maintenance-free metals such as copper, or aluminum or steel with baked enamel finish. Copper cladding may be left to patina naturally, provided it loses its reflective properties within one year after construction completion. Baked enamel colors for aluminum or steel cladding shall be similar to trim colors, and in similar hues to field colors or stained wood colors. Baked enamel finishes on doors must have the ability to withstand the intense ultraviolet radiation found at higher elevations, and should come with prolonged fade-resistant warranties. Doors constructed of solid wood may be built of panels, planks or timbers, and be hewn, distressed or similarly finished – design freedom is strongly encouraged.

4.7.5 Glazing

Due to the extreme mountain environment, all exterior door glazing used within Red Hawk should be insulated (double-glazed minimum). Exterior doors with significant areas of glazing should also incorporate at least a single low-emissivity (“low-e”) coating on one of the glazings. Glazing shall be non-reflective (no mirrored coatings permitted) to minimize off-site glare. Tempered glass shall be used where required by Code.

4.7.6 Hardware

Variations in designs and materials used for exterior door hardware are encouraged to bring a level of fine detail to buildings within the development. Approved materials include copper, wrought iron, wood, and aluminum or steel. Aluminum and steel should be pre-finished to avoid reflective “hot spots” on doors. Industrial, highly reflective finishes such as brushed or polished metals are not permitted on single-family residences.

4.8 DECKS, BALCONIES, AND RAILINGS

Custom deck, balcony, guardrail and handrail designs add interest and detail to a home. Custom materials and designs offer the opportunity for truly creative expression within these Design Specifications, and unique design solutions are encouraged.

Decks should be simply designed and built of wood, concrete or other DLC approved material.

Balconies should be simply designed. The use of long vertical or horizontal bands of balcony space is discouraged. Balconies must be designed to prevent snow accumulation, interior leaks, and icicle build-up. They should be located so neither snow nor ice falling from them can endanger passersby.

Floors of drainable balconies – or those with waterproof membranes below the finished floor materials – may be finished in wood, **concrete**, concrete pavers or stone over the waterproofed substrates.

Non-drainable balconies – or those that are exposed from above and below – should be constructed of redwood or cedar. Wood used in balconies, guardrails and handrails shall be clear-finished or stained with semi-transparent stain – painted or other opaque finishes are not permitted.

Primary elements at balconies include guardrails, handrails, vertical posts, and support brackets. Approved materials for primary elements include rough-sawn 2x or 3x wood members, or 2”x 2” and larger metal pipes or tubes or ornamental iron. Secondary elements such as pickets shall be constructed of “lighter” more transparent materials such as small wood or metal members 1”x 1” or smaller. Wood members, whether used at primary or secondary elements, shall be constructed of naturally weather-resistant species such as cedar or redwood. Glass and plastic are not acceptable materials for use on balconies.

4.9 ROOFS

It should be clear, when looking at the building, that the function of the roof is to provide a covering for the buildings, and not to become a major element in the building's horizontal massing (i.e., the roof is not to be a substitute for a wall).

Primary roofs are defined as roofs which cover more than 250 SF of roof area for single-family residences and 500 SF for other structures, while secondary roofs are those roofs which cover 250 SF / 500 SF or roof area of less.

To avoid A-frame-like structures within the mountain community, no roofs are permitted within 7' of the ground. Either cold roof or super-insulated roof construction may be used. Roof framing shall be expressed wherever possible, particularly through exposed ridge beams, outriggers, rafter tails, and fascia boards

4.9.1 Shape

In keeping with the intent of the Red Hawk Design Specifications, primary roofs within Red Hawk are to be predominantly single or double gabled, with hips and sheds permitted at smaller, secondary roofs. Clipped gables, conical, and flat roofs will be treated on a case-by-case basis, and are permitted with prior approval from the DLC as secondary roofs only.

The following are not permitted:

- Mansard*
- Fake mansard*
- Gambrel*
- Joints shed*
- Curvilinear*
- Domed*
- 'A' frame*

The following roofs are permitted under certain conditions.

- Shed Roofs - allowed if attached to buildings whose predominant roof shapes are one of the types permitted without restriction. They are also allowed in the case of minor, freestanding outbuildings, but a shed roof is not permitted in any outbuilding over 10 feet in height or 150 sq. ft. in area. No other use is permitted. Shed roofs cannot be the predominant roof shape in a building.*
- Flat Roofs - unacceptable as the predominant roof shape of a building. They may be used in moderation as a secondary roof shape on buildings with an acceptable predominant roof shape.*

Alternate roof forms may be considered on a case by case basis and must be approved by the DLC.

4.9.2 Roof Pitch and Dormers

Roof shape is a major element of building form, and one of the most important contributors to a human scale. The slope of the roof is one determinant of this scale. Adequate roof slope is also functionally important to manage snow impact on buildings. The combination of seismic and high roof loading requirements of building codes in Summit County will encourage roof forms and supporting structure that mitigate toward steep sloping roofs.

Approved roof pitches for primary roofs are between 6:12 to 14:12, inclusive. Roofs with greater or lesser slope will generally be prohibited, unless there are compelling reasons for their consideration. Roofs descending from the ridge of the predominant main roof must have the

same slope. They need not be the same length, however. Pitch breaks are permitted when they occur at architecturally appropriate locations such as plate lines or changes in plane.

4.9.3 Roof Overhangs

Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character. Roof eave overhangs less than 36" need DLC approval.

4.9.4 Roof Materials

Roof surfacing materials are important as a means of blending new construction to the existing character of the area. A careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose surfacing materials that help the building blend with its site and its climatic conditions, and which are also functionally appropriate.

Primary roofs within Red Hawk are to be covered with a limited palette of unit materials to present a coherent image for the mountain neighborhood. All roofing materials must be fire-retardant. Approved materials not requiring coating or finishing for primary roofs include:

- *Copper*
- *Zinc*
- *Terne metal*
- *Cor-ten steel*
- *Tin*

All approved metals must be non reflective.

The following masonry tiles may also be used as roof surfacing materials if of an approved color:

- *Ceramic tiles*
- *Concrete tiles*
- *Slate*
- *Cementitious shakes*
- *Asphalt composite shingles (any asphalt roof shall be a 40-year shingle or better and must have the thickness and character of an architectural quality)*

Composite shakes and shingles shall have 6"-8" exposure and be in colors which appear as cedar stained or left to weather naturally. Cementitious shakes must be similar in appearance to cedar shakes, in similar exposures and colors as well.

Secondary roofs may be covered with copper, Cor-ten steel or terne metal in corrugated, rolled, or standing seam profiles.

Wood shingles without fire-resistant treatment and shiny surfaces are prohibited. All roof flashing must be of a color harmonious with roof and upper wall surfacing.

4.9.5 Dormers

Dormers are considered secondary roof elements and, as such, are permitted some latitude in terms of form, pitch and material. Dormers may be gables, hips or sheds with 6:12 to 14:12 pitch. When designed as an extension of upper-level walls, they shall be constructed in the more traditional manner, above broken eaves on both sides of the dormers, as opposed to continuous eaves up and over the dormers. Swooped dormers are not permitted.

4.9.6 Snow Guards, Gutters and Downspouts

Especially when metal roofs are used, special design consideration must be given to the potential danger of snow shedding on pedestrian areas, building entries, and parking and drop-off areas. Snow diverters and retainers may be necessary installations. They should be handled as an integral part of the roofscape.

Snow guards should be used wherever significant amounts of snow may accumulate over occupied areas, such as entries, patios, deck, balconies, or parking areas. Pitched roofs which face north are particularly susceptible to snow and ice accumulation, as are lower roofs to the north of – and therefore in the shadow of – their higher neighbors. In these cases several rows of snow guards may be necessary.

Snow and ice accumulation on metal roofs – which heat quickly during sunny winter days – is especially dangerous to unsuspecting persons or equipment. Metal roofs that face south or are located significantly higher than adjacent, lower roofs should be equipped with snow guards to prevent injury to people or damage to lower roofs.

Outdoor gathering areas that face south and are not completely covered are exposed to water drip from the roofs above them. These locations are ideal candidates for gutters and downspouts. Where roofs are in constant shadow or have northern exposures, gutters and downspouts used in conjunction with heat tape are often effective. Gutters used below snow guards should be designed to take the load of the accumulated snow and ice that snow guards frequently release.

Approved materials for gutters and downspouts include aluminum or steel with baked finish and copper or lead-coated copper. Gutter sections may be traditional or half-round. Snow guards shall be constructed of painted plate steel vertical supports (painted black or to match roof or building trim color) with timber or log horizontal members that relate to nearby structural members. All exposed steel shall be painted.

4.9.7 Skylight, Solar Panels and Clerestories

Skylights and solar panels are permitted within Red Hawk only under extremely limited conditions. No skylight or solar panel may be viewed from any other property or roadway.

- *Skylights can be placed flush against the roof or up to 3' above the roof's surface.*
- *Skylights higher than 3' above the roof plane, or placed at an angle with plane, or placed at an angle with the roof plane, should be avoided.*
- *Skylights should not extend to the eave line.*
- *No skylight may be lighted internally.*
- *Solar collectors shall lie flat on pitched roofs and out of general view. This slope may exceed the recommended slope previously noted.*

Clerestories should be placed within the field of the roof and cannot extend to the eave line.

All Solar or other alternative energy proposals including, but not limited to photovoltaic, solar hot water and, geo-thermal, must be included with preliminary and final design review materials and must be approved. Free-standing panels may not be placed in wildlife corridors or outside of DAE or be directly visible from other lots or roadways. Solar panels placed on the roof must be compatible with the roof design and must follow the plane of the roof. Neighbors' views should be of primary consideration.

4.9.8 Miscellaneous Equipment and Ornamentation

All miscellaneous rooftop equipment, including antennas and satellite dishes, shall be painted to blend with the adjacent roofs. Major pieces of equipment shall be strategically located to conceal them from view, or hidden in cupolas or other structures – exposed equipment is not permitted. All flashings shall be copper or painted metal to match those found on exterior walls.

All roof vents are to be concealed from view and are not permitted to be left as pipes above the roofline.

Rooftop access stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined within the roof and within roof dormers, and shall not protrude from the roof to form awkward-looking appurtenances. Cold roof ridge ventilators are permitted.

In general, roof ornaments like finials, scroll work on ridge or barge and cave boards, or decorative turrets are discouraged.

4.10 FIREPLACES AND CHIMNEYS

Multiple fireplaces are encouraged within the home. All exposed fireplace flues shall be contained within a finished chimney. Exposed metal flues are prohibited.

4.10.1 Chimney Sizes and Shapes

The sizes of chimneys should be in scale with the architecture of the building – not small as to be lost in the massiveness of the structure, but not so large as to overwhelm the structure. Chimneys should be designed with relatively slender proportions, with heights greater than widths, and in rectangular or tapered profiles. Heights of wood-burning chimneys relative to their nearest rooflines shall comply with applicable Codes. Heights of gas-burning chimneys or boiler flues shall be designed to proportionally match their wood-burning counterparts to lend authenticity and consistency to over roof scape.

4.10.2 Materials

Wood, stucco, concrete and masonry-finished flues are permitted. A flat top with side venting of the flue (with a flat cap and spark arrestor) is recommended. Exposed metal chimneys are not permitted. Chimneys shall be covered in stone veneer (to match building veneer), copper, steel, or stucco.

4.10.3 Chimney Caps

Chimneys may terminate in decorative caps of stone or metal. Creative designs, such as arched openings within caps, barrel or pitched metal roofs and the like are encouraged to lend interest to the building roof scape. When flat or pitched stone caps are used, they shall have a minimum thickness of 4". All chimney caps shall be designed to screen spark arrestors and other utilitarian equipment as much as possible.

4.11 MISCELLANEOUS

4.11.1 Other Structures

Other outdoor structures, such as gazebos, pergolas, greenhouses, **recreational facilities** and play equipment, may detract from the overall appearance of the landscape by adding an element of visual disorder. They should be designed to work as extensions of buildings or as expressions of the overall design of the main building in the complex, rather than as separate elements.

Freestanding elements should be developed using the same materials and general detail as the main building.

4.11.2 Barns & Equestrian Facilities

Whether a barn is intended as a facility for horses or additional storage, its design must be compatible with the main residence in materials, design style, and scale

4.12 Exterior Artwork

All artwork, as determined by the DLC, to be displayed outside of the residence requires review and approval by the DLC. Such artwork shall be located within the building envelope and not be directly visible from **other** lots or roadways. The DLC reserves the exclusive right to approve or deny an applicant's request to display artwork outside of the residence. No artwork shall be installed, erected, displayed, or placed on a lot without express written approval of the DLC.

Chapter 5

DESIGN REVIEW PROCEDURES

Red Hawk has established the following review procedure to assist the applicant through the design process in its appropriate sequence. All building plans require approval by DLC prior to commencement of construction. Plans and specifications shall be submitted to the DLC in accordance with the following conference and submittal requirements and review procedures.

DLC has been appointed by the Board and has authority to administer and regulate these Design Guidelines.

5.1 SCHEDULE AND CONTENT OF PRESENTATIONS TO DLC

5.1.1 Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement or project, it is mandatory that the Owner and architect meet with the DLC to discuss the proposed plans, site location and to resolve any questions regarding building requirements at Red Hawk. This review is to establish the Development Activity Envelope and to offer guidance prior to initiating preliminary design and should occur on site. In some cases this may occur by conference call at the discretion of the DLC.

The parameters and directives identified at each Pre-Design Conference remain valid for one year only. If the submittal of a preliminary design does not occur within 12 months of a Pre-Design Conference, a supplementary Pre-Design Conference may be required to review any changes in site conditions or revisions to the Design Specifications which may have transpired.

5.1.2 Preliminary Schematic Design Submittal

A Preliminary Design Submittal must follow within 12 months following the Pre-Design Conference. No Preliminary Design submittal will be reviewed by the DLC unless it includes all of the following exhibits:

- A. **Site plan** (scale at 1" = 10'-0" or 1/8" = 1'-0") showing the entire property, location of the proposed Development Activity Envelope, the building outline, driveway, terraces, patios, underground parking, parking area, existing and proposed topography, proposed finished floor elevations, all trees, all clusters of native shrubs, special terrain features to be preserved, and proposed landscaping. It should also include future structures, such as a guest cottage, caretaker's cabin, barn, corrals, pasture outbuildings, **utility corridors, and any proposed alternative energy sources including, but not limited to solar PV, solar hot water, geothermal, etc.**
- B. **Survey** (scale at 1" = 10'-0" or 1/8" = 1'-0") by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, topography (2' contours or less), major terrain features, all trees, edge of pavement or curb, and utility locations.
- C. **Floor plans** (scale 1/4" or 1/8" = 1'-0") showing proposed finished floor elevations.
- D. **All exterior elevations** (scale 1/4" or 1/8" = 1'-0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and a preliminary indication of all exterior materials and colors.
- E. *Any other drawings, materials or samples requested by the DLC.*

The submittal shall consist of two sets of prints **and a full electronic copy** which shall be retained by the DLC, and should be submitted **at least** two weeks prior to a need for approval from the Committee. **The established Design Review Fee must be paid at the time of Preliminary Submittal.**

5.1.3 Preliminary Schematic Design Review

The DLC will review the proposed site and plans, and respond in writing no later than **45** days after a complete Preliminary Schematic Design is submitted. Results of reviews will not be discussed over the telephone by members of the DLC with an Owner or his architect or builder. Any response an Owner may wish to make regarding the results of a design review must be addressed to the DLC in writing. The DLC's approval of a preliminary design is valid for 12 months.

5.1.4 Final Design Submittal

A Final Design Submittal must follow within 12 months of the DLC's granting of approval for preliminary design. When the final design is completed, its submittal for consideration must include the following exhibits, and review by the Committee will not commence until the submittal is complete. Final design documents shall include all documents required to obtain a building permit from Summit County. DLC approval of Final Design must precede submittal to Summit County for a building permit, but does not supersede permit review by Summit County.

- A. *Site plan (scale at 1" = 10'-0" or 1/8" = 1'-0") showing the entire property, the Approximate Building Location, the residence and all other buildings, driveway, culverts, drainage channels, parking areas, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.*
- B. *Floor plans (scale 1/4" = 1'-0" or 1/8" = 1'-0") finished floor elevations.*
- C. *Roof plan (scale 1/4" = 1'-0" or 1/8" = 1'-0") indicating existing and proposed grade lines.*
- D. *Building section (scale 1/4" = 1'-0" or 1/8" = 1'-0" or larger) indicating existing and proposed grade lines.*
- E. *All exterior elevations (scale 1/4" = 1'-0" or 1/8" = 1'-0") showing both existing and proposed grade lines, plat heights, roof pitch, and an indication of exterior materials and colors.*
- F. *Materials sample board and literature as requested by the DLC depicting and describing all exterior materials.*
- G. *Complete landscape plan (scale 1" = 1'-0" or 1/8" = 1'-0") showing size and type of all proposed plants, irrigation system, all decorative materials or borders, and all retained plants.*
- H. *On-site staking of all building corners and other improvements, if requested by the DLC.*
- I. *Construction Mitigation Plan*
- J. *Exterior lighting plan*
- K. *Equestrian Management Plan if horses are proposed to be located on the lot.*
- L. *Materials haul-off estimate for Road Impact Fee.*

The Owner shall also submit name of proposed General Contractor, contractor license information, and references from prior construction projects of homes of similar quality and value as those already in Red Hawk. Prior to the start of construction the Owner must submit to the DLC appropriate insurance certificates covering potential damage to neighboring properties.

The submittal shall consist of three sets of plans and one electronic copy which shall be retained by the DLC. These documents shall be submitted at least 45 days prior to a need for approval from the Committee.

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

The Owner is responsible for obtaining all required permits and licensing for site development and building from Summit County and other community or public review agencies. DLC will accept no liability for conditions relating to approval or denial of permits by public agencies

having jurisdiction over Red Hawk. Prior to the commencement of any site development activity, the owner shall execute a Construction Bond Agreement and submit the requisite refundable bond deposit to Red Hawk. Before any work can begin on the site the LOD (limits of disturbance) MUST be enclosed by an orange mesh LOD fence and a silt fence or silt barrier. Depending on site conditions a chain link fence may be required at some areas of the site. The LOD fencing will be subject to regular inspections by the DLC to insure that the fencing remains in place until final landscaping is completed. A single violation of the LOD fencing may result in the requirement to install chain link LOD fencing.

5.1.5 DLC Decisions

The DLC may approve or disapprove a plan submission. Approvals by the DLC may be made with or without conditions. In the instance of a conditional approval, it is the responsibility of the Owner to comply with conditions as stated in writing by the DLC, either in subsequent submittals or during construction if conditional approval is for Final Design Submittal.

An Owner may appeal a decision by the DLC, or an approval condition, in writing within 20 days of receipt of the decision or approval condition(s). Appeals will be reviewed by the Association Board of Directors within 30 days of receipt of an appeal and all determinations by the Association Board of Directors will be final.

5.1.6 Deferral of Material or Color Selection

An Owner may wish to delay the confirmation of landscaping intentions and final color or stonework selections until some point after the start of construction in order to better visualize landscape considerations or to test an assortment of potential colors with actual material intended for use. However, all colors shall be approved by DLC prior to beginning the work. A date for deferred submittals for materials and color selection must be proposed by the Owner and agreed by the DLC as part of the Final Design Submittal and Final Design Review process.

5.1.7 Re-Submittal of Plans

In the event of any disapproval by the DLC of either a Preliminary Schematic Design or Final Design Submittal, a re-submission of plans should follow the same procedure as an original submittal. The procedure anticipates up to two Preliminary Schematic Design submittals and one Final Design Submittal. Any additional re-submittals shall be subject to additional fees, at cost, for each such submittal as required by the DLC (see Attachment A – Community Fee Schedule).

Design approvals for each review step remain valid for 1 year only. Therefore, if an application lags the fulfillment of a preceding review phase by more than 12 months, that prerequisite step must be repeated, unless waived by the DLC.

5.1.8 DLC Review of Land Use for Prospective Owners (Buyers)

As a service to prospective owners the DLC may provide review and comment on proposed conceptual land use, prior to purchase, as submitted by the prospective owner. Any comments provided by the DLC will be advisory in nature, will not be considered as an approval of any element of a proposed conceptual land use, and will be non-binding upon the DLC. This service is optional to prospective owners and made available with the understanding that, should the prospective owner purchase a Lot, approval of land use will be subject to the Design Review Procedures outlined in Sections 5.1.1 through 5.1.7 above.

The conceptual land use submittal shall include:

- A. Site plan (scale at 1" = 10'-0" or 1/8" = 1'-0") showing the entire property, the Approximate Building Location, the residence and all other buildings, driveway, drainage channels, parking areas, existing topography, and finished floor elevations,.
- B. For Equestrian use the site plan should indicate the proposed fenced areas and acreage for pastures including setbacks from Lot lines. A conceptual Equestrian Management Plan should also be submitted. This should be a one page summary of the main elements of the proposed plan.

The fees for such service are outlined in Attachment A -Community Fee Schedule.

5.2 COMMENCEMENT OF CONSTRUCTION

Upon receipt of final approval from the DLC, and having satisfied all Summit County review processes, the owner shall have satisfied all conditions and may commence the construction of any work pursuant to the approved plans within one year from the date of such approval. If the owner fails to begin construction within this time period, any approval given shall be deemed revoked.

Prior to the commencement of any site development activity, the owner shall execute a Construction Bond Agreement and submit the requisite refundable bond deposit with the Association (see Attachment A - Community Fee Schedule).

5.2.1 Inspections of Work in Progress

The DLC may inspect all work in progress and give notice of noncompliance in writing to the Owner's address of record. Absence of such inspection or notification during the construction period does not constitute an approval by the DLC of work in progress or compliance with these Design Specifications. Any such inspection shall not be construed as an acceptance of any improvements or conditions, or as a waiver of any provision of the Design Specifications or of any condition of approval established by the DLC.

5.2.2 Subsequent Changes

Additional construction or other improvements to a residence or lot, changes during construction or after completion of an approved structure, including landscaping and color modifications, must be submitted to the DLC for approval prior to making such changes or additions. If DLC determines upon inspection that there are matters of non-compliance, the lot owner will be required to remove the non-compliant item(s) or bring the matters into compliance (see Exhibit A - for non-compliance fees)

5.3 CONSTRUCTION REGULATIONS

In order to protect the wildlife community within Red Hawk and to minimize disturbance and damage, the following guidelines are established for activities specific to construction.

5.3.1 Fencing

The area within the Development Activity Envelope affected by construction shall be fenced during construction with LOD/Snow fencing or chain link fencing to avoid landscape damage outside the envelope. The disturbed/fenced area must be minimized. Limits of Disturbance LOD fencing must be maintained in good condition for the duration of the construction project. Should fencing not be maintained, the owner will be required to erect chain link fencing for the full LOD area after the first violation.

5.3.2 Construction Staging

Construction staging and storage of building materials shall take place only within the Development Activity Envelope. All staging materials shall be screened from view from off site, and be stored no further than 50 feet from the construction activity area.

5.3.3 Road and Site Damage

Each Owner is responsible for any damage, to roads, driveways, ditches, fences, trails, natural draining courses, utilities, Red Hawk property, and to other Lots or property thereon during the course of construction or site preparation that may be caused by any vehicle belonging either to him or anyone using the roads of Red Hawk while engaged in any activity benefiting the Owner. The Compliance Bond Deposit will not be released until all site restoration, including any associated road damage is fully repaired, inspected and approved by the DLC.

5.3.4 Dust Control

A **site** dust control plan is required for approval by DLC prior to obtaining building permits or beginning construction.

5.3.5 Speed Limit

The speed limit at Red Hawk is 25 m.p.h. or less if road or weather conditions warrant otherwise. Traveling in excess of the reasonable speed limit may result in denied access to Red Hawk. Owners and General Contractors are responsible for ensuring that all sub contractors operate at a controlled speed that insures the safety of the community. Contractors observed operating at an unsafe speed will be issued a warning and subsequent violations will be fined per the Community Fee Schedule.

5.3.6 Worker Site Access

Access to Red Hawk is available only to workers employed on the site for travel to and from the job. Construction Access is allowed through the West/Jeremy Ranch ingress/egress only. Absolutely no access is available for persons not employed on the site, nor is access allowed for any employee during evenings or weekends except to accomplish specific tasks at the site. Violation may result in permanent expulsion of the person in violation.

5.3.7 Time of Day of Construction

Construction activity shall be limited to a period of time commencing at 7:00 a.m. and ending no later than 7:00 p.m. each day, with no construction activity permitted on Sundays. No

construction activity is allowed on Utah State Holidays. In addition, Red Hawk shall have the ability to limit construction start and end times during critical wildlife seasons.

5.3.8 Firearms and Dogs

No firearms or domestic dogs shall be allowed within construction areas. Possession of dogs or firearms on Red Hawk results in a large fine to the owner/contractor/employee and permanent expulsion of the employee from Red Hawk.

5.3.9 Fishing & Trapping

Fishing & Trapping are strictly prohibited.

5.4 CONSTRUCTION COMPLETION AND FINAL RELEASE

The Owner shall, in any event, complete the construction of any improvement on his lot within 18 months after receiving approval of plans and commencing construction thereof or a variance shall be obtained from the DLC to allow for an extension upon proof of due diligence. Extensions for the completion of construction will be accompanied by a fee and extensions are limited (see Exhibit A - Community Fee Schedule.)

Upon completion of any residence or other improvement, the owner shall give written notice of completion of the DLC. Within 10 days of such notification, a representative of the DLC shall inspect the residence or other improvement for compliance. If all improvements comply with these Design Specifications, the DLC shall issue a written approval to the owner constituting a final release of the improvements by the DLC, said release to be issued within **45** days of the Final Inspection.

If it is found that the work was not done in strict compliance with approved plans or any portion of these Design Specifications, the DLC may issue a written notice of noncompliance to the owner, specifying the particulars of the noncompliance, said notice to be issued within **45** days of the Final Inspection.

The Owner shall have no later than 45 days from the date of notice of noncompliance within which to remedy the noncompliance portions of his improvements. Compliance may be required immediately if the matter creates an imminent danger or affects any Owner. If, by the end of this period, the owner has failed to remedy the noncompliance, the DLC may take action to remove the noncompliance improvements as provided for in these Design Guidelines, including, without limitation, injunctive relief or the imposition of a fine.

5.5 WAIVERS AND EXEMPTIONS

5.5.1 Non-Waiver

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

5.5.2 Right of Waiver

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

5.5.3 Exemptions

Utility and maintenance buildings, structures and cabinets located on non-residential tracts are exempted from these Design Guidelines however, permission to have such facilities must be obtained from the DLC prior to installation. The DLC will endeavor to attain as high a level of conformance with these standards as is practical for these facilities.

5.6 DESIGN REVIEW FEE

A Design Review fee will be charged as determined by the DLC. Additional Design Review fees may be charged due to re-submittals, remodels, or other special circumstances. The full Design Review fee will be paid at the time of the Preliminary Schematic Design Submittal.