

# **Sun Peak Amended and Restated Design Guidelines**

**March 2021**

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# I. INTRODUCTION

## A. Overview

The design guidelines for Sun Peak are based upon the premise that land development should combine cohesively with the natural surroundings while promoting a quality lifestyle. New development shall be carefully related to the environment as part of the region's natural surroundings, providing for continuity through architecture and site design.

Materials and designs shall reinforce existing forms creating a harmonious community. A strong architectural statement can be made if new designs reflect historical ones or are historical derivatives. However, in a mountainous setting such as Sun Peak, the architectural statement should also respond to the expectations of its potential users. In this instance, a rustic, mountain- contemporary flavor can be incorporated into the overall theme. Materials such as wood, glass and stone are appropriate for such a setting and assist in providing continuity to the finished product.

Sun Peak is an area of striking and unique natural beauty. The neighborhoods proposed for the terrain are intended to blend with and become a part of this beauty. These design guidelines are meant to establish an overall character and atmosphere for the property that will accomplish this goal. Further, it is intended that these guidelines will create interest and excite individual property owners in their design efforts, resulting in the creation of a special and unique development.

The guidelines will be used in conjunction with the Sun Peak CC&R's and Supplemental CC&R's for the individual neighborhoods., along with a formal architectural review process. The guidelines are not intended to serve as a "building code" but are provided as a reference tool to assist lot owners, architects and builders in preparation of designs that will meet with SPDRC for review and approval. While these guidelines will define acceptable design parameters for the project, the intent is to allow some flexibility within those parameters for design creativity.

## B. Guideline Format

These guidelines will be used in conjunction with a formal design review process. The formal design review involves a process whereby developers or individual lot owners submit all proposals and drawings to the Sun Peak Design Review Committee (SPDRC) for review and comment prior to submittal to the County for issuance of a building permit. The SPDRC will be composed of committee members chosen by the Board of Trustees. The SPDRC will meet once monthly, or as otherwise designated, to review development proposals and plans in order to ensure at an early stage in the project design development that all proposals are in substantial compliance with requirements set forth in the Sun Peak Architectural Guidelines.

When considering a proposed project or single home, the SPDRC must not only determine if the project conforms with the general architectural guidelines identified herein, but also if the project is compatible with the overall architectural theme of Sun Peak. A project or home (single structure) must be reviewed, and approved in writing, by the SPDRC prior to its final review by the County Planning Department.

If the SPDRC denies or makes a negative recommendation on any project based on architectural, site development, or landscaping characteristics; the project must be modified to conform more closely to these guidelines. SPDRC shall not unreasonably withhold its approval.

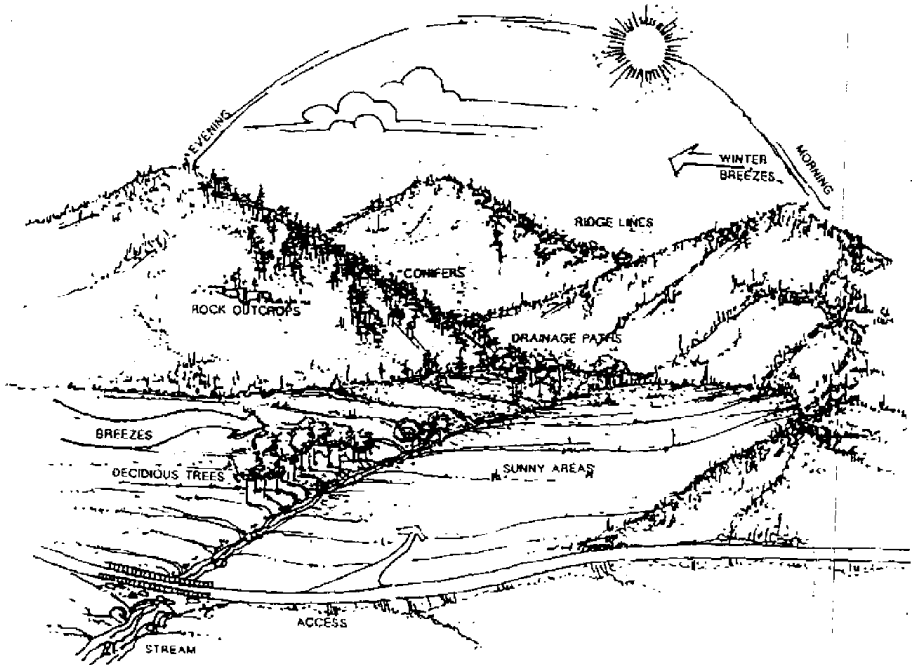
The Architectural Guidelines are, therefore, provided as a reference tool to assist property owners, architects and builders in preparation of designs that will meet with SPDRC approval. In order to achieve a unified design plan in which all elements relate functionally and aesthetically, attention to detail is necessary. Success in achieving and maintaining a unified, quality image is dependent upon the consistent application of uniform design and performance standards to all the elements of site development.

As designs for development begin with site plans, these guidelines will begin by addressing site characteristics and aspects of site design that are of particular importance in maintaining and enhancing the aesthetic quality of Sun Peak. Architectural forms will then be discussed. Site design and architecture are necessarily inter-related. Consequently, discussions of the site design process may overlap with discussions of architectural features. Graphic examples of site and building features accompany the text to assist the reader in visualization. These illustrations are not meant to dictate styles, but rather to guide the property owners and their consultants toward design decisions that will preserve and enhance the aesthetic quality of Sun Peak.

## II. SITE EVALUATION

### A. General Site Characteristics

The Sun Peak project area lies along the east facing Wasatch Mountain slopes bordering the Snyderville Basin in Summit County, Utah. The site is characterized by scenic mountain peaks, ridges, drainages, streams, wetlands, open meadows and dense stands of scrub oak, maple, pines, and aspen. The site offers tremendous views to the north and east and views toward Park City and Deer Valley to the south. The quality and rural mountainous character of the Sun Peak environment are its most important amenities and make it particularly attractive for residential development. All development, therefore, must be carefully planned and implemented to mitigate impacts to slopes and restore disturbed areas.



### B. Topography

The Sun Peak project consists of approximately 750 acres of land on the east facing side of the Wasatch Mountains. Elevations on the site range from approximately 6,600 feet at the project entry to 7,150 feet at the uppermost lots. Percentages of slope vary greatly over the site with fairly flat areas located on the lower portions where the office park and the smaller single family lots are proposed. Larger home sites further up the mountain, although steeper, offer tremendous views of the Basin and Uinta Mountains.

### C. Climate

The project area experiences the snow quantities and temperatures associated with a high Rocky Mountain environment. Snow quantities average 300 inches annually and temperatures fall below 0° Fahrenheit approximately 20 days a winter. Snow disappears in early May and temperatures throughout the summer and fall are ideal, ranging from a low of 70° to a high of 85° on average. Rainfall averages 15 to 20 inches annually with most precipitation occurring in the spring.

### D. Vegetation

The majority of the Sun Peak property is covered with scrub oak and maple on the southwest to southeast facing slopes. Many of the slopes, especially those at the lower portion of the site are more open and predominantly

covered with sagebrush and native grasses. Revegetation of these slopes is difficult due to minimal topsoil and intense exposure to sun. Water will be necessary to insure that the proposed plant material survives. Many of the north to northeast facing slopes are covered by aspen. The plant communities supply food and cover for a wide variety of wildlife. The vegetation also offers a certain amount of visual absorption for development. The proposed plan provides for preserving large areas of the site as open space to ensure preservation of the rural character of the development and to protect wildlife habitat. Areas designated as open space shall not be disturbed during construction. Any disturbance occurring due to construction will be mitigated by revegetation with plant materials indigenous to the site.

## III. SITE DESIGN PROCESS

### A. Site Analysis

Naturally, the first step in site design is a careful analysis of a given lot to identify its natural features, constraints and opportunities. This analysis process must, at a minimum, include a careful examination of the following site conditions:

- Existing vegetation with recommendations for preservation and removal;
- Points of access and recommended driveway or entrance alignments;
- Hydrology and water resources;
- Wind and storm patterns;
- Existing and potential views;
- Existing landforms and grades;
- Building envelopes for construction;
- Location of existing utilities;
- Relationship to adjacent land uses; and
- Sunlight/solar exposure and light patterns.

This site analysis is meant to serve as a basis for decision-making during the site design process. In preparing designs, the intent is to preserve and protect the environmental and scenic quality of a site and respect the integrity of adjacent development and land uses. Any improvements on the recommendations presented in these guidelines as well as additional, in-depth research of factors affecting the physical planning and development of any site are encouraged. The site evaluation shall make use of relevant consultants, architects, civil engineers, soils engineers, landscape architects, geologists and other specialists as required. It shall draw upon topographic surveys, site photographs, soils reports, and any other documentation helpful in forming an accurate picture of the site's condition. Additional specific design expectations are outlined below.

### B. Existing Land Forms

Each property has its own unique natural features; i.e., significant vegetation, drainage ways, large boulders, rocky outcrops, steep slopes. In general, these features need to be considered and analyzed prior to the development of a property. In some cases, these conditions present opportunities that can benefit a development if preserved or properly utilized. In other cases, natural features may present constraints to development that will require mitigation to minimize potential impacts. It is the task of each developer, builder and property owner and their consultants to arrive at a site design that integrates and preserves these features.

### C. Existing Site Vegetation

Aesthetically speaking, the health and beauty of Sun Peak is largely dependent upon the preservation of existing vegetation and the restoration of disturbed areas. In preparation of the site development plans, care has been taken to preserve major vegetative masses. Within each property, an envelope for building and limits of disturbance shall be established. Within these limits of disturbance, the property owner/developer has considerable freedom regarding removal of vegetation. However, owners are encouraged to integrate and preserve as much existing



vegetation as possible. “Clear cutting” the building area is not necessary and will be prohibited. Revegetation of all disturbed areas will be required. Relocation outside the construction envelope of plant material to be removed is encouraged. Use of vegetation indigenous to the area for repairs and landscaping is also encouraged. A clearing plan for the building area must be prepared and submitted for SPDRC approval prior to removal of any vegetation. All trees over 3 inches caliper (measured at breast height) must be identified on the clearing plan and protected during site preparation. In cases where removal of trees is deemed necessary, written approval must be obtained from the SPDRC.

In the preparation of a final site plan, the property owner may wish to locate a site feature such as a gazebo or tennis court. These items are subject to SPDRC approval. Vegetation removal for any given property shall be minimized and must be coordinated with the SPDRC.

#### **D. View Corridors**

In Developing the site and building designs, with regard to views, the following must be considered:

- Views from the site.
- Views of the site from surrounding property.
- Views through the site to features beyond.
- Ridge Lines

As far as possible natural views shall be preserved and protected. Buildings and other man- made features as well as new vegetation planting shall not unnecessarily obstruct the natural views from other properties. Unsightly views such as hillside scarring, exposed maintenance or service areas and open rubbish heaps will not be allowed. Preservation of existing mature vegetation close to the buildings will allow select views through the trees while still providing natural screening and a degree of privacy for the buildings themselves.

#### **E. Location of Construction**

As previously mentioned, within each property an area shall be designated for construction with limits of disturbance. All structural improvements (including decks and all roof overhangs) must remain within the building envelope and not encroach into any of the setbacks. Within these limits, specific building areas shall be located. These building areas shall be selected based on the ability to integrate natural features into new development with the least detriment to site aesthetics during the construction phase. SPDRC will encourage clustering and consolidation of structures and landscape features such as patios, decks, gazebos, recreational amenities (pool, tennis courts), garages, service areas, as well as new landscape plantings. Clustering and building vertically will limit disturbance of the natural setting and assist in establishing the structure within the environment. However, unique topography will be taken into account for creative estate design. Specific lots may have height restrictions to allow for views from neighboring Lots.



## F. Grading

To preserve existing land forms and site vegetation, grading plans for each lot shall be sensitive, where practical, to the natural plant massing and features of the site. Grading and construction practices which disturb these natural features promote erosion and extensive revegetation.

Buildings and roads shall be carefully fitted to the site. Every effort shall be made to minimize grading and excavation and to contain construction within fixed limits including materials storage and parking of construction vehicles on one side of the street.

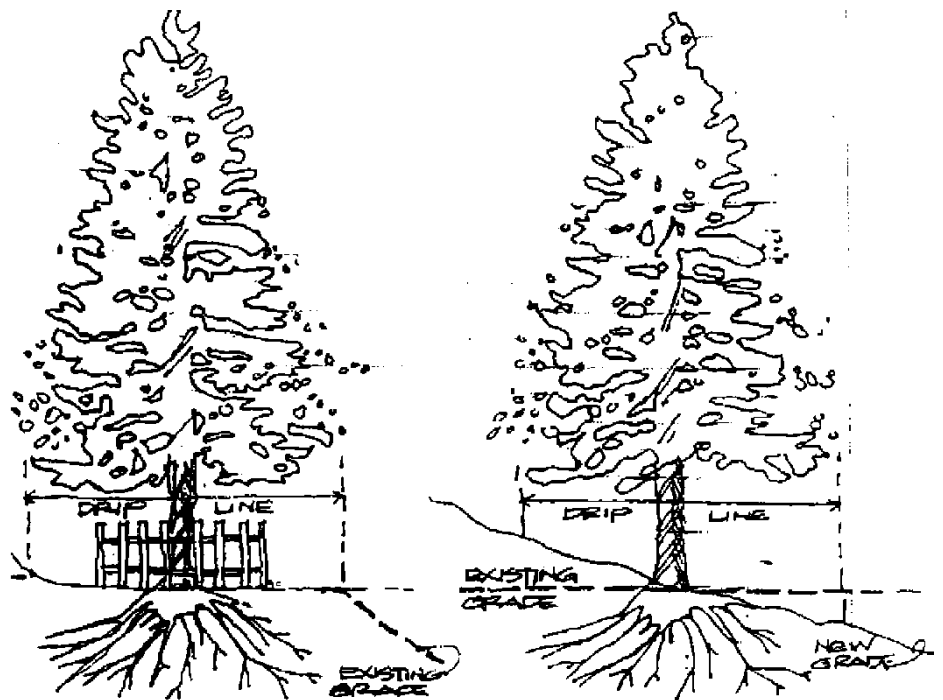
To prevent erosion and maintain the essential quality of the site, the following construction practices are expected:

- Construction limits shall be specified, and stockpiling, equipment, traffic and parking shall be confined within.
- Limits of disturbance shall be identified on the property site plan and fenced in the field.
- Trees within the construction zone that are to be preserved shall be fenced off to protect them from injury or removed, where tree sizes and slopes permit, and stockpiled in accordance with established nursery practices for relocation on the site following construction. Trees shall also be protected from grade changes within their drip lines. As depicted below, changes in grade have respected the tree's drip line in the acceptable example but in the unacceptable example, grades have been changed within the tree's drip line zone.
- Cuts and fills, when required for roads, driveway and pathway construction, shall conform to good engineering practices with naturally rounded tops and toes of slopes. Revegetation is required on all cuts and fill slopes.
- During and after construction, the following erosion control practices must be implemented:
- Temporary stockpiles of topsoil must be stabilized either by mulching or covering.

- Temporary runoff channels must be built to drain construction zones. In areas draining two acres or less, channels must have silt screens installed at appropriate locations. Silt screens shall consist of plastic fabric stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the fabric. Where watershed above the site exceeds two acres, temporary earthen berms must be used in lieu of silt screens.
- All storm drain inlet structures must be protected by a filter berm until the area is stabilized with vegetation or the base course of pavement is installed.
- All embankments constructed as part of cut/fill operations will be seeded and mulched as soon as final grading has been completed.
- All home and building site areas must be seeded and mulched as soon as final grading has been completed.

## G. Drainage

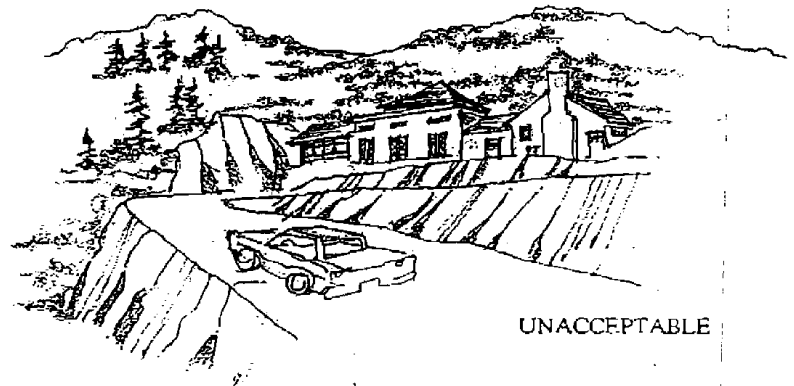
Each property has its own natural drainage pattern resulting from its topography and vegetation. Whenever possible, this surface drainage pattern shall be preserved preferably using surface systems such as swales, culverts and retention basins. Where closed under-ground systems are necessary, release points must be designed to preclude erosion. Drainage impacts on surrounding property must be minimized and negative impacts must be mitigated. All drainage swales must be either mulched and planted or stabilized by other means immediately following construction.



## H. Pedestrian Plazas, and Other Paved Surfaces

All paved surfaces in Sun Peak shall be of a scale and character suitable to the surrounding environment, responding to climate, terrain, and the palette of natural materials and colors existing on the site. Aesthetic and functional considerations shall be employed in the choice of materials for paved areas.

Any plaza areas that are developed in conjunction with offices or lodge facilities shall be linked to adjacent open spaces and land uses to allow pedestrian access. Paving materials for the pedestrian plazas and walkways will be selected during the detailed architectural design process. Acceptable paving materials include: concrete, concrete modular pavers, stone, brick, or similar material. Asphalt, concrete block, and pavers are unacceptable. It is very important that materials designated for use in plaza areas and major pedestrian walks be selected with regard to durability, maintenance, stability, and aesthetic appearance. It is also important that the selected paving material be applied consistently and uniformly to all pedestrian areas to enhance the overall design theme and continuity of Sun Peak and avoid a piecemeal approach which would result in a multiplicity of materials, surfaces and wear quality. Stairways and transitions throughout the outdoor spaces at Sun Peak shall employ a uniform tread width and riser height wherever possible. It shall be the responsibility of the architect and the developer to become familiar with the design standards for the major common areas on the plazas and conform to them. Pedestrian walkways and access shall be accommodated as a part of the planning and development of all properties.



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Acceptable materials for private driveways and other vehicular traffic, include asphalt, concrete, and pre-cast concrete pavers. In service and utility areas and for pedestrian trails that are away from main vehicular traffic, asphalt, decomposed granite and crushed stone with cement treatment will be acceptable subject to review by the SPDRC.

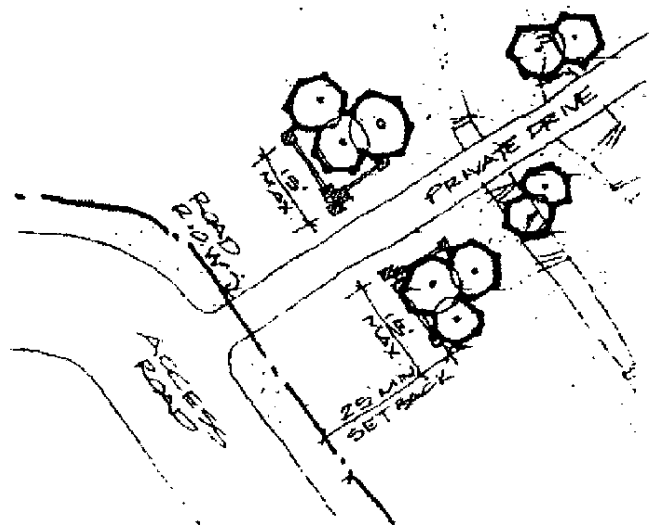
## I. Gates and Entrances

When designed properly, gateways and entrances contribute a great deal to establishing the character and theme of the development. Development driveways, where authorized by the CC&Rs, may include private entrance gates and landscaping in keeping with the natural environment. The following guidelines are suggested for the construction of entrance gates:

- Gates shall not exceed 6 feet in height and 15 feet in length on each side to road centerline or 30 feet wide maximum.
- Gates shall be set back 25 feet from property lines.
- Materials required include native stone, wood, or concrete for supports and iron or wood for gates.
- Minimal diffused lighting of the project name shall be used.
- Mechanical gates are permitted but shall be of wood, wrought iron or other approved material.
- No sentry or barrier gates (i.e., gates with mechanical arms) will be allowed except in parking structures.
- Shiny aluminum, chain link or other shiny fencing materials are not permitted.

## J. Walls and Fences

Fencing in property around boundary lines will not be permitted. Any proposed fences and walls must be in compliance with the appropriate CC&Rs, specific to the neighborhood. The placement of walls and fences shall respect existing land forms and pedestrian access, follow existing contour vegetation, and integrate with existing structural massing. Fence and wall designs shall harmonize with the site and buildings in both scale and appearance. No walls or fences, whether adjacent to buildings or separated from them, shall exceed six feet in height. Fencing shall be low and unobtrusive, except in the case of walls and fences to screen service areas to provide privacy. The designs for such walls and fences are subject to review by the SPDRC. Acceptable materials for walls and fences include textured concrete, stone, stone-faced concrete and wood. Walls and fences used to screen utility and maintenance structures, play areas, storage, parking or other features shall match the exterior finish of any structure with which they are in contact. Designs for walls and fences are subject to review and approval by the SPDRC.



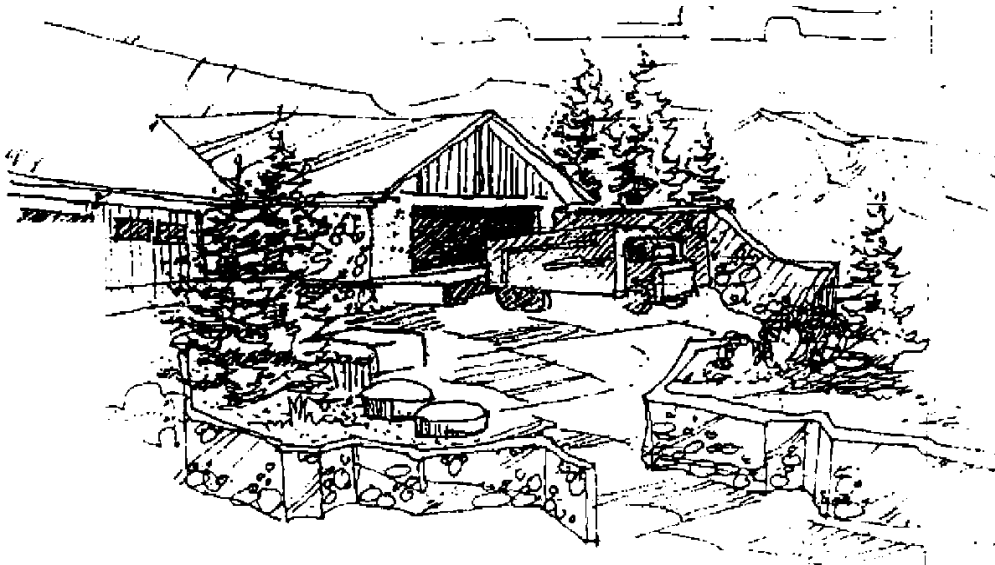
## K. Landscape Structures and Site Furnishings

The development of outdoor spaces and landscaping often includes outdoor structures and site furnishings (decks, gazebos, benches, playground equipment, drinking fountains, trash receptacles, kiosks). These elements shall be designed to work as extensions of the architecture and the spaces rather than separate items. Every effort shall be made to conform to the common site character established for the development of the main public spaces. Landscape structures and site furnishings, as defined above shall be allowed on a case-by-case basis by the SPDRC based on the impact to view sheds, adjoining properties and public areas.

Site furnishings and landscaping are the elements of Sun Peak which serve to reinforce design character, facilitate pedestrian use, and enliven and add interest to the outdoor spaces. In selecting, placing, and maintaining landscape structures and site furnishings, the general principle to follow is that these structures and furnishings contribute positively to unifying and reinforcing the image of Sun Peak as a whole. All site elements shall be components in a well-coordinated system of site furnishings applied uniformly throughout Sun Peak rather than developed as incidental or isolated amenities. These elements shall be selected in conjunction with the first major development phase in Sun Peak.

Additional general objectives guiding design decisions include:

- Components shall be functional in form, related in design, simple in fabrication and standardized in appearance.
- A limited vocabulary of materials shall be selected for proven durability and ease of maintenance.
- Elements of similar function shall be clustered in units or groupings.
- Location and placement of furnishings shall logically respond to patterns, types and intensity of usage.
- Components shall be located to optimize public safety and not restrict emergency vehicle access.
- Furnishing design and placement shall not obstruct efficient surface maintenance and cleaning operations.
- Maximum serviceability and co-ordination must be maintained for all utilities.
- Site elements shall allow “barrier free” access by all people including the elderly and handicapped.



## L. Signage

All monument /address signs must be reviewed by the SPDRC for approval. If the monument sign is proposed in the Summit County Right of Way, an encroachment permit will have to be obtained through the Summit County Engineering office.

## M. Site Lighting

Lighting in Sun Peak shall provide both illumination and security, but must be Dark Sky compliant and comply with neighborhood policies. . Night lighting shall be provided in areas that receive heavy pedestrian or vehicular use and in areas that are potentially dangerous when unlit.

Different types of use areas require different lighting solutions. Flooding areas with light can detract from the subtle play of light and dark and emphasize the lack of people in a space. Often an area may need only the addition of individual light sources rather than an increase in light levels to correct a problem. The most important factors to be considered are:

- Support standard design and height,
- Lamp types and characteristics
- Light intensity and distribution and
- Lighting of hazardous locations.

Fixtures along pedestrian walks shall be located at a height of 10 to 12 feet and shall utilize shatter-proof coverings. Pedestrian lighting shall be incandescent or metal halide for truer color rendition, placed along walkways at the manufacturer specified spacing, and located so that fixtures do not interfere with pedestrian or vehicular movement. Incandescent lamps can be operated at reduced voltages to prolong life and reduce maintenance. Long-life lamps may also be used.

Adjacent to grade transitions, seating areas, pedestrian nodes, and areas where special hazards exist, additional overhead lighting or supplemental low-level units shall be utilized.

Parking lot and roadway lights shall meet Summit County or Utah Department of Transportation standards where applicable, be a complementary style, and be in character with the overall theme and image established for Sun Peak. For the sake of economy, lighting standards shall be installed at the same time an area is developed. Electricity shall be fed underground to the standards from nearby buildings unless a separate common metering system is in place. All roadway lighting shall meet ANSI standards for illumination, glare control, and color rendition.

Lighting shall be designed to be Dark Sky compliant, minimize light pollution and overthrow of light onto adjacent properties. In addition, every effort shall be made to provide the most energy efficient solutions to lighting outdoor areas. Lighting plans shall be coordinated with other developments and overall lighting plans established by the SPDRC to balance site lighting, coordinate fixture types and locations, and minimize duplication. Detailed lighting plans shall be prepared for review and approval by the SPDRC and the Summit County Planning and Development. Plans shall show lighting locations, intensities, heights, fixture design and light sources. Only exterior fixtures where the light source is not visible will be approved. Light emitted from exterior lights must be downward.

## N. Landscaping

Plant materials perform a variety of extremely important functions. They reinforce and define the forms and spaces, separate and screen pedestrians and automobiles, direct and buffer winds creating desirable micro-climatic conditions, and complement surrounding architecture of the environment.

Plants that pose potential hazards or maintenance problems such as those with messy or poisonous fruit, thorns, or



seed pods will not be permitted in areas adjacent to major circulation routes. Certain types of plant materials with thorns or thick, low branching patterns can, however, be used effectively to control pedestrian circulation when necessary. Branches that overhang walks should be pruned to prevent injuries.

The placement, choice, maintenance and replacement of plant material in Sun Peak are an important component of the development. The revegetation of disturbed areas and the landscaping of newly developed areas is an integral part to the design process. A strong relationship between the planting and other architectural and natural features of the site is essential to obtain a balanced, unified development.

### 1. Revegetation

Every property owner and owner shall seek to minimize the impact of construction on the existing landscape. However, some disruption will be inevitable. Correcting the damage done during the construction process requires revegetation. To the greatest extent possible, revegetation shall recreate the earlier character of the site using indigenous shrubs and trees, preferably relocated from areas disturbed by construction if possible. Any plant material designated for preservation shall be protected during construction by ensuring that grade changes are made outside the drip line and by minimizing soil compaction. Species which are native or adaptable to the Wasatch Mountains and Snyderville Basin are listed and described in the Appendix.

### 2. New Plantings

New plantings shall be located in a way that respects and emulates existing plant patterns and communities. Trees, shrubs and ground covers are usually found in groups of similar species rather than isolated or integrated with a number of other species. New plantings shall follow the patterns characteristic of the site and its environs and blend smoothly with the existing conditions. As a general rule, coniferous trees shall be placed on the north and east sides of building lots and deciduous trees on the south and west to preserve existing sunlight patterns. A detailed landscape plan showing methods for preserving and including existing vegetation in development designs shall be provided to the SPDRC.

Ornamental plantings shall only occur at entrances, plazas, courtyards and in planters adjacent to buildings to add variety and interest to the pedestrian areas and to emphasize the importance of an area. These landscaped areas serve to soften paved areas and cold architectural spaces and encourage pedestrian use and activity. Landscaped areas shall be planned as an integral part of the project development and not simply located in left over space.

Plant materials shall be chosen that are resistant to salt and other de-icing chemicals (should such chemicals be used) and that can withstand the weight of stored snow. No plant material shall be located in drip lines under building eaves that do not have gutters. Plant materials shall be selected for structure, texture, color, ultimate size, hardiness and drought tolerance. Artificial turf will be considered. Detailed plans shall be submitted to the SPDRC for review and approval.

### 3. Solar Orientation and Views

The design for new plantings shall take into consideration solar aspect and the views of others so that existing patterns of sunlight and view corridors are not obscured. The present and future impact of plantings on adjoining sites shall be carefully assessed. New plantings that interfere with the views or solar access of neighboring properties will not be permitted.



#### 4. Irrigation

Landscaped areas shall be provided with suitable permanent method for watering all plantings. Irrigation systems offer state-of-the-art delivery of water to plantings in the most conserving manner available. Care shall be taken not to excessively irrigate existing plant materials or create overly wet ground conditions that might result in root rot. Proper drainage must be provided.



All watering systems shall consist of piped water lines and an appropriate number of sprinklers and/or other outlets to ensure adequate coverage. All sprinkler systems shall have an automatic controller and shall be subject to approval by the SPDRC.

Detailed irrigation plans shall be provided to the SPDRC showing methods of irrigating new ornamental plantings, revegetated areas and existing natural vegetation. Care shall be taken to preserve existing vegetation where reasonable to reduce the amount of irrigation necessary.

#### 5. Soil Amendments

All backfill for planting shall be improved. Soil amendments shall be added as necessary to improve the moisture retaining capability of the soil. Nutrients and fertilizer shall be added to new plantings and revegetation efforts in order to enhance soil quality and ensure plant growth.

In conjunction with proper irrigation measures, programs for controlled fertilization of plant materials shall be undertaken.

#### 6. Maintenance

Homeowners shall maintain a defensible space around their individual property and home for urban fire safety. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include but not be limited to:

- Cultivation of planting beds on a regular basis,
- Scheduled mowing of lawn areas,
- Regular pruning and fertilization,
- Insect, disease, and pest control,
- Leaf removal, and
- Maintenance of irrigation controllers and repair of system components as needed to maintain good working conditions.

#### 7. Landscaped Area Requirements

All disturbed site areas not covered by impervious surfaces shall be either landscaped or revegetated. A recommended plant list is set forth in Appendix A.

## IV. ARCHITECTURE

### A. General Characteristics

One of the objectives of Sun Peak is to provide a residential enclave with associated lodge and office uses within the rural mountain setting that reflects the history, native environment and natural forms of the area. Consequently, architectural designs will be encouraged that are an outgrowth of the best of local historical styles and that utilize a palette of construction materials indigenous to the region. Styles shall reflect the local environment (mountains, streams, trees) and life- style (outdoor activities and recreational pursuits, such as skiing, hiking, biking, fishing, water sports, nature walks). The intent is to create a quality product reflective of a mountain environment rather than of high density, urban slickness.

Architectural styles that are uniquely American are also appropriate for Sun Peak, however; any extremes of design shall be avoided. Styles shall fit the project use and function. The overall desire to create a cohesive community that blends and enhances the natural setting shall be the guiding force behind any design decisions.

### B. Specific Structural Considerations

#### 1. Building Scale and Massing

In keeping with the aesthetic goals of Sun Peak, building scale and massing shall harmonize with the natural environment. Building length shall not exceed 30 feet in one direction without a change in one or more of the following elements: direction, roof alignment, wall offset (2 feet or more) or elevation. Building height shall not exceed two full stories or 32 feet measured from the peak of the building to the natural grade below the peak, unless otherwise noted in any CC&R's applicable to a neighborhood.

#### 2. Exterior Spaces Adjacent to Buildings

Building masses and surfaces shall be planned to allow solar access and minimize interference with natural sun patterns, as well as recognizing existing buildings that surround the area. Designs shall consider:

- Land features, shadows cast from buildings and landscaping;
- Reflectivity of material color and surfaces;
- Large paved areas capable of absorbing the sun's radiation and creating undesirable "hot spots" during the summer;
- Direction of cooling breezes;
- Landscaped and grassy areas reflecting the sun's radiation, capable of moderating climatic effects;
- Snow storage;
- With these considerations in mind, designs can enhance exterior play and work areas.

#### 3. Roofs

##### *a.) Roof Shape and Ridge Alignment*

Roof Shape is a predominant element for organizing building massing and relating buildings to their surroundings. Roof shape also becomes an important element to establish or convey a predominant style, but roofs must be considered very carefully to prevent the roofscape from dominating the architecture of the project. Roof designs

shall be functional and provide visual order to buildings and building masses. A single roof shape shall dominate building masses to provide harmony. Roof ridge alignments shall enhance the visual impact of the primary structure and other buildings on the site.

The following roof shapes are encouraged:

- Gable
- Full Hip

Flat and shed roofs are allowed as ancillary or secondary roofs. The extent of flat or shed roofs on any given project shall be established at the discretion of the SPDRC. In no case shall flat or shed roofs exceed 30% of the overall roof planes.

Not permitted are:

- Gambrel;
- Mansard and False Mansard;
- Curvilinear and domed;
- A-Frames; and
- Quonset roofs.



#### *b) Roof Slope*

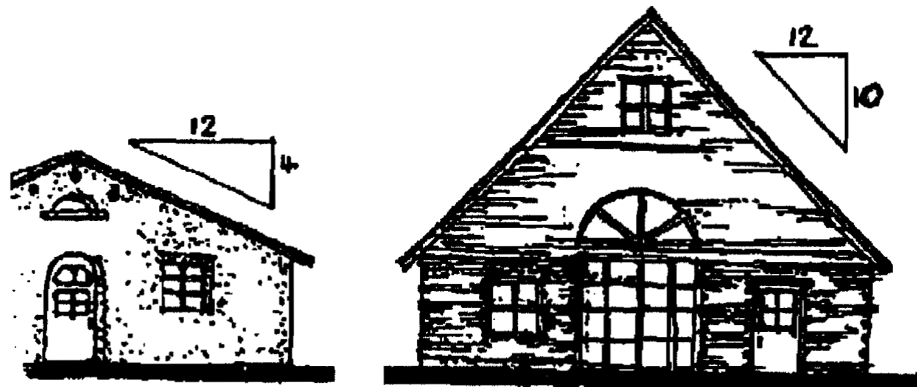
Roof slope is a major force in establishing the roofs shape and subsequent impact.

Slope is also an important functional element in shedding rain, snow and ice.

Slope range considered acceptable for buildings in Sun Peak are between 4/12 and 10/12. Lesser slopes will be discouraged. Roofs shall truncate above the ground and roofs on both sides of a ridge shall be the same slope, but not necessarily the same length. Naturally, building codes must be met regarding the distance from the roof eave to finish grade.

Roof overhangs shall be encouraged as extensions to protect walls, to protect and cover pedestrian traffic below, and to direct snow, water and ice shedding to desired locations. Roofs shall not be designed to shed ice and snow onto adjacent properties, walkways, paved areas, or driveways.

Roof flashings, trim, drip edge, cants, crickets and counter flashings shall be in harmony both in color and material with the roof surfacing and can be aluminum or steel with baked finish or copper. All overhangs must be 24 inches measured by the length of the soffit.



### *c) Roof Surfacing Material*

Careful consideration shall be given to selection of roofing materials. Color and textures are major elements in successfully blending buildings to the natural setting. The goal is to select roofing materials that are in harmony with nature and function to combat local weather conditions. Materials to be used are:

- Copper and Zinc, which can be used without additional finish coatings;
- Aluminum or steel, which must be coated in an approved color;
- Concrete or slate tiles of an approved color and shape;
- Architectural grade asphalt composition shingles shakes that are 3 ply, 3/8" thick, life-time warranted;
- Composite shakes and shingles which resemble cedar.
- Cor-Ten Steel.

### *d) Roof Appurtenances*

Roof appurtenances shall be integral parts of the architecture of the building. Clerestories, dormers and sky- lights create interest and add interior light, but they shall also integrate with the overall exterior design. Placement of the roof is crucial in creating a pleasant effect.

Dormers generally shall be gable, shed, hip or derivate types. Non-functional roof ornamentation should be avoided.

Snow fences, diverters, gutters, downspouts and similar accessories if used shall be designed within the total roof-scape. Mechanical, electrical and roof access equipment, vents and antenna shall be integrated into the roof or dormer design and not be visible from public view. Ridge ventilators are acceptable. Skylights, solar collectors, photovoltaic panels and clerestories shall be designed as masses at angles relating to the primary roof, not as applied forms.

Solar Panels and Satellite Dishes will be permitted only with the consent of the SPDRC, and if permitted are subject to the following requirements:

- All solar panels must be a dark color such as black, gray, charcoal to closely match the roof material and appear non-obtrusive.
- Solar must be of the least reflective material available.
- Panels shall have minimum spacing between them.
- No panels shall be elevated above the roof plane with angle brackets or similar features all solar panels and associated hardware must be mounted flush to the roof.
- All piping, wiring, and color devices on the roof plane must be hidden or minimally visible. All conduit and wiring leading from the ground plane to the solar panels must be concealed along an inside corner and or painted to match the structure's siding
- Satellite dishes should be located out of view of the street and with respect to surrounding neighbors is possible.
- Satellite dishes larger than 36" are not allowed.

In general chimneys of masonry and stucco are encouraged. Chimney materials shall be similar to major exterior finish materials used on the home. Back draft and spark arrestors shall be considered in chimney designs. Exposed

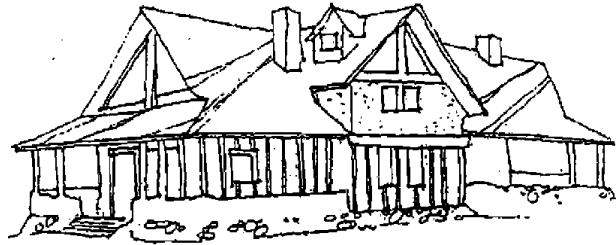
flues and vents for gas-operated fireplaces or other equipment such as furnaces should be hidden from primary view and painted to blend with the nearest building material. All flues six inches in diameter or greater shall be enclosed with chimneys.

#### 4. Wall Surfaces

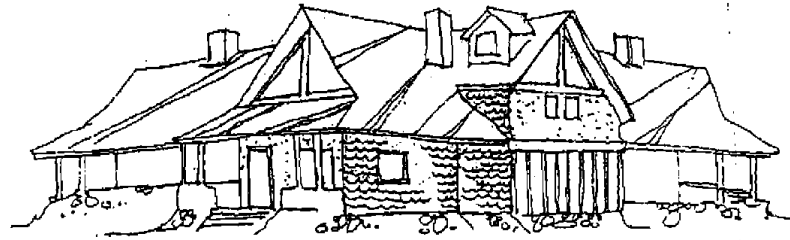
##### *a) Lower Surfaces*

Lower wall surfaces shall be built of or finished with a hard surface durable material for wall protection from climatic conditions and to provide an aesthetic base to the architecture. The following materials are required, as approved by the SPDRC:

- Stucco, plaster and stucco-like materials;
- Natural stone masonry. Natural stone is required if a stone material is used.
- Board Formed Concrete as a secondary material
- Brick used in specific situations that are approved by the SPDRC.
- Natural wood siding
- Non-reflective Steel Panels



ACCEPTABLE



UNACCEPTABLE

Any exposed concrete other than board formed must be finished with paint, stucco or plaster. If available in sufficient quality and quantity, use of local stone shall be given priority.

##### *b) Upper Surfaces*

- Approved materials include:
- Natural wood siding
- Wood shingles
- Stucco finishes
- Composite siding materials and
- Natural stone masonry
- COR-Ten steel; or non-reflective steel panels
- Walls shall be limited to a maximum of three different materials from the above list. Those three materials will be subject to review for compatibility and approval by the SPDRC.

### *c) Color Palette*

In general, high-keyed, warm earth toned colors are encouraged for large field applications, use of low-keyed dark colors shall be reserved for trim, accents, and applied features. The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or manmade. Accent colors shall integrate with the overall color scheme and form of the building. Accent colors on wall surfaces can enliven or detract from the building and discrete use of such colors is encouraged. No bright colors will be allowed. All exterior colors and materials must be approved by the SPDRC

## 5. Wall Openings

Openings in walls (doors and windows) shall reinforce and strengthen the appearance of the wall and be integral with the function of the building.

The exterior finishes of windows and doors shall be of wood, vinyl or anodized aluminum finish. All new windows must match existing windows.

## 6. Garage Doors and Front Facades

A two-car minimum garage is required and four car maximum is permitted unless otherwise approved by the SPDRC. No more than three door openings shall face the front/street right of way. Garage door materials shall include wood, metal, glass, steel and fiberglass, as approved by the SPDRC. No materials shall be reflective. Garage door colors should be applied to blend with trim colors and other finishes of the home. Accent colors may be considered by the SPDRC. Garage doors shall not dominate the front view of the home.

## 7. Wall Appurtenances

Wall decorations, shutters, bay windows, flower boxes, balconies and other wall appurtenances shall be simple, functional and well-integrated with the total design.

## 8. Square Footage Allowed

The square footages allowed for most properties in Sun Peak are called out in the CC&R's. In some subdivisions the underground square footages are excluded or partially excluded from the living space square footage allowed for a home. If this is the case, the calculation for the basement wall surface area below grade is obtained by multiplying the length of each basement wall by the height of the wall to get the total square footage for the surface area of the basement. In Mahogany Hills, 80% of all exterior basement wall surface area must be below final grade in order for it to be excluded from the square footage calculations. In Cedar Draw and Cedar Draw Estates, the portion of the basement or walkout basement exterior walls above ground equate to that portion of the overall basement floor square footage which will be counted as floor area. However, 20% of exterior basement wall exposure is allowed before this rule applies, (i.e. with 20% or less exposed – no basement square footage counts as floor area; with 21% exposed – 21% of basement counts as floor area; with 50% exposed – 50% of basement counts as floor space; etc.).

## 9. Decks

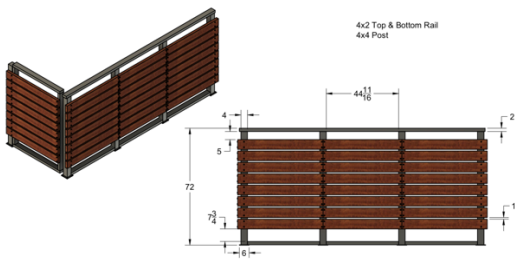
Approved decking materials are natural and composite wood. The underside of any deck visible from the street or any adjacent property must either be finished with vertical lattice, soffit, or painted or stained to match the house. Approved railing materials include wood, metal, glass or natural stone.

## 10. Other

### *Special Supplement for the Willow Draw Cottage homes.*

Privacy Screen: The SPDRC worked closely with Summit County to develop a concept that would provide for screening of various items such as yard equipment, ladders, garbage cans, recycling containers, etc. The Design must meet the following design criteria and final approval must be obtained from the SPDRC.

1. Structure will not be wider than 48" and will not exceed 72" in height.
2. Structure must be attached to the house and consist of material colors that complement the home.
3. Structure cannot be covered.
4. Vertical or horizontal wood slats are preferred, as detailed in the drawing.



## V. REVIEW AND APPROVAL PROCESS

### A. Single Family Residence

Outlined below are the steps in the process to obtain Single Family Residence design review and approval for Sun Peak. CC&R's, Design Review Guidelines, documents, checklists and forms are located on the Sunpeak.org web- site for review and submittal.

- Obtain copies of Guidelines and Restrictive Covenants.
- Obtain a copy of the topography and boundary of lotUse these documents in preparing initial concepts.
- Prepare and review initial concept sketches with SPDRC. An electronic file should be provided.
- Incorporate review comments in preparation of schematic drawings.
- Review schematic drawings with SPDRC.Provide the appropriate design review fee to the SPDRC
- Prepare and review final construction drawings including landscape plan, materials and color table, checklist, and a color board with the SPDRC
- Submit final construction drawings to Summit County Building Department for plan review.
- Obtain a building permit from Summit County after SPDRC review and approval. Provide the appropriate construction deposit and insurance requirements to the Sun Peak HOA
- Begin tree removal and site preparation upon approval of the SPDRC and Summit County Building Department.

The Sun Peak Design Review Committee will consist of three (3) persons who shall be appointed (not elected) by the Board.

The SPDRC will meet once monthly or as otherwise designated, to review development proposals and plans in order to ensure at an early stage in the project design development that all proposals are in substantial compliance with requirements set forth by the Sun Peak Architectural Guidelines.

Submittal packages shall contain the following documentation:

- Location map
- Existing conditions map at a scale of 1" = 50' including survey location of evergreens and large deciduous trees, rock formations, drainages.
- Site plan with utility locations at a minimum scale of 1" = 50' (prefer 1" = 20')
- Grading plan with 2-foot contour intervals at a scale of 1" = 50' showing limits of disturbance and erosion control
- Landscape plan at a scale of 1" = 20'
- Architectural plans including:
  - Floor plans, Elevations and Structural designs
  - Colors and Materials,
  - Cross-section drawings (2)



## B. Construction Practices To Be Followed:

- B.1 OSHA Compliance. Owners and Contractors are solely responsible for compliance with all applicable Occupational Safety and Health Act regulations.
- B.2 Construction Site Plan. A construction site plan must be prepared and approved by the SPDRC that shows construction access, street parking and sanitary facilities. Parking shall occur on one side of the road only and shall occur only during Summit County permitted times. No Street Parking is allowed on Summit County Public roads from November 15-May 1st, per Summit County Ordinance #346.
- B.3 Trash Receptacles and Debris Removal. At the end of each day, all trash and debris shall be cleaned up and deposited in an approved trash container. Trash containers must be emptied on a timely basis to reduce overflow of refuse. During Construction, the site must be kept neat and shall be properly managed to assure it does not become an eyesore or nuisance. Dirt from the site must be promptly removed from roads.
- B.4 Standard construction hours, specific to Summit County rules and regulations should be closely adhered to; Contractors are responsible for controlling noise from the construction site. No Jake Brakes are allowed in Sun Peak and are subject to the Summit County Noise Ordinance.
- B.5 Summit County Storm Water and Erosion Control Ordinance #519 must be strictly adhered to.
- B.6 Daily Operation. Daily working hours for each construction site shall be no earlier than 7 am and no later than 5 pm, Monday through Friday. Hours of construction for Saturday shall be no earlier 8:00 am and no later than 5 pm.
- B.7 Construction Insurance Requirements. Insurance shall be evidenced in the form of a valid Certificate of Insurance(COI) listing the Sun Peak Master Homeowner's Association and the Sun Peak Design Review Committee as additional insured. The insurance must provide coverage not less than the applicable limits of coverage related to the comprehensive general liability and workmen's compensation. The minimum limits shall not be less than \$1,000,000 each for general liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The COI shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

## C. Variances

Based upon investigation and research by the property owner and/or his consultant, the SPDRC will entertain variances to the stipulations contained in these guidelines. All requests for variances must be accompanied by documentation and details of proposed designs. All variances must be approved in writing.

## D. Amendments

Amendments to this document will be considered by the Board of Trustees for the Master Association, and will become part of this document following review and approval by seventy- five percent of the Board of Trustees for the Master Association and in accordance with the Associations governing documents and applicable Utah law. All requests for Amendments to this document must be submitted in writing to the SPDRC and shall be accompanied by any necessary documentation.

## APPENDIX A

### A. Recommended Plant List

Trees, both evergreen and deciduous, are generally the most difficult plants to grow in the Sun Peak area. The combination of winter sun, exposure to winter winds, cold temperatures, extreme fluctuations in daytime high to nighttime low temperatures, and short growing season combine to create a challenging environment for trees. When selecting trees, consider the species which grow naturally on sites with similar slope aspect, soils and moisture conditions. As with any plant, select the right location, picking the plant for the right place instead of vice-versa and considering the size of the plant at maturity. Also, consider the maintenance requirements of plants when selecting and spacing materials.

Deciduous Trees	Evergreen Trees	Shrubs
Acer campestre Hedge maple Acer ginnala Amur maple Acer glabrum Rocky Mountain maple Acer gradidentajum Bigtooth maple Alnus sp. Alder Betula nigra River birch Malus sp. Crabapple Populus tremuloides Quaking aspen Prunus Maackii Amur chokecherry Prunus virginiana Chokecherry Quercus Gambellii Gambel Oak Salix ridgida Yellow willow Salix umbraculifer Globe willow	Abies concolor White fir Picea engelmannii Engelmann spruce Picea pungens Colorado green spruce Picea pungens glauca Colorado blue spruce  <b>Ground Cover</b> Aegopodium sp. Bishops weed Antennaria rosea Pink pussy toes Arctostaphylos uva ursi Kinnickinnick Arrenisia fridgida Fringed sagebrush Asperula odorata Sweet woodruff Fragaria vesca Wild strawberry Lysimachia nummularia Creeping jenny Sedum sp. Mahonia repens Creeping Oregon grape	Amelanchier alnifolia Saskatoo serviceberry Artemesia tridentate Sagebrush Cercocarpus ledifolius Mountain Mahogany Cercocarpus montanus Red osier dogwood Cornus stolonifera Yellow twig dogwood Cornus stolonifera flaveramea Winged euonymus (dwarf) Euonymus alatus (compacta) Junipers Juniperus sp. Compact Oregon grape Mahonia aquifolium (compacta) Mountain lover Pachistima myriritis Swiss mountain pine Pinus mugo (mughus) Dwarf mugo pine Potentilla sp. Shrubby cinquefoil Purshia tridentate Antelope bitterbrush Rhus glabra Smooth sumac Rhus triloba Squawbush Rhus typhina Staghorn sumac

