

REVISIONS TO DEVELOPMENT GUIDELINES

Adopted: Sept 19, 2014

Recorded: November 20, 2014

Vehicle Access and Drives (Previous Version)

Each Lot should have only one vehicle access point. Access drives should be located to preserve and avoid important natural features such as large or significant plant materials, drainage ways and rock outcroppings. Where space permits, curving driveway alignments are favored over linear alignments to avoid natural features and because of their softened visual appearance.

The proposed driving surface of any driveway is subject to review by the DRC. Driveways should be constructed from asphalt or concrete with edge material preferred, colored exposed aggregate concrete, pavers, or other pattern and textured materials.

A concrete culvert pipe, with a minimum diameter of 12-inches or larger if appropriate to manage-Lot drainage needs should be installed beneath each access driveway between the road shoulder and the property line. The invert flow line of the pipe should be aligned and sloped so that the ditch or drainage way storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe should be aesthetically finished, in a manner that controls erosion. This should be included for the DRC to review.

Vehicle Access and Drives (New Version)

Each Lot **shall** have only one vehicle access point. Access drives should be located to preserve and avoid important natural features such as large or significant plant materials, drainage ways and rock outcroppings. Where space permits, curving driveway alignments are favored over linear alignments to avoid natural features and because of their softened visual appearance.

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Parking (Previous Version)

In addition to the required garage, each Residence should have 500 square feet of graded or hard-surfaced area sufficient for the off street parking of at least two vehicles.

Parking (New Version)

In addition to the required garage, each Residence **shall** have **a minimum of** 500 square feet of graded or hard-surfaced area sufficient for the off street parking of at least two vehicles.

NEW REQUIREMENTS

Violations and Fines (New Requirement – Added under a separate heading after Construction & Builder Regulations)

Lot Owners shall be in violation of the Development Guidelines if required approvals are not obtained from the Development Review Committee prior to beginning work; approved projects are not completed in the manner agreed upon with the DRC; and Lot Owners contractors do not comply with the Association's Contractor and Builder Regulations.

When the Board of Directors becomes aware of a violation of the Development Guidelines, the Board shall promptly notify the responsible Lot Owner of the violation and inform the Lot Owner that a fine shall be assessed if the violation is not corrected in the manner and timeframe prescribed in Board's notice. If the violation is not fully corrected in accordance with the Board's notice, the Board shall assess a fine of \$50.00 per day for each day that the violation or any part thereof remains uncorrected. No fines shall be assessed within 48-hours of the Board's notice. Unpaid fines shall accrue interest and late fees at rates to be determined by the Board and shall be collected as an unpaid assessment as set forth in the Association's Governing Documents or Utah law.

A Lot Owner who is assessed a fine may submit a written request for an informal hearing before the Board to protest or dispute the fine within 30 days after the day on which the fine is assessed. No interest or late fees shall accrue until after the hearing has been conducted and the Board's final decision has been rendered or the day on which the time to request an informal hearing expires.

A Lot Owner may also appeal a fine by initiating a civil action in accordance with Utah Code Title 57, Chapter 8a, Section 208.

If it becomes necessary for the Association to correct a violation, the Board shall levy a Benefitted Assessment against the Lot Owner's Lot for the total cost of, including but not limited to any legal fees incurred as a result of correcting the violation.

Identification of Lot Boundaries (New Requirement– Added to Site Development & Landscape Guidelines, Sample Application and Development Review Application form)

As part of the development review application process, Lot Owners shall be responsible for identifying all of their Lot corners and any intermediate points of intersection between those corners. If for any reason, one or more corners cannot be identified Lot Owners shall, at their sole expense, hire a registered land surveyor to re-establish the Lot corner.

Prior to granting any approvals, the DRC shall inspect the Lot to verify that all proposed improvements are contained within the Lot boundaries.