

Design Guidelines

for:

Springview Farms



Spring View Farms

Volume II

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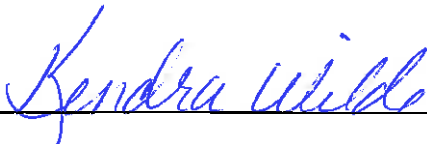
Springview Farms *Design Guidelines*

Amendment

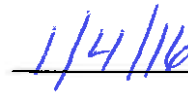
3. ARCHITECTURAL DESIGN

K. SOLAR APPLICATIONS

Passive and active solar designs are encouraged. Active solar applications must be reviewed by the Design Review Committee prior to installation. Applicant requirements for submittal to the DRC for approval are the following: location or placement of the panels, size of the panels, frame color and panel color. Panels must follow the roof pitch. Darker frames or frames matching roof color are required. Panels that do not follow roof pitch are not acceptable. Yard panels must be screened from view. Panels mounted vertically will not be allowed.



Kendra Wilde, Vice Chairwoman



Date


Springview Farms *Design Guidelines*

Amendment
April 28, 2015

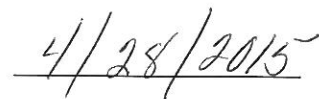
4. LANDSCAPING

G. PARK STRIP TREE PLANTINGS

Each owner of a Lot prior to occupancy must plant in the park strip trees every 30' on center (excluding driveway approaches). The species will be Sycamore Maple, Queen Emerald Norway Maple, Norwegian Sunset Maple, Trident Maple or Pacific Sunset Maple measuring 1.5" caliper at the base.



Kendra Wilde, Vice Chairwoman



Date

September 17, 2013

Dear Springview Farms Resident,

It has come to our attention that some inconsistencies between the Springview Farms Design Guidelines and the Bluffdale City Zoning ordinances are causing some problems. This letter will inform you of a change to those areas as contained in the Design Guidelines.

First, as the Declarant of the Springview Farms (SVF) development, we should state where we have the authority to make changes to the Design Guidelines as mentioned above. All properties which are part of the SVF development are subject to the terms and conditions as stated in the Conditions, Covenants and Restrictions (CC&R's) and by reference therein, the Design Guidelines. In the CC&R's Section 9.2(a) it states:

The Design Review committee shall consist of three, but no more than five, persons and shall have the exclusive jurisdiction over the original construction on any portion of the Properties. Until 100% of the Properties have been developed and conveyed to Owners other than Builders, the Declarant reserves the right to appoint all members of the DRC who shall serve at the Declarants discretion.

Further in the CC&R's in Section 9.3.1.2 it states:

The DRC shall adopt such Design Guidelines at its initial organizational meeting and thereafter shall have the sole and full authority to amend them...

...There shall be no limitation on the scope of omenments to the Design Guidelines; the DRC is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive.

It should be noted that a similar Design Guideline Amendment provision and process can be found in the Design Guidelines Section G; Amendment of Design Guidelines.

With the above stated and affirmed, the present DRC members as appointed by the Declarant are:

Wayne L. Niederhauser – Chairman
Kendra Wilde – Vice Chairwoman
Chris McCandless – Member

It should also be noted that a complete (recorded) copy of the CC&R's and the Design Guidelines can be found on the Springview Farms website at: www.springviewfarms.com.

The area in question that will be changed is the setbacks as required for detached garages, outbuildings and other structures requiring Design Review Committee (DRC) approval. Presently, the Design Guidelines infers that the setbacks for these buildings should be 10 feet from a side yard boundary and

20 feet from the rear. When the project was approved, the City only required that there be a 10 foot rear setback and as such is in conflict with the previous Design Guidelines rear setback of 20 feet.

After long discussions with the members of the DRC, it has been decided that this was not the original intention of the Design Review Guidelines for detached buildings and that a ten foot rear yard setback for these detached structures is acceptable to assist in Owners to more fully enjoy the use of their rear yards. Bluffdale City has also concurred that for Springview Farms, the allowed detached building set back is 10 feet, subject to the other City zoning and SVF design guideline requirements being in compliance.

If you have any questions, please contact any of the DRC members as first mentioned above at:

CW Management Corporation
9071 South 1300 West Suite #200
West Jordan, UT 84088
801-984-5770

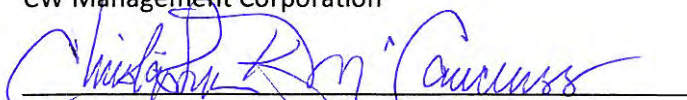
In consideration of the above statements the Springview Farms Design Guidelines Amendment will be approved by the DRC on or before September 20,2013.

Thank you for your attention in this matter and we look forward to continued service to our friends in Springview Farms!

Sincerely,

"Declarant" Spring View Capital LLC by its manager:

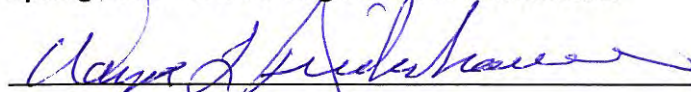
CW Management Corporation



Christopher K McCandless, President


9.20.13
Date

Spring View Farms Design Review Committee:



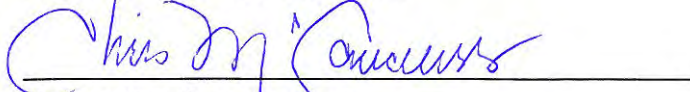
Wayne L. Niederhauser, Chairman

9.20.2013
Date



Kendra Wilde, Vice Chairwoman

9.20.13
Date



Chris McCandless, Member

9.20.13
Date

Springview Farms Design Guidelines

Amendment

September 20, 2013

The following Amendments or additions to the Spring View Farms Design Guidelines are hereby adopted as of the date listed above and as evidenced by the Design Review Committee Chairpersons signature below:

B. BUILDING ENVELOPE

ADD AS A THIRD PARAGRAPH TO SECTION B: Detached structures such as out buildings, detached garages and other structures building setbacks shall be approved based upon the criteria as set forth by the Bluffdale City zoning ordinances as originally approved by the Bluffdale City. For purposes of convenience, the rear set back of detached structures shall be ten feet, the side yard setback is ten and no detached structure shall be nearer to the primary residence than 20 feet.

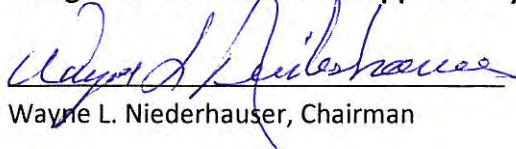
G. GARAGES

ADD AS A SECOND PARAGRAPH TO Section G: Detached structures such as out buildings, detached garages and other structures building setbacks shall be approved based upon the criteria as set forth by the Bluffdale City zoning ordinances as originally approved by the Bluffdale City. For purposes of convenience, the rear set back of detached structures shall be ten feet, the side yard setback is ten and no detached structure shall be nearer to the primary residence than 20 feet.

K. STORAGE STRUCTURES

ADD AS A SECOND PARAGRAPH TO SECTION K: Detached structures such as out buildings, detached garages and other structures building setbacks shall be approved based upon the criteria as set forth by the Bluffdale City zoning ordinances as originally approved by the Bluffdale City. For purposes of convenience, the rear set back of detached structures shall be ten feet, the side yard setback is ten and no detached structure shall be nearer to the primary residence than 20 feet.

Design Review Committee approval by:


Wayne L. Niederhauser, Chairman

9-20-2013
Date

Springview Farms *Design Guidelines*

Amendment

June 9, 2005

2. SITE PLANNING

L. MAILBOXES

All mailboxes (not including Phase 1A – Reddington Estates and Springview Estates) to be constructed of masonry products with a minimum base measurement of 20" square.

3. ARCHITECTURAL DESIGN

C. DESIGN GUIDELINES

Pacific Bay Estates: No single story dwelling shall be erected or place on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1,600 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwelling shall have at least 1,200 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 2100 square feet.

Split entries, bi-level splits, tri-levels, and one and a half story homes, etc., shall be reviewed and defined by the Design Review Committee as to the square footage requirement.

Springview Farms

Design Guidelines

Congratulations!

By reading the Design Guidelines (Volume II) and the Covenants, Conditions and Restrictions (Volume I), we assume that you are considering or have already purchased a homesite in Springview Farms. As you are aware, the property consists of large areas of open space linked to the Jordan River Parkway that then extends to the north. In addition, ponds, stream and dedicated portions of the project incorporate several community park sites and trailheads. One of our primary objectives in developing this property was to have residential communities co-mingle with the majority of the open space, creating an outdoor quality of life unsurpassed in Salt Lake County.

Major emphasis has been placed on the home and subdivision design. To this end, certain areas located within the site have been surveyed and categorized. These *high priority areas* have been placed on the plat.

Other benefits besides the panoramic vistas of the Wasatch Front Rocky Mountains and the Jordan River Parkway together with its park sites is the proximity to everything via Bangerter Highway or the 1-15 freeway. Residents can immediately enjoy and some homesites are right next to the Jordan River Parkway. Springview Farms has been designed to enhance and protect critical wildlife habitat for future generations of Springview Farms to enjoy. With numerous ponds, three streams, 4.5 miles of trails extending the existing Jordan River Parkway trail system, Springview Farms is the preferred choice for a homesite in Salt Lake County.

The Design Guidelines together with the Restrictive Covenants (Volume I) delineates the objectives of the developer. This goal was to create an atmosphere of *new homes* while coexisting with the surrounding, mature landscape setting. In the early 1950's, the Loumis family began to assemble property. Unknown to them, this property is destined to become the premier open space residential community in the state...

Welcome to Springview Farms!

Springview Farms Design Guidelines

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1. INTRODUCTION

The following Design Guidelines describe the considerations that the Design Review Committee will apply in reviewing the site planning, architectural design, and landscaping plans for your new home in Springview Farms. They also detail the Construction Regulations that your builder must observe while your home is under construction. Then, they set out the exact procedure that should be followed during the Design Review process. Finally, they explain the composition and operation of the Design Review Committee itself.

There are a few general points you should keep in mind when reading these Guidelines. First, remember that the Design Review Committee's responsibility is to accommodate creativity and appropriateness of home design while maintaining standards of quality and integrity. To do this best, these Guidelines set out generally broad indications of goals and objectives, combined with some clear prohibitions and requirements. This approach has left a relatively large area open for the Design Review Committee's judgment. In exercising that judgment, the Committee will use its best efforts to make decisions in keeping with the design objectives. Hopefully, there will be very few disagreements and you will understand the difficult balances with regards to the decisions that must be made. But please let the Committee know your thoughts, because the objective is to build a community of which you are tremendously proud.

Second, you will notice many capitalized terms in these Guidelines. Any of those terms which are not at the beginning of a sentence or a proper name represent terms which are defined in the Declaration of Covenants, Conditions, and Restrictions (the Declaration or Volume I) for Springview Farms which have been made part of this document by reference. If you are in any doubt as to the exact meaning of those terms, check the Declaration for a formal explanation.

Third, all applications and interpretations of these Guidelines should be made in a reasonable manner. Therefore, when you see words like "as much as possible", or "if at all possible", please keep in mind that they mean "as much as possible", within reason.

2. SITE PLANNING

Climate, vistas, and native landscapes at Springview Farms have all contributed to shaping these Guidelines for design of improvements to homesites within the community. The following Guidelines are intended to ensure an environmentally sound and aesthetically pleasing development in Springview Farms, in harmony with the natural environment and with itself.

A. VIEWS

Springview Farms is set in a beautiful environment with vistas of the surrounding mountains, the Jordan River and Parkway and trailheads and Parks that are planned during the construction phase of the project. When planning your home, care should be taken to situate the building and windows to take advantage of these views. At the same time, care should be taken to provide screening to filter views from the public areas back to the house and its service areas.

Because of the importance of these views to every homeowner, each Owner and his or her consultants should participate in an on-site visit with a representative of the Design Review Committee so that they can point out those particular areas of potential concern and to the preservation of optimal view opportunities for the benefit of all Owners.

B. BUILDING ENVELOPE

The building envelope is detailed on the plat and part of each site within which, all structures of every kind, including buildings, decks and storage structures must be located. The specific building envelope for each site has been determined by the Design Review Committee.

Some areas of Lots located in Springview Farms are contiguous to open space that is located along the Jordan River. Each Owner of a Lot acknowledges that within some of the boundaries of these lots, (located in the rear portion of the Lot) there exists a non-buildable area that is represented on the Master Plan and shown as a 150' wide corridor beginning from the Rivers edge. No construction or building of any kind is allowed within the boundary of this corridor.

C. SITE PREPARATION, GRADING AND DRAINAGE

The goal of the land planners at Springview Farms has been to preserve the existing topography, trees and vegetation as much as possible. These goals should be carried through to all levels of development, including individual home sites. Excessive grading of your site should not be necessary and is not desirable for sensitive siting of your improvements. Any grading that is required should be done, as much as possible; so as to maintain the existing terrain using natural rounded and varied contours, not sharply defined and irregular slopes. Drainage swales or washes interrupted by site improvements or additional drainage structures created by such improvements shall be constructed of natural materials properly placed for positive operation of the drainage system.

Structures that are artificial in appearance, such as an exposed drainage pipe, must be avoided. Erosion is to be controlled in all circumstances. Special care must be taken during construction to protect and retain any exposed earth.

D. ACCESS DRIVES

Access drives in many cases will have a significant impact on the site, as seen from the road. Consequently, great care should be given to the planning and design of access to your home. From the garage, drives should move toward the roadway meandering along natural contours of the site and major landscape elements. Long straight runs should be avoided in order to maintain a natural appearance. Cut banks should be replanted with appropriate landscaping. Each lot may be accessed only by a driveway with a single cut into the roadway (unless otherwise approved by the DRC). The graded or paved surface of an access drive may not exceed 30 feet in width where it crosses the road right-of-way and the front setback of the lot. Any material for the proposed driving surface other than concrete, is subject to approval by the Design Review Committee.

Driveway and parking area materials close to the home may vary as they relate to individual architecture, but should always maintain a finished quality. Drainage across or under driveways, where required, should be integrated into the design of the drive or apron.

E. ON-SITE PARKING

Each site must have an enclosed garage for at least three cars (excluding Pacific Bay Estates wherein a two-car minimum requirement is allowed) and an additional area for at least two guest parking spaces. Parking of any vehicle within the front yard setback areas, motorized or not, such as: trailers, boats, motor homes, or large recreational vehicles, etc. on any site overnight is prohibited. Inoperable or vehicles in the process of being restored are only allowed inside garages.

Absolutely no overnight on street parking will be permitted in Springview Farms by the Owner, their lessees or guests. Any vehicle that is parked on the street for a period of 32 hours will be towed to a storage garage at the Owners expense.

F. PAVING

It is the goal at Springview Farms to limit the impervious cover of the ground to the optimum area commensurate with the needs of access and gracious living. Excessive areas of pavement will be discouraged. Paving materials for driveways, paths, steps, patios, and other areas should have a dull-non-reflective surface and must be earth tones that blend well with the natural surroundings.

G. FENCES AND WALLS

The greatest preservation of the views and the natural environment at Springview Farms would be achieved if no fences were to be built. It is understood, however, that there is a functional need to enclose areas for privacy, for protection of children and for containment of

pets. Fences should be placed to be as unnoticeable as possible and vegetation should be used to mask fences where appropriate.

Boundary or perimeter fences in Loomis Villages I/II used to separate lots shall be limited to wrought iron fencing. The fencing material used in the other subdivisions in Springview Farms shall be encouraged to use wrought iron fencing but is not mandatory.

Fences utilized as sight screens around yards, patios and courtyards shall be conceived as an integral part of the overall design of a home and not simply as a tacked-on element dictated solely by function. Materials allowed are block, brick, masonry, vinyl (no solid white vinyl fencing will be allowed), pre-cast concrete or wood. All fencing or sight-screens will require the approval of the Design Review Committee and should be included on the applicant's initial site plan request.

Chainlink or wire fencing is strictly prohibited, unless completely screened from public view. The only exception wherein chainlink fencing would be allowed is for the use to contain a pet area also screened from public view.

Special care and consideration to maintain an open atmosphere should be used in order to maintain an open space atmosphere. The Committee will not allow any fencing in the front and sideyard setback areas adjacent to the street unless established as necessary by the committee in its sole discretion.

H. TERRACES AND DECKS

Outdoor living will certainly be one of the great pleasures of having a home at Springview Farms. The nature and topography of the home sites together with the views will influence the location of on-grade lower level entrances to yards, terraces, and elevated decks. Yards and terraces should be designed to be an extension of the architecture while also responding to the homesites contours. The landscape should provide a key element in a comprehensive design that integrates the man-made features with the natural terrain, vegetation and existing views of the open space.

Great care must be taken to aesthetically consider the finish of decks and terraces, especially with regards to railings. When exposed to the public view and where the vertical distance from the underside of a ground floor deck structure (along its perimeter edge) exceeds 36 inches above finish grade below, it is recommended that the deck be skirted with wood siding, masonry, or other finish to screen any cavity beneath the deck.. In all cases, great care must be taken to support the deck with elements of sufficient visual substance that they appear to be architecturally integrated with the residence itself. Style, color and materials that are used on the home itself must also be utilized for decks, skirting, or terraces.

I. SWIMMING POOLS AND SPAS

The size, shape, and siting of swimming pools and spas, if any, must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and equipment enclosures must be architecturally related to the house, including style, color and materials and other structures through the use of walls or courtyards so that they appear to be a visual extension of the home. Metal or other type of above ground pools and inflatable "bubble" covers are unacceptable.

J. EXTERIOR LIGHTING

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. Illumination necessary for evening activities and security must be directed downward and be only bright enough to provide for the safe traverse of steps and paths. Subtle lighting of architectural elements will be encouraged. Exposed light sources are discouraged in favor of softer downlighting that reduces glare and better lights the surfaces of roads and walks and certain landscaped elements within the homesite.

K. STORAGE STRUCTURES

All accessory storage shall be located within enclosed buildings. Temporary storage of materials for construction in progress on the premises shall be accepted. All accessory buildings shall be constructed in the same architectural style, color, and materials as the main dwelling and shall adhere to the required setbacks and shall not be larger than 25% of the rear yard area.

3. ARCHITECTURAL DESIGN

The following architectural standards have been developed in response to aesthetic goals and environmental considerations at Springview Farms.

A. STYLE

The look of the project is paramount with the objective of capturing part of the traditional look found in certain areas of Salt Lake County. Although, we understand the designs and floor plans you choose will still consist of the benefits constructed in today's modern plans. There is not one specific architectural style that is required or desired at Springview Farms. However, certain architectural styles, while having a beauty of their own, would distract from the objective of Springview Farms. Examples of such inappropriate styles are subterranean, contemporary, ultra modern, all glass type homes, and experimental or radical building designs that are not in keeping with the character proposed for Springview Farms.

B. DESIGN REPETITIONS

No repetition of the exterior of any approved residence in Loumis Village I will be permitted. Repetition of the exterior in Loumis Village II of a residence in Loumis Village I will be permitted with the written permission from the Builder and/or Architect that first constructed the residence.

In Springview Estates, Reddington Estates and Sage Estates I and II, near repetitions of home designs will be allowed. However, no home will be allowed to have the same exterior elevations within five building lots located along a paved street from the nearest home design that similarly matches another. In the case of a permitted design repetition, the exterior materials and color scheme shall be changed for homes that are located nearer than the five building lots.

In Pacific Bay Estates repetition of home designs will be allowed. However, no home will be allowed to have the same exterior elevations within three building lots located along a street from the nearest home design that similarly matches another. In the case of a design repetition, the exterior materials and color scheme shall be changed for homes that are located nearer than three building lots.

C. DESIGN GUIDELINES

The following is a schedule of permitted square footage requirements for homes in the various subdivisions in Springview Farms:

Loumis Villages I/II: No single story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 2,000 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwellings shall have at least 1600 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 2,600 square feet.

Split entries, bi-levels splits, tri-levels, and one and a half story homes, etc., shall be reviewed and defined by the Design Review Committee as to the square footage requirement.

Springview Estates: No single story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1,700 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwellings shall have at least 1200 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 2,400 square feet.

Split entries, bi-levels splits, tri-levels, and one and a half story homes, etc., shall be

reviewed and defined by the Design Review Committee as to the square footage requirement.

Reddington Estates: No single story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1,600 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwellings shall have at least 1200 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 2,100 square feet.

Split entries, bi-levels splits, tri-levels, and one and a half story homes, etc., shall be reviewed and defined by the Design Review Committee as to the square footage requirement.

Pacific Bay Estates: No single story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1,300 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwellings shall have at least 1000 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 1,750 square feet.

Split entries, bi-levels splits, tri-levels, and one and a half story homes, etc., shall be reviewed and defined by the Design Review Committee as to the square footage requirement.

Sage Estates I/II: No single story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1,600 square feet, excluding the garage, porch, balcony, patio, and deck.

Two story dwellings shall have at least 1300 square feet on the ground floor level, exclusive of garage, porch, balcony, patio, and deck with the combined square footage for both floors not less than 2,100 square feet.

Split entries, bi-levels splits, tri-levels, and one and a half story homes, etc., shall be reviewed and defined by the Design Review Committee as to the square footage requirement.

D. HEIGHT OF STRUCTURES

No home may exceed 38 feet in height at the highest point of its roof. This is defined as the vertical distance between the top of the roof and the proposed subdivision grade, at any given point of the building coverage. In the event that this provision is different than that of the

Bluffdale City Ordinances, then the Bluffdale City ordinances shall prevail.

E. ROOFS

Visually, the roof is one of the most important elements in the overall building design. Materials allowed will be architectural grade shingles, fire retardant wood shake, slate, or tile. Roof colors shall be earth tones or black. White, bright and reflective materials are prohibited from roofs. The use of major rooftop elements such as dormers, chimneys, or skylights, if any, should enhance the form of the roof and appear to be an integral part of the roof, not an appendage. The minimum pitch ratio for the roof for all homes shall be 6/12. In the event that the pitch ratio creates a hardship on a homesite, the Design Review Committee shall have the right to approve a variance to this provision.

F. FOUNDATIONS

The foundation walls on wood stem walls that connect the house to the ground, particularly on sloped sites, can be just as important as the roof in their impact on the overall design and on the relationship of the home to the surroundings. Therefore, design and material selection for this important element should be adequately planned and budgeted for. Whatever the material, it should be an extension of other elements such as walls or terraces and not accentuate a break between them.

Visible surfaces of concrete masonry on concrete foundation walls and piers may not exceed 36 inches above finish grade unless they are faced with approved exterior materials.

G. GARAGES

Each residence must have an enclosed garage for at least three cars excluding Pacific Bay Estates wherein a two-car garage is acceptable. Carports, unless incorporated into the architectural aspect of the attached garages of any kind are prohibited. Garages will be encouraged to be designed to open to the side or rear of the house if at all possible. If garages open toward the road, great care must be taken to design their openings to be as subtle as possible. To discourage the "all garage door look" a distance of three feet should offset one or more of the garage doors, wherever possible.

H. EXTERIOR MATERIALS

The exterior construction of the residence should generally consist of natural materials that blend and are compatible with the surrounding foothills. Colors that are permitted will be grays, browns, greens, tans and other earth tones. White or bright colors shall be limited to window casings, doors, eaves and other trim areas.

The exterior construction materials that will be required will be a minimum of 40% brick,

masonry, or stone on the front with an additional 10% on the sides of the home. All areas that are not possible to place brick, masonry, or stone, such as garage and entry doors, roof areas and the window openings will not be included in the calculations. The percentages can be adjusted as long as the totals are the same. If, an Owner is desirous to utilize wood or larger quantities of stucco or another quality material, the Owner will need to present their ideas to the Design Review Committee for an approval as to a variance regarding this condition. The Committee realizes that some traditional home designs create their look without using vast quantities of brick or stone. No aluminum or vinyl siding will be allowed.

In Pacific Bay Estates the percentage of brick or masonry is reduced to 20% coverage on the front of the home with no requirement on the sides.

I. WINDOWS AND SKYLIGHTS

Windows and skylights must not be highly reflective, nor may their frames consist of highly reflective material.

J. BUILDING PROJECTIONS

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspout, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections must be contained within the Building Envelope.

K. SOLAR APPLICATIONS

Passive solar designs are encouraged. Active solar applications can result in excessive glare and reflection, and will only be approved by the Design Review Committee if the hardware is integrated into the structure or landscaping of a lot and screened from public view.

L. PREFABRICATED BUILDINGS

No building that is constructed off-site and requires transportation to any lot, whole or in partial assembly will be permitted without the written permission from the DRC. This includes stock modular buildings or any other structures requiring transportation and set up in a partially completed state. No mobile homes will be permitted to be placed or stored on any building Lot.

M. CHANGES OR ADDITIONAL CONSTRUCTION

The Design Review Committee must first approve all changes or additions to the approved plans before, during, or after construction.

4. LANDSCAPING

The primary objective for landscaping at Springview Farms is to reflect the natural palette of Bluffdale City and the Jordan River Parkway's varied environments. The following are specific guidelines for landscaping of homesites intended to implement these goals.

A. CULTIVATED AREAS

Front yards, corner side yards, back yards, and interior yards shall be completely landscaped and maintained except for driveways, walkways, patios, and decks. All other areas disturbed during construction shall be either landscaped or revegetated. Gardens shall be kept weed free.

B. UNDEVELOPABLE AREAS

Native and drought tolerant plant species established in undevelopable areas may be enhanced by irrigation and supplemental planting.

C. LANDSCAPE PLANS

Before the installation of any landscaping and its related underground sprinkler system begins, a specific plan for the landscaping and the underground sprinkler system must be submitted and approved by the Design Review Committee. The Landscape Plan is recommended to be submitted with the initial site plan application meeting.

D. COMPLETION OF LANDSCAPING

Installation of all required landscaping (including front and rear yards) shall begin no later than one month after the date that the main structure on property is ready for occupancy or alternatively the final inspection by Bluffdale City; except that if the occupancy date is between October 15th and the following April 1st, installation of the landscaping shall begin no later than April 30th. Landscaping shall be substantially completed within nine months after the date the primary structure is ready for occupancy.

E. OUTDOOR FURNITURE

Outdoor furniture and accessories may not infringe within the setbacks and must be properly maintained. All play equipment shall be screened from adjacent property owner's view, unless approved by those adjacent owners and painted and constructed to blend with natural surroundings.

F. OUTDOOR ORNAMENTATION OR STATUARY

Placing, erecting, constructing, or allowing any permanent unnatural or man made ornaments, signs, statuary, pink flamingos, relics, flagpoles, machinery, equipment, basketball backboards, game poles, and nets, or other such items which are unattached to approved structures are prohibited unless the same are included and made a part of a landscape plan submitted to and approved by the Design Review Committee.

G. PARK STRIP TREE PLANTINGS

Each owner of a Lot prior to occupancy must plant in the park strip trees every 30' on center (excluding driveway approaches). The species will be a Sycamore Maple measuring 2.25" caliper at the base.

5. CONSTRUCTION REGULATIONS

In order to insure that the natural landscape of each lot is preserved and the nuisances inherent to any construction process are kept to a minimum, the following will be enforced during the construction period of all Owners improvements at Springview Farms.

A. BUILDING LOT

All building materials, construction debris, and excess dirt shall be placed on that building Lot. All debris and trash shall be placed in a receptacle and removed at least weekly. Any excess soils from the excavation of the homes basement shall be prohibited to be placed in the front setback areas as it may interfere with the construction of the subdivision or the installation of its public utilities.

B. CONSERVATION OF EXISTING VEGETATION

The Design Review Committee shall have the right to identify major terrain features or vegetation which are to be fenced for protection. It is the Owner's responsibility to fence or take other appropriate measures to preserve them, specifically in areas of critical wildlife habitat, wetlands and the Jordan River Parkway property.

C. DUST AND NOISE CONTROL

The builder or Owner shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is result of their construction activity on or adjacent to their lot.

D. CONSTRUCTION AND INSURANCE REQUIREMENTS

All contractors, and Owners shall hold Springview Capital, L.L.C. and the Association harmless from any general liability, automobile liability, and workman's compensation from any activity occurring at Capitol Park. Such insurance and a certificate shall be presented upon demand by SV Capital, L.L.C. or the Association.

E. CONSTRUCTION AND OTHER RELATED DEBRIS.

All Lot owners, including after the home is occupied, shall never dispose of construction debris, grass clippings, garbage or any other discarded item into the Open Space areas. In the event that the Owner does discard such items, the Homeowners Association shall have the right to dispose of the discarded items and then assess the Owner for the expenses incurred according to the methods available as stated in the terms and conditions as stated in the Declaration.

F. SURFACE WATER RETENTION ON LOTS.

All Owners and Contractors acknowledge that all water generated from within the Lot shall be responsible to provide a final grade for the Lot so as to contain its storm water together with all other water sources on their Lot. No water of any kind (unless incorporated into the Subdivisions final Plat and its integrated design plans and then previously recorded with the Salt Lake County Recorder) shall be permitted to run into another Lot without the express written permission from the affected Lot Owner(s).

6. DESIGN REVIEW PROCEDURES

In order to establish a framework for periodic review and comment on each residence as it proceeds through the design development and review process, the following procedures have been established for the Design Review Committee. Plans and specifications shall be submitted to the Design Review Committee in accordance with the following conditions.

A. PRE-DESIGN CONFERENCE

Prior to preparing plans for a proposed home, the Owner or the Owner's builder or architect should meet with a representative of the Design Review Committee to discuss proposed plans and to answer any questions regarding building requirements at Springview Farms. The purpose of this informal review is to obtain guidance from a Committee member concerning the sensitivities of the lot.

B. DESIGN SUBMITTAL

When the preliminary lot/home design is complete, plan submittal must include all of the

following and must be presented in the following formats. Two sets of blueprint size plans in a 11" x 17" format or larger and at a scale appropriate to such size presentation. One set will be returned to the applicant once the plans have received final design approval. One set will be retained by the Design Review Committee. No review will commence until the submittal items listed below is complete:

- (1) An overall view of the proposed improvements.
- (2) The location of said improvements and exterior lighting upon the lot which it or they will be placed or constructed and the location of the proposed improvements relative to other improvements on said lot.
- (3) Floor plans of each floor level.
- (4) The basic structural system of the improvements and the materials to be used in the construction thereof
- (5) Exterior elevations.
- (6) Provisions for fencing, driveways, and temporary and permanent parking of vehicles and outside storage.
- (7) Landscaping plan for the lot.
- (8) Exterior materials and colors.
- (9) Existing topography, proposed grading, retaining walls and site drainage.
- (10) Roof mounted and ground mounted mechanical equipment including, without limitation, swamp coolers, air conditioning equipment, equipment, vents blowers, etc.
- (11) Satellite or other antennas.
- (12) Any other pertinent or related improvement to the property that is being proposed.

C. DESIGN REVIEW

The Design Review Committee will review the plans described in Section B above and will respond within 20 days after the review, but no later than 30 days after a submittal is complete. The Committee has the right to charge a fee for this review and if one is required it must be submitted with the plans.

D. DEFERRAL OF MATERIAL OR COLOR SELECTION

An applicant may wish to delay the confirmation of landscaping plans and final color selections until some point in time after the start of construction in order to better visualize landscape considerations or to test an assortment of potential colors with actual materials intended for use. The Design Review Committee will cooperate with the applicant in this regard, provided that no landscape work may be started, nor color material applied, until such time as the Committee has had the opportunity to review and consent to the final selections. The re-submittal must occur before the placement of any orders for materials in order to avoid potential restocking costs in the event of denial of the submitted item(s). Any Final Design Approval shall be conditional on the Owner obtaining Design Review Committee approval of any materials or colors on which approval was deferred at the time of the Final Design Submittal. Application of

any material, coating or finish without the requisite re-submittal to the Design Review Committee shall have the effect of voiding the Final Design Approval in its entirety.

E. SITE INSPECTION

As soon as the submission is complete, a representative of the Design Review Committee will inspect the site to determine that the conditions as depicted in the Final Design Submittal are accurate and complete.

F. RE-SUBMITTAL OF PLANS

In the event of any disapproval by the Design Review Committee of either a preliminary or a final submittal, a resubmission of plans should follow the same procedures as the original submittal.

G. COMMENCEMENT OF CONSTRUCTION

Upon receipt of final approval from the Design Review Committee, and satisfaction of all governmental review processes, the Owner shall satisfy all conditions and commence the construction of any work pursuant to the approval plans within one year from the date of such approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked. The Owner shall, in any event, complete the construction of any improvement on his lot within 20 months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, floods, national emergencies or natural calamities.

If the Owner fails to comply with the schedule, the Design Review Committee shall authorize the Association to either have the exterior of the improvement completed in accordance with the approved plans or remove the improvement, with all expenses incurred to be reimbursed to the Association by the Owner or face the Associations allowable alternatives.

H. INSPECTIONS OF WORK IN PROGRESS

The Design Review Committee may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the Design Review Committee of work in progress or compliance with these Design Guidelines.

I. SUBSEQUENT CHANGES

Additional construction or other improvements to a residence or lot, or changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the Design Review Committee for approval prior to making

changes or addition.

J. NON WAIVER

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

K. RIGHT OF WAIVER

The Design Review Committee reserves the right to waive or vary the procedures as set forth herein at its discretion.

L. EXEMPTIONS

Utility and maintenance buildings and other structures located on non-residential tract are exempted from the "Architectural Design Standards" portion of this document. However, the Design Review Committee will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

M. RELATIONSHIP WITH ASSOCIATION

The Design Review Committee shall serve as an agent of the Association concerning the review, enforcement, and other matters described in these Guidelines. All funds held or disbursed from payments of fines, and/or payment or reimbursements of expenses through enforcing the compliance with these Guidelines will be held and/or paid from the account of the Association and will, in all instances be the property of the Association.

7. DESIGN REVIEW COMMITTEE

A. MEMBERS

The Design Review Committee shall initially consist of three members. Each member shall hold his or her office until such time as he or she has resigned, or been removed, or his or her successor has been appointed as set forth herein.

B. SELECTION OF MEMBERS

Members of the Design Review Committee shall be selected as provided in the Declaration of Covenants, Conditions and Restrictions for Springview Farms which have been

recorded prior to the sale of each lot in Springview Farms. Said Declaration of Covenants, Conditions and Restrictions for Springview Farms have been herein previously been made part of the Design Guidelines by reference.

C. RESIGNATION OF MEMBERS

Any member of the Design Review Committee may, at any time, resign from the Design Review Committee upon written notice delivered to the Association.

D. DUTIES

It shall be the duty of the Design Review Committee to consider and act upon such proposals or plans related to the development of homes that are submitted pursuant to the Design Guidelines, to enforce these Design Guidelines, and to amend these Design Guidelines when, and in a manner deemed appropriate by the Design Review Committee.

E. MEETINGS

The Design Review Committee shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act of the Design Review Committee and shall keep on file all submittals and copies for a period not to exceed 18 months from date of submission of all written responses to Owners to serve as a record of all actions taken.

F. COMPENSATION

All Design Review Committee Members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the Design Review Committee retained for assistance in the review process shall be paid such compensation as the Design Review Committee determines.

G. AMENDMENT OF DESIGN GUIDELINES

Until the designated "turnover" date, the Design Review Committee may, from time to time and at its sole discretion, amend or revise any portion of these Development Guidelines. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Subsequent to the "turnover" date administrative charges may be made in like manner by the Design Review Committee. Changes of a substantial nature may be recommended by the Committee for consideration by the Board of Directors of the Association.

Each Owner is responsible for obtaining from the Design Review Committee a copy of the most recently revised Design Guidelines and the Declaration of Covenants, Conditions and Restrictions for Springview Farms.

H. NON-LIABILITY

None of the members of the Design Review Committee, any member thereof, or the Declarant, shall be liable to the Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

1. The approval or disapproval of any plans, drawings and specifications, whether or not defective.
2. The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
3. The development, or manner of development, of any property within Springview Farms.

Every Owner or other person by submission of plans and specifications to the Design Review Committee for approval, agrees that he will not bring any action or suit against the Design Review Committee, any of its members, or the Declarant, regarding any action taken by the Design Review Committee.

Approval by the Design Review Committee of any improvement at Springview Farms only refer to Springview Farms Design Guidelines and in no way implies conformance with local government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government regulations. It shall be, but not limited to zoning ordinances and local building codes.

I. ENFORCEMENT

The Design Review Committee may, at any time, inspect a lot or improvement and upon discovering a violation of these Design Guidelines, provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, the Design Review Committee or its authorized agents may enter the lot and correct the violation at the expense of the Owner of such lot. Said expense shall be the sole responsibility of the Owner and shall be secured by a lien upon such lot and enforceable in accordance with the Declaration of Covenants, Conditions, and Restrictions for Springview Farms. In addition, if the Design Review Committee is holding a Compliance Deposit from the Owner, funds from the Compliance Deposit may be used to satisfy, in whole or in part, the obligation of the Owner to pay such expense.

In the event of any violation of these Design Guidelines, the Design Review Committee may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the violation. Such fine shall be paid and secured as provided above for other expenses for which the Owner is liable.

J. ASSOCIATION FEES

Springview Farms concept is that of a public and private community. The Declaration of Covenants, Conditions and Restrictions for Springview Farms details that certain responsibilities must be dealt with and provided for the benefit of the residents of Springview Farms. Some of these responsibilities include street maintenance and snow removal, garbage collection, (Loomis Villages only) and common area maintenance for the entire Springview Farms projects established entry ways, trailheads, parks and private trails that are owned by the Association and if necessary security.

The maintenance, improvement and security items will be contracted out to responsible private individuals or companies and then, the Association will subsequently assess the Owners for these services. The Owners of each lot that will be billed for these services annually or as the Association dictates and must be remitted within 15 days from receipt of same.

For a detailed description relating to the establishment and collection of Common Expenses and General Assessments through the Association, please refer to the Declaration of Covenants, Conditions and Restrictions for Springview Farms (Volume I).

K. SEVERABILITY

If any provision of these Design Guidelines, or any section, clause, sentence phrase or word, or the application thereof in any circumstance, is held invalid according to the laws of the State of Utah, the validity of the remainder of these Design Guidelines shall be constructed as if such invalid part were never included therein.