

**ENTRADA
AT SNOW CANYON**

**PROPERTY DEVELOPMENT
GUIDELINES**

**Fifth Revision (5.7)
May 20, 2014**

**A
MASTER PLANNED
GOLF
COMMUNITY**

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INTRODUCTION

Entrada at Snow Canyon is a master planned, golf course community. Specific and detailed standards for the development of streets, trails, recreational facilities, and residential and commercial developments have been established to maintain the high standards of the project. The Entrada Property Development Guidelines (hereinafter the "Guidelines") defines and discusses these standards. The Guidelines will help ensure quality and design continuity within Entrada at Snow Canyon. Entrada's philosophy will provide a visually appealing living environment, promote economic viability, preserve land values, and encourage a community atmosphere. It is each property owner's responsibility to review these guidelines. Ignorance is not an acceptable excuse for remediation of un-authorized modifications to a property. Capitalized words and terms are defined in Appendix A to these Guidelines.

A. ADMINISTRATION

A homeowners association, the Entrada Property Owners Association (herein "EPOA"), has been established to administer day-to-day community affairs. A recorded Declaration of Covenants, Conditions, and Restrictions (hereinafter the "CC&R's" or "Declaration") and duly adopted by-laws set the legal aspects of the community, including powers and procedures of EPOA. The Master Plan has been prepared as a guide for present and future development of Entrada at Snow Canyon.

The CC&R's empower EPOA to administer and control all developments within Entrada at Snow Canyon. EPOA performs these duties via Entrada Design Review Committee (hereinafter "EDRC"). Section 13 of the Declaration lists the powers and duties of EDRC, and Section 14 describes the design review procedures. These Guidelines will assist in interpreting, applying, supplementing, and implementing the provisions of the Declaration pertaining to the design of lots, buildings and other improvements. **The EPOA requires that property owners familiarize themselves with these documents prior to beginning any design of a new home, remodel, addition, or landscape modification. Any exterior modification of the site shall be subject to EDRC review.**

Development of any subdivided properties within Entrada at Snow Canyon is subject to approval by EDRC. Said approval shall be received prior to commencement of any improvements. The design criteria contained herein apply to all developments within Entrada at Snow Canyon. Although the current document lists design criteria for Custom Homes and Patio Homes, additional criteria for various types of developments will be established and adopted by EPOA during the course of build-out of the entire community.

EPOA may amend or augment the Guidelines to meet site specific, temporal, or functional requirements of any project, consistent with the basic objectives of Entrada at Snow Canyon. As various issues surface during the process of development and better solutions become available, EDRC may propose amendments to the Guidelines and present them to the Board of Trustees of EPOA for review and adoption. A copy of these Guidelines, as

from time to time adopted, amended or repealed, shall be maintained in the office of EPOA. **Understanding the latest changes to the Guidelines is the responsibility of each property owner for maintaining awareness. Fees and Permits will be assessed at current rates at the time of application or infraction which may differ from those acknowledged at the time of signing the Owner Contractor EPOA Agreement.**

The design criteria in the Guidelines may vary from the standards set by the City of St. George (the “City”). In case of discrepancy, the stricter of the two regulations shall apply. Requests for exceptions or variances to the laws, regulations, and standards of the City shall be presented to the appropriate agency of the City by the property owner according to the established procedures of the City. However, EDRC must approve the waiver or exception before such request is made to the City.

These Guidelines call for higher standards in design and construction and are much more specific and limiting than those found in typical developments. These Guidelines set goals, policies and regulations encompassing all aspects of development, including site planning, architecture and landscaping. Standards are set for building type, height and setbacks; construction material, color and texture; and landscaping. Standards are also set for signage, lighting, and other accessory uses.

The Entrada Guidelines for energy conservation are noteworthy and include the following: requiring the use of xeriscape, drip irrigation, and minimal usage of spray irrigation. It is appropriate for our community to set the standard in St. George by aggressively promoting the use of energy-saving practices in new construction as well as remodeling projects. To accomplish this, the EDRC will strongly suggest techniques, materials and practices in new home construction that will ensure a higher level of energy efficiency. These will include but are not limited to higher rated wall and ceiling insulation, foundation insulation, air sealing, duct sealing, at least SEER 15 HVAC condensers, 95% Furnace efficiencies, ground source heat pumps, solar energy, window and door performance specifications, low-e window coatings, compact fluorescent or LED lighting among others. All houses shall target the St. George goal of a Home Energy Rating (HERS) of 73 or lower.

All homeowners are encouraged to consult with their design professionals on energy upgrades currently available. It is strongly suggested that every homeowner access the National Association of Home Builders web site (<http://www.NAHBgreen.org>) with their design team and “score” their project, thereby initiating a dialog on green design options.

Upon approval from EDRC and prior to beginning construction, the owner must obtain appropriate approvals from the City required for a building permit. Approval by EDRC does not take the place of the required application and approval of permits by the City.

The Declaration contains legal restrictions regulating the construction and maintenance of improvements within Entrada at Snow Canyon and is enforceable in a court of law. The Declaration and Guidelines are subject to interpretation by EPOA and by EDRC.

B. MASTER PLAN

Entrada at Snow Canyon encompasses a total land area of 791 acres. Approximately 824 residential units are planned to be built within the residential area which is within the city of St. George. In addition to the privately owned Entrada at Snow Canyon golf course, the community also plans to develop commercial and recreational areas. The Master Plan was revised and approved by the City in May of 2005.

The Master Plan designates generalized land uses and their locations. However, it is not and need not be specific as to the detailed street or Lot layouts or type of structures. Similarly, neither the number of units nor the type of units shall be specified for each particular site as long as the total number of units does not exceed that which is approved under current or amended zoning.

The project developer may, from time to time, add land and additional units to the current limits of Entrada at Snow Canyon.

SITE PLANNING ISSUES

A. RESIDENTIAL NEIGHBORHOOD DEVELOPMENT TYPES

The goal of Entrada at Snow Canyon is to build a coherent community with a mix of housing types. Following are the residential and community building types that will be permitted in the Entrada at Snow Canyon community:

1. Custom Homes (Anasazi Hills, Chaco Bench, Chaco West and Kachina Cliffs). No more than one residence shall be constructed upon any Lot. A single residence may be constructed upon two or more Lots (Compound Lot). Fees and assessments however, shall be based on the original number of lots. In such cases, EDRC shall evaluate existing conditions and reestablish the building envelope, buildable area and other controls on a case by case basis. A single residence may be composed of primary and accessory structures such as a casita, detached garage, a pool house, etc. The size of the accessory structure may not exceed twenty percent of the living area of the main structure. Subject to City approval, main and secondary residential units may be constructed on a Compound Lot so designated on a plat. Any deviation from the “Final Approved Plan” will require additional EDRC approval.

2. Patio Homes (Anasazi Ridge, Kachina Springs, Inns, Paiute Springs, Shinava Plateau and Toroweap). Patio homes include single family detached patio homes and attached units. Multi-family attached units such as townhouses, duplexes, and four-plexes may be permitted in designated areas of the community. These developments shall follow building setbacks, roof tile colors, guest parking ratio and such standards as specified in the Guidelines. Any deviation from the “Standard Approved Model” will require additional EDRC approval.

3. **Community Buildings and Improvements.** Community structures such as pool houses, recreation centers, golf course related building and clubhouses, including those belonging to the club, shall adhere to architectural guidelines and EDRC approvals.

B. CUSTOM HOME BUILDING ENVELOPE

The Entrada at Snow Canyon development philosophy mandates that property improvements preserve the essence of the existing natural environment, topography and vegetation. Therefore, Entrada at Snow Canyon uses the Building Envelope concept for custom home neighborhoods. The envelopes define 1) the vertical and horizontal extent of a site improvement, and 2) the maximum buildable area. The envelope shall be based on the natural features of the lot.

Each neighborhood shall have a Development Control Map (see Exhibit 1) which shall provide the above information. The developer of a residential subdivision shall submit its plans to EDRC for approval of these limits. The Development Control Map shall also indicate finish floor elevations and number of stories permitted on each site.

1. **Extent of Site Improvement.** Upon specific approval from EDRC, a pool, spa, patio and/or lawn may be built outside of the Building Envelope. Such approval shall be on case by case basis. Existing terrain and natural vegetation along property lines shall be maintained to the extent possible. Disturbed areas shall be replanted and returned to their natural form. All Custom Home lots shall have a temporary construction fence, erected at the beginning of construction, in accordance with the approved plan. Movement of the fence will require approval by the EDRC. It shall not be removed until beginning of landscaping installation. No construction activity, including the storage of material, shall take place outside of the construction fence.

2. **Building Setback and Encroachment.** In custom home neighborhoods, the building setback line shall be the same as the building envelope line. (See Exhibit 1: Lot Improvement Criteria.) Except for the architectural projections listed in this section, and encroachments approved by EDRC through the Design Review process, no part of the structure may extend into the required building setbacks. The following architectural projections may encroach into the required setbacks:

- Roof overhangs, patio covers, eaves and fascia: Maximum of four feet (4').
- Posts and columns: Maximum of two feet (2').
- Exterior stairs: Maximum of three and one-half feet (3'6").
- Wrought iron pool fence: In the rear yard only, up to five feet (5') from the property line.
- HVAC and pool equipment enclosures: Maximum of six feet (6').
- Window wells for basements: Maximum of six feet (6').

3. **Building Footprint.** The maximum building size is established for each building site in the form of a Building Footprint. This limitation is documented as “FP” on the Lot Plats for each neighborhood. A minimum footprint is established for each neighborhood in order to maintain a balance between them. Those limitations are listed in a later section (Architectural Design Standards). See appendix ‘A’ for definition of Building Footprint.

C. PATIO HOME BUILDING PAD

The developer of a residential subdivision shall submit its plans to EDRC for approval of the Building Pads and elevations. The finish floor elevations (FFE) shall be a maximum of twelve inches (12”) above the pad elevation.

1. **Extent of Site Improvement.** Upon specific approval from EDRC, a pool, spa, patio and/or lawn may be built outside of the Building Pad within the Limited Common area. Such approval shall be on case by case basis.

2. **Building Setback and Encroachment.** In Patio home neighborhoods, the building setback line shall be the same as the building pad line. Except for the architectural projections listed in this section and encroachments approved by EDRC through the Design Review process, no part of the structure may extend into the required building setbacks. The following architectural projections may encroach into the required setbacks:

- The Patio home Pad, as defined on the recorded plat, is the setback for the lot.
- Rear Roof overhangs: maximum of 4’. All other overhangs, eaves and fascia: maximum of eighteen inches (18”). (Posts and columns: Outside of the pad are not allowed).
- Fences, as approved by EDRC.
- HVAC and pool equipment enclosures: Maximum of six feet (6’).
- Window wells for basements: maximum of four feet (4’).

3. **Building Pad.** The Maximum building size is established for each building site in the form of a Building Pad. A minimum footprint is established for each neighborhood in order to maintain a balance between them. Those limitations are listed in a later section (Architectural Design Standards).

4. **Toroweap subdivision specific design guidelines.** In the Toroweap sub-division, the yard areas to the front (street) side of the building pad and side of the building pad are limited Common Area. However, the area to the back of the building pad is Common Area. To provide continuity within the landscape plan for the residence and to ensure proper screening of private areas, a Toroweap property Owner shall be permitted to landscape the area to the rear of their building pad into the Common Area no more than fifteen (15) feet from the

building pad and their own adjacent limited Common Area and are otherwise subject to all other EDRC requirements.

Furthermore, Toroweap property owners shall be allowed to encroach into the Common Area no more than five (5) feet from the building pad for patio, barbeques, hot tub, fire pits, screening walls and other hardscape improvements provided that the hardscape improvements comply with all other EDRC requirements.

D. GRADING AND SITE DRAINAGE

The goal of Entrada at Snow Canyon is to preserve the natural topographical forms and features of the property. Therefore, no alteration of the existing topography shall be permitted on any custom home site unless it is determined by EDRC to be absolutely necessary. Homes and yard improvements shall be designed to nestle into the natural terrain rather than perch on it. Building and other improvements shall be terraced (multilevel) to achieve this goal. Site plan submittal must show existing and proposed topography (with 2 foot contour lines) for EDRC review. EDRC reserves the right to approve or disapprove proposed grading. **FLAT PAD GRADING SHALL BE LIMITED TO THE AREA UNDER THE STRUCTURE, PATIO AND CERTAIN YARD IMPROVEMENTS ONLY UPON PRIOR APPROVAL OF THE EDRC.** Natural drainage channel alignments and flows must be maintained and shown on the submitted plans.

In Patio home neighborhoods, mass grading may be necessary due to the nature of the development. In the grading design of such projects, general form of terrain shall be maintained. Appropriate grade transitions shall be provided between the natural and the man-made topography. Any slope steeper than a ratio of one to three shall be specifically reviewed and approved by EDRC.

Pre-established finished floor elevations (FFE) or pad grade may not be raised without EDRC approval. For a lot where the finished floor elevation was not pre-established, the finished floor elevation shall be the average grade of all envelope corners. The EDRC will review a cut & fill proposal on a case by case basis and approve it accordingly. Cut and fill slopes shall not be exposed but rather finished via a retaining wall of approved material or via an approved treatment. Maximum height of any retaining wall shall be four feet (4'). If multiple walls are needed then each subsequent wall shall be placed horizontally a minimum of four feet (4') from the previous wall. Retaining walls shall be finished with a material (such as stucco) or shall be constructed out of natural material such as lava or stone or other approved material. Retaining walls shall merge into natural land surrounding the site.

Site improvements such as driveways, fences, pools, and patios shall be designed to fit existing topography in order to minimize grading. Yards may have to be multi-level to meet this requirement. Surface drainage shall not drain to an adjacent Lot or open space except as established by existing natural drainage pattern. Any redirection of existing drainage flow must first be approved by EDRC. Site drainage and related grading shall be done with minimum disruption to the existing Lot. No change shall be made in the existing drainage pattern that would adversely affect any other Lot or open space. If redirection is necessary, positive drainage must be created in a logical and natural manner. Avoid right angle diversions. Minimize soil erosion through the use of native rock and plant materials.

Concrete culverts are preferred over corrugated metal culverts. The interior of any culvert shall be painted up to a depth so that the unpainted material is not visible. The color shall match the existing ground. Any alteration to washes carrying significant drainage from storm or flood shall require special approval by EDRC. Where rip rap or other rock type of erosion control method is used, it should be naturally contoured. Apply a filter material--usually a synthetic cloth or a layer of gravel--before applying the riprap. This prevents the underlying soil from moving through the riprap. River run rock shall not be used as a rip rap material. Exposed materials shall be colored or top coated to blend with the surrounding chat.

Maintenance Considerations

Inspect riprap areas annually and after major storms. If riprap has been damaged, repair it promptly to prevent a progressive failure. If repairs are needed repeatedly at a location, evaluate the site to determine if the original design conditions have changed. Also, you might need to control weed and brush growth in some locations.

E. EASEMENTS

It is the owner's responsibility to confirm the location and purpose of all easements and the improvements within the easements. The owner or owner's design consultants should check with EDRC to determine restrictions relating to improvements constructed within easements. All recorded easements shall be shown on all design submittals.

1. **Access Easement.** Within each custom home residential Lot, a ten-foot (10') wide access easement exists parallel to the street right-of-way along all street frontages. The walking trail or sidewalk meanders within the street right-of-way and this access easement (See Exhibit 2: Access Easement).

2. **Utility Easement.** Each residential Lot is served with underground power, TV cable, telephone, sewer, gas and water lines. Such utility lines typically run in an easement within the street right-of-way. It is the responsibility of the owner or general contractor to confirm the location of these utilities within the easements. Utility locations should be confirmed in the field when a survey of the Lot is performed. Driveways over utility easements are permissible if done in accordance with the requirements of the utility company. The owner is responsible for removal and replacement of the improvements if the utility companies determine that access to the utilities is necessary.

All utility company pull boxes, transformers, and similar facilities have been set within the street right-of-way or easements created around each Lot. Future planting and grading must be designed to diminish their visual impact. EDRC will individually review all improvements planned for inclusion over easements held by utilities or public agencies as well as those held by the Entrada Property Owners Association. Easements that are located on residential Lots include, but are not limited to,

emergency access, water lines, irrigation lines, sewers, and storm drainage alignments. No permanent free standing power meters shall be allowed.

3. Trail Easement. The trail and sidewalk system in Entrada at Snow Canyon provides a continuous access from almost all residential Lots to the common recreation amenities, commercial areas, and other neighborhoods (see master plan). These walkways generally run within the street rights-of-way except for certain locations where they run through private properties. To preserve the existing topography and to provide public safety, the walkway may encroach into private property at certain locations. To accommodate such encroachment, a ten foot (10') wide access easement exists within each property.

4. Drainage Easement. The Entrada at Snow Canyon subdivisions are developed keeping the Lot grades in their natural state contrary to the typical practice of grading flat pads. Therefore the drainage in most of the cases will flow from a Lot or a street with higher elevation to a Lot with lower elevation. A blanket drainage easement thus exists on all Lots with lower elevation to allow for this drainage flow. A Lot owner by deed restriction thus agrees to receive and let flow such drainage through his/her property. In addition there may exist, a designated drainage easement on a Lot as a result of the overall drainage plan for the community. In certain cases EDRC may require a specific flow pattern to accommodate drainage flow based on surrounding conditions.

F. VEHICULAR PARKING AND DRIVEWAYS

To reduce the visual impact of vehicles, there are specific controls established in Entrada at Snow Canyon for on-site parking, driveways and garage location and design. Vehicles referred to herein shall include cars, vans, trucks, trailers, motor homes, motorbikes, dirt bikes, bicycles, boats and such (motorized or non-motorized). At least one-half (1/2) of a guest parking space per unit shall be provided in all neighborhoods. Driveways shall not qualify for this parking requirement. No on-street overnight parking is allowed in Entrada at Snow Canyon except in designated locations. Violators of parking regulations may be cited, warned and fined by the Entrada Property Owners Association.

1. On-site Parking Requirement. All vehicles (including golf carts) must be kept in garages at all times. A garage must be designed and built of a size large enough to accommodate storage of all vehicles intended to be kept on that site. Visitor parking shall be restricted to designated parking areas, screened portions of the driveway, or garages for the duration of their stay. For Custom Homes, on-site parking areas must be screened by the use of a screen fence and dense evergreen vegetation and by locating it in a less visible location on the site.

2. Garages. Garages for each residence shall be large enough to accommodate a minimum of two automobiles. For custom homes, any configuration requiring more than 4 single width or 2 double width garage doors shall require EDRC approval. For Patio homes, any variance from the standard home model requires EDRC approval,

3. Golf Cart Garages and Associated Driveways. All garages and driveways specifically designed for golf carts require EDRC approval.

4. Recreation Vehicle Parking. Small recreation vehicles, if to be stored on site, shall be kept within a garage where the garage door height does not exceed eight feet (8'). Large recreation vehicles such as motor homes or travel trailers shall not be stored within the community.

5. Driveways. Driveways shall be designed to intersect with the street at approximately 90-degree angles for safety, visibility and continuity. Driveways (in Custom Home Communities) shall be at least thirty feet (30') away from any street intersection. Single driveways shall be a maximum of eighteen feet (18') wide and may be flared up to 4' additional at the curb, while dual entry driveways shall be a maximum of twelve feet (12') wide at each entrance and may be flared up to four feet (4') additional at the curb. The driveway finish shall be of a material, color and texture in harmony with the existing grounds. Typical acceptable materials are a brick or concrete pavers, or colored concrete with stamped, salt finish or other texture. Driveways of other materials that are in harmony with the materials of the residence are also encouraged. Asphalt driveways for homes shall not be permitted. The large expanse of driveway shall be screened from general view by a berm, a screen wall or a courtyard wall, in addition to appropriate landscaping. (See Exhibit 3: Garage & Driveway design)

G. WALL/FENCE REQUIREMENTS

Wall/fences have a predominant effect on visual and social aspects of a neighborhood. Wall/fences create a continuous visual barrier and close off natural vistas. Entrada's goal is to create an open environment allowing nature to flow without being dominated or obstructed by man-made physical barriers. Wall/fences may be necessary for individual privacy, health, safety, and screening of unsightly elements. Several types of wall/fences, as defined and categorized here, shall therefore be permitted within Entrada at Snow Canyon. A typical Lot may have several types of walls/fencing, such as project wall/fencing, courtyard wall/fencing, privacy wall/fencing, screen wall/fencing, golf course wall/fencing and pool wall/fencing (See Exhibit 4 Wall/Fence). Design standards for these walls and fences, as enumerated herein, shall be adhered to in all neighborhoods. The height of a wall/fence as established in the following section is to be measured from the higher ground. A wall/fence may qualify for several wall/fence types due to its location and design. In such case EDRC shall determine maximum height.

1. Project Wall/Fencing. Project fencing runs along the perimeter of the entire community and along all public streets. This wall/fence defines the limits of Entrada at Snow Canyon and assists in the vehicular security of the area. The project wall/fence may be constructed by the community developer, an individual project developer, the golf course owner, or by an individual property owner. Design details defining material, texture, location and color of this wall/fence are established by the

Entrada Developers. Visually the project wall/fence shall meander along public street frontages and follow property lines along the other project boundary. The wall/fence shall be visually solid at locations where security is a prime concern and shall be open at important view corridors. Maximum height shall be six feet (6') at solid sections and four feet (4') at open sections. Maintenance responsibility for this wall/fence shall be shared between the Entrada Property Owners Association, the golf course owner and the individual property owner.

2. Courtyard Wall/Fencing. The function of a courtyard wall/fence is to create private outdoor areas such as an entry court. Courtyard wall/fences may be built out of stone, stucco masonry or decorative wrought iron. The courtyard wall/fence is an extension of the architecture of the home and therefore its texture and color shall be similar to the house exterior. Shadow lines, articulated cap detail, tile bands or other architectural treatments, to break the monotony, are promoted. Wide walls give a massive feeling and are preferred over thin walls; however, in no case shall the thickness of the wall/fence be less than six inches (6"). Use of slump block or "Energrid" is acceptable if it is finished with stucco. Courtyard wall/fences may be of a variable height with maximum height being four feet (4'). Porticos incorporated in the wall/fence design may be taller, the height of which shall be determined by the EDRC on a case by case basis. A wall/fence may be solid, open or a combination thereof. Wrought iron, glass and glass blocks are approved materials for use in an open wall/fence design. Open concrete block units (such as the one with "XX" opening) must be specifically approved by the EDRC on a case-by-case basis. Other materials may be permitted upon review by EDRC.

3. Privacy Wall/Fencing. The privacy wall/fence creates a shield for a bedroom or bathroom. Use of privacy fencing shall be limited to such areas. Design, material, color and texture criteria shall be the same as for courtyard fencing except that maximum height of a privacy wall/fence may be up to nine feet (9') subject to approval by EDRC.

4. Screen Wall/Fencing. Screen wall/fences must be installed to screen unsightly elements such as air conditioning, pool equipment and utility meters. All service areas such as storage of trash cans shall be behind a screen wall/fence. A maze type of layout is preferred for access to such service areas. A screen wall/fence may be used to shield on-site guest parking from general view. Screen wall/fences would generally occur along side yards. Design, material, color and texture criteria shall be the same as for the courtyard fencing, except that the maximum height may not exceed six feet (6'). Screen wall/fences must be solid in all areas.

5. Pool Wall/Fencing. Pool fencing is required by the City and must meet the zoning code. A pool wall/fence may be solid, open, or a combination thereof. If solid, the design, construction, material, color and texture criteria shall be the same as for the courtyard fencing and is subject to the prior approval of the EDRC. Height of wall/fence shall not exceed five feet (5') as measured from outside.

6. Wall/Fence Location and Encroachments. Courtyard and Privacy Wall/fences may extend beyond the building envelope by five feet (5'). Screen Wall/fences may extend beyond the building envelope by six feet (6'). Pool wall/fences may come as close as five feet (5') from property line. Pool wall/fence may come up to property line if adjacent lot owner agrees to place a deed restriction on his property stating that he/she will not place any wall/fence within ten (10') feet of the property line. The color of all wall/fences shall be as approved by EDRC.

H. GATES

Gates shall be unique and artistically designed. If design objects are present in the gate they shall be integrally designed, not topically applied. The design shall be in harmony with the architectural style of the main structure. Gates as referred to herein are for portico, courtyard, entry, service area access and such locations. Gates may be constructed of metal, wrought iron or heavy timber. Other material may be considered by EDRC on a case by case basis. Colors used for gates shall be muted and not primary. Electronic operators, if used, shall be concealed by screen walls. All gate designs shall be approved by the EDRC.

ARCHITECTURAL DESIGN STANDARDS

Architectural design standards are set which are consistent with the goals of the Entrada at Snow Canyon community to create a development that is in harmony with the Southern Utah desert. Specific standards will control building style, height, mass, scale, material and colors to enhance the desert environment.

A. STYLE

The architectural character of the buildings in Entrada at Snow Canyon must be indigenous and appropriate to the environmental and climatic conditions. Entrada at Snow Canyon has evolved its own unique architectural character which encompasses such styles as Southwestern, Pueblo, and Adobe. Contemporary southwest architecture styles may become compatible if detailed appropriately. Creative architectural styles which are nondescript or variations of the preceding styles are encouraged. Styles that are inappropriate for the natural desert environment shall not be permitted. Examples of these styles are Chateau, Colonial, French Country, Georgian, Gothic, Revival, Roman, Tuscan etc.

Elevation treatment, inclusive of materials, trim and detailing, must be consistent around the entire building. Gingerbread, plant-ons, or other false ornamentation shall not be used. Proper design consideration shall be given to design of the fascia as an architecturally integrated design element. Stone and/or veneer shall not be used as “wall paper”, but shall terminate at interior corners and shall complete an architectural feature or geometric shape.

B. MASS AND SCALE

Building mass and scale are crucial to the development of Entrada at Snow Canyon. The natural panorama must be considered in designing man-made improvements. The standards of Entrada's Guidelines are strict in this regard. Minimum and maximum building footprints are established in order to maintain harmony of building masses within a neighborhood. Specific building finished floor elevations and height are also set for each site for the same reason.

- 1. Minimum & Maximum Building Footprint.** Minimum building footprints for each neighborhood are listed here unless otherwise approved by the EDRC. The maximum building footprints (FP) and finished floor elevations (FFE) are documented in the Development Control Map. (See the building envelope section).

Minimum building footprints:

- Anasazi Hills custom homes 3,500 SF
- Anasazi Ridge attached homes 3,000 SF
- Chaco Bench custom homes 3,500 SF
- Chaco West homes 3,500 SF
- Kachina Cliffs custom homes 3,500 SF

- Kachina Springs patio homes 2,000 SF
- Paiute Springs patio homes 2,000 SF
- Sand Point condominiums 1,500 SF
- Shinava Ridge homes 2,000 SF
- The Escapes 2,000 SF

2. Basement. Typical basements, courtyard basements or grottos may be permitted, as long as they are within the Building Envelope. Walkout basements may be permitted only on those lots having a grade difference of more than ten feet within the building envelope. All walkout basement proposals require prior EDRC approval. See definition of different types of basements. Structures with any type of basement must meet the building height restrictions. Light wells for the basement must have 36" high guard rail. See Exhibit 5 Basements.

3. Maximum Height. (See Exhibits 5, 6, and 7 - Maximum Building Height.) In general, lots are restricted to a one-level construction. The maximum roof line height shall be fifteen feet (15'). Certain lots based on location, view corridors and topography, may be approved by the EDRC for multi-level construction -- exposed wall faces, excluding chimneys, taller than fifteen feet (15'), must be broken by architectural elements and softened through the use of materials and designs and may require at least a two foot (2') setback from the lower level. Such lots are so designated on the Development Control Map.

Height shall be measured from the finished floor. Finished floor elevations (FFE) for new subdivisions shall be pre-established by the developer. Finished floor elevations for lots sold without developer-established FFE shall be established by EDRC upon staking of envelope corners and grades by owner's surveyor. A house on a sloping terrain shall have stepped (terraced) levels. The average height of the building envelope will be the presumed FFE elevation, however since the terrain of Entrada at Snow Canyon is varied, and many lots have substantial topographical elevation variation within the site, measuring of height in the above manner may become impractical. For those lots, EDRC will exercise judgment in reviewing height proposals. Variance to height limit may be granted if EDRC feels that such variance is in the spirit of intent of the development. EDRC shall judge the FFE height requirement on a case by case basis.

Except for fireplace or vent chimneys and a certain portion of the pitched roof, the highest elevation of any element of the roof structure must not exceed that which is designated for that Lot nor exceed the maximum elevation specified for the Lot in the Development Control Map. Fireplace and other vents should be grouped and enclosing chimneys may protrude a maximum of twenty-four inches (24") (plus additional eighteen inches (18") for a chimney cap) through the height limitation. Forty percent (40%) of the roof area (see Exhibit 6), if designed with a pitched roof, may exceed the height limitation by two feet (2'), however such roof area shall be located generally in the middle of the structure and away from the exterior walls. Roof mounted elements such as skylights, screen walls and vents must be placed

within height limitations. EDRC may approve other projections on a case by case basis. Roofs of structures shall not be accessible for use or storage by the occupants without approval of the EDRC.

4. Building Mass. The three dimensional design of the building shall have a minimum of three masses. These masses shall be of varying size and heights as viewed from various angles. Larger buildings with footprints exceeding 5,000 square feet shall have more than three masses. Masses shall be separated, vertically and horizontally by appropriate distance. The composition of masses should be aesthetically pleasing. Masses shall not be equal in size. Balance in design should be achieved by combination of primary and secondary masses where the primary mass is substantially larger than the secondary masses.

C. MATERIAL AND COLOR

1. Materials. All exterior building materials shall be compatible with and complimentary to each other and to the overall design in style, texture, color, and character. The use of natural materials for exterior walls and floor finishes such as stone veneer, flag stone paving, etc., is highly encouraged. Wood, if used on the exterior of the buildings, should be of heavy dimensions to survive in the extreme climatic conditions. No exterior material or color shall be used that has a high gloss, glaring, or reflective (mirror) type of finish. Proposed materials must be approved by EDRC. For a list of approved building materials See Appendix C.

2. Colors. Color plays an important part in creating an aesthetic homogeneity in a neighborhood as well as in the community. Bright and primary colors tend to distract vision, versus subdued colors which tend to be soft and soothing to the eye. The light reflectance value (LRV) of the exterior colors shall be no higher than thirty-eight percent (38%). To carry through Entrada's goal of creating a community that does not overpower the natural desert, all improvements must be painted earth tones consistent with the building site and its visual surroundings. Exterior building colors shall be harmonious with the mountainous surrounding while colors of the hardscape shall be complimentary to the natural desert ground. The primary color of a home must be different than the adjoining home. A four foot (4') square area must be painted, with the proposed color on a suitable material that is moveable, for EDRC's approval prior to painting the entire building. Once approved, this four foot (4') sample shall be kept on site for comparison to the final work.

3. Hillside or Hilltop Ordinance. A number of Entrada lots sit significantly higher than surrounding lots or may be viewed outside of Entrada by neighborhoods in the western portion of St. George, Ivins and Santa Clara. These lots require special design considerations to those surrounding neighbors. Houses constructed on such lots as determined by the EDRC shall have special attention to exterior color, accent stone, tile reflectivity and light pollution. Only exterior colors will be approved that blend with the surrounding natural backdrop. No tile or stone accent surfaces shall

reflect sunlight contrary to this natural backdrop. All light fixtures both inside and out shall be concealed from direct view.

D. BUILDING ELEMENTS

1. Walls and Columns. Walls are a predominant element of a building design. Undulating surfaces shall be incorporated in elevations to avoid long flat masses. Horizontal elevations can be accentuated with reveals, bands, etc., features. Such elements of design will give a low profile to the building which is consistent with the goal of Entrada at Snow Canyon. Varying heights of walls break monotony in design and create interesting elevations. Materials and textures too are important in creating a certain feel for the structure.

Stucco is the most common building material in the southwest. Smooth and light sand finished stucco buildings look quite elegant and are acceptable contrary to coarse finishes such as "heavy lace," which shall not be permitted. Native stone walls tend to merge the building with the site and are preferred. Bricks are not an appropriate material for the preferred architectural style and therefore they are not permitted. Wood may be used as accent but not for siding of the entire structure. Elements that are visible from surrounding areas, such as an electrical service panel, shall be mounted flush into the wall and painted to match the building.

Columns are an important design element. Specifically the proportions of a column must be in balance with the architectural design. Columns which are too thin or too fat in proportion or are inappropriately detailed as to the base and capital design are not acceptable. Columns must have a minimum dimension of twelve inches (12") in diameter or width in both directions. A slenderness ratio of a column shall be a minimum of one to eight (1:8) meaning one foot thickness for eight foot height. Exposed wood posts shall be of at least an 8" x 8" construction.

2. Doors, Windows, and Shades. The design of an entry area in a building should be unique and complimentary to the style of architecture. Special consideration should be given to the entry door in terms of its artistic quality, design of the door, the hardware, material used and the finish (paint or stain). Doors and windows should be set deep into the wall to create shades and shadows in the elevations. All exterior doors shall be consistent with each other in details such as surrounds, jambs, sill or head, etc. Where vents are required for exterior (mechanical room) doors, full height louvers shall be used.

Windows must be proportionate to the wall mass and located in a proper order. The proportion of windows to the exterior surfaces will be carefully considered by EDRS at the time of plan review. Windows should be recessed into walls to create shades and shadows. Windows in walls facing streets must be recessed at least a minimum of five and one-half inches (5-1/2"). The style and material of the windows shall be consistent. The use of energy efficient windows is encouraged. Window frames shall blend or compliment adjacent materials. White window frames shall not be

permitted. Glazing must be Low “E” double insulated unless technical difficulty exists such as in an extra large opening with a butt glazed treatment. Canvas or similar type awnings shall not be permitted as the material tends to fade over time. Exterior sun shades are permitted with prior approval of the EDRC provided they are out of sight when stored and their colors aesthetically blend with the balance of the structure. Careful consideration should be used when choosing the color of interior window treatments. **All window treatments viewed by neighboring properties and the general public shall be colors that blend with the exterior palette of the house.**

3. Roof. Consistent with the goals of the community, the height restrictions at Entrada at Snow Canyon are prescribed to cause home designs with a low profile and predominantly with a flat roof. Pitched roofs shall be hipped. Maximum roof pitch shall be 3.5:12. Mansard roofs and/or other architectural roof elements, which are not an integral part of the structure, shall not be permitted.

The roofing material should be authentic and not simulated. Pitched roof materials shall be concrete or slate tile. All tiles shall be flat. Barrel tiles of any form (Villa, Spanish or ‘S’) are not permitted. Color of the Roofing material shall be harmonious with the structure and blend with adjacent natural surroundings. Surfaces shall not be reflective such as a glazed tile or of a primary or bright color such as red, white, black and/or blue. Roof tops must be painted in a same color as the home or a coordinated color that creates a minimum of contrast. Sand should be added to the paint to reduce glare.

Roof-mounted air-conditioning equipment shall not be permitted. Galvanized sheet metal work should be kept clean and simple with a minimum of exposed metal and shall be painted with the same color as the roof.

Roof gutters shall be constructed into the roof structure with down spouts being run within the walls. Exposed gutters, down spouts, or scuppers shall be permitted if accentuated as part of the architectural detailing.

Plumbing vents pipes and similar elements shall be ganged resulting in a minimum number of vents penetrating the roof. These elements should be located on the interior side of the roof (away from the street). They must be painted the same color as the roof. All pipe projections shall be encased in a chimney like structure or hidden behind parapets.

4. Garage and Porte-Cochere. Carports are not permitted as a means of parking in any neighborhood. Garages may be attached or detached from the main structure. Detached garages may be connected to the main home via a breezeway. Porte-cocheres and breezeways are permitted subject to EDRC's approval. Wherever possible, driveways shall not be designed to be the primary pedestrian access to the home.

Garage doors shall not dominate the front elevation. Side entry garages shall be required on all custom and patio homes unless physical constraints exist on the site. Ornamentation on garage doors is not allowed. Doors shall be recessed into the wall a minimum of eighteen inches (18''). The garage front shall be stepped if longer than twenty-six feet (26'). If more than four vehicles are to be stored, the balance of the vehicles shall be stored in tandem. Alternatively, separate garages physically located on opposite sides of the facade or in an "L" configuration may be constructed. Design of the door shall be consistent with the overall architecture of the house. Door color shall be consistent and complementary to the building. The use of copper and other materials is allowed providing the effect is not glaring. Doors shall be sectional. One-piece or single slab type garage doors shall not be permitted. Height of the garage door shall be a maximum of eight feet (8').

Garages must be insulated and have finished interiors. All garages must be equipped with automatic garage door openers. Partial garage conversion may be approved if adequate room is available for parking of the number of vehicles owned by the homeowner.

5. Fireplaces and Chimneys. Wood burning fireplaces shall not be permitted in Entrada at Snow Canyon as they pollute the environment. A chimney shall be no taller than twenty-four inches (24'') above the roof or within ten feet (10') of another structure. The Chimney flue must be concealed in a decorative enclosure which shall be no taller than eighteen inches (18''). The flue of a direct vent fireplace shall be concealed from general view via screen wall or landscaping. The chimney is a dominant element of architectural design and therefore shall be proportionate to and consistently detailed with the overall architectural design. Flue pipes shall be encased with a chimney enclosure of metal masonry and/or stucco, no taller than eighteen inches (18''). Fireplace walls shall run down to grade when located on an exterior wall.

6. Skylights. Skylights are an efficient means of bringing natural daylight into the interior of the home, however, at night, they tend to leak light. The total area of all skylights combined shall be restricted to three percent of the living area. Skylights must be integrally designed into the structure and follow height restrictions. Skylights shall not be seen from the street and should not be obtrusive. Placement, screening, and height of skylights shall be at the discretion of the EDRC. Glazing shall be tinted gray or bronze and shall not be clear or white. A skylight shall not be back lit. The skylight curb shall be painted or coated to match adjacent materials. Skylights may be installed only on the flat roofs. Shape of the skylight may only be like a pyramid, dome or parallel to the roof plane. Approval of shapes other than described above shall be at the discretion of EDRC.

7. Solar Equipment. Use of solar energy equipment is encouraged. However, the design and placement of the equipment shall be integrated with the architectural design of the structure. All solar equipment design and locations must be approved by the EDRC.

8. Mechanical Equipment. Ground source heat pumps are recommended. Forced air HVAC system with ground mounted condensers will be accepted. Condensers shall be screened by use of an EDRC approved screen wall/fence.

RECREATION AMENITIES

A. POOL AND SPA

Pools and spas shall be built on-site. Above ground pools shall not be permitted. Pool, spa and related decks may be built outside of the building envelope. Pool equipment and enclosure may be outside of the building envelope. (Refer to fencing section for distance to property line.) The Committee may require an adequate landscape buffer to screen a pool or spa from adjacent private or common properties. Pool/spa equipment and appurtenances shall be screened and located such that it is not visible from adjacent public and private properties. Exterior shower enclosures or related equipment shall be screened from adjacent properties. Inspection of the pool and/or spa location is required prior to excavation.

B. TENNIS AND SPORT COURTS

Tennis and sport courts shall be permitted only upon EDRC's determination that the proposed court will not have visual or noise impact on the neighborhood. Home sites planning to install such courts must have larger than one acre Lot. EDRC shall determine the appropriate location, setbacks, landscape buffer and such requirements on a site by site basis. EDRC may require that the court be sunk below grade to reduce aesthetic impact. Courts may not be lighted.

C. SPORTS & RECREATIONAL EQUIPMENT

Fixed sports and recreational equipment may be permanently installed on any structure or Lot provided that it shall be screened and located such that it is not visible from adjacent public and private properties and will not create a noise impact on the neighborhood. Moveable sports equipment may be used but must be stored out of sight when not in use.

D. SATELLITE DISHES AND ANTENNAE

A satellite dish may be installed on the ground or on a building when such a dish is completely screened from general view. The size of the satellite dish shall be limited to twenty-four inches (24") in diameter. The location of the dish and method of screening shall be approved by EDRC prior to installation. Dish shall be painted the same color as the home. Other types of antennas may be permitted on the roof if they are not visible from the street or general public view. Plans for location of dish must be submitted and approved by the EDRC.

SITE ACCESSORIES

A. *GENERAL LIGHTING*

Entrada's primary goal for lighting is to preserve the ambiance of the night time desert sky. Hence, exterior lighting shall be minimal and of a low intensity. Lighting is divided into two categories as referenced in these Guidelines: 1) General lighting (which is the lighting attached to buildings, poles, posts and fences); and 2) Landscape lighting (which is the lighting installed on the ground or trees). General lighting standards are listed in this section and the landscape lighting standards are listed in the Landscape Design Standards.

The primary function of general lighting is to provide light for normal use of premises and for public health and safety. General lighting shall be installed only in the areas that are primarily required for use on an every day basis and for the normal function of a home. Examples of this type of lighting include porch, patio, porte-cochere, and service area. General lighting shall not be in abundance. Light sources shall be localized, project downward only (sconces may project both upward and downward), be carefully placed and directed such that it will neither flood the adjacent areas nor will the source be visible from neighboring properties. As much as possible the lighting fixtures shall be recessed or physically integrated into the part of the structure it is on. Neither soffit, eave nor landscape lighting that washes the exterior of the house or a garage door shall be permitted. All surface mounted light fixtures must be approved by the EDRC.

For emergency purposes the lot identification element for custom homes shall be etched into or secured to an approved stone placed near the driveway entrance to the home. For emergency purposes, the lot identification element must be lighted so that the address numbers can be seen at night. Lighting shall be directed and pointed at the numbers. Lot identification lighting shall not be flood lights. All lot identification elements and lighting must be approved by the EDRC. No light shall be placed on top of any building or fences.

Security lights with motion detectors may be installed; however, they shall be on for no more than ten (10) minutes at a time. Security light sources shall not be visible from neighboring properties. Should they be found to be a nuisance, EPOA may ask that the lights be shut off permanently. Motion detectors shall be pointed in a manner such that the lights would not go on and off by motion of vegetation.

No lamp post type of lighting shall be permitted to light yards in any part of the property.

Incandescent lamps with a maximum of sixty-five (65) watts shall be permitted for all general lighting. Colored lighting shall not be permitted. No lighting shall be permitted outside of the Building Envelope except for the driveway, the entry walk and limited landscape lights.

Due to the potential to reduce electric consumption and pollution, Entrada encourages the usage of Compact Fluorescent Lamps (CFLs) and other efficient lighting. The Energy Star program labels CFLs that meet a set of standards for starting time, life expectancy, color,

and consistency of performance. Phosphor formulations have improved the color of the light emitted by CFLs such that the best 'soft white' CFLs available are subjectively similar in color to standard incandescent lamps. Only CFLs designated 'Soft White' are to be used. The spiral-type CFL may be used in sconces. The maximum permitted wattage of a sconce CFL is fourteen (14) watts. CFLs used in canister light fixtures must have the spiral element enclosed in a bulb-style component. The maximum permitted wattage of a canister CFL is 14 watts. CFLs must not protrude beyond the canister housing.

B. SIGNAGE

In order to maintain the residential character of the community, no permanent signs of any type such as security, professional services, architect, general contractor, subcontractors, financing institute, real estate, pool company, etc., are permitted on any residential sites in Entrada at Snow Canyon except for the following temporary signs. No signage shall be placed on the property for political propaganda or garage sale. All signs must be reviewed and approved by EDRC prior to installation.

1. Construction Signage. A construction information sign (temporary) must be placed on a property during the course of construction. The design, construction and colors must be as per standard design provided in these Guidelines (See Exhibit 8 - Construction Signage Criteria). A plan box shall be attached to this sign which must have a set of approved plans at all times. The following information is mandatory and must appear on such sign:

- Property identification by Lot number and street address;
- Owner's name and telephone number (optional);
- General contractor's name and telephone number;
- Name of real estate brokerage only (optional);
- Name of financial provider (optional).

No other information shall be added nor shall additional signs be attached to or suspended from the sign.

The sign shall be located parallel to and approximately ten feet (10') inward from the front property line. The construction sign shall not be lighted. The sign must be removed immediately upon receipt of a final building inspection from the City. Additional sign board/s may not be hung or mounted on the main sign.

2. Project Signage. Color of Sign can be any combination of Beige, Sage Green, Brown Mahogany, or Spanish Brown. All signs must be reviewed and approved by the Entrada Design Review Committee prior to installation. A single project sign shall be permitted for each subdivision.

C. FLAG POLES

Except for a flag pole for the display of the American flag, flag poles are not permitted in Entrada at Snow Canyon. Flag poles shall be mounted on a temporary basis. All flag poles shall be subject to EDRC's approval for placement, design, color and height. The top of the pole shall not be higher than twelve feet (12') above grade. The flag pole shall not be used as an antenna. No spotlight or other type of light directed at the flag or flag pole is permitted.

LANDSCAPE DESIGN GUIDELINES

Entrada's site is unique in character and offers a wide variety of desert vegetation. Improved grounds on home sites shall protect, nurture and enhance this vegetation. Existing vegetation is indigenous and appropriate to the Southern Utah desert environment. Developers and Owners shall ensure that developed areas will harmonize and blend with the existing natural environment rather than dominate the same. The objective of the landscape standards is to guide homeowners and builders in achieving this goal. Transplanting of lush greenery from other regions is not allowed.

A. BUILDING ENVELOPE TREATMENT

1. Building Envelope. In a tract development grass shall be permitted in the developed areas. In a custom home neighborhoods grass shall be permitted within the building envelope and within the fencing. In either case the total area of grass shall be limited to no more than fifty percent (50%) of the area that is available for softscape. In a custom home neighborhood, unless specifically approved by EDRC, No grass shall be planted outside of the Building Envelope or in the front yard. Landscaping material within the Building Envelope shall be those materials as listed in Appendix 'D' Entrada Approved Plant List. Plants used in private courtyards or patios, which are shielded from view of neighboring properties and general public, may be left to the discretion and personal taste of the homeowner with the exception that they shall be no taller than six feet (6') or no taller than the wall/fence or any structure around it. EDRC may allow variances to this requirement upon determination that the proposed design is in the spirit of these Guidelines.

2. Transitional Zone. The Transitional Zone encompasses that area which is immediately around the building envelope as well as adjacent to the developed elements outside of the building envelope such as driveway, entry walk and sidewalk. The extent of Transitional Zone may vary from five feet (5') to fifteen feet (15'). The existing landscaping within this zone shall be preserved and further enhanced by cleaning up the grounds, removing dead plants and adding new vegetation that is compatible with the existing palette of landscape material. This additional planting shall be done in a manner that imitates the natural growth pattern of plants and shall

not be in a regimental or formal pattern. Landscape Zones for custom & patio homes are shown in Exhibits 9-A & Exhibit 9-B respectively.

B. GENERAL REQUIREMENTS

Landscape plans must be prepared by a “licensed landscape architect” or an “EDRC approved professional landscape designer”.

Any portion of the Lot not used for buildings, patios, driveways or sidewalks shall be landscaped at the time improvements are made upon the Lot. All Lots shall be landscaped in accordance with these Guidelines and shall be provided with an automatic irrigation system.

Plants shall be selected such that they are of appropriate size and shape for the yard being designed and respect view corridors. Minimize planting of certain types of trees in narrow side yards to avoid the need for excessive continual pruning. Locate shade trees near the house for their cooling effects. Consider deciduous varieties on the south and west sides to allow access of the winter sun to the house and yard.

For weed control the use of plastic lining is not permitted. A fabric such as Mirascape by Mirafli or Geoscape may be considered by EDRC for weed control or erosion control.

C. LANDSCAPE MATERIALS

1. **Approved Plant List.** For water conservation, low water demand plant materials should be used. A variety of plants survive in this arid climate. A list of approved plants is included in Appendix ‘D’ Entrada Approved Plant List. These plants were carefully selected for their ability to blend with the natural desert, their drought tolerant characteristics, and for their foliage and seasonal flowering. Only those plants listed in this list may be installed.

2. **Trees.** Large trees are not a characteristic of the Entrada at Snow Canyon site and therefore use of oversized trees shall be prohibited. No trees shall be taller than four feet (4') above the height of the adjacent building at their maturity. Prior to the approval of tree types, EDRC shall determine if the proposed trees are in the spirit of this requirement. Trees may be allowed to canopy over walkways if the canopy is maintained at a minimum of ten feet (10') and over streets and driveways if the canopy is maintained at a minimum of twelve feet (12'). Plants (other than trees) shall not overhang any public walkways or streets.

A Minimum numbers of trees are required per the following schedule;

Lot size and tree sizes

Under 10,000 SF =	3 - 24” box
10,000 to ½ Acre =	4 - 24” box
½ Acre to 1 Acre =	4 - 24” box and 3 - 36” box
Over 1 Acre =	5 - 24” box and 4 - 36” box

Multi-trunk trees are recommended for open spaces to add informality to the overall design. Single-trunk trees are recommended for narrow spaces or near structures so that canopies will be higher and circulation unrestricted. Hedgerows of trees are not allowed. Trees should be planted singly or in natural groupings.

3. **Shrubs.** Shrubs of a single variety should be massed (two or more) to avoid a sporadic appearance. The variety of plant material should be somewhat limited because too many types are often confusing and detract from the overall landscape theme.

4. **Turf.** To maximize the cooling effects of turf, these areas should be located adjacent to or near the house where they are also easily accessible for recreation and enjoyment. Refer to restrictions on location and extent, which are noted in the landscape zone section.

5. **Large Decorative Boulders.** Boulders may be used in the landscape. They shall be sunk partially below grade and be in groupings to appear as if they existed naturally. The boulder color shall match as nearly as possible the color of the rocks in the Entrada at Snow Canyon area. An oxidizing or aging agent, such as Eonite or Permeon, may be used to achieve this desert varnish color.

6. **Ground treatment.** . All disturbed surfaces not planted in turf shall have a topping applied such as decomposed or crushed granite, to prevent erosion and excessive dust. The topping colors and size (no larger than 3/8") shall match as nearly as possible the colors in the surrounding desert and neighborhood. Larger rock may be approved to mitigate drainage issues. A sample of topping materials shall be submitted to the EDRC as part of the Final Plan Review. Failure to have the topping materials approved will result in a penalty (See Appendix 'F' Fees & Penalty Schedule.) Artificially colored rocks shall not be permitted as topping.

7. **Pots.** Pots are a component of the landscape design of the home and must be specified on the landscape design. The color, texture and placement of the pots are subject to review and approval by the EDRC. Earth tone colors with a flat finish are the preferred choice. However, the EDRC may approve other colors (including primary colors) and other finishes (including glossy). All pots must be the same color and finish and must be compatible with and complimentary to the overall design, style, texture, color, and character of the house. If artificial flowers are used they must be fade-proof and maintained to provide an aesthetically acceptable appearance. Live plants must be well maintained. The placement of window boxes on any exterior window is prohibited.

D. IRRIGATION

Irrigation is critical for establishment of indigenous plants and many of the arid-region plant material; however, once established the plant material can survive with little or no water. While designing an irrigation system this element must be considered. Spray

irrigation has negative impact on the micro climate as it has a large rate of evaporation and excessive run off onto natural desert area escalating weed growth. Drip irrigation is the most appropriate and mandatory in Entrada at Snow Canyon since this type of application delivers water directly to the root zone and uses less water as well. Spray irrigation shall be limited to turf areas only. Irrigation shall be installed and be fully operational prior to or simultaneously with the installation of all plant material. All landscaped areas shall be provided with an automatic irrigation system. All permanent irrigation systems shall be below grade.

All homes shall have a back flow prevention device to prevent non-potable water from entering the potable water system. All back flow prevention devices shall be located or screened such that they are not visible from adjacent Lots or streets. Systems shall be designed to minimize run-off and loss of water. Use of tensiometers and rain guards are encouraged to prevent the unnecessary watering of the landscape during rain storms. The irrigation system shall be designed to meet the peak demands of all the plant material. Where spray heads are used, they shall be the "pop-up" type. No exposed "knocker heads" are permitted. The irrigation system shall be designed for the scale of the yard. Spray heads shall have a maximum fifteen foot (15') radius throw, unless otherwise approved by EDRC.

E. LANDSCAPE LIGHTING

Landscape lighting should be kept to a minimum and must be approved by the EDRC. Landscape lighting shall be permitted within the Building Envelope, in the front yard portion of the transitional landscape zone and along the walkway leading to the front door and the driveway. Landscape lighting shall be shielded to prevent nuisance glare onto adjacent properties. Lighting should be automated and controlled by a timer. Conceal "up lights" as much as possible by boulders and shrubs to decrease their visibility. Above grade fixtures shall not be permitted in turf areas. All landscape lighting fixtures shall be low voltage and use warm white incandescent or LED lamps. Colored lenses shall not be permitted (e.g., blue, green, red). Post lights are not permitted. All light fixtures shall be compatible with the architecture of the community. Walk lights along walkways and driveways shall not exceed twenty-four inches (24") in height above the ground and shall project downward only. No exposed bulbs shall be permitted. All fixtures shall use an integral or below grade junction box and must be screened. Fixtures are to be finished to blend with the area they are placed within.

F. WATER FEATURES

Water features shall not be built outside of the Building Envelope unless specifically approved. Water features shall be kept in scale with the house and shall minimize jets, sprays, and surface area, to reduce the loss of water through evaporation. Any water feature visible to the surrounding area shall require approval by EDRC. The water feature must be well maintained and must be running during daylight hours and/or whenever it is lit. Water features shall be designed as part of the architecture.

G. ART OBJECTS

Art objects that are visible to the surrounding area (street, sidewalk, neighbors, golf course, etc.) shall require approval by EDRC.

H. COMPLETION OF LANDSCAPE

Landscaping shall be installed per an approved design as defined under Building Process, Obligation to Complete Construction. The construction deposit defined in the Building Process shall be refunded only upon completion of the landscaping and final approval of the same by EDRC. At the time of the final inspection of the landscaping, all items including the irrigation system, lighting, planting and site amenities shall be complete and operational.

I. LANDSCAPE MAINTENANCE

The Custom homeowner/lot owner shall maintain all plantings in a healthy growing condition. Fertilization, cultivation, and pruning shall be carried out on a regular basis. Dead and dying plants shall be removed and replaced promptly. Ongoing maintenance of dead or dying plants may be done by the custom homeowner without EDRC approval if the plants are on the "Entrada Approved Plant List". All other landscape projects must have EDRC approval. Irrigation systems are to be kept in proper working condition to avoid unnecessary loss of water. Custom homeowners shall be responsible for adjusting, repairing, and cleaning such systems on a regular basis. The irrigation system shall be designed and shall be checked regularly to ensure that water from the emitter or spray heads is not spraying onto walks or driveways or off the owner's property, causing excessive water loss, staining or irrigating areas not designed to receive water (e.g., natural desert areas).

Patio home landscaping, including common and limited common areas are maintained by an EPOA service provider and not by homeowners.

Maintenance of un-recorded property in Patio Home Neighborhoods is the responsibility of the owner of the property. The owner is required to remove all tumbleweed, remove all trash that is visible either from a vehicle or on foot, manage erosion, and prune for safety and clearance. The owner must keep sidewalks and roadways must be free of plant overgrowth, trash and dirt deposited by erosion.

J. MODIFICATION TO THE LANDSCAPE

Any modifications to the landscape visible to the public areas or to adjacent properties shall require approval from EDRC prior to such modification. Patio home landscaping, including common and limited common areas are maintained by an EPOA service provider and not by homeowners. This service provider is required to maintain the size and balance

of all trees and major plantings. Major additions, removals, and pruning actions require concurrence of the EDRC. Patio Home owners need not be present nor consulted.

REVIEW AND APPROVAL PROCESS

A. APPLICATION PROCEDURE

In applying the Guidelines and the Declaration of the CC&R's, EDRC is charged with using its judgment to process each submittal in a fair, consistent, and timely fashion. EDRC has established procedural rules, approval time schedules and fee structures for review of plans and specifications. A minimum of three stages of approval are required for final approval of a typical new Custom home construction (Pre-design, preliminary and final design). Additional reviews such as a Reconsideration Review are also available. Requirements of the submission material and fees are provided later in this section. Exhibit 10: Design Review Flow Chart summarizes this process.

Patio Homes are typically constructed from a series of standard models which shall be approved by the EDRC. Any deviation from the "Standard Approved Model" will require additional EDRC approval.

The Plan Review Application form will be received by the administrative staff of EDRC. Responsibility for completeness of the application material lies solely with the owner, and EDRC may return an application, without any action on it, due to insufficient information. This may cause loss of time for the owner since EDRC meets on a scheduled basis only. The current EDRC address for all correspondence is as follows:

Entrada Design Review Committee
C/O Terra West
619 South Bluff • Tower 1, Suite 202
St. George, Utah 84770
Tel: 435-674-4633

The owner shall submit all plans and specifications for review and approval at the current address of EDRC at least one (1) week prior to the scheduled meeting. Application forms and updates of all policies for construction of improvements can be obtained at the current property management office. **Obtaining the required Review Committee approval is a prerequisite to new construction or remodeling of any improvements including but not limited to structures, paving, fencing, landscaping, landscape toppings, utilities, signage, site accessories and recreational amenities.**

B. EDRC ACTION

Upon receipt of a completed application, the submission material may be sent to consultants hired by EDRC for professional review and comments. Review by professional consultant/s is mandatory for all major construction, hardscape & landscape items. However, for items of lesser concern EDRC may waive this requirement.

EDRC will act on the application at its next scheduled meeting held at least once a month. The owner or his representative, and the designer must be present to answer any questions that EDRC may have and also to respond to concerns which may surface during the review process.

The members of EDRC shall use their expertise and/or that of a professional architectural consultant and knowledge of the Entrada at Snow Canyon philosophy in rendering their decision. **If EDRC concludes that the proposed design is not aesthetically pleasing, the application may be disapproved even though it may meet all of the conditions of the Guidelines.** The plans may also be disapproved if EDRC determines that the building is inappropriately sited.

Upon review of the submission material, and given due consideration to the advice of the consultant/s, EDRC shall take one of the following actions:

- Grant an unconditional approval;
- Grant a conditional approval;
- Issue a notice of disapproval;
- Table the application for further review until the next scheduled meeting; or
- Return the application for further information to be provided by owner.

Before giving an unconditional approval, EDRC may require that changes be made to comply with the requirements of the Guidelines and such additional requirements as EDRC, in its discretion, may impose. EDRC may impose additional requirements, as it discovers a need, for the continuity of the spirit of Entrada at Snow Canyon. Such elements as color, placement, finish, and material are all subject to the review of the EDRC.

The approval or disapproval by EDRC of any element of any submission for any project shall not be deemed to constitute a waiver by EDRC of the right to approve, disapprove, object or consent to any of the features or elements embodied therein when the same, or similar, features or elements are embodied in other applications submitted to EDRC.

The amount of time taken by EDRC for the approval process will vary with the adequacy and complexity of the design information and the completeness of submittal material. A decision of EDRC to approve or disapprove a submittal, together with an explanation of further conditions to be satisfied by the owner, will be made within thirty (30) days after receipt of a completed submittal.

Following the approval of the plans by EDRC, a certification stamp on the approved plans shall be provided to the owner evidencing such approval. Any plan or specification approval given by EDRC refers only to its conformity with these Guidelines, the Declaration and such other rules, regulations and conditions as may be promulgated by EDRC. EDRC takes no responsibility for and makes no representations with respect to plan conformance with governmental codes or any other criteria. EDRC, by its submission of these standards and approval of plans and specifications, assumes no liability or responsibility for engineering or structural design, or for any defect in any improvement made pursuant thereto, and its approval shall not be deemed approval of any plans or design for structural safety or conformance with building or other codes.

C. OWNER'S ACTION

With regard to a conditional approval, EDRC may impose time limitations for the completion of improvements or require changes to be made which in its discretion are required to ensure that the proposed improvement will not detract from the appearance of the community or otherwise create any condition unreasonably disadvantageous to other Owners or to the community as a whole. In such case, the owner has an option to accept all conditions or to disagree and request a reconsideration of those conditions.

The owner may accept the terms of the conditional approval by signing a copy of the Letter of Conditional Approval and delivering it to EDRC.

An owner may request reconsideration of any ruling of EDRC by submitting to EDRC, in duplicate, written arguments for such reconsideration within thirty (30) days of the date of receipt of EDRC's ruling. EDRC will give its final ruling by answering the arguments and by confirming or modifying its ruling within thirty (30) days of receipt of the owner's written arguments. No fees are required for reconsideration. Failure of EDRC to notify the owner regarding the reconsideration within thirty (30) days of the date of submittal of the written arguments to EDRC may be deemed approval of the submittal.

In the case of disapproval after reconsideration of the application, the owner shall have the right to appeal to the Board of Trustees of EPOA.

A Final Approval by EDRC remains valid for one (1) year from the date of issuance. EDRC approval must be obtained prior to a formal submission to the City for a building permit. If a building permit is not issued within one (1) year after an owner has obtained the Final Approval, the approval is void. The owner may ask for, and receive, one extension of six months. The owner must submit a new application to EDRC if the time period expires.

EDRC must have a quorum in order to pass any action on an application. Verbal approvals are not valid approvals under any circumstances. The owner shall not rely on and shall not place any value whatsoever on a verbal approval by anyone, including a Review Committee member.

As part of final plan approval process the Owner, Contractor, EPOA agreement shall be signed by all parties. This agreement contractually binds all three parties to the procedures of construction (See Appendix 'E' Owner, Contractor, and EPOA Agreement).

D. EFFECT OF APPROVAL

Neither the Declarant, EPOA, the Board of Trustees or EDRC, or the members or designated representatives thereof shall be liable for damages to any owner or owner's representative submitting plans or owner's representative affected by the CC&R's or the Guidelines by reason of mistake of judgment, omission, or negligence unless due to willful misconduct or bad faith of such party.

Each owner, as a condition to obtaining any approval under these Guidelines, agrees to fully indemnify, protect, defend and hold harmless the Declarant, EPOA and EDRC against and from any and all claims, liabilities, lawsuits and disputes related in any way to any approval or to any approved or disapproved Improvement.

E. SUBMISSION MATERIALS

Submission materials thru the preliminary and final design review process shall include:

- Architectural design and construction drawings (the application form and checklist) with dimensions (two (2) full-size sets and four (4) 11" X 17" sets);
- Landscape, Hardscape and Softscape (including outside lighting) drawings with dimensions (two (2) full-size sets and four (4) 11" X 17" sets);
- Three dimensional rendering and/or a CD with the same;
- Building material samples and colors brought to the meeting shall be submitted on one (1) or more thick piece(s) of letter-sized cardboard;
- Scale models if available or if required by EDRC;
- Photographs (optional);
- Colored renderings (optional);
- Any additional items needed to inform EDRC of the full details of proposed construction;
- Final approved drawings shall also be submitted in PDF format;
- Site samples of stucco shall be moveable and a minimum of 4' x 4' sheets of Styrofoam board, or a similar light-weight material.

All submission material (except scale model) shall become the property of EDRC and may be retained in order for EDRC to inspect the project upon completion. Upon the completion of the review, one (1) set of plans will be retained by EDRC for its records, and all but one (1) of the other set(s) of plans will be returned to the owner. Plans shall not be submitted to the City for a building permit until the written certification has been issued and all plans have been endorsed with EDRC's consent. This approved and endorsed plan shall be submitted to the City at the time of application for a building permit.

On all submittal sheets there shall be a information block containing:

- Name, address and telephone number of property owner.
- Name, address and telephone number of Applicant if different from owner.
- Name, address, telephone of the project architect and other consultants.
- Lot identification by Lot block, tract and subdivision.
- Street address of proposed project.
- Scale and north arrow.
- Date of original drawing, last revision, change or plan reissue.
- Sheet title and number.

F. DESIGN REVIEW

All Construction including exterior modifications will require EDRC review.

All new construction must follow a four-step approval process:

- Pre-Design Orientation
- Conceptual Design Review (Optional)
- Preliminary Plan Review (non-refundable review fee required)
- Final Plan Review (additional fees and deposits required)

EDRC may allow smaller projects to proceed directly to the Final Plan Review.

1. Pre-Design Orientation Meeting. Before any design is started, a Pre-Design Orientation Meeting shall be required. This step precedes the Conceptual Design Review. Prior to this meeting the property and building envelope corners shall be staked. The owner or his representative, the designer/architect and contractor if selected, are required to meet with a minimum of two (2) representatives of EDRC to review the proposed improvements. The discussion shall include:

- A visit to the project site to determine topography, natural elements to preserve, view corridors, preliminary location of construction fence, etc.;
- A review of the process of designing and building improvements at Entrada at Snow Canyon and the owner's role in that process;
- A review of the standards for professional consultants;
- A review of Entrada's architectural and landscape philosophy;
- A review of the Guideline and updates;
- Any potential requests for variances by owner's consultants;
- A discussion of the Owner/Contractor/EPOA Agreement.

The owner must use professional duly licensed consultants approved by the EDRC. All building construction documents must be prepared by a registered architect (Utah or other state) or by a residential designer approved by the EPOA.

The Orientation Meeting provides EDRC member/s an opportunity to meet the owner and the member of his/her design team. The owner is responsible for understanding and complying with the provisions of the Design Guidelines, and assuring that all

consultants also understand and comply with the Guidelines. The owner is responsible for ensuring that any revisions relating to the improvements are properly submitted and approved prior to construction. The owner is also responsible for ensuring that the owner's licensed professionals and contractors construct the improvements in conformance with approved plans, revisions and within the allowable time frame. The owner shall furnish copies of these Guidelines to his design team members.

2. Conceptual Design Review. Conceptual Design Review is the first design review. This is not mandatory but highly encouraged. Purpose of this review is to give a general idea of the design to EDRC at an early stage of design so that EDRC can guide the designers in proper direction in case any of the requirements are misunderstood. No specific material is required for submission except for general sketches of the proposed project which would explain setbacks, encroachments (if any), footprint coverage, building heights and proposed finish floor elevations. Conceptual design need not go through a review by EDRC's consultant nor should it need a lengthy time for review and comment. At least two of the members of EDRC shall review and approve conceptual plans. No fees are required for this review.

3. Preliminary Design Review. Preliminary Design Review is the first formal design review. This review is mandatory. If the owner wishes to apply for variances to any conditions of the Guidelines, it should be formally addressed at this approval stage. The intent of Preliminary Design Review is to evaluate the proposed design at a preliminary design level. Finding and avoiding conflicts with the Guidelines will save the owner and design team considerable time and expense. A non-refundable review fee is required for this review.

In the Preliminary Design Review stage, EDRC will focus on architectural form and fundamental relationships between the owner's proposed improvements and the surrounding environment. EDRC will not focus on each and every detail at this point; however, the variances will be closely scrutinized. Mandatory submission materials for Preliminary Design Review include (One (1) full size and four (4) 11" x 17" size sets of plans for items 3b thru 3f):

a. Application Form and Review Fee. A completed application form (Appendix 'B' Application Forms) with the signature of the owner(s) and the non-refundable review fee (see Appendix 'F' Deposit, Fees & Penalty Schedule) for a building, shall be paid by check made payable to "Entrada Property Owners Association."

b. Preliminary Site and Grading Plan (1/8" or 10' or 20' scale). This plan shall include the following items;

- Property lines, building envelope lines, and easements;
- Placement of the construction fence;

- Proposed footprint of the building (outline of exterior walls) and the roof design with overhangs, hip, ridge, valley and patio covers (in dashed lines);
 - Building footprint area calculation and other pertinent information;
 - Existing and proposed easements;
 - Schematic design of proposed hardscape elements (retaining walls, driveways, walkways, patios, fencing, gates and pool/spa). HVAC equipment location and screening method;
 - Proposed building floor slab elevation/s and spot grades of elements such as pool, deck, driveway, wall/fences and planter walls;
 - Method of surface and subterranean drainage flow;
 - Lot corner and envelope corner elevations and at least two (2) spot elevations along the curb. Grades shall be mean elevation above sea level; and
 - Existing and proposed contours at two-foot (2') intervals. Show significant geological features, existing vegetation and trees.
- c. **Preliminary Floor Plans (1/8" or 1/4" scale).** These plans shall include all floor levels to present the total home design. Include all living and non-living areas with room names. Provide overall exterior dimensions.
- d. **Preliminary Roof Plan (1/8" or 1/4" scale).** This plan may be combined with the site plan. The following information must be included in the roof plan:
- Flat and sloped roof areas with pitch and direction of slope;
 - Patio covers, trellis, fireplaces and skylights (with square footage);
 - Location of exterior walls and columns (shown in dashed lines) in relationship to roof edge;
 - Roofing material and color; and
 - Location and screening of satellite dish if it is to be installed on the roof.
- e. **Preliminary Elevations (1/8" or 1/4" scale).** This drawing must include the following information:
- A minimum of four (4) exterior elevations of each proposed building identified as north, south, east, west, as well as front, rear, left, and right sides. Show fencing in elevation;
 - All proposed exterior materials and color description on elevations; and
 - One (1) set of colored elevations (Optional).
- f. **Typical Building and Site Sections (1/8" or 1/4" scale).**
- Two (2) sections. One taken from front to back of the house including street, front and rear yards to show the building site relationship. Second taken from side to side up to the property line;

- Show all existing grades in dashed lines and proposed grades in solid lines; and
- Indicate all section cut lines on schematic site, grading and floor plans.

g. Architectural Rendering (Optional). A two or three-point sketched perspective rendering with a vanishing point above the roof line and generally at a forty-five (45) degree angle to the face of the building. The perspective should show proposed buildings, driveways, walkways, patios, pool, fences, walls, planting and grading treatments, and how they relate to the adjacent land.

h. Photographs (Optional). Photos if supplied of the site and around the site, showing all existing conditions and surrounding areas and buildings.

i. 3D CADD, Renderings or Scale Models. 3D CADD, Renderings or Scale Models shall be mandatory in cases where EDRC determines that these are needed in order to understand all of the impacts of the proposed structure. The model need not be detailed or colored; rough study models that show architectural form are acceptable.

j. Variance. To request a variance a statement must be provided describing the reasons why the variance should be granted and the hardship it would cause if not granted.

4. Final Plan Review. Final Plan Review material shall be an expansion of the preliminary submittal and shall be of a level equal to the customary working drawing stage in the field of architecture. Final plans must be in substantial compliance with the approved preliminary plans. In this review the design of the finalized building and site details will be scrutinized.

Material for the Final Plan Review shall include the same drawings as submitted in the preliminary plan review submission (two (2) full size and four (4) 11" x 17" sets of plans) except that the information should be provided in a greater detail. In addition the following items must be submitted.

a. Site and Grading plans:

- Utility lines, meter locations and means to conceal them from general view.
- All exterior hardscape elements and materials, texture and colors.
- Show top and toe of slope line locations and grade changes (with elevations).
- Top of wall and fence elevations and hardscape elevations.
- Location, typical details, and specifications of drainage facilities, including drainage inlet and outlet structures (with spot elevations). Location of roof drains and area drain connections.

b. **Exterior Elevations (1/4" scale).** The elevation plan must show all exterior materials and finishes, main entry door, garage overhead door, gates, columns, ornamental iron work, exterior trim and special architectural features such as skylights and solar panels as permitted. Exterior lighting fixture type, location, and finish must be shown. It must also show items that will be evident on the exterior of the finished building including louvers, vents, roof drain and gutter outlets, access openings, meter boxes, electrical fixtures, expansion joints, flashing, tile or masonry feature strips, etc. Roof pitch and maximum height of the finished structure must be shown.

c. **Building Sections (1/4" scale or larger).** Sections must show detailed composition of all types of walls, floor and roof elements and materials used, including wall and roof heights and roof pitches.

d. **Roof Plan.** Show all roof drains and overflow drains/scuppers. Indicate color of all roof elements including roof. Locate roof mounted Satellite dish. Show all pipe penetrations taller than twenty-four (24"). Show chimneys and skylights.

e. **Electrical Plan.** Show all exterior lighting and wattage, and fixture schedule including cut sheets for exterior lights visible from other properties or public areas.

f. **Reflected Ceiling Plan.** Unless shown on electrical floor plan, this plan must show complete ceiling systems for exterior overhangs.

g. **Details.** Show details necessary to supplement information of all plans for a comprehensive understanding of the construction of the building.

h. **Landscape (Softscape) and Landscape Lighting Plans (10 scale).** These plans may be submitted in stages. A landscape plan must be submitted at this review stage, however, detailed construction plans must be submitted thirty days (30) prior to the installation of landscaping and landscape lighting. These plans must show the following details:

- Identify areas to be landscaped and left natural.
- Indicate number, location, type and size of the trees and shrubs and plants.
- Provide a 'Landscape Plant List Legend'
- Indicate turf and ground cover areas.
- Locate landscape lighting. Provide specifications of all landscape light fixtures. Provide complete information on the lamp, lens, and wattage to be used for all exterior fixtures.

I. **Pool, Spa, Fountain Plan and Details.** This plan must show plans, sections and details for pools, spas, fountains and all other water treatments (including related drains) to be located on the Lot. Provide cross-sections of the

pool, spa, or fountain and the adjacent hardscape showing their relationship to FFE and adjacent property where applicable.

j. Security Systems Plan. Show location and method of mounting all exterior equipment if a security system is to be installed.

An approved set of drawings with EDRC's approval stamp must be submitted to the City as part of the required material for a building permit.

An electronic copy (in a pdf file format) of the approved set of drawings must be submitted to the EDRC for their file records.

G. DESIGN REVIEW FEES

Design Review fees are charged to cover administrative costs, consultant fees and other related costs of administrating the Design Review process. A fee schedule is available from the offices of the Entrada Property Owners Association. The fee schedule may be revised by EDRC from time to time and be modified as appropriate. All applications shall be accompanied by the appropriate fee. The fee schedule is in Appendix 'F', however the owner shall verify the current fee structure at the time of making the application. All payments shall be made payable to the Entrada Property Owners Association and delivered to EDRC.

A one time non-refundable fee shall be charged for plan reviews and up to three (3) site inspections on any new construction or addition or remodel. For a major new construction project, such as the construction of a custom home, or a significant remodel of or an addition to an existing structure, this fee shall include two (2) reviews at the Preliminary Plan Review stage and one (1) review at the Final Plan Review stage, as well as the three (3) (scheduled) on-site inspections. Should additional plan reviews or site inspections be needed, additional fees will be charged as set in the fee schedule. (See Appendix 'F' Deposits, Deposit, Fees & Penalty Schedule.)

BUILDING PROCESS

The Entrada Property Owners Association (EPOA) and its EDRC shall monitor all construction activities within the community to ensure that the Guideline regulations are being followed, that improvements are being made to individual sites in accordance with the approved plans and that the natural terrain and vegetation are being preserved. This section lists requirements that must be followed by Owners, contractors, subcontractors and any other entity related to the construction process. Also listed is the construction inspection procedure that must be followed in the improvement of a custom home site. The processes and regulations do not apply to land development actions taken by the Declarant or its assigns during the community development of Entrada at Snow Canyon.

Violations of the building process may result in fines as outlined in this document and/or in Appendix 'F' Fees & Penalty Schedule.

A. CONSTRUCTION FLOW PROCESS

The general, or basic, step-by-step procedures (see Exhibit 10) for building Improvements at Entrada at Snow Canyon are sequentially described here:

1. **Builder Approval.** All construction shall be performed by a preferred builder or an approved builder.
 - a. **Preferred Builder.** A builder with the exclusive right to build in a Entrada subdivision.
 - b. **Approved Builder.** A builder may be approved by the EDRC based upon various qualifications including professionalism, experience and reputation. The EDRC may approve a builder, on a provisional status for one specific project or for several projects. Owner builders are generally discouraged in Entrada, however, if an owner can demonstrate the competence to manage a project of the proposed size and scope, then the EDRC will consider this request.
2. **Pre-Construction Submittals.** Before beginning construction, the following items shall be submitted to EDRC for their permanent files:
 - a. **Drawings.** One (1) full set of final working drawings as submitted to the City.
 - b. **PDF Drawings.** One (1) PDF copy of the full set of final working drawings as submitted to the City.
 - c. **Construction Deposit.** Refundable amount per Appendix "F".
 - d. **Inspection Fees.** Non-refundable amounts per Appendix "F".
 - e. **Clean-up Fee.** Non-refundable amount per Appendix "F".
 - f. **Agreement.** Signed Owner/General Contractor/EPOA agreement.
3. **Site Inspections.** There are three (3) building inspections required during construction of a custom residence. They are 1) Pre-slab, 2) Four-Way, 3) Final

(including hardscape & landscape). In addition, a home with a basement or pool will require additional inspections. They are 1) Basement prior to pouring foundation for basement perimeter walls and 2) Pool location prior to digging. For these inspection fees, see (Appendix 'F' Deposits, Fees & Penalty Schedule.)

A minimum of a seventy-two hour (72) notice shall be given for each inspection to allow better scheduling of time. All inspections may be scheduled by calling the EDRC at their current phone number.

The current EDRC address and phone number for all correspondence including notices is as follows:

Entrada Design Review Committee c/o Terra West
619 South Bluff • Tower 1, Suite 202
St. George, Utah 84770
Tel: 435-674-4633

The intent of the basement inspection is to confirm that the structure is located in accordance with the approved plans, to insure the correct final floor elevation, and that no modifications are being made without a review and approval from EDRC. The contractor shall schedule this inspection prior to pouring foundation concrete. Envelope corners shall be staked and lines shall be pulled to assist EDRC's representative as necessary.

The intent of the pre-slab inspection is to confirm that the slab will be poured in a position as approved by EDRC and that proper building setbacks and FFE are maintained. Contractor shall schedule this inspection and meet with and provide assistance to EDRC's representative in measuring distances, setbacks and FFE. Property corners, stringed property lines, an offset elevation stake, and other monuments necessary shall be in place to assist EDRC's representative in the performance of this task. In the case of a basement there shall be two (2) inspections, one (1) for the basement (prior to pouring the basement slab) and the other for the house slab.

The intent of the four-way inspection is to confirm that the structure is being built in accordance with the approved plans and that no modifications are being made without a review and approval from EDRC. Also to insure all roof penetrations are appropriately located and all exterior lighting is compliant with EDRC guidelines. The contractor shall schedule this inspection prior to beginning stucco work and assist EDRC's representative as necessary.

The intent of the pool inspection is to confirm that it is being built in accordance with the approved plans and that no modifications are being made without a review and approval from EDRC. The contractor shall schedule this inspection prior to digging and assist EDRC's representative in locating setback lines.

The final inspection shall be scheduled upon completion of the project. Intent of this inspection is to verify that the final building and hardscape improvements are in conformance with the approved plans in terms of building materials, colors, landscaping, pool, fencing and such elements, and that any and all damage to private and common properties is repaired. Upon approval of the final inspection after landscaping, the contractor may request a refund of the balance of the construction deposit.

In accordance with the CC&R's and these Guidelines, any member of EDRC, or any other representative, agent, or employee of the Board, may, at any reasonable hour enter a property and inspect any improvement being built thereon for the purposes of inspection for compliance with approved plans.

Upon the completion of any Improvement, the owner or his representative shall give written or a verbal notice thereof to EDRC. EDRC, or its duly authorized representative, may inspect the completed Improvement in order to determine whether it was constructed, erected or installed in substantial compliance with the approved plans. If EDRC or its representative finds that such work was not done in substantial compliance with the approved plans and specifications, it shall so notify the owner in writing after the inspection. The notice shall specify the particulars of noncompliance. In the event the owner fails to remedy the noncompliance within thirty (30) days from the date of notification to the owner, EDRC shall so advise the Board. Upon receipt by the Board of notification of noncompliance from EDRC, the Board, in addition to any other remedies it may have pursuant to these Guidelines, the Declaration and applicable law, shall have legal standing to commence and prosecute legal proceedings against any owner in order to correct such noncompliance as it deems necessary. The construction deposit shall not be refunded until such noncompliance is corrected.

B. OBLIGATION TO COMPLETE CONSTRUCTION

Once a Lot Owner commences construction, construction must continue in a professional manner until the residence is completed, a certificate of occupancy is issued and landscaping installed. All work shall be completed within eighteen (18) months of issuance of Building Permit. At no time shall construction stop for more than fourteen (14) consecutive days. If there is any delay in continuing construction once commenced, the EPOA may levy a fine against the Owner until work resumes in a professional and customary manner.

C. RESPONSIBILITIES AND REQUIREMENTS

Each property owner is responsible for hiring contractors and subcontractors licensed in Utah to design and build the owner's residence or other Improvements. Contractors, subcontractors, equipment operators and their employees are the responsibility of the Property owners employing them. Owner-builders have the same responsibility as a general contractor.

Radio Frequency Identifiers (RFID) are used to enter the gates of Entrada. Contractors and their subcontractors may rent these tags for entrance into Entrada.

The owner or owner's general contractor or superintendent is required to provide someone on-site with adequate authority (whenever one is needed) to receive deliveries and direct suppliers and subcontractors.

All equipment operators must possess an appropriate driver's license. All vehicles must be parked on one side of the street, along the lot frontage.

The owner is responsible for making certain that all construction personnel are familiar with and obey the rules governing their activities at Entrada at Snow Canyon.

Each general contractor or superintendent is responsible for familiarizing their employees, subcontractors and suppliers with all relevant construction requirements and provisions in these Design Guidelines, and enforcing them. Each general contractor or superintendent is responsible for controlling employee work hours, and controlling any activities of employees that may be deemed as an annoyance or nuisance to lot owners (e.g., radio volume).

The owner or owner's general contractor or superintendent are required to build the residence and surrounding improvements according to the plans, specifications and revisions approved in writing by EDRC.

Each owner or owner's contractors shall be responsible for providing adequate sanitary facilities for their construction personnel.

The owner or owner's general contractor or superintendent is required to schedule inspection(s) as described in the preceding section. **Failure to do so shall cause a penalty to be assessed (see Appendix "F" Deposits, Fees & Penalties.)**

Upon completion of any Improvement, the owner shall give written notice thereof to EDRC.

D. TEMPORARY CONSTRUCTION FACILITIES

The following temporary construction facilities are required to be placed on the Lot. A Temporary Construction Facilities Plan indicating the location of the facilities on the Lot will need to be submitted and approved by EDRC prior to their installation. No construction trailers or other temporary construction facilities will be allowed without EDRC's approval. In any case, no shacks, trailer or temporary construction facilities may be used as living quarters.

All temporary construction facilities shall be subject to immediate removal upon notice by EDRC or designee and must be removed within one week after receipt of the Certificate of Occupancy for the structure as follows:

1. **Temporary Water.** To facilitate dust control, a temporary water riser together with one hundred fifty feet (150') (minimum) of 3/4" heavy duty rubber water hose and a hose stand shall be provided and installed in accordance with EDRC's requirements.
2. **Temporary Toilet.** A temporary portable toilet in good condition shall be provided with a biweekly chemical maintenance program. These units shall be maintained in a clean, sanitary and odorless condition. The color of the temporary toilet facilities shall be either green or brown, and shall be located only on the building site itself or in other areas approved by EDRC.
3. **No Interruption of Water Flow.** It is the responsibility of the contractor to insure continuation of water flow to adjacent Lots so that damage is not done to other properties' landscaping, etc.
4. **Dumpster.** A minimum three (3) yard steel roll-off dumpster shall be maintained in clean exterior condition, free of graffiti, on the Lot for the duration of the construction phase for adequate containment of all construction waste. The color of the dumpster shall be either green or brown. A regular dumping service shall be utilized so that overflow and unpleasant odors do not occur.
5. **Plan Box and Lot Sign.** A plan box and accompanying Lot sign shall be installed in accordance with EDRC's standards. A complete set of approved plans and permits shall be maintained in the plan box while the residence is under construction. EDRC must be provided with a key or combination if the plan box is locked. Proposed locations of the following temporary construction facilities must be shown on the Temporary Construction Facilities Plan and approved by EDRC before they are installed on the site. Such facilities are not mandatory.
6. **Temporary Construction Office (optional).** Must be approved by the EDRC.
7. **Storage Bins (optional).** Storage bins for on-site material storage shall be steel and maintained in good, clean condition and repair. The color shall be either green or brown.

After the Temporary Construction Facilities Plan has been approved and the actual facilities installed on the Lot, an EDRC member or a representative will make a site inspection of the facilities.

E. USE OF ADJACENT PROPERTY

The use of properties adjacent to the Lot under construction for vehicle access purposes, parking or equipment and material storage shall not be permitted without the written approval of EDRC and the affected property owner. General contractors, employees, suppliers, and subcontractors shall not enter common areas for any reason at any time

unless granted permission by EDRC. All adjacent properties, if accidentally encroached upon, must be returned to its original condition or better at the end of construction period. The construction deposit will be held until this is accomplished.

F. THE CONSTRUCTION PROCESS

1. **Construction Hours.** Construction shall be limited to:

September 16 – May 14
Monday through Friday
7:00 a.m. - 5:30 p.m.

May 15 - September 15
Monday through Friday
6:00 a.m. - 7:00 p.m.

Saturday
8:00 a.m. - 4:00 p.m.

Saturday
8:00 a.m. - 5:00 p.m.

Site access may begin one-half hour before construction begins each day and an additional half-hour is allowed for site egress each day. No construction-related activities shall be permitted on Sundays or official Entrada at Snow Canyon holidays. Official Entrada holidays are as follows:

New Year's Day
Memorial Day
Independence Day

Labor Day
Thanksgiving Day
Christmas Day

2. **Access to the Lot.** Representatives of Entrada Design and Review Committee and the Entrada Property Owners Association shall have full access to the Lot and buildings while under construction to:

- a. Inspect the Lot or Improvements at any time.
- b. Remove security, health or safety risks or hazards.
- c. Clean or maintain the Lot or Improvements.
- d. Enforce any provision of the Declaration or these Design Guidelines.

3. **Site Signage.** No signs other than an approved address sign located on the plan box or the standard construction sign as described in the signage section shall be permitted on Lots under construction.

4. **Site Conduct and Safety Precautions.** The general contractor, job superintendent, and their employees, subcontractors and suppliers shall:

- a. Comply with all of the construction provisions established in the Design Guidelines and the Declaration.
- b. Follow the directives of the Entrada at Snow Canyon security and staff and EDRC.
- c. Not consume alcoholic beverages on the site or within the Entrada neighborhoods.
- d. Not damage or disturb the work of others.

- e. Take all necessary precautions for the safety of all persons, materials, and equipment on or adjacent to the site. Furnish, erect and maintain approved barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions during the work.
- f. Not disturb residents or guests of Entrada at Snow Canyon.
- g. Not play loud music, talk loudly or use profanity at the construction site.
- h. Not store or park anything on the street after construction hours.

It is the responsibility of the owner and the general contractor to see that all of these rules are being followed. **Failure to do so shall cause a penalty to be assessed (see Appendix "F" Deposits, Fees & Penalties.)**

5. Site Maintenance. The general contractor, job superintendent, and their employees, subcontractors, and suppliers shall comply with the following rules established for the maintenance and cleanliness of the site. The general contractor or job superintendent shall:

- a. Maintain the site in a neat and clean condition, neatly stockpiling all materials delivered for or generated by the work and immediately remove any waste material or debris generated by the work.
- b. Contain all trash and bottles, cans and lunch debris.
- c. Remove all equipment, materials, supplies and temporary structure when any phase of the work is complete, leaving the area neat and clean. Equipment not in daily use must be removed from the job site.
- d. Keep the streets and adjacent property clean and free of dirt, trash, debris or other material related to or caused by the work, and clean up any street spills.
- e. Provide a cleanup pit for concrete delivery trucks.
- f. Designate a staging area for construction materials and deliveries.
- g. Maintain dust control on the Lot.

NOTE: The Owners and Builders are prohibited from dumping, burying or burning trash anywhere on the Property.

6. Disposal of Site Spoils.

- a. Any spoils generated from the site grading must be placed on the Lot and within the construction compound. No material may be placed on the street, common areas, or outside of the construction compound.
- b. Storage of spoils on adjacent property will not be permitted without the EDRC and adjacent property owner permission.

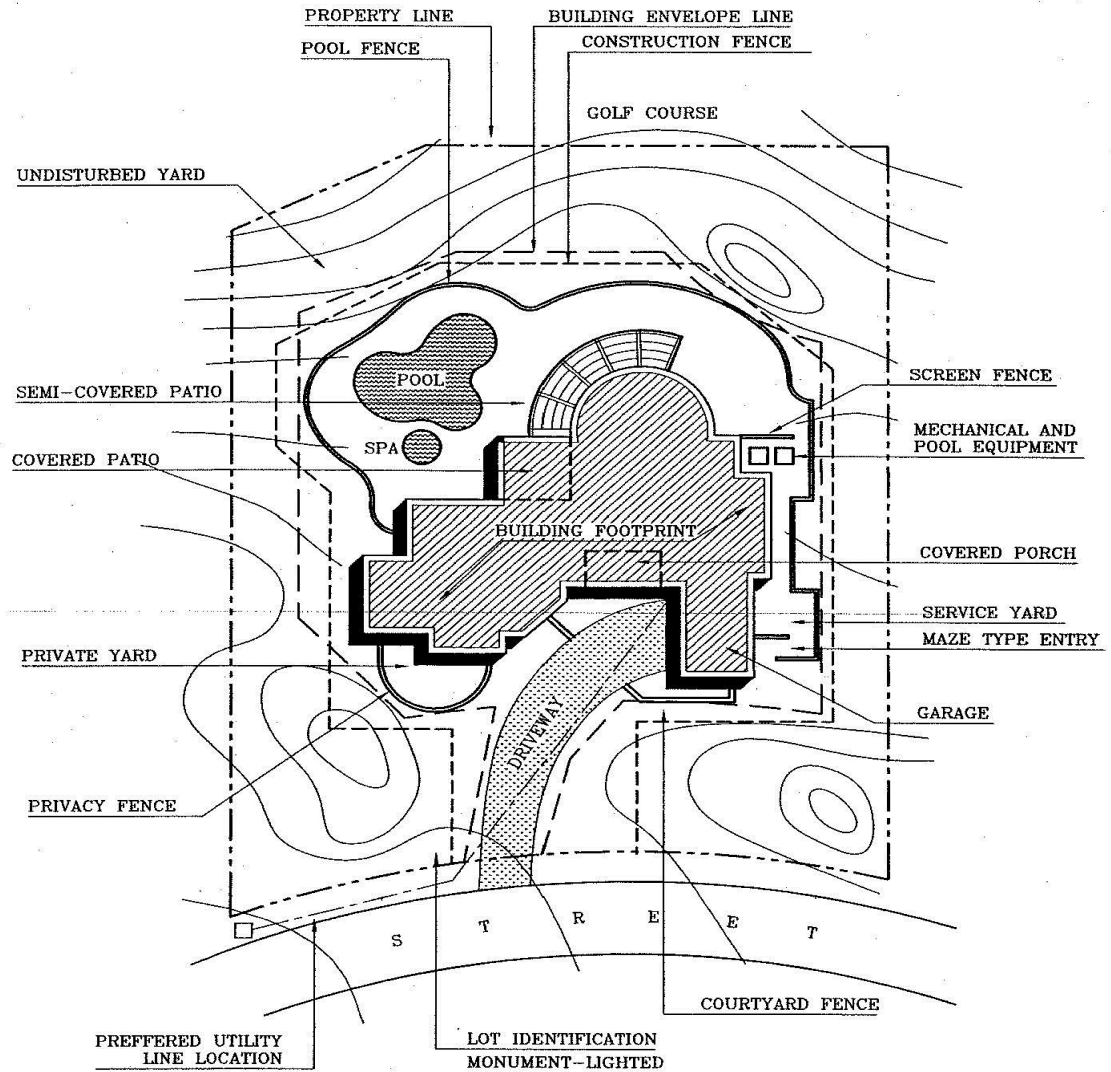
7. Compliance. EDRC and the Entrada Property Owners Association reserve the right to deny site access to any general contractor, job superintendent, subcontractor, supplier or their employees who is in violation of the construction regulations. EDRC and the Owners Association reserve the right to stop construction on a Lot where these Design Guidelines, approved plans,

the Declaration, or Entrada at Snow Canyon security regulations are not being complied with fully.

EDRC's inspector will inspect the site periodically. An offense may result in a stop-work order and contractor entry restrictions. Any costs whatsoever incurred by the Entrada Property Owners Association in enforcing these rules or remedying a violation will be billed to the owner. Exercise or non-exercise by EDRC or the Owners Association of the rights delineated under this provision shall not be deemed a waiver by EDRC or the Owners Association and shall not preclude EDRC or the Owners Association from initiating any legal action against the violators (including Owner) of the Declaration, construction regulations or Design Guidelines.

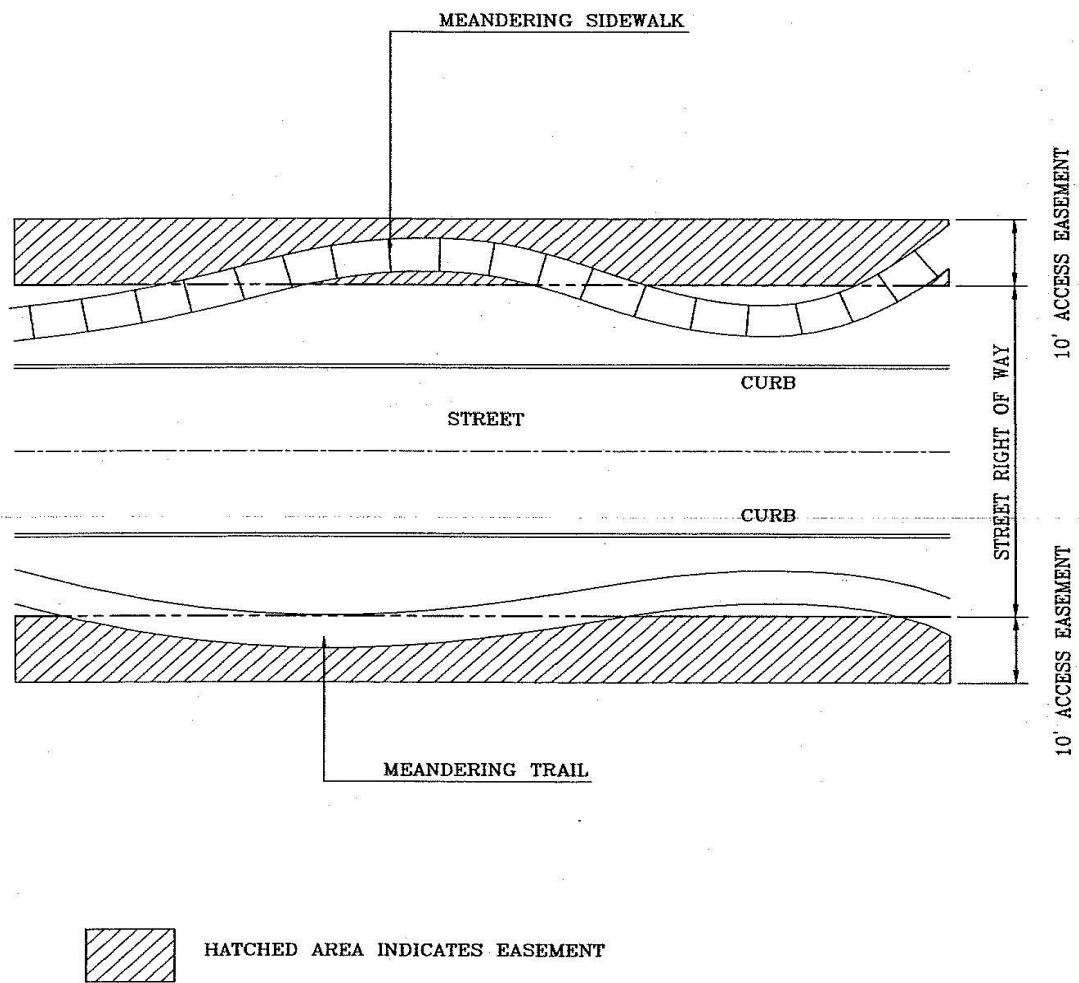
8. **Revisions to Approved Plans During Construction.** Any revisions to approved architectural or landscape plans during construction must be designed by the Project Architect or Landscape Architect or Designer before the revised plans are submitted to the EDRC for their approval. **Failure to do so shall cause a penalty to be assessed (see Appendix "F" Deposits, Fees & Penalties.)**

EXHIBIT 1: Lot Improvement Criteria



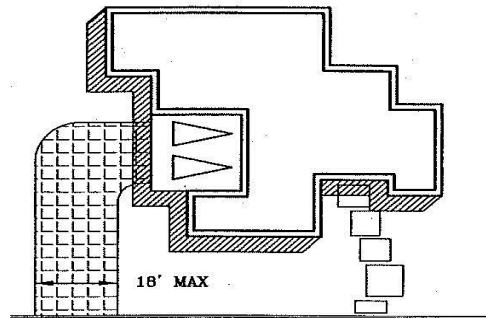
Rev. 3/20/2003

EXHIBIT 2: ACCESS EASEMENT

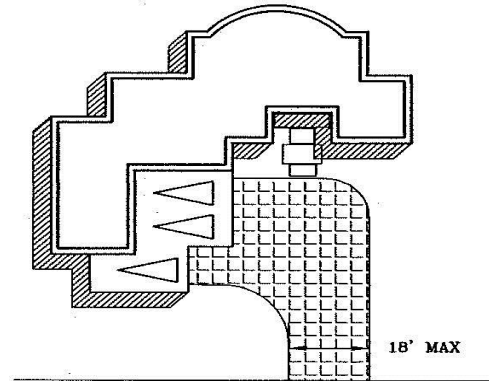


Rev. 3/20/2003

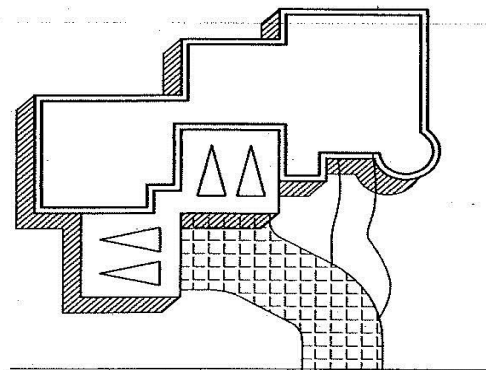
EXHIBIT 3: DRIVEWAY AND GARAGE DESIGN



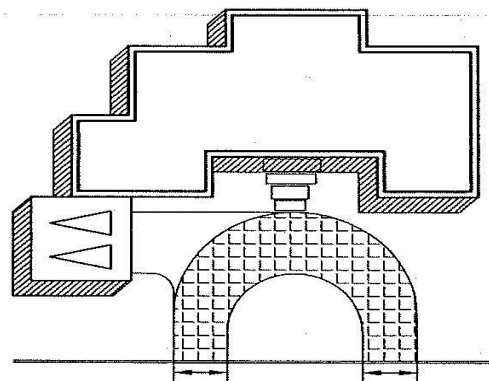
2 CAR
SIDE ENTRY GARAGE



3 CAR STEPPED
SIDE ENTRY GARAGE



4 CAR
'L' TYPE GARAGE



DUAL DRIVEWAYS

Rev. 3/20/2003

EXHIBIT 4: WALL/FENCES

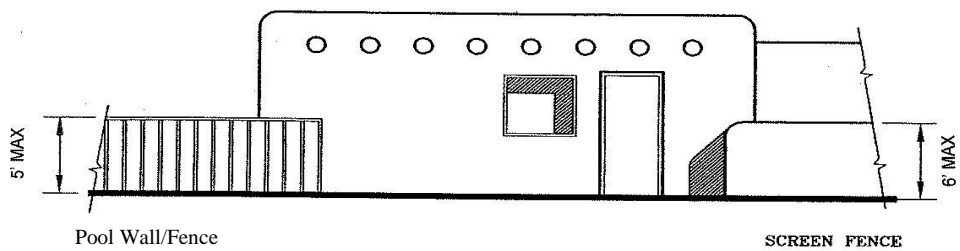
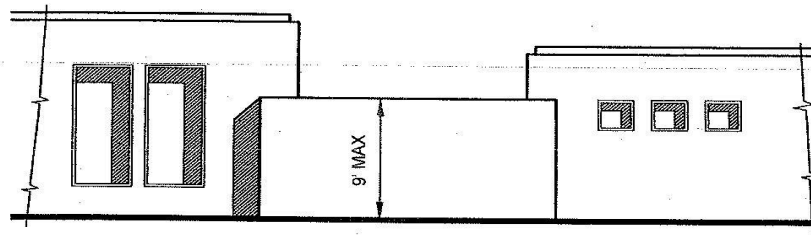
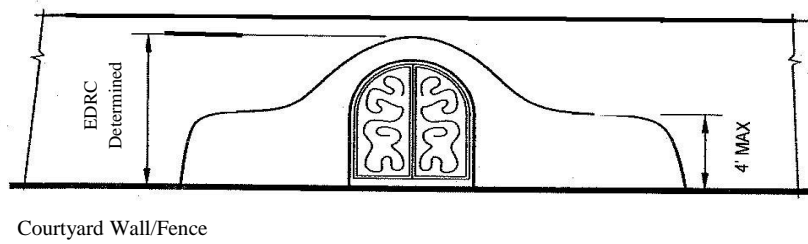
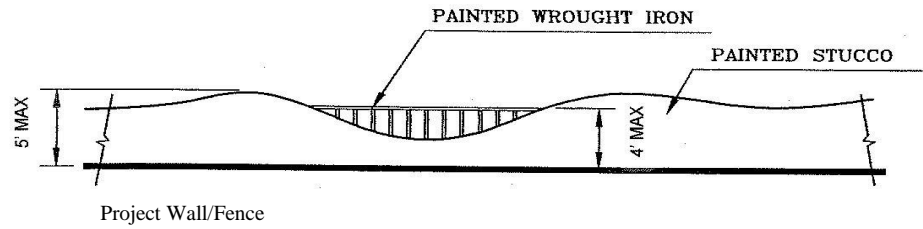
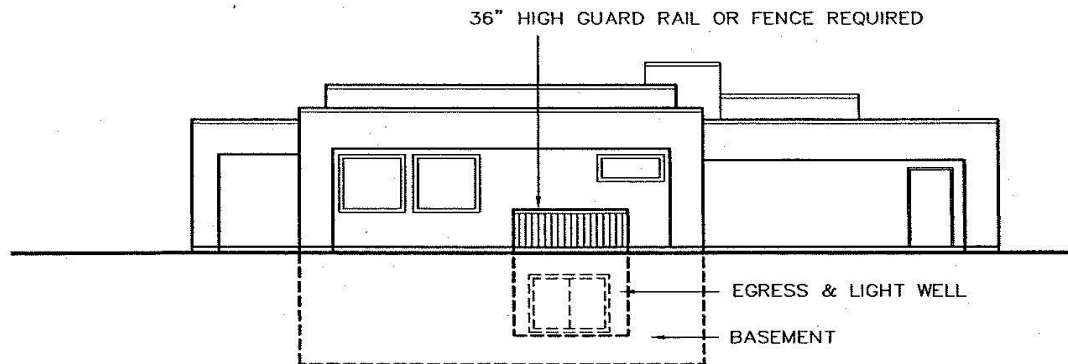
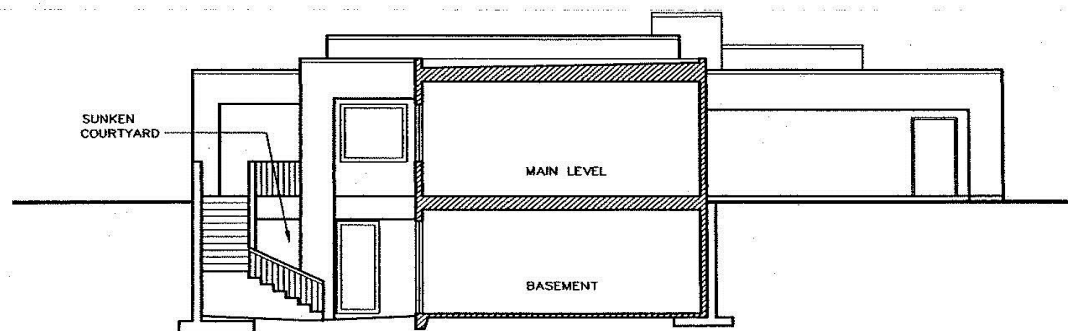


EXHIBIT 5: BASEMENTS



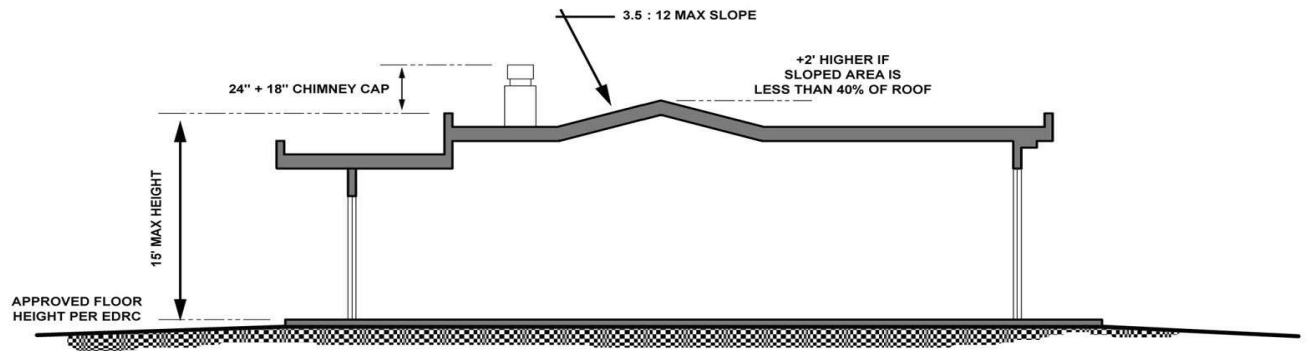
TYPICAL BASEMENT
PERMITTED ON ANY LOT



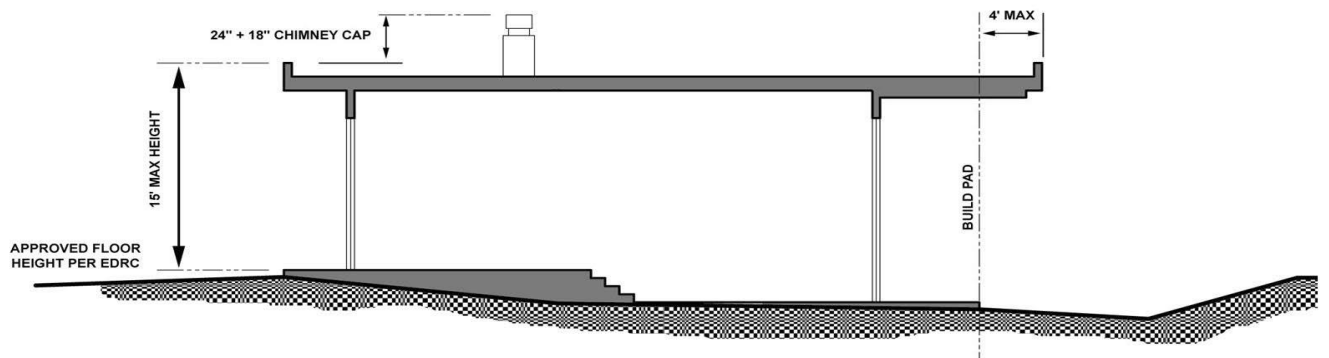
BASEMENT OPEN TO A SUNKEN COURTYARD
PERMITTED ON ANY LOT

Rev. 3/20/2003

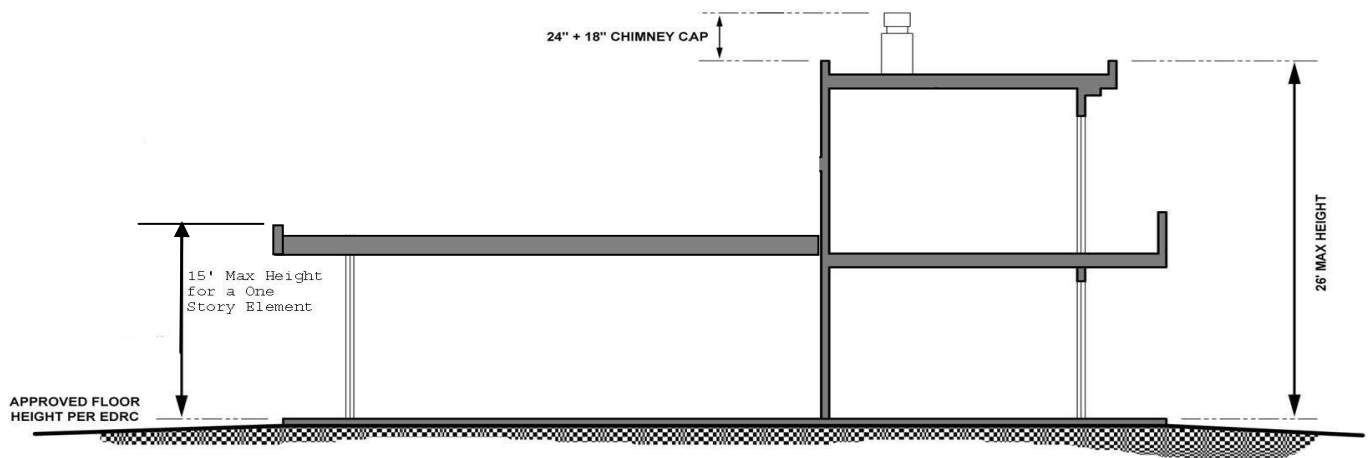
EXHIBIT 6: MAXIMUM BUILDING HEIGHT



TYPICAL SINGLE STORY STRUCTURE

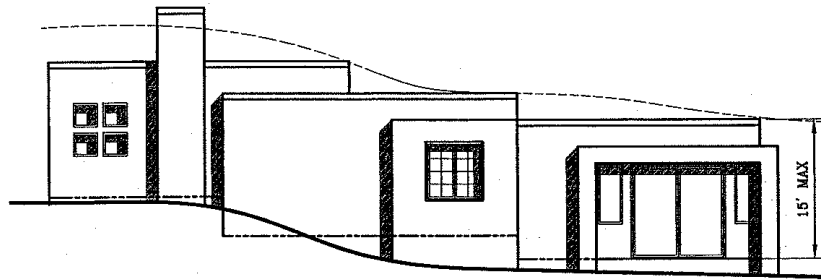


SINGLE STORY STRUCTURE WITH SUNKEN FLOOR

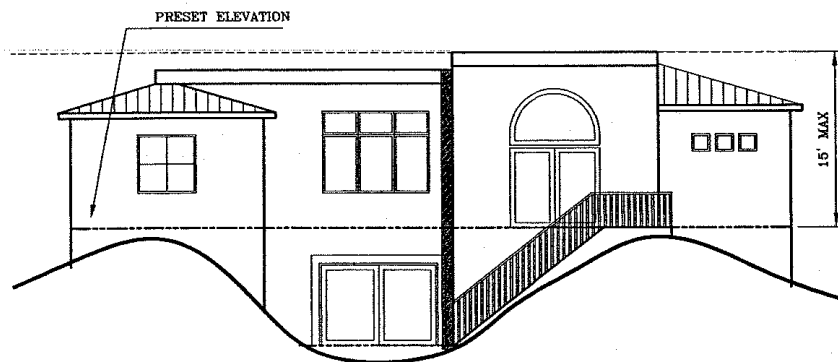


TYPICAL TWO STORY STRUCTURE
ON APPROVED LOTS ONLY

EXHIBIT 7: HEIGHT ON VARIED TERRAIN



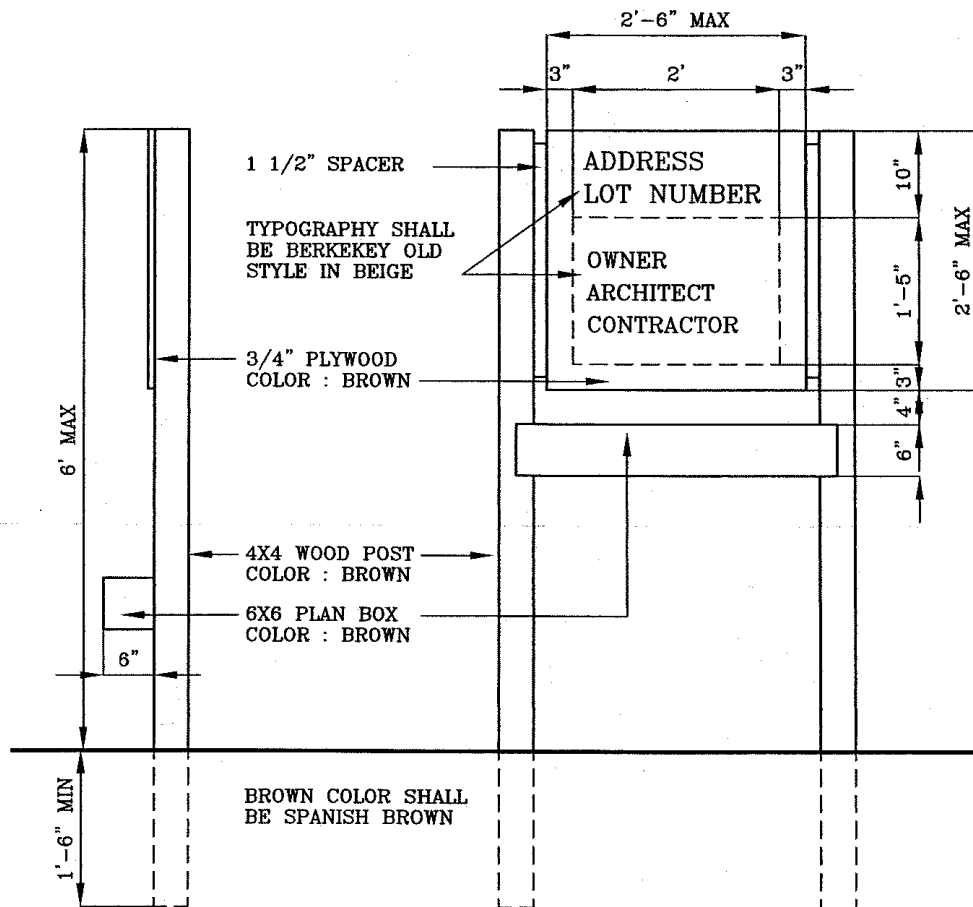
HEIGHT CONTROL ON ROLLING TERRAIN



HEIGHT CONTROL ON ROLLING TERRAIN

Rev. 3/20/2003

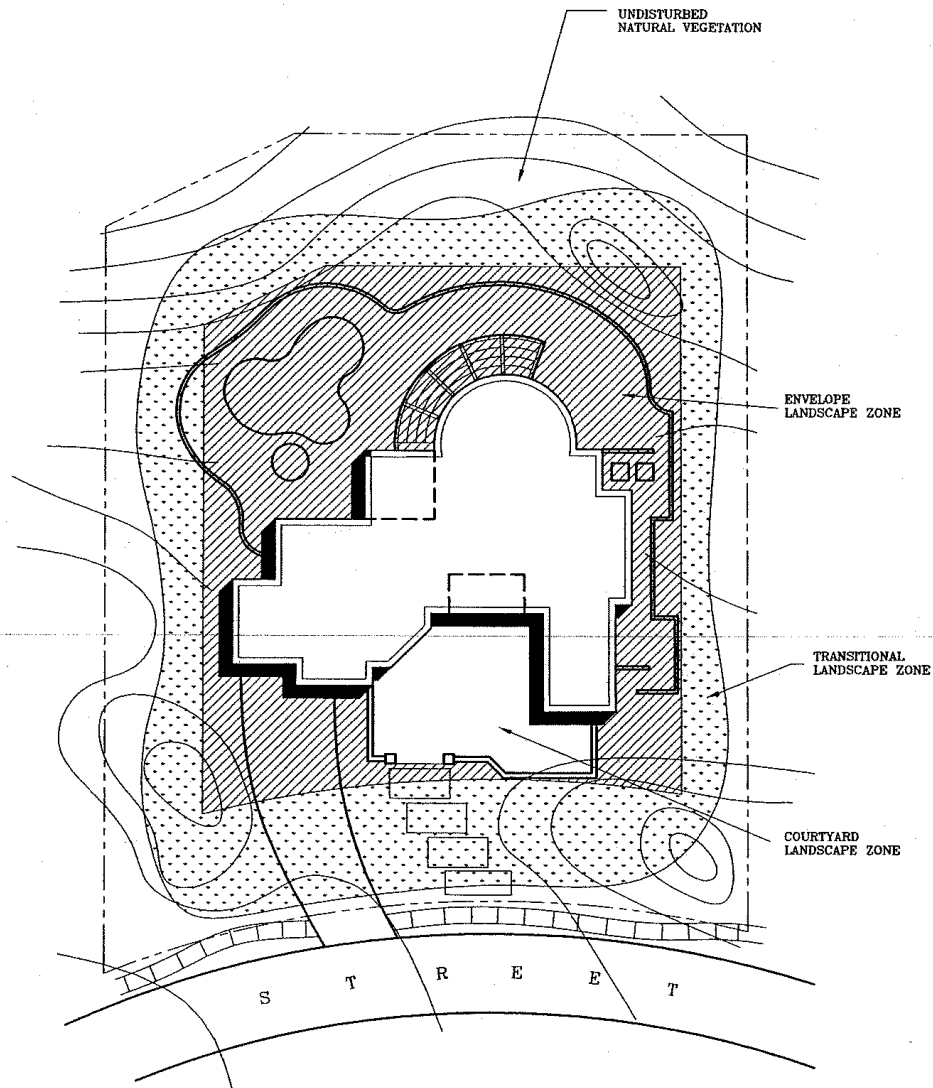
EXHIBIT 8: CONSTRUCTION SIGNAGE CRITERIA



Rev. 3/20/2003

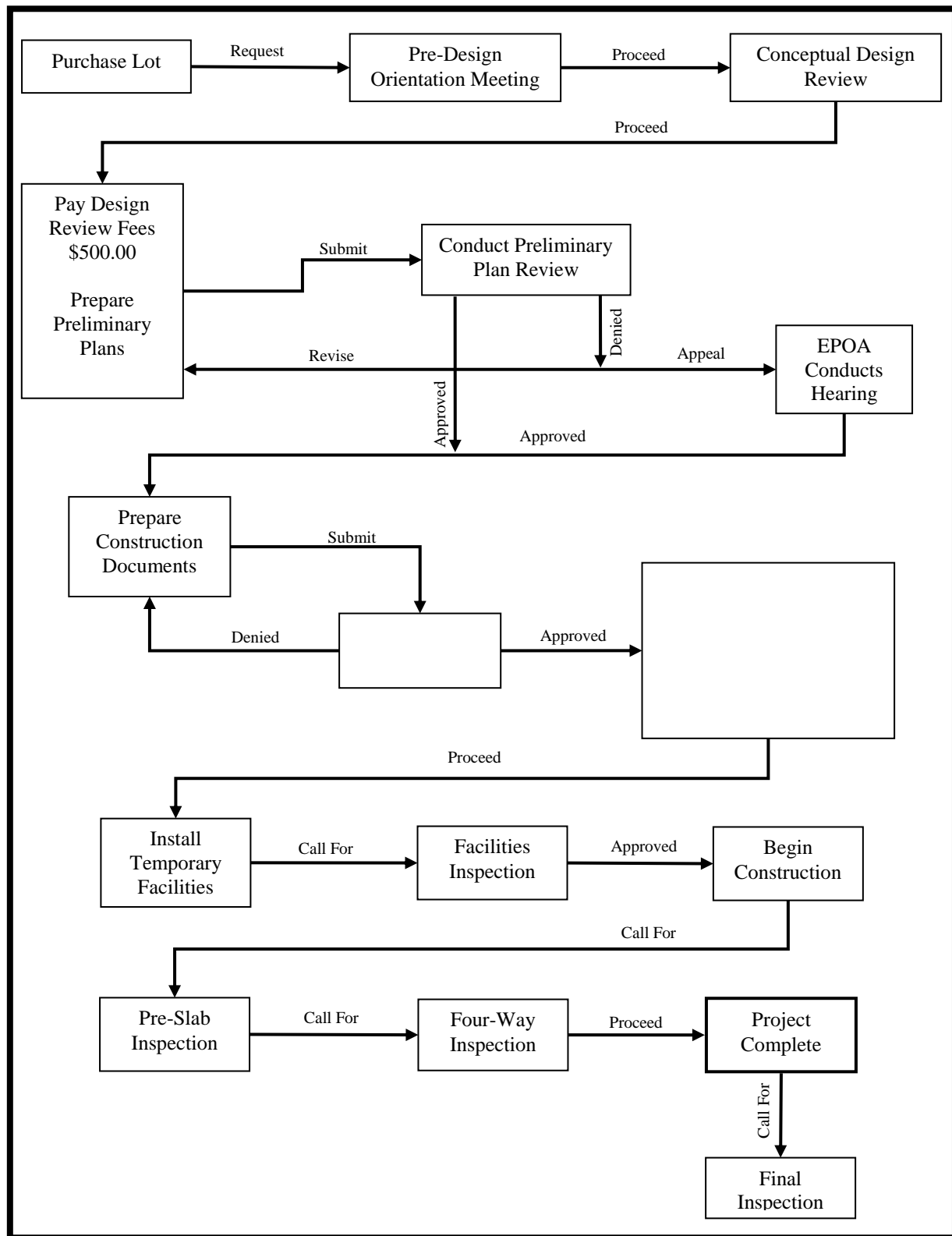
EXHIBIT 9: LANDSCAPE ZONES

Transitional Landscape Zones may not be applicable for a Patio Home.



Rev. 3/20/2003

EXHIBIT 10: DESIGN & CONSTRUCTION REVIEW FLOW CHART



APPENDICES

Appendix 'A': Definitions

Architectural Projections: Shall mean any projections beyond exterior walls such as fascia, roof rafters, eaves, poles, posts, columns, balconies, wing walls, fire places, bay windows, etc.

Balcony: Shall mean an extension of the residence which is accessible from the second story with cantilevered supports. Such space shall be further classified as a non-livable space.

Basement: Shall mean a livable floor having at least fifty percent (50%) of each of the perimeter walls below grade.

Board of Trustees: Shall mean the Board of Trustees of Entrada Property Owner's Association.

Building Envelope: Shall mean the area of residential or commercial property bound by setback lines.

Building Footprint: Shall mean the Lot area covered by structures including the interior and the exterior spaces such as living area, garage, covered patio, porch, porte-cohere and such. Eaves and overhangs beyond structural support shall not be included.

Building Height: Shall mean the distance from top of the main floor slab to the top of the highest building element.

Common Area: Refer to section 1.3 of Declaration.

Courtyard Basement: Shall mean a walk-out basement that opens onto a courtyard.

Declarant: Shall mean The Entrada Co., L.L.C.

Declaration: Shall mean the Declaration of Covenants, Conditions and Restrictions for Entrada.

Development Control Map: Shall mean the map that is provided by EPOA designating building envelope limits, maximum footprint area, finish floor height and other restrictions.

Entrada at Snow Canyon. All areas that are covered by the Entrada at Snow Canyon CC&R's.

Exclusive Common Area: Refer to section 1.7 of Declaration.

Four-Way Inspection: Shall mean an inspection to insure the overall construction and heights are per the approved plans, all roof penetrations are appropriately located and all exterior lighting is positioned compliant with EDRC guidelines.

Guidelines: Shall mean the Development Guidelines for Entrada

Living Area: Shall mean floor area located within the exterior building walls of a residence excluding garage, porch, patio, exterior stairs and storage or mechanical equipment area accessible from garage or exterior of the building. Interior stairs shall be counted as living area only on the first floor.

Lot: Shall mean a recorded single family lot (includes Custom & Patio home lots).

NAHB: National Association of Home Builders.

Neighborhood: Shall mean any of the areas designated by name in Entrada such as: Anasazi Hills, Chaco Bench, Chaco West, The Inns, Kachina Cliffs, Kachina Springs, Paiute Springs, Shinava Ridge, Toroweap or any other area that may be designated by the Development Control Map.

Owner: Refer to section 1.10 of the Declaration. For purposes of plan review processing the applicant having a power of attorney to represent the owner shall be defined as the owner.

Private Yard: Shall mean any yard on a residential lot that is hidden by walls or structures and is generally not visible to public from adjacent areas.

Public Yard: Shall mean any yard on a residential lot that is not hidden by walls or structures and is generally visible to the public from adjacent areas.

Resident: Shall mean any person who is physically residing in a dwelling unit constructed on any residential lot for a period of two weeks or longer and so long as said person is so residing.

Review Committee: Shall mean Entrada Design Review Committee.

Sub-Association: Shall mean any association formed in Entrada at Snow Canyon other than the Entrada Property Owner's Association.

Terrace: "Terrace" shall mean an extension of the residence accessible from the second story which has supports extending to the ground. Such area is further classified as non livable area for Living Area calculations.

Walk-out basement: Shall mean a livable floor having at least fifty percent (50%) of the total area of the perimeter walls below grade. Additionally the wall/s with a door must be at least thirty inches (30'') below grade.

Appendix 'B' : Application Forms

ENTRADA - PLAN REVIEW APPLICATION FORM

<input type="checkbox"/> PRELIMINARY PLANS,	<input type="checkbox"/> FINAL PLANS
<input type="checkbox"/> New Custom Home	<input type="checkbox"/> Additions/Alterations
<input type="checkbox"/> Standard Patio Home	
<input type="checkbox"/> Substantial Reconstruction	<input type="checkbox"/> Exterior Color Change
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Other

TO, ENTRADA Design Review Committee c/o Terra West Property Management 619 South Bluff St., Suite 202, St. George, UT 84770

FROM: _____ LOT _____
Owner' Name _____
Owner's Address _____
Daytime Telephone Number/s _____

APPLICANT _____
Name, Address _____ Tel. _____

ARCHITECT _____
Name, Address _____ Tel. _____

LANDSCAPE ARCHITECT _____
Name, Address _____ Tel. _____

BUILDER _____
Name, Address _____ Tel. _____

LENDER _____
Name, Address _____ Tel. _____

REVIEW CRITERIA: The owner shall submit all plans and specifications for review and approval at the current address of EDRC at least one (1) week prior to the scheduled meeting. Every application presented to the Committee is given full careful review, with consideration given for the Site and the requested amenities. Each submission is judged on its own merits. What may be acceptable for one submittal or Lot may not apply to another submittal or Lot.

LIST THE FOLLOWING:

- Total footprint coverage _____ (SF) Total living area _____ (SF)
Patio Home Model Name _____
- This is the ____ (1st) ____ (2nd) ____ (3rd) ____ (4th) submittal.
- Has the check list been filled out? _____ Yes _____ No.
- Plan check fee of \$ _____ (This fee covers one conceptual, two preliminary and two final review submittals).
- Plan check fee for additional review \$ _____

SIGNATURE: _____
Applicant _____ Date _____

APPROVAL (To be completed by Committee)
_____ Approved _____ Approved with conditions _____ Denied

BY: _____
Entrada Design Review Committee _____ Date _____

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS AND CHECK LIST: (PAGE 2)

Name	Lot No.
------	---------

Name	Tel.
------	------

DOES NOT COMPLY.

_____ Indicate and list separately if any variances are requested and reasons for the same.
 _____ Architect's and a landscape architect's name and registration no. shall be noted on plans.
 _____ Are two (2) sets of full size plans and four (4) sets of 11" x 17" plans submitted.
 _____ Plan shall have general information such as name, scale, etc.

_____	_____	Identification of Lot by parcel and lot number.
_____	_____	Lot boundaries and building envelope with dimensions and grade lines.
_____	_____	patio homes: pad and limited common boundaries with dimensions and grade lines.
_____	_____	Dimensioned main and accessory building footprint (with patio, balcony etc., in dashed lines)
_____	_____	with roof lines (in solid) including eaves ridges and valleys. Dimension overhangs.
_____	_____	Property fencing and gates with heights and lengths dimensioned.
_____	_____	Building and fencing setbacks with dimensions.
_____	_____	Side walks, driveways, patios, pools, spas, utility boxes and points of connection.
_____	_____	Finishes of all exterior paving materials including, walkways, driveways, pool deck etc.

_____	_____	Existing and proposed grades.
_____	_____	Lot boundaries with dimensions.
_____	_____	Drainage pattern.
_____	_____	Grades of adjacent properties, streets, slope banks etc.
_____	_____	Retaining wall location and sections and other site structures if any.

_____	_____	Dimensioned floor plan/s for each level including porte-cochere, patios, balcony etc.
_____	_____	Dimensioned floor plans of accessory structure.
_____	_____	Square footage of all areas including living space, garage, balcony, patio etc.

_____ (1/8" = 1' - 0" Scale)
 _____ Elevation of all sides.
 _____ Dimensioned heights of all elements.
 _____ Note all finish materials and textures of all exterior surfaces including walls, roof, eaves.

_____ Location of all existing and proposed trees, shrubs, groundcovers, and turf in the front, side
_____ and rear yards exposed to all public areas.
_____ Plant material sizes to be drawn at maturity.
_____ Identification of all plant material with Latin and common names in a plant list.
_____ Sizes of proposed plant material as per sections 2.2.1 and 5.3.4

SIGNATURE: _____

Applicant _____ Date _____

ENTRADA AT SNOW CANYON**FINAL PLAN SUBMITTAL REQUIREMENTS AND CHECK LIST: (PAGE 3)**

OWNER _____

APPLICANT Name _____ Lot No. _____

Name, _____ Tel. _____

COMPLIANCE REQUIREMENT

Yes _____ No. _____

- _____ Were there any special variances granted in the preliminary review?
_____ Is the material sample board submitted on an 8 1/2" x 14"?"
_____ Do the plans have general information such as name, scale, etc. per section 2.2.1?

DOES NOT
COMPLIES COMPLY.

SITE PLAN (total of two (2) required. one (1) full size and one (1) on 8 1/2" x 11" at 20 scale)

- _____ Identification of Lot by parcel and lot number.
_____ Lot boundaries with dimensions,
_____ Dimensioned main and accessory building footprint (with patio, balcony etc., in dashed lines) with roof lines (in solid) including eaves ridges and valleys. Dimension overhangs.
_____ Building and fencing setbacks with dimensions.
_____ Property fencing and gates with heights and lengths dimensioned.
_____ Side walks, driveways (with distance to trees), utility boxes and points of connection.
_____ Finishes of all exterior paving materials including, walkways, driveways, pool deck etc.
_____ Utility connections, meter locations and means to screen from public view.
_____ HVAC and pool equipment location and means to screen from public view.

GRADING PLAN (No smaller than 20 Scale)

- _____ Existing and proposed grades.
_____ Lot boundaries with dimensions.
_____ Drainage pattern. Lot shall drain to street.
_____ Grades of adjacent properties, streets, slope banks etc.
_____ Retaining wall location and sections and other site structures if any.

FLOOR PLAN/S (1/4" Scale)

- _____ Dimensioned floor plan/s for each level including porte-cochere, patios, balcony etc.
_____ Dimensioned floor plans of accessory structure.
_____ Summary of square footage of all areas including living space, garage, balcony, patio, etc.

ELEVATIONS (1/4" Scale)

- _____ Elevation of all sides with dimensioned heights of all elements.
_____ Bulk plane setback lines for front and corner side yards.
_____ Note finish materials and colors of all exterior surfaces including walls, roof and eaves.

LANDSCAPE PLAN/S (1/8" OR 1/4" Scale)

- _____ Location of all existing and proposed trees, shrubs, groundcovers, and turf in all yards.
_____ Location and specifications of all existing and proposed inorganic materials in all yards.
_____ Plant material sizes drawn with sizes at maturity.
_____ Identification of all plant material with Latin and common names in a plant list.
_____ Sizes of proposed plant material as per sections 2.2.1 and 5.3.4

IRRIGATION PLAN/S (1/8" OR 1/4" Scale)

- _____ Location and product specifications of entire irrigation system including common areas.

CONSTRUCTION PLAN (1/8" OR 1/4" Scale. This information could be incorporated into site plan)

- _____ Location of temporary construction facilities, toilet, trash receptacle and construction access.

By Signing below the Applicant affirms that they have reviewed the above.

SIGNATURE: _____
Applicant _____ Date _____

ENTRADA Design Review Committee**Materials Specifications**

(This form must be submitted with the Preliminary and the Final Plan Review submission)

Lot # _____ Tract # _____
Owner's Name _____
Address _____
Applicant's Name _____
Address _____
Phone # Home _____ Business _____

<u>Item</u>	<u>Material</u>	<u>Color</u>	<u>Sample Furnished</u>
Walls	_____	_____	Y N
Columns	_____	_____	Y N
Beams/Fascia	_____	_____	Y N
Eaves/Soffit	_____	_____	Y N
Window Glass	_____	_____	Y N
Window Frames	_____	_____	Y N
Shutters	_____	_____	Y N
Main Entry Door	_____	_____	Y N
Other Exterior Doors	_____	_____	Y N
Roofing - flat	_____	_____	Y N
Roofing - pitched	_____	_____	Y N
Exterior Lighting	_____	_____	Y N
General Fencing	_____	_____	Y N
A/C & pool equipment Screening	_____	_____	Y N
Pool/patio screening	_____	_____	Y N
Trash Container screening	_____	_____	Y N
Driveway (pattern)	_____	_____	Y N
Walkway (pattern)	_____	_____	Y N
Other	_____	_____	Y N

(For any special design features, use the back of form for additional information)

By Signing below the Applicant affirms that they have reviewed the above.

Signature: _____
Applicant Date

Reviewed by: _____ Date: _____

Appendix ‘C’: Entrada Approved Building Material's List

WALLS

Stucco and plaster with light to medium texture (Spanish lace not permitted),
Natural material veneer such as Stone, Rock,
Adobe clay,
Wood trim.

COLUMNS

Wood,
Pre-cast concrete,
Masonry,
Concrete masonry unit with stucco,
Any of the wall material.

OPENINGS

Non reflective glass, clear or tinted, Low –E,
Glass blocks,
Anodized aluminum door and window frames,
Vinyl door and window frames,
Wood door and window frames.

ROOF

Built-up roof with gravel,
Painted rubber surface hidden by parapets.
Clay tile,
Concrete tile,
Slate tiles.

DRIVEWAYS

Concrete, colored and/or textured,
Brick or concrete pavers.

Appendix ‘D’: Entrada Approved Plant List

Updated: May 20, 2014

Only the plants listed in this Appendix ‘D’ may be installed. List the botanical and common name of each variety on the landscape plan that is presented to the EDRC for approval

These plants were selected for their ability to blend with the natural desert and for their foliage and seasonal flowering. Not all plants are drought tolerant. If a plant is crossed out, it is not allowed for new installation after the date indicated.

Homeowners should select plants with consideration of the site. Placement of shrubs and trees should be carefully considered so as not to overpower small spaces, block views, or create a situation where heaving pruning is required to keep the plant size within the space allotted. Homeowners should ensure that all plants on the same irrigation valve have similar water use characteristics.

The irrigation system and the plants are the sole responsibility of the homeowner.

Abbreviations: CO Courtyards Only
CH Custom Home Neighborhoods Only
ES Erosion and Sediment Control
MH Marginal Hardiness--may suffer frost damage or die during cold spells.

Accent/Cactus Plants

Plants that have succulent stems and branches with scales or spines instead of leaves and are found especially in dry areas. We encourage the use of varieties of agave, aloe, cactus, and yucca. The EDRC may approve varieties not on the list.

Botanical Name	Common Name
Agave spp.	Century Plant (MH)
Aloe spp.	Aloe (MH)
Dasyliirion spp.	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Echinocereus spp.	Hedgehog
Ferocactus spp.	Barrel Cactus
Fouqueria splendens	Ocotillo
Hesperaloe parviflora	Red/Yellow Yucca
Opuntia spp.	Prickly Pear; Cholla
Yucca spp.	Yucca
Yucca brevifolia	Joshua Tree

Trees

A woody plant that grows at least 10 feet tall and bearing lateral branches at some distance. Water wise trees tend to have multiple stems and should be considered to be large shrubs.

Botanical Name	Common Name
Acacia farnesiana	Sweet Acacia
Acacia schaffneri	Twisted Acacia (MH)
Acacia stenophylla	Shoestring Acacia (MH)
Cercidium floridum	Blue Palo Verde (MH)
Cercidium microphyllum	Foothills/Littleleaf Palo Verde (MH)
Cercidium praecox	Palo Brea, Sonoran Palo Verde (MH)
Cercidium spp.	Palo Verde (MH)
Chilopsis linearis 'Art's Seedless	Art's Seedless Desert Willow
Chitalpa tashkentensis	Chitalpa
Forestiera neomexicana	New Mexico Olive/Privet
Fraxinus greggii	Little Leaf Ash
Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle
Ligustrum spp.	
Ligustrum lucidum	Glossy Privet
Ligustrum japonicum	Japanese Privet
Myrtus communis 'Boetica'	Twisted Myrtle
Olea europaea 'Wilsonii'	Wilson Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde
Photinia x fraseri	Red-Tipped Photinia (CH)
Pithecellobium flexicaule	Texas Ebony
Prosopis spp.	
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis pubescens	Screwbean Mesquite
Prunus spp.	
Prunus caroliniana	Carolina Cherry Laurel
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac (CH,MH)
Sophora secundiflora	Texas Mountain Laurel
Vitex agnus-castus	Chaste Tree

Shrubs

A woody plant smaller than a tree, with several main stems arising at or near the ground.

Botanical Name	Common Name
Ambrosia spp.	
Ambrosia ambrosioides	Giant Bursage (ES)
Ambrosia deltoidea	Triangle Leaf Bursage (ES)
Ambrosia dumosa	White Bursage (ES)
Ambrosia eriocentre	Wooley Bursage (ES)
Anisacanthus quadrifidus v. wrightii	Mexican Flame
Arctostaphylos coloradoensis	Hybrid Manzanita
Artemisia 'Powis Castle'	Silver Sage
Artemisia filifolia	Sand Sage
Artemisia tridentata	Tall Sagebrush
Atriplex canescens	Four Wing Saltbush (ES)
Baccharis sarothroides Male Selection	Broom Coyote Bush/Desert Broom (4/23/12)
Baccharis x 'Centennial'	Hybrid Coyote Bush (ES)
Baccharis x 'Starn'	Thompson Hybrid Broom
Berberis trifoliolata	Agarita
Buddleia marrubiifolia	Wooly Butterfly Bush
Caesalpinia spp.	
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Red Fairy Duster (MH)
Calliandra eriophylla	Pink Fairy Duster
Camellia spp.	Camellia (CO)
Cassia spp.	(MH)
Ceratoides lanata	Winter Fat
Cercocarpus ledifolius	Curl-Leaf or Evergreen Mahogany
Chrysactinia mexicana	Damanita
Convolvulus spp.	
Convolvulus cneorum	Bush Morning Glory
Cordia parvifolia	Littleleaf Cordia
Cotinus coggygria	Smokebush or Smoketree
Cowania Mexicana	Cliff Rose
Dalea spp.	
Dodonaea viscosa	Hop Bush
Encelia farinosa	Brittle Bush
Ephedra spp.	Mormon Tea
Eremophila spp.	
Eremophila Maculata	Valentine Bush
Ericameria laricifolia	Turpentine Bush

Shrubs (Continued)

Botanical Name	Common Name
Euonymus fortunei	Emerald Gaiety Wintercreeper (CO)
Euonymus japonica 'Green Spire'	Greenspire Euonymus (CO)
Eupatorium greggii	Boothill
Feijoa sellowiana	Pineapple Guave
Genista racemosa	Sweet Broom
Grevillia spp.	Grevillia
Gutierrezia sarothrae	Snakeweed
Justicia spp.	
Justicia brandegean	Shrimp Plant (MH)
Justicia californica	Chuparosa (MH)
Justicia spicigera	Mexican Honeysuckle (MH)
Larrea tridentata	Creosote Bush
Leucophyllum spp.	
Leucophyllum frutescens	White, Silver or Green Cloud
Leucophyllum laevigatum	Chihauhuan Sage
Leucophyllum zygophyllum	Blue Ranger
Ligustrum spp.	
Ligustrum lucidum	Glossy Privet
Ligustrum japonicum	Japanese Privet
Nandina spp.	Heavenly Bamboo
Nerium oleander	Dwarf Red Oleander
Nolina spp.	
Perovskia atriplicifolia	Russian Sage
Podocarpus macrophyllus	Japanese Yew (CO)
Poliomintha maderensis	Lavender Spice
Psilostrophe cooper	Paper Flower
Rhus spp.	Sumac
Rosmarinus spp.	
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary (ES)
Ruella spp.	
Ruella brittoniana 'Katie'	Purple ruellia (MH)
Ruella peninsularis	Baja ruellia (MH)
Salvia spp.	
Salvia clevelandii	Cleveland Sage
Salvia columbariae	Chia Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Sage
Salvia leucophylla	Purple Sage
Santolina chamaecyparissus	Gray Santolina or Lavender Cotton
Spartium junceum	Spanish Broom
Vauquelinia californica	Arizona Rosewood

Perennials/Flowers

Plants that live for several years, or come back annually usually with new herbaceous growth.

Botanical Name	Common Name
Acalypha monostachya	Raspberry Fuzzies
Achillea filipendulina 'Coronation Gold'	Coronation Gold Yarrow
Agastache 'Desert Sunrise'	Hybrid Hummingbird Mint
Bahia absinthifolia	Desert Bahia
Baileya multiradiata	Desert Marigold
Bulbine frutescens var	African Bulbine (CO)
Centranthus ruber 'Coccineus'	Jupiter's Beard
Coreopsis spp.	Coreopsis
Dianthus gratianopolitanus 'Firewitch'	Firewitch Garden Pink
Dimorphotheca sinuate	African Daisy
Dyssodia	Dogweed
Eschscholzia spp.	
Eschscholzia californica	California Poppy
Eschscholzia Mexicana	Mexican Poppy
Euphorbia antisiphilitica	Candelaria (CO)
Euphorbia biglandulosa	Gopher Plant
Euryops pectinatus	Green Bush Daisy (MH)
Gaillardia 'Arizona Sun'	Arizona Sun Blanket Flower
Gaura lindheimeri	Gaura
Geum Triflorum	Prairie Smoke
Hymenoxys acaulis	Angelita Daisy
Lavendula spp.	Lavender
Melampodium leucanthum	Blackfoot Daisy
Nepeta 'Walker's Low'	Walker's Low Catmint
Penstemon spp.	Penstemon
Rudbeckia hirta	Black-Eyed Susan (CO)
Scrophularia macrantha	Redbirds in a Tree
Salvia farinacea	Mealy Sage
Senecio cineraria	Dusty Miller
Senecio salignus	Willow Groundsel
Solidago spp. 'Wichita Mountains'	Golden Torch
Sphaeralcea spp.	Globe Mallow
Teucrium spp.	Germander
Zephyranthes	Rain Lily (CO)

Annuals/Flowers

Plants that complete their life cycle in one growing season.

Botanical Name	Common Name
Achillea millefolium rubra	Yarrow
Cosmos bipinnatus	Cosmos
Iberis sempervirens	Candytuft
Layia platygolaas	Tidy Tips
Lupinus texanis	Lupine
Machaeranthera tanacetifolia	Tahoka Daisy
Phacela campanularia	Desert Bell
Phylox drummond	Phlox
Zinnia spp.	Zinnia

Ground Cover

Plants that spread along the ground and generally have woody stems.

Botanical Name	Common Name
Acacia redolens	Trailing Acacia (MH)
Artemisia versicolor 'Seafoam'	Curlicue Sage
Dalea greggii	Trailing Indigo Bush
Delosperma cooperi	Pink Ice Plant
Gazania rigens leucolaena	Trailing Gazania (MH)
Lantana spp.	Lantana (MH)
Malephora spp.	Ice Plant
Oenothera berlandieri	Mexican Evening Primrose
Rosa 'Noare'	Red Groundcover Rose
Sedum spurium 'Fuldaglut'	Dragon's Blood Sedum
Teucrium chamaedrys	Creeping Germander
Thymophylla tenuiloba	Golden Fleece
Verbena spp.	Verbena
Veronica pectinata	Blue Woolly Speedwell
Vinca minor/major	Periwinkle

Vines

Plants that generally have an elongated woody stem.

Botanical Name	Common Name
Antigonon leptopus	Queen's Wreath
Bignonia capreolata	Cross Vine
Campsis radicans var.	Red Trumpet Vine
Cissus incisa	Texas Grape Ivy
Ficus pumila	Creeping fig
Gelsemium sempervirens	Carolina Jasmine
Hardenbergia violacea	Purple Lilac Vine (MH)
Hedra spp.	
Hedra camarienses	Algerian Ivy
Hedra helix	English Ivy
Hydrangea anomala petiolaris	Climbing Hydrangea
Lonicera spp.	Honeysuckle
Macfadyena vaguis cati	Cats Claw Vine
Parthenocissus sp. 'Hacienda Creeper'	Hacienda Creeper
Parthenocissus spp.	
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus Tricuspidata	Boston Ivy
Polygonum aubertii	Silverlace vine
Pyracantha coccinea	Firethorn
Rosa banksiae 'Lutea'	Lady Bank Yellow
Rosa banksiae 'Lutescens'	Lady Bank Rose (05/14/13)
Rosa banksiae alba	Lady Bank White
Trachelospermum jasminoides	Star Jasmine
Vitis californica	Rodger's Red Grape
Wisteria spp.	Wisteria

Ornamental Grasses

Grasses that grow in bunches and have decorative leaves and flowers.

Botanical Name	Common Name
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
Imperata cylindrica 'Red Baron'	Japanese Blood Grass
Miscanthus Sinensis	Maiden Grass
Muhlenbergia cap. 'Regal Mist'	Regal Mist Muhly
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhly
Muhlenbergia reverchonii	Autumn Embers Muhly Grass
Muhlenbergia rigens	Deer Grass
Pennisetum setaceum rubrum	Dwarf Red Fountain Grass
Sporobolus heterolepis	Prairie Dropseed

Appendix 'E': Owner, Contractor and EPOA Agreement

ENTRADA AT SNOW CANYON

AGREEMENT RE CONTRACTOR'S RESPONSIBILITIES AND REQUIREMENTS

This agreement is made and executed as of the _____ day of _____, by and between the ENTRADA AT SNOW CANYON PROPERTY OWNERS ASSOCIATION (the "EPOA"), and _____ (the "OWNER") and _____ (the "Contractor") with regard to the proposed construction of a residential dwelling on Lot _____ in the _____ Subdivision within the golf and residential development known as ENTRADA AT SNOW CANYON (the "Project").

A. WHEREAS, the EPOA has been formed by the ENTRADA AT SNOW CANYON PROPERTY OWNERS ASSOCIATION (the "Association") to administer and enforce the ENTRADA PROPERTY DEVELOPMENT GUIDELINES (the "Guidelines") and the ENTRADA AT SNOW CANYON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "CC&R's"), and the ENTRADA RULES AND REGULATIONS; and

B. WHEREAS, Owner is the owner of a building lot (the "Lot") within the Project upon which Owner intends to construct a dwelling; and

C. WHEREAS, Contractor has been retained by Owner to construct the dwelling (the "Work") upon Owner's building lot; and

D. WHEREAS, the EPOA requires each Owner and Contractor to execute this Agreement as a condition to beginning construction within the Project.

NOW, THEREFORE, in consideration of the EPOA's approval of the commencement of construction, Owner and Contractor agree as follows:

1. Incorporation of Guidelines into Agreement. All of the rules and regulation specified in the section of the Guidelines entitled "Building Process" shall be fully incorporated into this Agreement and made a part hereof as though specifically set forth herein. All rules and regulation herein set forth are made for the purpose of augmenting and supplementing the Building Process section of the Guidelines and are to be interpreted in such a manner as to be consistent with said Guidelines.

EDRC and the Entrada Property Owners Association reserve the right to deny site access to any general contractor, job superintendent, subcontract, supplier or their employee who is in violation of the construction regulations. EDRC and the Owners Association reserve the right to stop construction on a Lot where:

Owner's Initials ()

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Contractor's Initials ()

Vers 5.7 5/20/2014

- a. These Design Guidelines, approved plans, the Declaration, or Entrada at Snow Canyon security regulations are not being complied with fully.
- b. The improvements are being built or the Lot is being landscaped contrary to the approved plans.

EDRC's members and/or inspector will inspect the site periodically. An offense may result in a stop-work order and contractor entry restrictions. Any costs whatsoever incurred by the Entrada Property Owners Association in enforcing these rules or remedying a violation will be billed to the owner. Exercise or non-exercise by EDRC or the Owners Association of the rights delineated under this provision shall not be deemed a waiver by EDRC or the Owners Association and shall not preclude EDRC or the Owners Association from initiating any legal action against the violators (including Owner) of the Declaration, construction regulations or Design Guidelines

2. Deposits & Fees.

a. Security for Performance. A refundable construction deposit (the "Deposit") described in the Guidelines is hereby further pledged by Owner/sub-developer as security for the Contractor's compliance with the Guidelines and with the rules and regulations contained in this Agreement, as hereafter provided. The deposit will be assessed per Appendix "F" which is incorporated as part of this contract. In the event that the Deposit is reduced by more than 10% during construction by virtue of penalties levied pursuant to this Agreement, the Deposit shall be restored to its full original amount within thirty (30) days after notice to Owner of the amount of the deficiency.

b. Construction Fees. Non-refundable construction fees shall be assessed per Appendix "F" for plan reviews, inspections and cleanup.

3. Specific Rules and Regulation.

a. Parking at Construction Site. Parking by the Contractor, its sub-contractors, workers and all suppliers shall be strictly limited to one side of the street upon which the Lot is located (unless otherwise designated by the EPOA) and of a length defined by the EPOA. The EPOA may, in its sole discretion, require the contractor to install signs and, if needed, stakes and ropes, to define such parking area. All personal vehicles of subcontractors and workers that cannot be accommodated on one side of the street shall be parked in an EPOA designated staging area or outside the Project.

Also for safety, especially at night, nothing shall be parked or stored on the street or, if present, the sidewalk and the area between the sidewalk and the street after construction hours.

b. Entry to Entrada Gates. Entry into Entrada is by RFIDs. Contractors and Subcontractors may rent these tags for their use during the construction of the dwelling. To rent RFIDs contact the EPOA office.

c. Color of Temporary Toilets, Dumpsters and Temporary Fencing. All temporary toilets and dumpsters at the Project shall be green or brown in color. Temporary fencing may be brown, black, or green. No other colors shall be allowed at the Project. For non-compliance, the EPOA may levy the fine identified in Appendix "F".

d. Construction Hours. Entrada has established construction hours that are intended to eliminate disturbances for residents during certain evening, weekend and holiday hours.

These construction hours are clearly defined in the Building Process section of the Guidelines. These hours are set forth herein as a reminder and for case of conveying the same to sub-contractors, workers and suppliers:

September 16 – May 14
Monday through Friday
7:00 am – 5:30 pm

Saturday
8:00 am – 4:00 pm

May 15 – September 15
Monday through Friday
6:00 am – 7:00 pm

Saturday
8:00 am – 5:00

No construction related activities shall be permitted on Sundays or official Entrada holidays. Official Entrada holidays are as follows:

New Year's Day
Memorial Day
Independence Day

Labor Day
Thanksgiving Day
Christmas Day

Site access for set-up may begin one-half hour before construction begins and an additional one half hour is allowed for site policing and egress each day. No construction-related noise shall occur during this time period. Requests for exceptions to these hours may be brought to the EPOA Board. The EPOA may levy the fine identified in Appendix "F".

e. Daily Removal of Trash. All trash and debris shall be picked up DAILY and deposited in a dumpster provided by the contractor. This includes trash and debris blown from dumpsters onto the street or adjacent lots. The EPOA may, in its discretion, remove trash and other debris that have not been picked up at a site and, in this event, the costs for such policing, together with an administrative fee of 20%, shall be charged to the Contractor and, if not paid, shall be deducted from the Deposit. The fine is also identified in Appendix "F".

f. Care of Street. A gravel or cinder temporary driveway must be built at the start of construction to minimize dirt from the construction site being tracked onto the street. The street in front of the Lot shall be swept or washed as needed, but not less than once each week during the construction process. All dirt and other debris shall be removed in such a manner as to avoid washing the same onto the adjoining street or adjoining properties. The EPOA may, in its discretion, remove dirt and debris from the street and, in this event, the costs for this action together with an administrative fee of 20%, shall be charged to the Contractor and, if not paid, deducted from the Deposit. This fine is also identified in Appendix "F".

g. Music and Animals on Construction Site. The Contractor, its sub-contractor, workers or suppliers shall play no music from vehicles. No music shall be played on the construction site itself that can be heard by neighbors (including golfers) or in any other locations off the construction site. No animals may be brought into Entrada. For non-compliance, the EPOA may levy the fine identified in Appendix "F".

h. Use of Adjoining Lots. The use of adjoining lots for parking, storage of materials, dumping of debris, or like, is prohibited without the written consent of both the owner of the adjoining property and of the EPOA. A Contractor found violating this requirement shall be

fined according to Appendix "F" and shall be required to restore the adjoining lot(s) to its (their) original condition immediately.

The EPOA may, in its discretion, restore the adjoining lot(s) to its (their) original condition and, in this event, a fine of One Thousand Dollars (\$1,000) plus costs for this action together with an administrative fee of 20%, shall be charged to the Contractor and, if not paid, deducted from the Deposit.

i. Regard for Surrounding Properties. Trespassing on property owned or occupied by guests of the Owner is strictly prohibited. The use of a neighbor's hose bib, power outlet or patio furniture without that neighbor's express consent is strictly prohibited. The Contractor, its sub-contractors, workers and suppliers, shall at all times be courteous to neighbors, recognizing that the construction process imposes an inconvenience upon neighboring properties which sometimes leads to misunderstandings even in the best of circumstances. Fines will be assessed per Appendix "F" and in its sole discretion; the EPOA may bar the offender from the Project, or both.

j. Timely Completion of Work. The Work shall be completed, together with final clean up and withdrawal from the Project, within the number of construction days set forth at the bottom of this Agreement. Upon written application from Contractor, the EPOA will extend the number of construction days where circumstances beyond the control of Contractor have unreasonably delayed completion. It is agreed that completion of the Work is of primary importance to EPOA and that any delay caused by Owner or Contractor will result in damages to the EPOA. It is agreed that the damage caused to EPOA by reason of such delay would be impossible to ascertain. Therefore, in the event Owner and/or Contractor shall fail to complete the Work within the time allowed, the Owner and Contractor, jointly and severally, agree to pay to the EPOA as liquidated damages and not as a penalty, the sum of One Hundred Dollars (\$100) per calendar day. EPOA may deduct such payment from the Deposit. The fine is identified in Appendix "F".

k. Conformance With Guidelines and Approved Plans. All work must be performed per pre-approved plans and specifications and must be consistent with the Guidelines unless a formal variance has been granted. Any contractor violating this requirement shall restore the work to conform to the pre-approved plans and specifications and may be fined up to double the cost of changing the work back to conform to the Guidelines and or the pre-approved plans and specifications. The non-compliance fine is identified in Appendix "F".

4. Reminders Regarding Review and Inspections.

a. Plan Reviews. The owner/owner's representative shall submit plans for review to the EDRC 48 hours in advance of the published meeting dates to obtain a spot on the agenda. Requests for accelerated reviews cannot be accommodated as a general rule.

b. Inspections. The Contractor shall request inspections as required in the Guidelines by giving the EPOA at least 72 hours advance notice. Prior to requesting an EPOA inspection of footings, etc., the Contractor must set lot corner stakes, building envelope corner stakes, all structure corner stakes and a clearly marked finished-floor elevation stake. The fine for this section is identified in Appendix "F".

5. Penalties for Violations of Agreement. Penalties for violations of this Agreement will be assessed per Appendix "F" which is incorporated into this contract. Additional conditions are as follows:
- a. For Violations of Section 2a. The EPOA shall be entitled to judgment in any court of competent jurisdiction for the amount of the deficiency, together with an administrative fee of One Thousand Dollars (\$1000), plus attorney's fees and costs of court as hereinafter provided.
 - b. For Violations of Section 3.a through 3.h. The penalties shall be as set forth below, to be deducted from the deposit:
 - 3a – 'Parking' \$100 per vehicle per occurrence
 - 3a – 'Street/Storage'\$500 per item per occurrence
 - 3c – 'Color'\$100 per violation per week
 - 3d – 'Hours'\$200 per offense
 - 3e – 'Trash' Cost plus 20%
 - 3f – 'Street Care' Cost plus 20%
 - 3g – 'Noise/Animals'\$100 per offense
 - 3h – 'Adjoining Lot' \$1,000 plus cost plus 20%
 - c. For Violations of Section 3.i. The EPOA may levy the fine identified in Appendix "F" or, in its sole discretion, may bar the offender from the Project, or both.
 - d. For Violations of Section 3.j. The penalty described in said Section shall be deducted from the Deposit.
 - e. For Violations of Section 3.k. The penalty shall be a fine of double the cost of changing the work back to conform to the Guidelines and or the pre-approved plans and specifications.
 - f. For Failure to Call for an Inspection. Failure to call for an inspection in accordance with the Guidelines will incur a fine of One-Thousand Dollars (\$1,000) per offense. The fine is also identified in Appendix "F".
 - g. General. For violations of any provision of this Agreement, including any of the specific Sections enumerated above, the EPOA may pursue such a legal or equitable remedy for damages or sanctions, as is be deemed to be appropriate by the EPOA under the circumstances.
6. Notices. Any notice to be given or other document to be delivered by either party to the other hereunder shall be in writing and may be delivered in person to an officer of the EPOA, the Owner or Contractor, or may be deposited in the United States mail anywhere within the continental United States, duly registered or certified, postage prepaid, and addressed to the appropriate party at the addressees appearing in this Agreement. Any party hereto may from time to time, by written notice to the other served in the manner herein provided, designate a different address. If any notice or other document is sent by mail, as aforesaid, the same shall be deemed served or delivered forty-eight (48) hours after the mailing thereof.
7. Rights and Remedies Cumulative. All rights, options and remedies of the EPOA contained in this Agreement shall be construed and held to be cumulative, and no one of them shall be exclusive of the other, an the EPOA shall have the right to pursue any one or all of such remedies

or an other remedy or relief which may be provided by law, whether or not stated in this Agreement.

8. No Waiver. No waiver by the EPOA of a breach of any of the terms, covenants or conditions of this Agreement by Owner or Contractor shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained. No waiver of any default of Owner or Contractor hereunder shall be implied from any omission by the EPOA to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect default other than as specified in said waiver. The consent or approval by the EPOA to or of any act by Owner or Contractor requiring EPOA's consent or approval shall not be deemed to waive or render unnecessary EPOA's consent or approval to or of any subsequent similar act by Owner or Contractor.

9. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

10. Amendment. This Agreement may be amended only by written instrument executed by the parties hereto.

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Severability. The unenforceability, invalidity, illegality, or termination of any provision of this agreement shall not render any other provision of this Agreement unenforceable, invalid, or illegal and shall not terminate this Agreement or impair the rights or obligations of the parties hereto.

13. Captions. Section or paragraph titles or other headings contained in this Agreement are for convenience only and shall not be a part of this Agreement, or considered in its interpretation.

14. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

15. Attorney's Fees. In any proceeding brought to enforce this Agreement or to determine the rights of the parties under this Agreement, the prevailing party shall be entitled to collect, in addition to any judgment awarded by a court, a reasonable sum as attorneys' fees, and all costs and expenses incurred in connection with such a lawsuit, including attorney's fees, expenses of litigation, and costs of appeal.

IN WITNESS WHEREOF, EPOA, Owner and Contractor have executed this Agreement as of the day and year first above written.

Construction shall not exceed: **548 Calendar Days from issuance of the Building Permit**

ENTRADA AT SNOW CANYON
PROPERTY OWNERS ASSOCIATION:

☐ I have issued a copy of this contract.
☐ I have issued a copy of the Entrada at Snow Canyon Property Development Guidelines.
☐ I have issued a copy of Appendix "F" Deposits, Fees & Penalties.

By: _____

Its: _____

Address Entrada Property Owners Association / EDRC
 c/o Terra West
 619 South Bluff • Tower 1, Suite 202
 St. George, Utah 84770
 Tel: 435-674-4633

OWNER(S):

___ I have received a copy of this contract.

___ I have received a copy of the Entrada at Snow Canyon Property Development Guidelines.

___ I have received a copy of Appendix "F" Deposits, Fees & Penalties.

Owner (Signature & Date) _____ Owner (Signature & Date) _____

Address: _____

Phone: _____

CONTRACTOR:

___ I have received a copy of this contract.

___ I have received a copy of the Entrada at Snow Canyon Property Development Guidelines.

___ I have received a copy of Appendix “F” Deposits, Fees & Penalties.

Contractor (Signature & Date)

Address: _____

Phone: _____

Appendix ‘F’: Deposits, Fees and Penalty Schedule

**ALL CONTRACTORS AND HOMEOWNERS MUST SIGN AN
“Owner, Contractor and EPOA Agreement” WITH THE EPOA**

DEPOSIT SCHEDULE

CONSTRUCTION DEPOSITS (Refundable)

Custom home construction deposit =	\$10,000
Model based Patio/Villas/Inn construction deposit =	\$7,500
Major (>30% of home) remodel construction deposit	\$3,000
Minor (<30% of home) remodel construction deposit	\$2,000
Site modification (after new construction) construction deposit =	\$1,000

FEE SCHEDULE

NEW CONSTRUCTION FEES (Non-Refundable)

Plan review fee =	\$500
4 Site Inspections =	\$1,000
Clean-up fee Custom=	\$1,500
Clean-up fee Patio=	\$1,125
Additional inspection of basement foundation for proper sitting =	\$200
Pre-dig inspection of swimming pool or Spa location when part of house construction =	\$200
Additional inspections (per occurrence) if required due to site condition/s =	\$200

REMODEL CONSTRUCTION FEES (Non-Refundable)

Minor addition and alterations to existing home (less than 30% of structure)	
Plan review =	\$500
3 Site Inspections =	\$1,000
Major addition and alterations to existing home (more than 30% of structure)	
Plan review =	\$500
3 Site Inspections =	\$1,000
Site modifications after construction of house	
Design review and 2 inspections =	\$500

Owner’s Initials ()

76

Contractor’s Initials ()

Vers 5.7 5/20/2014

PENALTY SCHEDULE

PENALTIES

Starting any construction activity without a signed Contract with
the EPOA and payment of fees =\$5,000

Not completing the construction within 548 calendar days from
issuance of the Building Permit (+ \$100 per day thereafter) =\$10,000

Working outside of the established construction hours (per offense) =\$200

Disregard for surrounding properties without permission (plus cost, plus 20%) =\$1,000

Use of an adjoining lot without permission (plus cost, plus 20%) =\$1,000

Failure to care for the street(s) (charged to Contractor or
deducted from construction deposit) =Cost + 20 %

Debris not being picked up daily
(charged to Contractor or deducted from construction deposit) =Cost + 20 %

Unapproved music and animals at the construction site (per offense) =\$100

Having the wrong coloring of temporary toilets,
Dumpsters, storage facilities and temporary fencing (per violation / per week) =\$100

Not having a construction fence around the building envelope =\$500

Parking on both sides of the street (fine for each vehicle per occurrence) =\$100

Leaving any item(s) parked or stored on the street, sidewalk or area between the
sidewalk and the street after construction hours (per item per occurrence) =\$500

Owner's Initials ()

77

Contractor's Initials ()

Vers 5.7 5/20/2014

PENALTY SCHEDULE (cont.)

Grading outside of the construction fence without approval =\$5,000

Failure to conform to the approved plans =
..... Double the cost to change back to the conforming plans

Stopping construction for more than 14 consecutive days
(+ \$500 per day thereafter) =\$1,000

Failure to call 72 hours before inspections =\$1,000

Missing required inspection(s) =\$1,000

Failure to have all exterior colors, materials and chat/topping approved =\$1,000

If landscaping is started prior to receiving landscape plan approval =\$3,500

Not completing construction within 548 calendar days from
issuance of the Building Permit(+ \$100 per day thereafter)\$10,000

The EDRC may waive or reduce the penalties depending on the circumstances presented.

Continuous and repeated violations of the guidelines may be grounds for removal of a contractor or subcontractor from the Entrada approved builders list on future projects.

Appendix ‘G’: Kachina Cliffs Desert Tortoise Fence

Updated: June 20, 2013

The United States Fish and Wildlife Service (USFWS) listed the desert tortoise as a threatened species in April 1990.

In response, Washington County (County) in coordination with the USFWS, the Bureau of Land Management (BLM), the Utah Department of Natural Resources, the State of Utah School and Institutional Trust Lands Administration, the cities of St. George, Washington, Ivins, Hurricane, Santa Clara, Rockville, and Springdale, as well as, developers, and nonprofit groups established the Red Cliffs Desert Reserve (Reserve).

Their goal is to enable the recovery of the desert tortoise, as well as, other rare plants and animals by carefully managing recreational activities in an extraordinarily unique environment.

Kachina Cliffs lots 5-6, 15-17, 23-27, 30-32, 34-36, as well as, portions of The Vistas (as currently envisioned) are on the western boundary of the Reserve. These properties are separated from the Reserve by a desert tortoise exclusion fence (tortoise fence). Kachina Cliffs lots 28 and 29 are separated from the Reserve with a tortoise fence, as well, but the land on the Reserve side of the fence is Kachina Cliffs Phase 2 “Open Space” (Common Area).

The tortoise fence is required by city of St George.

“No final subdivision plat approval or permit for any structure or excavation on any property proposed for development which borders the red cliffs desert reserve shall be issued unless the Washington County administration of the reserve has first issued a written approval for a fencing/containment plan along the border of the reserve. It shall be unlawful for any person to excavate or erect a structure in violation of this chapter or to fail to comply with an approved fencing/containment plan stipulated by Washington County. (Ord. 7-3-1999, 7-8-1999)”

Important Note

The tortoise fence guidelines in ***Appendix ‘G’*** are the community standard for appearance. The functional requirements of the tortoise fence is managed and approved by the Red Cliffs Desert Reserve (RCDR). We strongly encourage you to contact the RCDR Administrator if you are planning to repair or replace any part of the tortoise fence on your property. Call the EPOA Community Manager for contact information.

Tortoise Fence

A fence is a freestanding structure designed to restrict or prevent movement across a boundary. Fences are generally distinguished from walls by the lightness of their construction and their purpose.

The primary purpose of the tortoise fence between Entrada and the Reserve is to reduce desert tortoise mortality by confining tortoises to the Reserve and by keeping people and pets out of the Reserve.

To accomplish this goal, the tortoise fence is designed with two components. The first component is a freestanding fence system (fence system). The second is tortoise proof material (tortoise mesh) that is attached to the fence system and into or to the ground.

The fence system has to be strong enough to support the installation of the tortoise mesh. The tortoise mesh must be continuous. Depending on the installation option, the top of the tortoise mesh must be at least eighteen (18), twenty-two (22) or forty-eight (48) inches above the ground.

(See the text under **Tortoise Mesh Installation Options** for more information).

The fence system also has to be high enough to discourage people and pets from entering the Reserve. The top horizontal element (rail or wire) of the fence system must be at least four (4) feet above the ground.

Fence System Designs

There are two approved fence system designs:

Entrada Ornamental Fence:

This consists of 1½ x 1½ inch square metal posts spaced approximate seven (7) feet apart. Two (2) 1x1 inch metal rails span the posts and are welded to the posts. The top rail is at least four (4) feet off the ground. The bottom rail is twenty-four (24) inches below the top rail. There are eleven (11) ¼x¼ metal bars spaced 6½ inches on center between the rails and welded to the rails. The metal bars extend from the ground to approximately two (2) inches above the top rail.

This is the preferred design.

Wash Spanning Wire Fence:

This design is for larger washes with higher and/or more frequent flows and if the surface adjacent to and below the fence is level and the soil is sand or fine gravel.

The fence consists of steel T-posts spaced no more than ten (10) feet apart. A single strand of ¼ inch or larger stainless cable is strung between the posts at least four (4) feet off the ground.

Fence System Materials and Installation

Construct fences with durable materials suitable to resist the desert environment, alkaline and acidic soils, wind, and erosion. The metal elements should be either stainless steel, galvanized, painted or powder coated.

Paint or powder-coat the fence Entrada brown.

If the fence is on ground comprised of rocky or caliche substrate, set the fence posts using a twelve (12) inch drilled hole and concrete. Otherwise, drive the fence-posts at least twenty-four (24) inches below the ground surface.

For a Wash Spanning Wire Fence, it may be necessary to increase the fence post depth based on an estimate of the water flow. The fence posts must be able to support the fence section when exposed to the flow of water, even in flash flood conditions that include debris.

Tortoise Mesh Installation Options

The functional requirements of the tortoise fence is managed and approved by the Red Cliffs Desert Reserve (RCDR). The following methods for attaching the tortoise mesh to the fence system have been approved by the Red Cliffs Desert Reserve (RCDR) in the past. We strongly encourage you to contact the RCDR Administrator if you are planning to repair or replace any part of the tortoise mesh on your property. Call the EPOA Community Manager for contact information.

Entrada Ornamental Fence – Tortoise Mesh Option 1:

The tortoise mesh is placed on the Reserve side of the fence.

The tortoise mesh is galvanized; welded one (1) inch horizontal by two (2) inch vertical wire meshes that is thirty-six (36) inches in width.

Bury the tortoise mesh a minimum of twelve (12) inches below the ground surface, leaving twenty-two (22) to twenty-four (24) inches above ground. Cut or dig a trench with a blade on heavy equipment to allow about twelve (12) inches but no less than six (6) of tortoise mesh to be buried below the natural level of the ground.

After the fence has been installed and secured, replace and compact the excavated soil to minimize soil erosion.

Entrada Ornamental Fence – Tortoise Mesh Option 2:

The tortoise mesh is placed on the Reserve side of the fence.

The tortoise mesh is galvanized; welded one (1) inch horizontal by two (2) inch vertical wire meshes that is thirty-six (36) inches in width.

Use Option 2 only for that portion of the fence where fence material cannot be placed at least six (6) inches below existing ground level due to presence of bedrock, large rocks or caliche substrate. Instead, bend the tortoise mesh at a ninety (90) degree angle to produce a lower section approximately fourteen (14) inches wide. Place this lower section parallel to, and in direct contact with, the ground surface. Secure the remaining twenty-two (22) inch wide upper section vertically against the existing fence.

Place soil and cobble approximately two (2) to four (4) inches in diameter (use larger rocks where soil is shallow) on top of the lower section of fence material on the ground covering it with up to four (4) inches of material. Leave a minimum of eighteen (18) inches of open space between the cobble surface and the top of the tortoise mesh. Take care to ensure that the fence material is parallel and flush to the ground surface and is adequately covered.

Entrada Ornamental Fence – Tortoise Mesh Option 3:

The tortoise mesh is placed on the Entrada side of the fence.

The tortoise mesh is galvanized; welded two (2) inch horizontal by four (4) inch vertical wire meshes that is forty-eight (48) inches in width.

Use this option if the terrain is sloped and there is evidence of temporary or seasonal water flow such as gullies or deposits of sediment. This option is designed to allow the watercourse to function without destroying the fence.

Bend the tortoise mesh at a ninety (90) degree angle to produce a lower section approximately twenty-four (24) inches wide. Place this lower section parallel to, and in direct contact with, the ground surface. Secure the remaining twenty-four (24) inch wide upper section vertically against the existing fence. The tortoise proof mesh is attached to the fence but only at the top. This is designed to allow the fence to hinge up and allow water to flow when present.

Take care to ensure that the fence material is parallel and flush to the ground surface and is adequately covered. To be effective as a tortoise barrier, the tortoise proof material must overlap other sections of the fence.

Wash Spanning Wire Fence – Tortoise Mesh:

The tortoise mesh is placed on the Entrada side of the fence.

The tortoise mesh is galvanized, welded two (2) inch horizontal by four (4) inch vertical wire mesh that is at least forty-eight (48) inches in width.

As indicated above, this design is for larger washes with higher and/or more frequent flows and if the surface adjacent to and below the fence is level and the soil is sand or fine gravel. This option is designed to allow the watercourse to function without destroying the fence.

The tortoise proof mesh is attached to the fence but only at the top. This is designed to allow the fence to hinge up and allow water to flow when present.

Wooden poles approximately two (2) to four (4) inches in diameter are attached to the bottom of the tortoise proof material to provide buoyancy when water is present. The wooden poles horizontal to the ground should be trenched or secured in a manner to discourage tortoises from going under them, but not to the point of preventing the poles from floating during a water flow event. To be effective as a tortoise barrier, the tortoise proof material must overlap other sections of the fence.

Appendix ‘H’: Entrada Approved Irrigation Component List

Updated: June 20, 2013

Only the components listed in this Appendix ‘H’ may be installed. List the manufacture and model number of each component on the landscape plan that is presented to the EDRC for approval.

These components were selected for their compatibility with the Hunter brand irrigation control system in the neighborhoods listed, as well as, for their ability to face up to the challenges of Entrada’s irrigation water supply and internal irrigation pumping system.

Having standardized components also reduces the complexity and cost of maintaining the irrigation system once it is installed.

For all neighborhoods:

A maximum of 4 valves should be installed in each valve box.

There should be a ball valve installed of equivalent main line size before the valves in all valve boxes to allow for the system to be shut off.

All sprinkler heads should be installed flush with hardscape surfaces and 3” away from concrete driveways, mow curbs and sidewalks. Systems should have complete head to head coverage and limited overspray.

Valve boxes should be installed in planting areas in the front yard and square with curbs or surrounding hardscape.

Prior to construction, contact Entrada’s Community Manager to arrange an on-site meeting to clarify any issues.

Upon completion, contact Entrada’s Community Manager to arrange a on-site meeting to verify compliance with this components list and to schedule a transition of landscape maintenance to Entrada’s Landscape Service Contractor.

The Landscape Installation Contractor will replace all non-approved components with approved components without additional expense to the Owner.

Approved irrigation controllers and decoder list for the following Neighborhoods:

Kachina Springs East II
Kachina Springs East III (The Escapes)
Shinava Ridge
Toroweap

The irrigation in these Neighborhoods is managed by a Hunter brand irrigation control system. Owners and/or their contractor shall install Hunter ICD 1-, 2-, 4- or 6-station decoder modules components and shall connect to the Neighborhood controller using Hunter color-coded, twisted pair IDWIRE.

Owners shall ensure that stations are installed in a manner that is compliant with the wiring diagram.

Standalone systems are not allowed.

Owners shall ensure that only the EPOA landscape services contractor assigns stations numbers for the Hunter decoder modules.

Irrigation Controller:	Hunter PCM-300 – 3 Station Modules Hunter ACC – 99 Station Controller w/Plastic Pedestal Hunter ICC – up to 48 Station Controller w/Plastic Pedestal
Decoders	Hunter ICD-100 Single station decoder* Hunter ICD-200 2-station decoder* Hunter ICD-400 4-station decoder* Hunter ICD-600 6-station decoder* Hunter ICD-SEN 2-input sensor decoder* *With surge suppression and ground wire

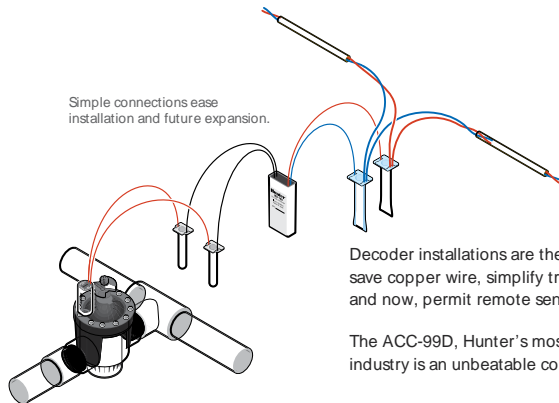
Wiring diagram for the following neighborhoods:

Kachina Springs East II

Kachina Springs East III (The Escapes)

Shinava Ridge

Toroweap



The Leader in Two-Wire Control

ACC-99D uses two-wire decoders to control up to 99 stations without giving up the arsenal of features in the ACC. With the powerful overlapping, stacking array of programs, as well as dual programmable Pump/Master Valve outputs, real-time flow monitoring, and up to four programmable sensor inputs, you can take full advantage of this controller's high capacity.

Decoder installations are the fastest growing technology in irrigation control. Why? Because they save copper wire, simplify troubleshooting, allow rapid addition of new stations, minimize trenching, and now, permit remote sensor operation over the two-wire path.

The ACC-99D, Hunter's most powerful controller, teamed with the most versatile decoders in the industry is an unbeatable combination for large sites with changing needs.

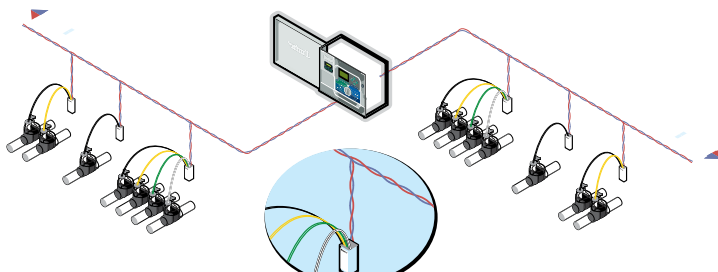
Decoders, Wiring, and Wire Paths: Simple to Design and Install

Each ACC-99D permits operation of 99 stations over one or more two-wire "paths" to the field. The full line of decoders comes in 1-, 2-, 4-, and 6-station waterproof configuration. You can even add in-line sensor decoders to monitor remote sensors, via the two-wire paths.

Up to 6 different paths out of the controller may be used to make the most efficient use of wire, to minimize trenching and disruption of landscaping.

Hunter's color-coded, twisted pair IDWIRE is a cost-effective, easily-installed, direct burial wiring solution that resists surges and electrical noise, while providing high tensile strength for permanent in-ground installation. The wire may also be spliced to follow piping in complex installations.

Earth Grounding: The Hunter Difference. Every ICD decoder has lightning surge suppression, built in. Connect every 12th decoder to earth ground hardware (minimum) and there are no additional surge suppression devices required.



Approved irrigation controllers for the following Neighborhoods.

Anasazi Ridge (All Phases)
 Kachina Springs East
 Kachina Springs East II
 Kachina Springs East III (The Escapes)
 Kachina Springs North
 Kachina Springs South
 Shinava Ridge

Irrigation Controller:	Hunter X-Core – Fixed Station Controller (The Escapes Only) Hunter Pro C – Exterior 3 Station Base Controller
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Approved irrigation components for all Neighborhoods.

Irrigation Control Valve Manifolds:	Action Manifold 1-, 2-, 3-and 4 Valve Manifolds Action Manifold Pipe Connection Ends Action Manifold Valve Connections w/O Rings Action Manifold Pipe End Caps 1” PVC Ball Valves – Must be installed 1 per Valve Box
Irrigation Sprinkler Heads:	Hunter Pro Series 4” Pop-up Head w/Screen and Nozzle Rainbird 1804 4” Pop-up Head w/Screen and Nozzle Rainbird XX’ Van Nozzles (variable angle nozzle) Funny Pipe and Funny Fittings
Irrigation Valve Boxes – Tan in DG or Green in Turf:	Carson Jumbo Valve Box Carson Standard Valve Box Carson 10” Round Valve Box Carson 6” Round Valve Box
Irrigation Pipe and Fittings:	SCH 40 PVC Pipe – ¾” and up SCH 40 PVC Fittings 520 X 620 Drip Line Tube ¼” Drip Line Tube
Drip Emitters:	Rainbird XXX/GPH Emitters – or Equivalent 30 max PSI Pressure Regulator Mesh Filter Flush Caps

Appendix 'I': Patio Home Neighborhood Landscape Maintenance Turnover

Updated: May 20, 2014

The requirements detailed in this Appendix are specific to Patio Home Neighborhoods. This includes homes within the Inn, Patio Home and Patio Home with Water Feature Neighborhood Types.

The Association Patio Home Neighborhood Landscape Maintenance program is funded by Neighborhood Assessments as a common expense for the common benefit of the Owners of developed lots within Patio Home Neighborhoods.

The Association adds a Unit to the program on the first working day of the month following the date that the General Contractor/Landscape Installation Contractor (Contractor) meets the following minimum requirements:

1. The Association Landscape Advisor certifies that landscaping has passed the final landscape inspection and that the Contractor as successfully completes all items on the inspection punch-list (if any). This inspection determines if the landscape is installed per the approved landscape plan.
2. The Contractor provides landscape warranty services for a period of at least ninety- (90) days from the date that the Contractor completes Step 1.
3. The Association Landscape Services Contractor certifies that the landscaping has passed landscape maintenance turnover inspection and that the Contractor as successfully completes all items on the inspection punch-list (if any). This inspection determines if the landscaping is installed with approved irrigation components, that the irrigation system is in good working order and that the plants and turf are healthy and well maintained.

Landscape Maintenance Acceptance Checklist

This form MUST be completed and signed prior to the Association accepting the Unit for Neighborhood Landscape Maintenance—No exceptions. A punch list is required for all items that are Not Acceptable and must be attached.

Neighborhood _____ Unit Number _____

Contractor _____ Owner _____

Date of Inspection _____

	Yes	No	N/A
Has the Association Landscape Advisor signed off on the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IRRIGATION

Controller/2-wire decoders installed correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valves installed correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PVB/RP installed correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray heads installed correctly (separate valves, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper coverage/no spray on paved areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drip system installed correctly (separate valves, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate # per shrub/tree	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Properly staked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valve boxes installed correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meets the requirements on the “Approved Components List”	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: specify (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TURF

Installed correctly and completely	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shows no sign of stress (damaged growth, pests, infection, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smooth grade (no ponding in low areas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: specify (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
TREES			
Installed correctly and completely (plant depth, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shows no sign of stress (damaged growth, pests, infection, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Properly staked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: specify (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANT MATERIAL			
Installed correctly and completely (plant depth, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shows no sign of stress (damaged growth, pests, infection, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Properly staked	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: specify (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LIGHTING			
Installed correctly and completely	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: specify (_____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

By signing as the Landscape Services Maintenance Supervisor, you are accepting turnover of the job on behalf of _____. Any discrepancies must be listed on the attached punch list. This includes items that may be corrected by maintenance personnel.

I ACCEPT THE JOB IN ITS CURRENT CONDITION. NO ADDITIONAL WORK IS REQUIRED BY CONSTRUCTION PERSONAL

Supervisor Name	Signature of APPROVAL	Date
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A punch list is required for all items that are not acceptable and must be attached.

I DO NOT ACCEPT THE JOB IN ITS CURRENT CONDITION. ADDITIONAL WORK IS REQUIRED BY CONSTRUCTION PERSONEL AND AN ADDITIONAL INSPECTION REQUIRED IN ORDER TO VERIFY THE PUNCH LIST ITEMS HAVE BEEN ADDRESSED CORRECTLY AND COMPLETELY BEFORE I WILL ACCEPT FUTURE RESPONSIBILITY.

Supervisor Name	Signature of DISAPPROVAL	Date
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