Section

3

PCD Project Plan

Design Guidelines

In accordance with Washington City Zoning Ordinance 29-2-103(3), the design guidelines and standards show in detail the internal land use standards and regulations to be applied to the PCD, including all proposed land use regulations, procedures, specifications, as well as specific building and architectural standards and criteria as applicable.

DESIGN GUIDELINES & STANDARDS

SIENNA HILLS

WASHINGTON CITY, UTAH

STATE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

November, 2004

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APPENDIX A ~ APPROVED PLANT LIST (see section # 6 – Landscaping Plan of these design guidelines).

1. OVERVIEW OF SIENNA HILLS

1.1 INTRODUCTION

Sienna Hills is a master-planned community located on the north-east side of Washington City. Sienna Hills consists of a variety of planned residential subdivisions, open-space, parkland, trail systems, Community Center, school, churches and retail and business areas. The +-700 -acre master planned community has been planned to be a sustainable community.

Sienna Hills lies within a strikingly beautiful landscape and the land planning process, sensitive site planning, and careful building and development methods assure this beauty will remain. Setting aside sensitive lands and building in appropriate areas will assure the lasting value of this desert landscape. Preservation of these natural assets is very important to the Sienna Hills environmentally planned community. Development in Sienna Hills should be reflective of, and enhanced by, the colors, textures, lines, and forms of the surrounding natural terrain.

Utilizing the setting of the Mojave (southwest desert) environment with correlated parks, open space, and trail systems, Sienna Hills beckons a lifestyle utilizing the outdoors and openness. Representative architecture for the project shall include traditional and contemporary southwestern and Mediterranean styled homes and commercial buildings. Stucco, brick, blocks, stone and tile with earthtone colors that complement each other and the desert oasis theme are simple, compatible, and intriguing in form. Elements of this architectural theme are encouraged throughout the community in the design of signage and street furniture.

Sienna Hills is a water-efficient community. Due to the arid desert environment, responsible management of our water resources is most appropriate. Water conservation is a priority and is a course of consideration that is intertwined in the Development Plan of Sienna Hills.

These Design Guidelines were created to ensure that the high standards, which are the product of this extensive planning effort, are consistently applied to help residents and builders understand the concepts and intent behind Sienna Hills. These Guidelines are binding upon each owner of real property ("Owner") and any other individual or entity ("Builder") who is developing a residential, commercial or public parcel (or lots contained therein) or building for sale or for its (their) intended use within Sienna Hills.

Except as otherwise indicated, where the word "Owner" is used herein, it is intended to be interchangeable with the word "Builder" during any construction process and prior to occupancy by a resident, tenant or other Owner on the subject lot or parcel. When the word "Builder" alone is used herein, it shall mean obligations required only of the Builder.

1.2 DEVELOPMENT REQUIREMENTS

There may be several Builders designing and constructing individual developments within Sienna Hills over the years and even during the same time period. It is important to assure that there is continuity in the community as it develops and, therefore, certain standards and requirements must be set to guide current and future construction. These standards and requirements have been defined by the Master Developer of Sienna Hills, which is the State of Utah School and Institutional Trust Lands Administration or "Trust Lands" (the "Master Developer"), or other agent, to whom, at any time, Trust Lands may assign Master Developer responsibilities, via the Declaration of Covenants, Conditions and Restrictions for Sienna Hills (the "Master CC&Rs") and these Design Guidelines. Where there is a discrepancy between the Master CC&Rs and these Design Guidelines, the more restrictive requirements shall apply. Material amendments to these Design Guidelines that constitute changes such as a change of use, change in density, or change in site design standards such as setbacks and street right-of-way widths, require the approval of Washington City through a public hearing.

The Trust Lands Administration is statutorily exempt from local municipal zoning ordinances and procedure. The Trust Lands Administration does not waive its exemption. However, as land throughout the Sienna Hills project is privatized, the land will become subject to the city ordinances. Accordingly, in formulating these Design Guidelines the Trust Lands Administration has intended to meet or exceed existing City ordinances. Where the Design Guidelines are silent, the following City zoning ordinances shall be effective: 1) the Washington City Zoning Ordinance adopted March 1, 1989, and subsequent amendments adopted March, 1996; 2) Chapter 5, Supplementary and qualifying regulations; 3) Chapter 7, off Street Parking Requirements; and 4) Chapter 27, (ordinance No. 2004-10) Interstate Corridor Overlay Zone.

A. Washington City Development Requirements:

(1) Conditions: The approved Planned Community Development ("P.C.D.") zoning stipulations for Sienna Hills (Ordinance dated _____) include the following requirements:

1. Compliance with the PCD Zoning District criteria and with all State, County and City Codes and Ordinances in place at the time of adoption of this P.C.D. plan;

2. Compliance with a Development Agreement to be entered into between Trust Lands and Washington City;

3. Compliance with the development concepts contained in the Planned Community Development Master Plan, and made part of the amended zoning request;

5. Approval of the Wastewater Master Plan, or any amendments thereto, by the Washington City;

6. Approval of the Water Supply Master Plan and Master Drainage Report, or any amendments thereto;

7. The provision of adequate water supply to accommodate the proposed development of the rezoned lands;

8. The dedication of all necessary rights-of-way, easements, open space and parks, retention areas and drainageways as required by the City;

9. Approval of the Traffic Analysis Report, or any amendments thereto;

10. Approval of other Master reports and amendments thereto which may be submitted from time to time and which pertain to the rezoned property;

11. Phase I Concept Plan includes sites for commercial, retail, office and temporary uses for tourist recreation (camp-grounds and other similar uses);

12. Phase I Concept Plan being used as a site for medium to high-density residential uses including single family detached home sites, townhouses and apartments;

13. Parcels in proximity to the public school shall be restricted to limited commercial, office and/or high density residential, with restaurants, neighborhood shopping and food sales specifically excluded. Restrictions regarding the proximity alcohol sales near schools shall apply consistent with State regulations;

(2) Ordinances/Code: The City's zoning ordinance and applicable Code set forth some additional standards and specifications for development. In the event there is an inconsistency between these Design Guidelines and/or any City ordinance or the Code, the standard which has the strictest requirements at the time this PCD was approved and adopted will control.

(3) Water & Wastewater Agreement:

The "Water-Efficient Development" section of this document calls out certain requirements placed on Builders and Owners of land in the project. In particular, Builders will be required to install water-efficient devices. These devices are more fully discussed in the "Water-Efficient Development" section of these Design Guidelines.

B. Master Developer Requirements:

The Master Developer has recorded the Master CC&Rs as Instrument No. _____of the records of the Washington County, Utah Recorder. The Master CC&Rs authorize a Residential Design Review Committee (the "DRC"). It is intended that the DRC will consider and act upon all proposals or plans submitted pursuant to these Design Guidelines. The DRC is also authorized to interpret and amend these Design Guidelines in a manner consistent with section 1.2.

In addition, the Master CC&Rs set limits on the use of the property within Sienna Hills, common areas and provide mechanisms for long-term maintenance of all common areas. The Master CC&Rs and these Design Guidelines are binding upon all Owners of property in the community and should be consulted prior to any intended construction, reconstruction or modification to any improvement in Sienna Hills. Some parcels or lots within Sienna Hills may also have CC&Rs which are subsequent to the Master CC&Rs.

These Design Guidelines are intended to include the standards that the DRC will consider when reviewing all proposals or plans submitted. Since it is not the Master Developer's intent to inhibit architectural creativity, exact architectural requirements are not contained herein. These Design Guidelines, therefore, contain specific requirements whenever possible and conceptual information and standards in other instances. The DRC shall have the authority to interpret these Design Guidelines on behalf of the Association. In the event there is an inconsistency in the interpretation between an Owner and the DRC, the interpretation of the governing DRC will control.

2. DESIGN REVIEW PROCESS

2.1 INTRODUCTION

The design review process to be conducted by the DRC shall not preclude on-going contact between Owners, Builders and the governing DRC. Owners, Builders and their respective representatives are encouraged to meet with the DRC to discuss all aspects of these Design Guidelines before beginning preparation of any formal documents for submittal.

The review process shall occur in two stages: preliminary and final design review. Documents are to be submitted in triplicate for both stages. Final approval shall occur provided the final development plans are prepared consistent with the previous approved design plans (and provided the DRC has not requested revisions based on changes resulting from transforming preliminary plans into final plans).

Nothing in these guidelines, in any way, alters the applicant's obligation to comply with all municipal, state and other authorities having jurisdiction over the work.

The project will be broken down into a series of development parcels that will be made available to the building/development community. These parcels will have an established use entitlement under the PCD plan, (i.e. single family, mixed use, high density, commercial etc.) and will either be bounded by other development parcels, roads or open space. This overall plan will be in the nature of a “master parcel plat”, prepared by phase as the project develops. We expect there to be several phases in the residential portion of Sienna Hills.

As parcels are sold, the open space will be defined and then transferred, in discrete parcels, into a master Homeowners Association. When developers buy individual parcels from the Trust, it will be the Developers responsibility to pursue platting and final site design approvals from the City, all in conformity with the approved PCD plan,

the Development Agreement, and the CC&Rs. This approach will enable the Siena Hills community to remain integrated and be developed in a manner consistent with the overall PCD plan. In many cases, these parcels will have been graded creating a "super pad" for development. As each "super pad" is graded dust control and erosion control measures will be implemented. These measures will be reviewed and approved by the city. Prior to development, individual projects will come before the city for design review for compliance to the approved PCD project.

At the time a developer wants to proceed with a project (identified on the site plan and the zoning comparison chart), they will start the project review with city staff. Subsequent to staff review, the planning commission and city council will review the project. At each step, the project design review will occur without a public hearing notice. In addition, at each step in the process, the developer will incorporate appropriate changes or comments that are consistent with the approved PCD plan.

This process enables the city to be involved in the details of each development, at the same time providing a certain level of assurance to the developer that the ground rules for the project are established in the PCD document.

2.2 DESIGN REVIEW COMMITTEE MEMBERSHIP

As provided in the Master CC&Rs the DRC shall consist of three regular members and at least one alternate member, and they will hold such positions for one year, or until the appointment of a successor (unless a member has earlier resigned or has been replaced). Until project completion, the Master Developer will select and appoint the members of the DRC committee.

2.3 MEETINGS OF THE DESIGN REVIEW COMMITTEE

The DRC will meet periodically as necessary to perform its duties pursuant to the Master CC&Rs. The written consent of a quorum of regular members shall constitute an act by the DRC.

A reasonable fee may be charged for the DRC review process to compensate for consultants' time and expenses. Said fee is established by the Board of Directors of the Association and is subject to change.

2.4 PRELIMINARY DESIGN SUBMITTAL AND REVIEW

The following documents are required to be submitted to the DRC for preliminary design approval by each Builder, including Builders of custom lots. The DRC will review the documents and inform the Builder as soon as reasonably possible, but in any event within thirty (30) days from the date of submittal, whether the preliminary design is approved. If the preliminary design is not approved, the DRC will outline the reasons for denial. The following items are minimum requirements for submission to the DRC:

A. Subdivision plat and site plan at 1" = 50' (minimum) indicating all relationships including building footprints and model indications, streets, ingress and egress to open space trails and public areas,

utilities, all drainage ways and other items reflected on the Parcel Exhibit for the property prepared by the Master Developer's Engineer (and using the same basis of bearings as indicated on the exhibit) and which will be provided to Builder, all areas to be conveyed to and maintained by the Association or a subsidiary association, all parking (covered and uncovered), proposed curb cuts within the property or adjacent thereto, community features and all other design elements such as walks, mailboxes, bicycle racks, linear park boundaries, patterned pavement and signage.

B. Preliminary grading and drainage plan including approximate finished floor elevations.

C. Conceptual utility layout.
(Note: items A-C not required for those subdivisions designed and platted by the Master Developer.)

D. Phasing plan showing location of sales office, model complex and construction office.

E. Floor plans at 1/4" = 1'0" (with square footage/lot coverage).

F. Elevations at 1/4" = 1'0".

G. Exterior materials and color selections.

H. Landscape concept plan or plans indicating a typical lot landscape plan and an overall streetscape plan at 1"= 40' scale, together with proposed plant list (see Appendix A).*

I. Designs of all street furniture, mailboxes (including customized delivery installations of centralized mailboxes and parcel boxes for all lots and parcels except custom lots), and entrance features with walls, signage, landscaping and lighting. All of the foregoing features shall complement the architecture of the subdivision or parcel development.

J. Preliminary design package for all signage (permanent and/or temporary) (including proposed location thereof and any flags, if applicable, together with copy, color, dimensions, construction design and materials).

K. If an Ancillary Association is formed pursuant to the Master CC&Rs, a draft of Builder's set of design guidelines showing regulations to govern exterior structural appearance, signage, landscape restrictions, lighting, etc.

L. Design and landscape treatment of any temporary construction and/or sales office.

2.5 FINAL DESIGN SUBMITTAL AND REVIEW

The final design review is intended as a confirmation that the approved preliminary design has been carried forward into the construction documents with a reservation by the DRC to bring up any new matters in the Builder's plans. The DRC will review the documents and inform the Builder no later than thirty (30) days

from the date of submittal whether the final design was approved. If the final design is not approved, the DRC will outline the reasons for denial. The following documents are to be submitted to the governing DRC for final design approval (to the extent any of the following documents are duplicative of those submitted during preliminary review, then only those documents with changes and any non-duplicative documents are to be submitted):

A. A statement defining any and all changes from the Preliminary Design submission.

B. Final subdivision plat showing easements, etc. (residential).

C. Final site plan with improvement plans and specifications for all site improvements (commercial and residential).

D. Final grading and drainage plan with building pad elevations.

E. Final utility layout.

F. Working drawings and specifications for all residences or buildings.

G. Eye-level perspective rendering or rendered elevation of each model residence or building.

H. Model layout (residential), construction phasing and schedule (minimum scale 1" = 20').

I. Working drawings and specifications for all landscaping and irrigation with final plant list. All irrigation shall be drip to containerized plant material.

J. Working drawings and specifications for all project entrance features, central amenities, street furniture and mail and parcel boxes.

K. Plan of product distribution by lot (residential).

L. Final design package for all signage.

M. If an Ancillary Association is formed pursuant to the Master CC&Rs, a copy of Builder's final design guidelines.

N. Final report on water commitments for development.

2.6 COMPLIANCE AND VARIANCES

The approved final design is binding. Once approved, the Builder must either build the project as per the submitted working drawings, or submit requested revisions. Such revisions, if approved, will be granted a variance by the DRC no later than thirty (30) days after submission. No such changes may be undertaken

until a variance has been granted. Variances. The DRC may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in these Design Standards if the Board determines, in its sole discretion, (a) either (i) that a restriction would create an unreasonable hardship or burden on an Owner or Resident or (ii) that a change of circumstances since the recordation of this Residential Declaration has rendered such restriction obsolete; and (b) that the activity permitted under the variance will not have any substantial adverse effect on any other Owner or Resident and is consistent with the high quality of life intended for the Owners and Residents. The burden of proof shall be on the Owner or Resident seeking the variance. Notwithstanding the foregoing, with respect to any matter that specifically requires the consent of Declarant, no variance shall be effective unless Declarant shall have also approved the variance, in Declarant's sole discretion. In addition, if a variance from the design standards is requested that would result in a material change in site design standards approved by the city, such as a change in setbacks, land use, street widths etc., these changes will be presented to the city for approval and will constitute an amendment to the PCD. Other minor variances to the design standards may be made by the design review committee

TRUST LANDS and its related entities, the Association, and the Residential DRC's of the Association assume no liability to any Owner or Builder in Sienna Hills, or any other party, for any damage or loss suffered on account of the approval or disapproval (including any delays in connection therewith) of any plans, drawings or specifications submitted to DRC or the construction or performance of any work contemplated thereunder.

2.7 CHANGES OR ALTERATIONS

Any change or alteration requested by an Owner or Builder to a structure or design of any part of a lot or parcel shall be submitted in writing to the DRC with the appropriate fee and copies of all plans and specifications detailed in Section 2.4 as to the item or items requesting to be changed or altered. If the change or alteration is preliminarily approved, the Owner or Builder shall also be required to comply with Section 2.5 of these Guidelines.

3. PROJECT-WIDE DESIGN & PLANNING STANDARDS

The Master Developer's goal is to create a community that will complement the environment. This requires locating the proper land use on the appropriate landscape and creating design standards that allow development to blend with the environment, without destroying the amenities or unduly curtailing the Builder's architectural creativity. Controlling building height, materials and colors will be necessary. The traditional and contemporary southwestern theme will provide the basic architectural character of the community. The following standards and concepts, when used in conjunction with the architectural theme will guide Builders in creating designs that are consistent with the project identity established by the Master Developer.

3.1 LAND USE

Sienna Hills will be a place to live, work, shop and recreate for a diverse array of individual and family types and land uses have been planned to accomplish these ends. The following Land Use Plan describes these uses and sets parameters/limits for quantities (units, square footage, acreage).

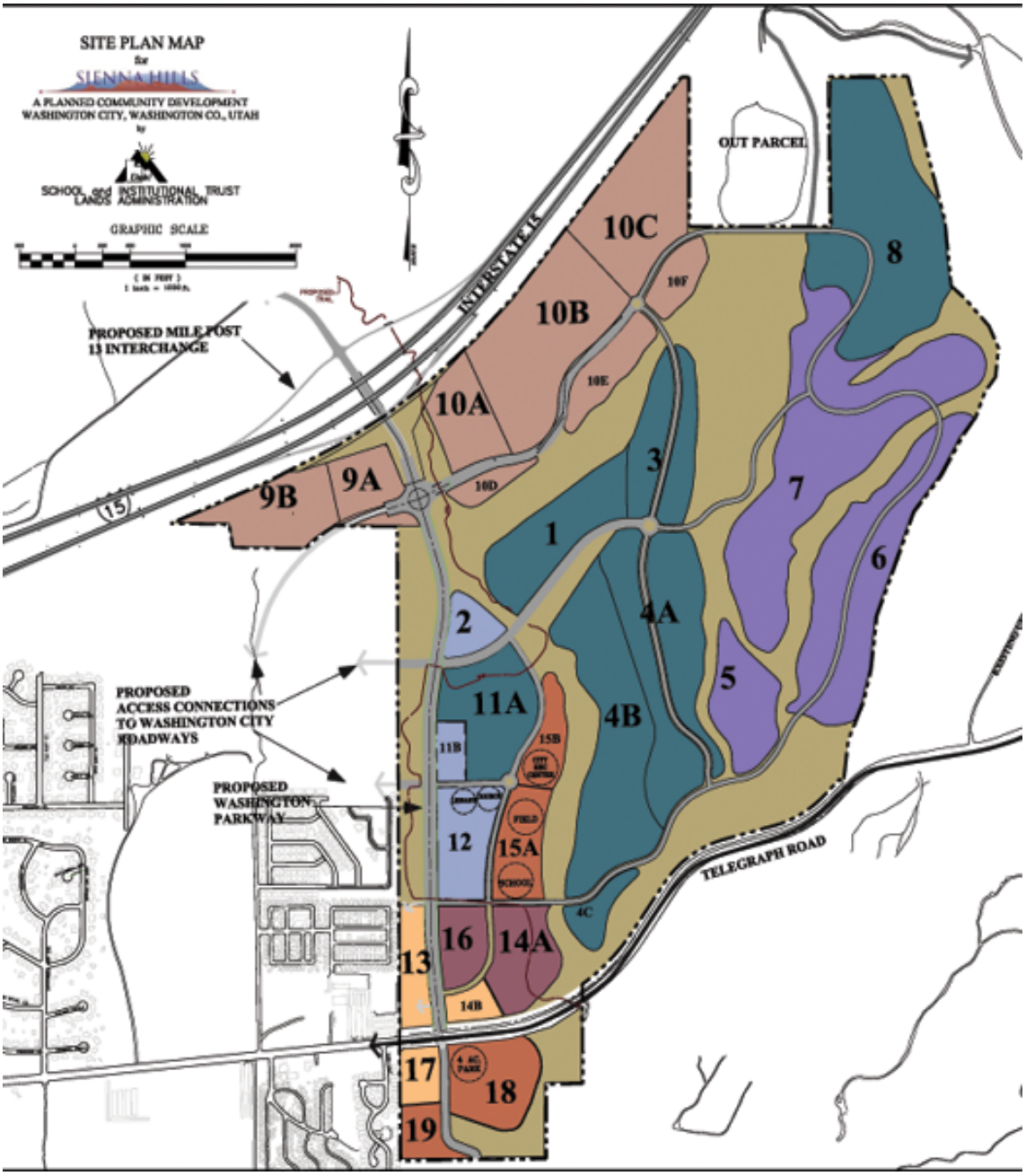


Figure 01

A. Commercial

The commercial designated parcels at Sienna Hills fall into five categories: (1) freeway regional, consisting of uses that are typically large user, or ("medium box" retail, open air malls, etc.); (2) freeway business (office/business park, car dealerships, etc.); (3) freeway services (motels, restaurants, gas stations and fuel stops, automobile dealerships, theaters, etc.); (4) convenience and service retail and; (5) mixed use, specialty retail (boutiques, small grocery, professional services, local serving retail, either alone or combined with residential units etc.). The city ordinance in effect at the time the individual parcel development plan is approved will apply and set parking standards for the Sienna Hills project.

(1, 2 & 3) The three freeway related uses are to be located along the flat area just below the freeway along the north border of Sienna Hills. This area encompasses about 108 acres and will be served by a commercial collector road starting from the roundabout and running north east and south east approximately parallel to the freeway. Large users such as an open air mall, car dealership, hotels and motels, gas stations, and restaurants will be located between the collector road and the freeway. Smaller complexes will be located on the more narrow parcels on the south side of the collector road. (see Figure 01)

a. Total building square footage of the larger users (medium boxes) is approximately between 400,000 to 500,000 square feet
b. Office uses are approximately between 250,000 to 350,000 building square feet
c. Gas stations and fuel stops are approximately 10 to 15 acres
d. Motel/hotel rooms are between 800 to 1000
e. Service retail is approximately between 60,000 and 100,000 square feet
f. Total restaurant building square footage is approximately but not limited to 60,000 square feet

(The above numbers reflect estimates of the distribution of areas for parcels of land throughout the freeway commercial area. The total potential amount of square feet in the freeway commercial zone will not exceed 1,450,000 square feet maximum).

(4) Neighborhood retail, service retail and professional services will be located on parcels shown on the development concept map near the intersection of Telegraph Road and Washington Parkway. The total acres of convenience and service retail is shown on the development concept map (see Figure 01). The neighborhood retail may include other facilities such as parks, and public use facilities. Parcel 13 will include ½ to ¾ acre of undeveloped property on the north end of the parcel where the parcel 13 project entry will be located. Buildings on parcel 13 are limited to single story. Professional uses will be placed on the northern end of the development. Roof mounted air conditioners should be fully screened and be of a type that will not create undue noise for adjacent residents. Tile roofs or decorative parapets are encouraged. Trash container areas shall be located away from residential areas.

a. Total building square footage for convenience retail, service retail and professional services is approximately between 150,000 to 250,000 square feet

(5) Specialty retail uses will be located within the Mixed Use area (see land use plan). The concept is to provide retail or service/professional space at the street level of "apartment" and/or "townhouse" type residential. The mixed use parcel is shown on the development concept map (see Figure 01) and may also include school, churches, and public facilities such as libraries and recreation facilities.

a. Total square footage for mixed use retail is approximately between 25,000 to 100,000 square feet.

(6) Commercial areas may include interim commercial (camp grounds, water parks, landscape businesses, fun land) uses until the final commercial use is established. Setbacks for Public and Quasi-Public Facilities uses are as follows,

Front – 30'
Sides – 25'
Rear – 30'

B. Residential

A full range of residential uses is planned for Sienna Hills that will provide housing for multiple income groups and differing life styles. High density, medium density and low density residential uses are planned, all with a variety of dwelling unit types and sizes.

Low density residential will be located on the east side of Sienna Hills where the existing landscape is steeper and more rugged. Lower density single family homes can better fit the sloping terrain and will cause less environmental damage. To optimize saving of the landscape a variety of lot sizes will be used and in some locations clustering of units will be necessary. Refer to the development concept map for acres and densities.

Medium density residential will occupy most of the central portion of Sienna Hills. A variety of lot sizes and unit types are planned. Lot sizes are shown on the zoning comparison chart (section 2). Unit types will include single family detached and single family attached dwelling units. The maximum total units/lots are shown on the zoning comparison chart (section 2). We note that parcels 15A and 15B on the Site Plan are zoned to permit either a maximum of 114 units or a school, <u>but not both.</u>

High density residential parcels are located along Washington Parkway and Telegraph where access to major roadways is optimized. Garden apartments, townhouses, single family attached and single family detached units will be included. The residential units within the Mixed Use area (see also item 3.1A above) will be garden apartments or townhouses and the maximum number of units is shown on the zoning comparison chart (section 2).

C. Mixed Use

Neighborhoods have utilized mixed use concepts for hundreds of years. People could live, work, shop, dine and socialize all within their own neighborhood. Sienna Hills is proposing a small mixed use area located close to Washington Parkway, but central to a large population that will be within a 5 minute walk to the retail establishments. It is anticipated that retail uses will be small specialty shops, restaurants, professional offices and grocery markets.

D. Civic

Land is being set aside for potential civic and semi-public uses such as school, churches, post office, library, community recreation, and as opportunities present themselves. The civic area is central to the project where walking and biking will be most efficient and encouraged. From most of the residential areas it is not more than a ten minute walk. Common facilities such as parking lots and play fields are encouraged.

E. Open Space

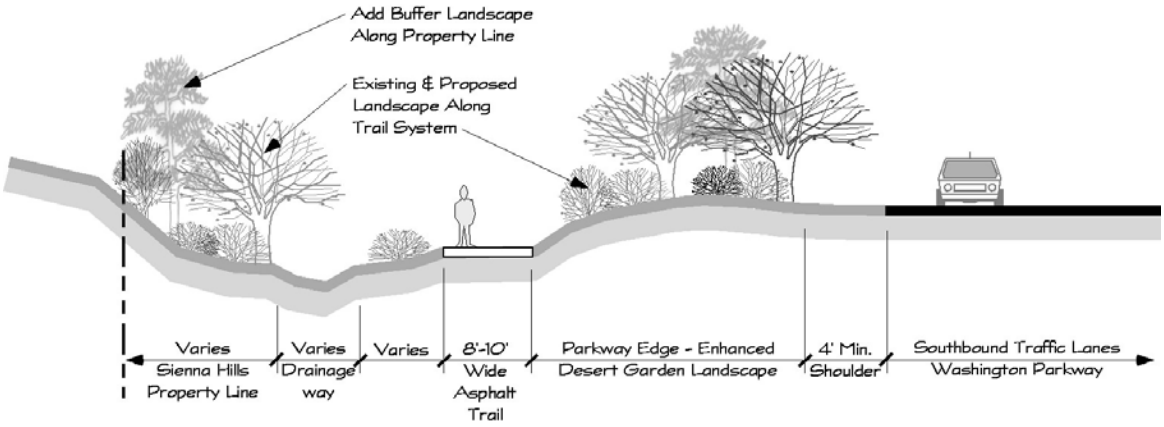
Sensitive landscapes and special places have been set aside as open space. Much of this land is drainage ways and steep slopes and not appropriate for development. However, these natural areas provide ideal opportunities to supplement the recreational needs of the development. Trails and pocket parks will be provided in certain areas in addition to formal parks. Developers and builders of parcels adjoining open space must be certain that grading of their parcels will not go beyond their property lines and that grading equipment will not cross property lines.

FIGURE 02
OPEN SPACE & PRIMARY TRAIL SYSTEM
SIENNA HILLS

The trail and walkway system is an important component to Sienna Hills and offers biking and walking transportation and recreation options for residents. Parcel developers are responsible for providing easy and convenient trail and walkway connections from their parcels to the trails and walkways that are close to their parcels. Indicated below are cross-section concepts of the primary trail and walkway system. (see also Figure 02 for trail connection ideas). Reinforcing

the existing landscape means to restore disturbed areas and enhance the existing plants by adding new native plant materials to fill in areas that stand in need of plant materials.

FIGURE 03
REGIONAL TRAIL



Concept: Use desert plants in small masses. Add trees where needed for occasional shade.
Location: Along west side of Washington Parkway.
Plant Material: Use only native plants and match existing materials as much as possible.

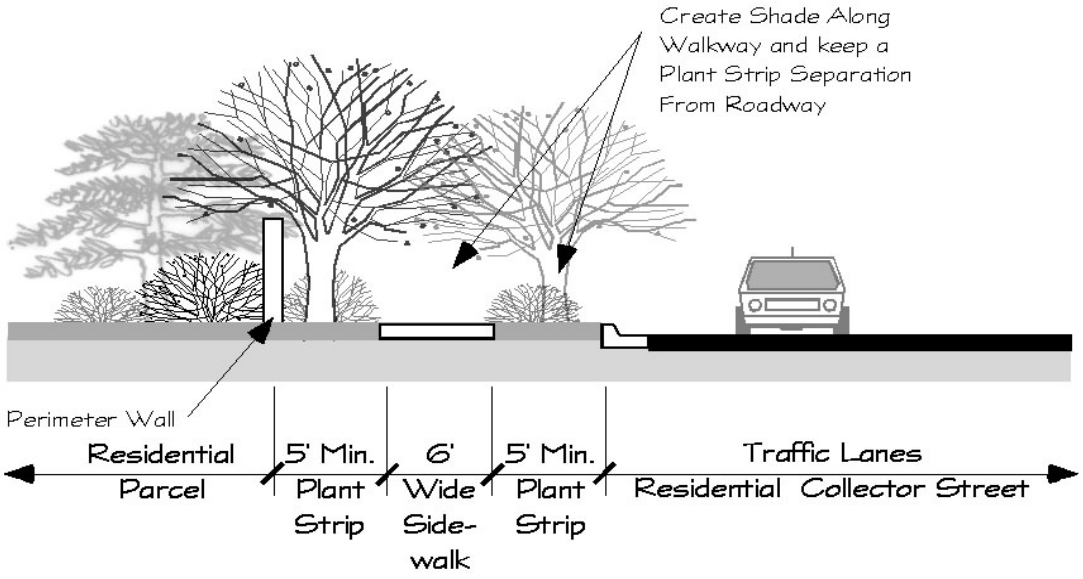
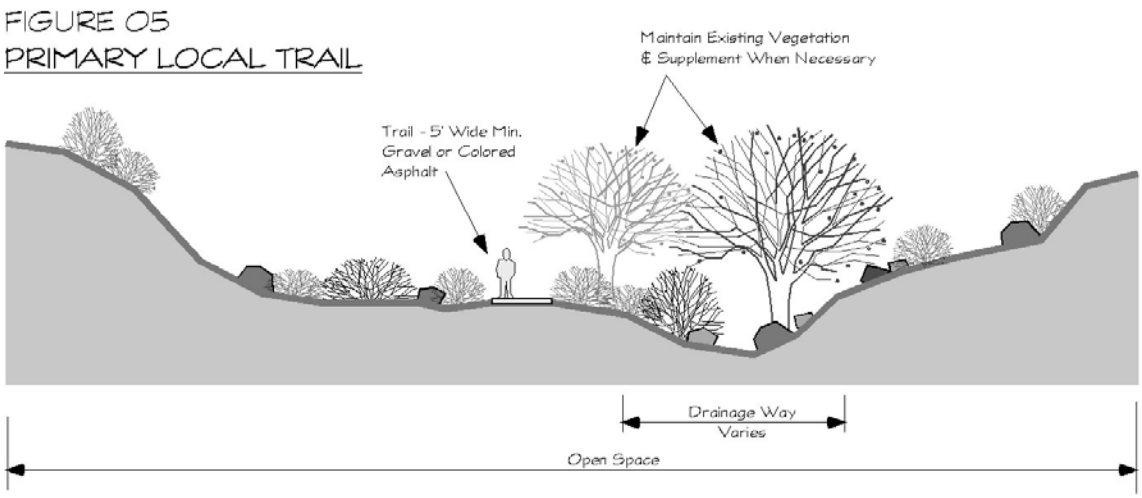


FIGURE 04
PRIMARY COMMUNITY WALKWAY



F. Transportation

Transportation includes roadways, bikeways, trails and walkways (see Open Space Primary Trail System figure 02). It is good planning practice to develop a hierarchical roadway system and assign the appropriate roadway level to the appropriate land use. It is also important to assign criteria to each roadway category for intersection locations, curb cuts and sidewalk requirements, etc. See Street Cross-Sections contained in the Transportation Master Plan for right-of-way, pavement, and traffic lane dimensions. The following are the roadway categories and their criteria:

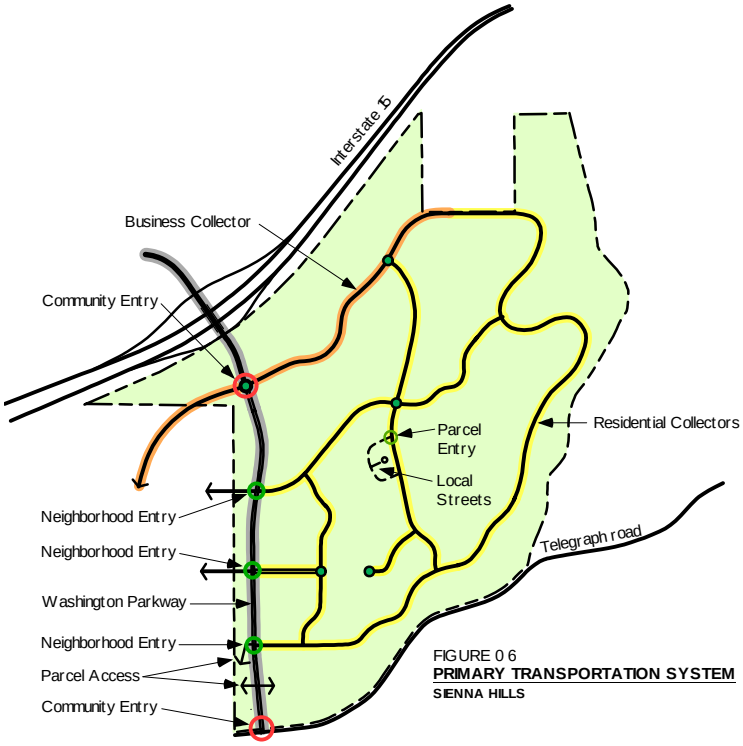


FIGURE 06
PRIMARY TRANSPORTATION SYSTEM
SIENNA HILLS

a. Washington Parkway
Purpose: To move traffic between Telegraph Road and I-15 and beyond and to deliver traffic to business and residential collectors

- Limited curb cuts/driveways as shown above
- full intersections not less than ¼ mile spacing
- right in/right out intersections not less than 300 feet apart

b. Business Collector
Purpose: To collect and move traffic from business parcels to Washington Parkway

- curb cuts/driveways not less than 200 feet apart and no closer to a roadway intersection than 200 feet
- full intersections not less than 300 feet apart
- right in/right out intersections not less than 100 feet apart

c. Business Local Street
Purpose: To move traffic to and from business complexes to Business Collectors

- curb cuts allowed as needed, but not closer than 100 feet from an intersection
- full intersections not less than 300 feet apart
- opposing 'T' intersections must be at least 100 feet apart

c. Residential Collector
Purpose: To collect and move traffic from residential neighborhoods to Washington Parkway

- curb cuts allowed for multi-family parcels. No curb cuts for single family units
- full intersections not less than 300 feet apart
- right in/right out intersections not less than 100 feet apart

d. Residential Local Street
Purpose: To move traffic to and from individual residential units to Residential Collectors

- curb cuts allowed as needed
- full intersections not less than 200 feet apart
- opposing 'T' intersections must be at least 100 feet apart

3.2 LANDSCAPE CONCEPT/THEME

The City has water conservation requirements that must be passed on to Builders and individual homeowners within Sienna Hills. In the past, traditional residential and commercial landscapes have used approximately fifty percent of water usage on outdoor irrigation. For these reasons, landscaping is an important aspect in reducing water consumption and developing an overall water-efficient community.

"Xeriscape", or the use of native and other drought-tolerant plants irrigated with water efficient and well managed "drip irrigation" systems, is the over-riding landscape theme for Sienna Hills. This concept will not only be beneficial for water conservation, but will also help Sienna Hills blend into the existing environment. Turf grass will be limited to areas which require its use because of heavy foot traffic such as athletic fields, recreation areas and small areas within residential back yards.

The principles of "Xeriscape" are as follows:

a. Start with a good, water-efficient design.
b. Use drought-tolerant plants.
c. Limit turf grass areas.
d. Establish and practice good maintenance and water management.
e. Use of soil amendments and mulches.

A. Water-Efficient Design

The density of plants should be the greatest close to structures where they will provide shade, have a cooling effect and help provide privacy. Plant density and water requirements should then be reduced towards the boundaries of the property.

The water-efficient landscape design consists of three "zones". The idea is to use the higher water-use plants close to structures where they will help cool the structure and provide shade, and then transition to the boundaries of the property where native plants are used with little or no supplemental irrigation.

The first zone, closest to the structure, is used to create a "mini-oasis" feeling. In front-yard landscape areas, semi-arid region plants and trees can be used with inorganic ground covers to create a pleasing, low-maintenance landscape. In rear-yard landscape areas various design elements can be combined to create an inviting outdoor living area. A small lawn, together with a lush, semi-arid region garden surrounding a concrete patio, and inorganic ground covers are just a few elements consistent with this concept. Use of flowering and evergreen groundcovers in this area will also reduce heat that can be reflected back into the structure or other outdoor living areas, thereby saving on energy costs.

Planting in the second zone is not as dense as the first and includes drought-tolerant groundcovers, shrubs and trees. Mounding and contouring techniques in this area can catch rainwater to help sustain these plant materials with little supplemental irrigation from drip systems.

The third zone, at the boundary of the property, is the final step in the transition to plants that require little or no supplemental irrigation.

To create shade, residential Owners may consider the following:

(1) Concentrate landscaping around the living area by using trees to create shade on the house and outdoor patio areas. Shade expands the outdoor living areas. For multi-family developments, mass semi-arid region trees and shrubs around buildings and associated activity areas will create an inviting outdoor environment, consistent with the character of the community. Shrubs and groundcovers shall be massed in altering size clusters to be compatible with adjacent properties. With this type of landscape concept, Owners and residents of these developments will benefit through lower water, energy and maintenance costs.

(2) Drought related, semi-arid region plants grow fast and provide shade quickly. Semi-arid ground covers can spread and provide cover within one year and can also provide seasonal color. A 15-gallon tree can provide shade within four years.

B. Use of Drought-Tolerant Plants

The use of drought-tolerant plants is required by the zoning stipulations issued in relation to Sienna Hills. The drought-tolerant trees, shrubs, ground cover, herbaceous plants, grasses and annuals listed in Section 6 represent a wide variety of adaptive plant materials that will fit individual landscape needs and create a lush environment. These plant materials are of various color, texture, form and function. Most bloom throughout various times of the year providing color in the garden. Many semi-arid region trees have a graceful, feathery appearance not found in other climates. Drought-tolerant plants are acclimated to the weather and soil conditions of the area and, therefore, have a higher transplant success rate and require less maintenance. All Builders and Owners are required to choose from plants and plant materials in Section 6 for landscaping of their lots/parcels.

Custom home Owners and Builders of cluster or multi-family developments are also required to use the principals of xeriscape to give their development an inviting living environment which compliments the natural environment.

C. Limit Turf Areas

Maintaining a large lawn in Washington City requires a substantial amount of water that is not available from rainfall. In order to meet a water budget for Sienna Hills, it is recommended to restrict lawn areas in the front yard to fifteen percent and back yards to thirty percent with any variance to be approved by the DRC according to the variance approval guidelines set forth in these Design Standards. Limited turf areas used in conjunction with other landscaping design elements will result in the feeling of residing in a green and cool area without the need for large expanses of lawn. Reduction in turf also reduces maintenance time and expense. Grass must be kept in a well-

manicured condition, healthy and green with appropriate water applications, and must be over-seeded with Rye in the winter season.

D. Practice Good Maintenance and Water Management

A well-planned irrigation system that will water plants according to their individual needs is vital to assure that plants are maintained properly while achieving the water-efficient goals of the landscape concept. Several types of water-efficient irrigation systems are available and at least one type is to be installed by all Owners within Sienna Hills.

Drip irrigation systems provide slowly emitted water deeply below the soil surface at the root level, encouraging deeper growth requiring less frequency and leach salts from roots. Low output, well-regulated sprinkler systems feed water more slowly and allow for greater absorption and less runoff. Either system is an efficient maintenance tool; however, irrigation systems also need to be managed. Installing timers that are adjusted according to seasonal needs and installing emitters that are appropriately sized are important water management tasks. Setting timers to irrigate the landscape in the early morning hours when there is less evaporation and more absorption is also important for good water management.

Rainwater can be caught and used for landscape needs by contouring the ground so rainwater flows into mini-basins around the plants and trees. In some cases, as with established desert trees, supplemental irrigation can be greatly reduced with the use of this technique.

E. Improve the Soil

Plants grow better and use water more effectively if the soil has been improved. A three-inch layer of mulch will help keep soil areas cool, reduce evaporation, retard weed growth and add interest to the landscape. Color and texture will blend with the project site.

1) Minimize the use of colored rock or pea-gravel in front yard landscaping.
2) River rock may be used to create a "drainage wash" effect.
3) Landscape boulders used for accent must be the same color family as the rock mulch used for ground cover. Surface select boulders are also approved. Quantity and size of boulders must be approved by the DRC.

Prior to and upon installation, pre-emergent herbicides shall be used annually to control weed problems. All properties shall be maintained to control invasive weeds. Homeowners shall maintain their front yard to curb line and side-yards, if on a corner lot, especially around mail box delivery points.

F. Landscape Plans—General

Builders and Owners are encouraged to hire local landscape architects to assist in designing appropriate Xeriscape landscape plans. Principles of Xeriscape (plant material selection and irrigation methods) must be followed. The plant list in Section 6 should be utilized as well as the other landscaping guidelines found in this section. The following outlines responsibilities.

(1) Builders are responsible for design and installation of front yard landscapes in single family attached and single family detached developments (see item 'H' below).

(2) In multi-family developments, the builder is responsible for landscape design and installation of the entire project property.

(3) Owners of single family attached or detached dwellings are responsible for the design and installation of side yard and back yard landscapes.

G. Right-of-Way and Drainage Landscaping

Sales agreements between the Master Developer and owners or builders will describe landscaping responsibilities in public areas and rights-of-ways adjacent to their developments if those areas are not already landscaped. If it is the owner or builder responsibility the owner/builder shall extend the Master Developer's landscape theme into the adjacent public area or rights-of-way of their developments. To promote visual continuity of the development, the following landscape treatments and suggestions should be utilized wherever possible:

(1) Landscaping shall relate to existing streetscape and public areas utilizing similar plant varieties prior to transition.

(2) Natural buffers between roadways and development should be used to preserve the beauty of the landscaped areas while screening development from view. Native trees and shrubs can be used for effective screening. Areas set aside as natural open space should not be disturbed to create room for non-native landscape treatments. Impact to open space adjacent to roads and other developed areas should be kept to a minimum so as to preserve the character of the natural open space. Developed or disturbed areas should be blended into natural areas.

(3) Retention basins and other flood-control solutions in individual developments should be landscaped with various mixes and densities of semi-arid plants.

(4) Landscaping in highly visible common areas and rights-of-way should include flowering groundcovers that provide seasonal color.

(5) Trees provide the greatest volume of vegetation and support the greatest densities of wildlife and should be heavily massed in and along drainage ways.

H. Front Yard Landscape Plans~Individual Residential Lots

Actual drawings with the following information must be submitted to the DRC by the Builder or Owner, as applicable, prior to any landscape work being performed:

(1) Drawing showing the location and size of trees, shrubs, and groundcover, to the extent known, of plant materials to be used;

(2) List of plant materials to be used in the plan;

(3) Drawing of irrigation system to scale and sufficient in detail to completely describe the system. All irrigation systems shall be controlled by an electronic controller installed with the landscaping package. Irrigation controllers should be installed inside the garage or the house. Other irrigation equipment such as back flow preventors, risers, pipe, etc. should be kept underground as much as possible. If exposure is necessary the exposed equipment must be painted to match the body color of the house.

The following items will be considered during the DRC's review:

(1) The predominant use of turf grass in landscaping plans will not be approved by the DRC. Generally, an area of grass not exceeding fifteen percent of the front yard and thirty percent in back yards is recommended for residential lots. Common Bermuda grass (Cynodon dactylon) will not be used. This type of Bermuda grass is almost impossible to confine to a specific area. Hybrid Bermuda grasses that are sowed by stolins or sod can be used in areas where the grass can be strictly confined. Grasses in front yards shall be bordered by a concrete header or other edging method as approved by the DRC. Grass must be over-seeded with Rye in the winter, and maintained in a green and healthy condition.

(2) All front yard landscaping shall be completed by the Builder prior to occupancy by a resident. The Builder is also responsible to see that backyard landscaping on lots which abut public open space is installed. Such rear yard landscaping is to be completed within 60 days after occupancy.

(3) Each front yard will have a minimum of two trees, 15 gallon or larger in size, or as approved by the DRC. Section 6 shows a concept landscape planting plan.

(4) Plants and shrubs will be sufficient in quantity and size as to provide a well-landscaped appearance. Typically, a minimum of twenty (20) plants and shrubs are needed, or as approved by the DRC.

(5) Street side yard area must be landscaped as part of the front yard landscape package.

(6) Use of low walls to compliment elevation changes are encouraged (recommended height: 2'6").

I. Multi-Family Landscape Requirements

A minimum of fifteen percent (15%) of the total parcel shall be landscaped including landscaping in parking lots, and shall include trees planted from containers no smaller than 15 gallons; shrubs planted from containers no smaller than one gallon, with 25% being 5 gallons; and ground covers planted from one gallon containers, rather than flats. In areas where multi-family parcels are adjacent to single family developments, trees shall be planted along that common border at an average minimum of 1 per 20 lineal feet of common border for buffering. All front yard landscaping is to be completed by the Builder prior to occupancy of single family units, and within 30 days after a certificate of occupancy is issued for any multi-family project. All rear and side yard landscaping is to be completed by the Builder within 30 days after a certificate of occupancy is issued for any multi-family project.

J. Other Landscaping Requirements

Inorganic landscape features, such as mulch rock ground covers and boulders, should be limited to materials indigenous to the area or to materials similar in color and appearance to these materials. Irrigation systems should be designed so over-spray and the resulting staining is minimized. Also, each Builder is responsible for landscaping around any above-the-ground appurtenance for cable television located on its lot or parcel (or in the right-of-way immediately adjacent thereto) so as to screen the appurtenance as much as possible without limiting access by the Utility Provider.

3.3 WATER-EFFICIENT DEVELOPMENT

Developing a water-efficient community is a goal of both the Master Developer and the City. Overall water efficiency at Sienna Hills will be the result of the combined efforts of the Master Developer, Builders and Owners.

The Master Developer is using only native and semi-arid region plants for all landscaping. Where irrigation is necessary to maintain plant materials, an automatic drip system will be installed to maximize water efficiency.

Pursuant to the Water Conservation Plan for Sienna Hills approved by the Master Developer, all Builders are required to install water-efficient devices in their projects. Current maximum water-use ratings are as follows:

Water Closet	comply with building code
Urinals	comply with building code
Residential kitchen faucet	comply with building code
Lavatory faucet	comply with building code
Shower Head	comply with building code

Builders are encouraged to use water-efficient appliances in addition to the above. See also the "Xeriscape" concept of landscaping discussed in Section 3.2, calling for drought-tolerant, native and semi-arid region plants that will create water-efficient landscapes in residential and non-residential areas.

3.4 STREETSCAPE DESIGN/STREET FURNITURE

A comprehensive streetscape design is provided for all major and local collector streets by the Master Developer. The design maintains the color, texture and character of the existing, native landscape. Rights-of-way will be vegetated using indigenous trees, shrubs and cacti to complete the landscape. Highly visible areas at median cuts and intersections with cross streets will be accented with hardy flowering ground covers and/or rock mulches. Meandering sidewalks and a bicycle trail will be included. The design of street furniture will be consistent with the southwestern design theme discussed in the Introduction. Any streetscape designs completed by Builders for their interior-project streets should blend with the overall community design established by the Master Developer. Street furnishings, light standards, and other accessories shall be of the same family and color, or of substantially similar design or color so as to promote a unified theme. Commercial areas may vary from residential areas.

Roadways will be landscaped in one of three concept themes: (1) Enhanced Desert; (2) Desert Garden; and (3) Desert Oasis as indicated in section 3.4A and as explained below.

Enhanced Desert – Native shrubs, trees, cacti and scattered trees all planted at a density greater than exists in a similar native desert. Ground plain will be colored gravel mulch to match the surrounding ground.

Desert Garden - Native and drought tolerant exotic shrubs, flowering shrubs, trees, and cacti all planted at a density greater than Enhanced Desert. Ground plain will be colored gravel mulch to match the surrounding ground.

Desert Oasis – Native and exotic shrubs, flowering shrubs, trees, and cacti all planted as dense as needed to create the entrance image. Ground plain can be lush ground covers or drought tolerant turf. Palm trees are allowed, but their use should be limited.

A. Streetscape Types

(1) Washington Parkway – Enhanced Desert Garden

(2) Business Collector – Desert Garden

(3) Residential Collector – Enhanced Desert

(4) Business Local Street – Desert Garden

(5) Residential Local Street – Enhanced

(6) Community Entries – Desert Oasis

(7) Neighborhood and Project Entries – Desert Oasis

FIGURE 07
WASHINGTON PARKWAY
ENHANCED DESERT LANDSCAPE

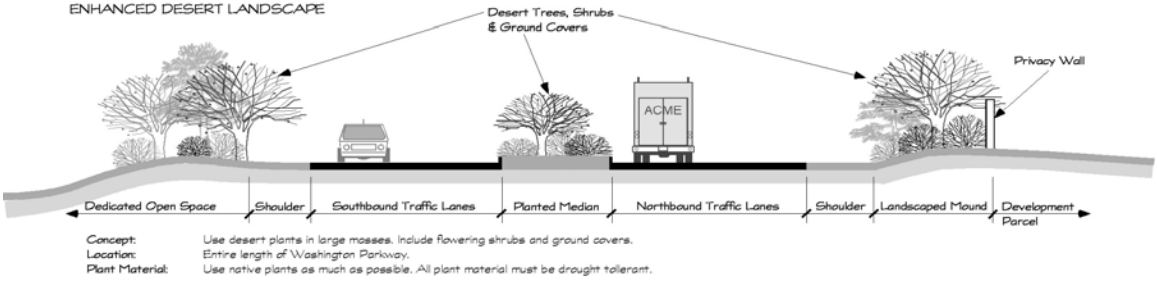
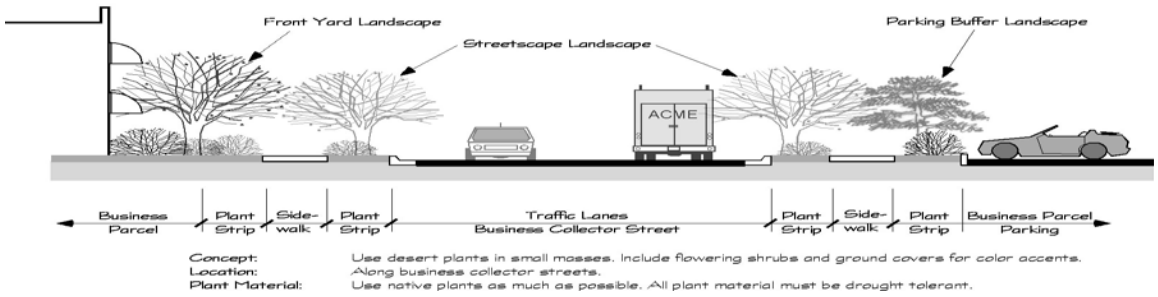


FIGURE 08
BUSINESS COLLECTOR STREET
DESERT GARDEN LANDSCAPE



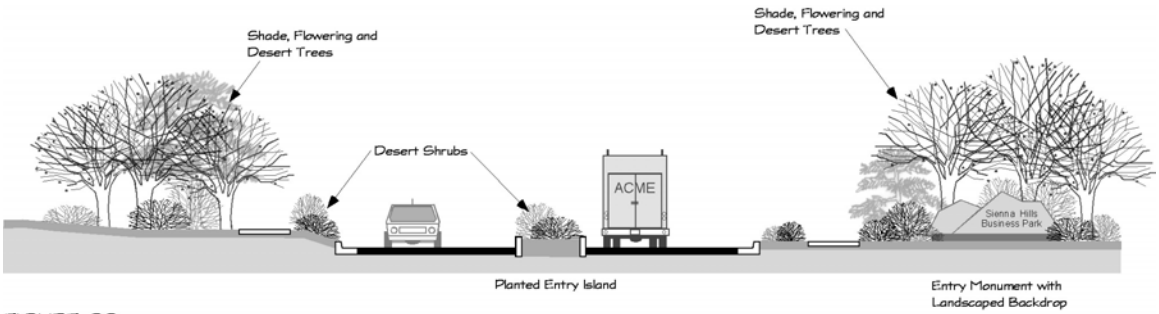
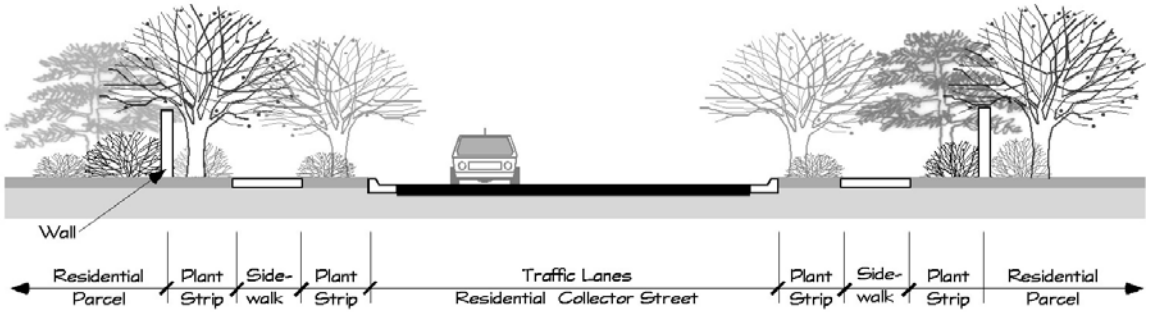


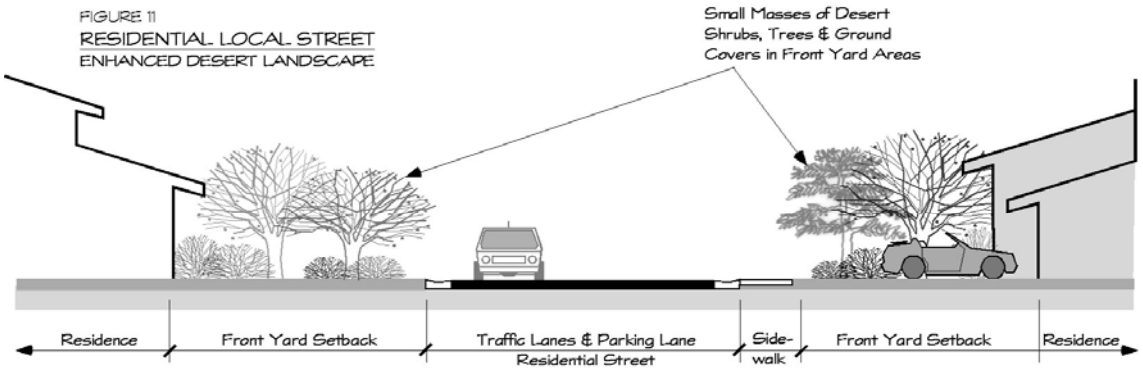
FIGURE 09
ENTRY CONCEPT ELEVATION
SIENNA HILLS BUSINESS COMPLEX
ENHANCED DESERT LANDSCAPE

FIGURE 10
RESIDENTIAL COLLECTOR STREET
DESERT GARDEN LANDSCAPE



Concept:	Use desert plants in small masses. Include flowering shrubs and ground covers for color accents.
Location:	Along residential collector streets.
Plant Material:	Use native plants as much as possible. All plant material must be drought tolerant.

FIGURE 11
RESIDENTIAL LOCAL STREET
ENHANCED DESERT LANDSCAPE



Concept:	Use desert plants in small masses. Include flowering shrubs and ground covers for color accents.
Location:	Front yards along residential local streets.
Plant Material:	Use native plants as much as possible. All plant material must drought tolerant. Minimize turf area.

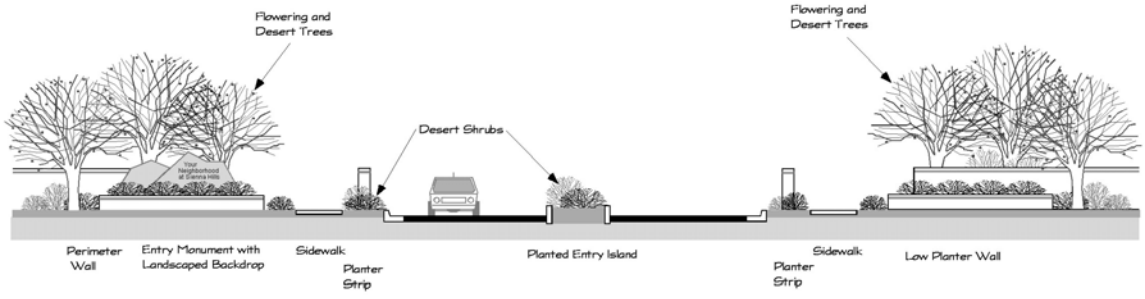


FIGURE 12
ENTRY CONCEPT
SIENNA HILLS RESIDENTIAL ENTRY
DESERT OASIS LANDSCAPE

3.5 WALL DESIGN

All walls shall be constructed with block decorative masonry (except for top sections of view walls described below). Each wall shall be a visual extension of the architecture of the main structure(s) and the community as a whole. The wall shall be designed so as to create a focal point of interest with approved landscaping and other approved features. The texture and color of walls should conform to the criteria specified in the figures that follow. Sections A-E below pertain to non-custom lots; custom lot Builder/Owner requirements for walls are designated in Section F below. Except as provided in part of Section F, all walls are to be built at the expense of the Builder.

A. Perimeter Walls

For purposes of definition, all walls surrounding a parcel or a Purchase Tract shall be considered a perimeter wall. All perimeter walls shall be uniform and connect and blend with previously built perimeter walls as shall be built in accordance with the criteria specified in Figure 13. The wall shall ultimately be constructed in its entirety (entirety shall mean that the walls are full height to the specified detail and painted finishes are complete, the wrought iron is in place, and the contractor has cleaned up the area to bring it back to a "natural looking" state) when 25% of the Parcel's lots have had home construction completed, which is defined as being such time as a Certificate of Occupancy is issued. If the Builder purchased the entire residential parcel from the Master Developer, the Master Developer and Buyer must come to an agreement before close of escrow on the schedule for construction of the walls that border the parcel.

Builders and Owners are strictly prohibited from altering, dismantling or opening a perimeter wall section for any purpose without prior DRC approval (pedestrian access only!). The Restrictive Covenants will provide for a $2,500 fine for a perimeter wall violation.

Summary of perimeter wall construction timing:

Location	Type of Wall	Installation Timing
Walls along major streets.	Standard wall	Install before common area landscaping is installed or before Certificate of Occupancy is received on the models, whichever occurs first.
Walls along drainage channels, retention areas, cul-de-sac ends, or other common open space.	View wall, View fence, or Standard wall	Install along entire Purchase Tract when the first home is completed in any given Purchase Tract.
Walls that serve to border Purchase Tracts that are not along drainage channels, retention areas or other	Party wall	Complete no later than when the first home is completed in the given Purchase Tract.

common open space.

(1) **Standard**: A 6-foot "standard" perimeter wall shall be constructed by each residential Builder along the boundary line of its parcel (except along, common area portions and along the entry way of the parcel). Up until the time a subdivision or parcel is 75% occupied, a Builder may erect the standard perimeter wall so that the wall does not exceed 3 feet in height around its model area so as to draw prospective purchasers or lessees to the subdivision or parcel. Thereafter, as described above, the wall shall be completed to its required height of 6 feet (see Figure 13).

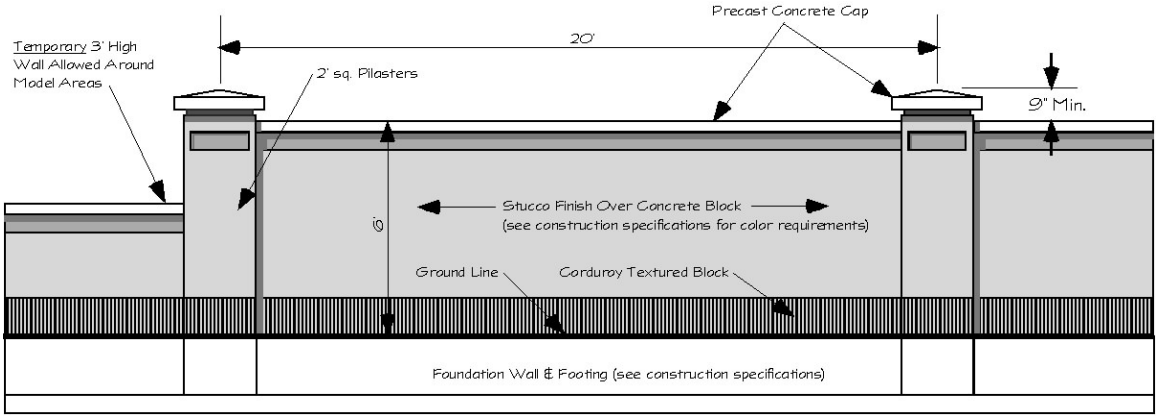


FIGURE 13
STANDARD PERIMETER WALL

(2) **View Wall**: A 6-foot perimeter "view" wall may be constructed by each residential Builder along the boundary line of its parcel as it abuts a common area (which includes, but is not limited to, drainage channels, retention areas, recreation areas). The perimeter view wall shall be built in accordance with the criterion specified in Figure 14. All such view perimeter walls shall be uniform and connect with contiguous perimeter view walls and as appropriately determined by the governing DRC.

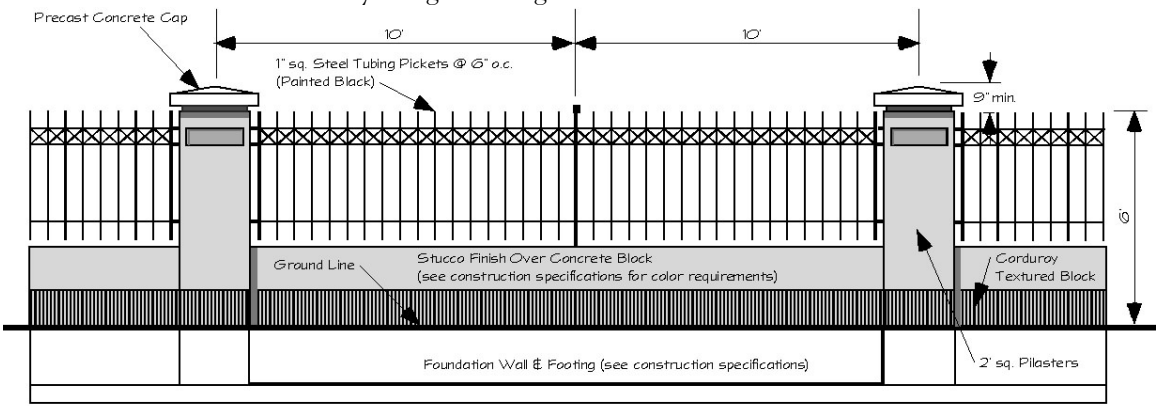


FIGURE 14
VIEW WALL

(3) **View Fence**

A 6-foot perimeter "view" fence may be constructed by each residential Builder along the boundary line of its parcel as it abuts internal cul-de-sac ends, walkway connections, or other appropriate locations (see Figure 16). The purpose of the view fence is to break up the solid nature of the standard wall and allow views into the parcel from an exterior street. Long expanses of a solid, standard wall must be interrupted by a view fence or a view wall. It is important that the location of the view fences do not violate the privacy of any residences. The perimeter view fence shall be built in accordance with the criterion specified in Figure 15. All such perimeter view fences shall be uniform and connect with contiguous perimeter view fences and as appropriately determined by the governing DRC.

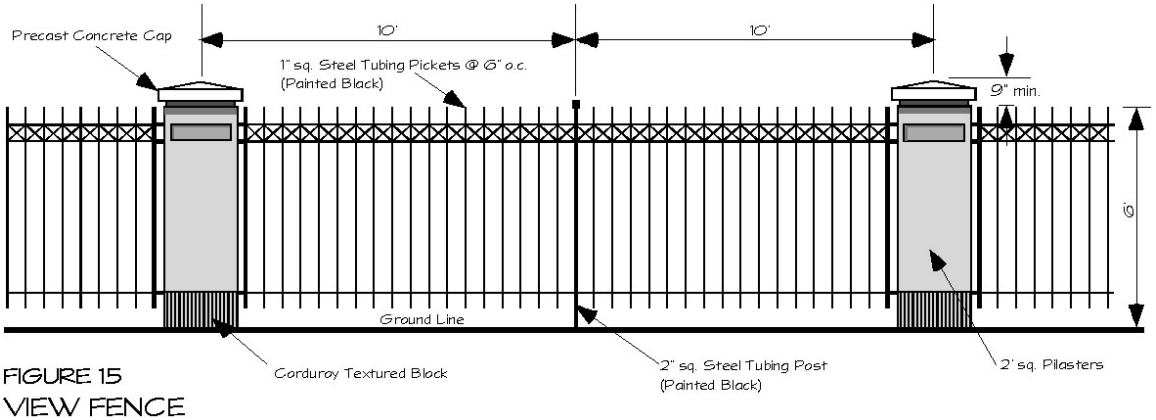


FIGURE 15
VIEW FENCE

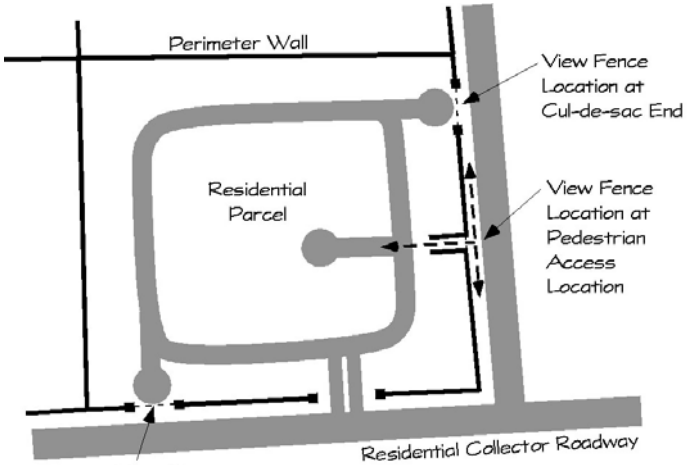


FIGURE 16
POTENTIAL VIEW
FENCE LOCATIONS

B. Party Walls

Prior to occupancy of a single family residence constructed on a lot, the Builder shall construct a party wall, i.e. a wall which separates the rear-and side-yard areas between lots (but excluding all portions of side-yards considered to be front yards) along the lot line of the lot, even if it abuts property not owned by Builder/Owner. (See the requirements shown in Figure 17). Front yard party walls shall match standard perimeter walls in material and color.

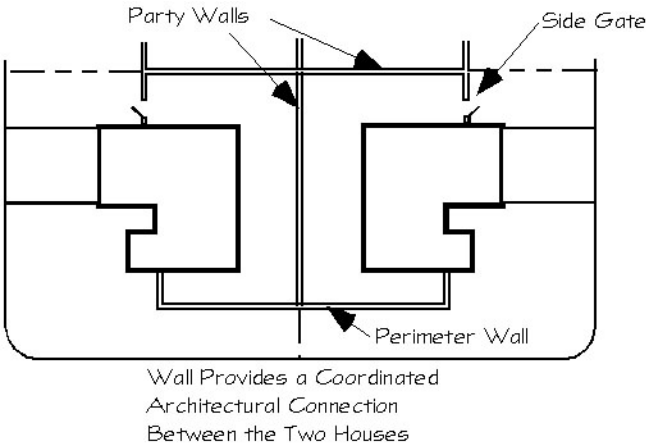


FIGURE 17
PARTY WALLS, PERIMETER WALLS
& SIDE GATES

C. Retaining Walls

Prior to occupancy of a structure on a lot or parcel, the Builder shall construct any retaining walls on such portions of a lot or parcel as may be required by the Master Developer or the DRC. A "retaining" wall is a wall which retains a differential of two or more feet of earth as may be required by the Master Drainage Plan (as hereinafter described). The retaining walls are to be underground, with the construction of the perimeter wall to be on top of the retaining wall.

D. Side Gate

In the side portion of a lot or parcel and prior to occupancy thereof, a Builder shall construct a gate in accordance with the criterion specified in Figure 17 above. Gates shall match the design of the required adjoining walls or fences.

E. Front Yard Walls

Front yard walls are not allowed except on custom lots where walls are needed for retention. See item F below.

F. Walls for Custom Lots

Walls in the Custom Lot areas are only allowed inside of those areas described on the Parcel Development Criteria Map as an "Authorized Disturbance Zone". Because the custom lot parcels are located in a beautiful and sensitive landscape that include steep, rocky slopes and many drainages, perimeter walls and walls outside of the disturbance zone will not be allowed. These walls are for providing privacy for outdoor areas that are adjacent to the residence and not for creating privacy for the entire lot. Privacy walls should only be small extensions of the building architecture. See Figure 18.

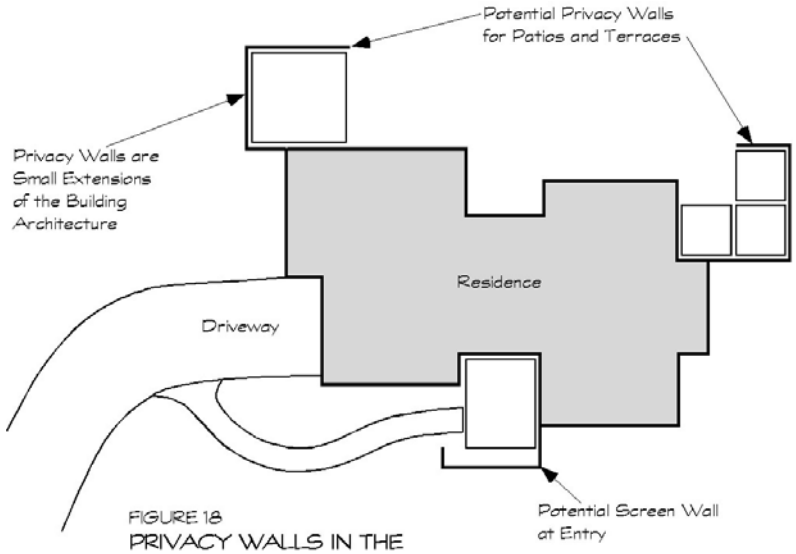


FIGURE 18
PRIVACY WALLS IN THE
CUSTOM LOT AREAS

Retaining walls are allowed, and may be required, in the Custom Lot area. These walls should be built of the rocks that match rocks from the project area or that can be collected from the Authorized Disturbance Zone. Any rock material used for creating retaining walls shall be hard material that will not degrade over time, soft sand stone is not allowed. Retaining walls shall not exceed 4 feet in height. If more height is needed, the wall should be stepped. Each vertical part of the step shall not exceed 4 feet in height and each horizontal part of the step must have a minimum of 3 foot planting area. See Figure 19. Walls should curve to conform to the natural contours of the site.

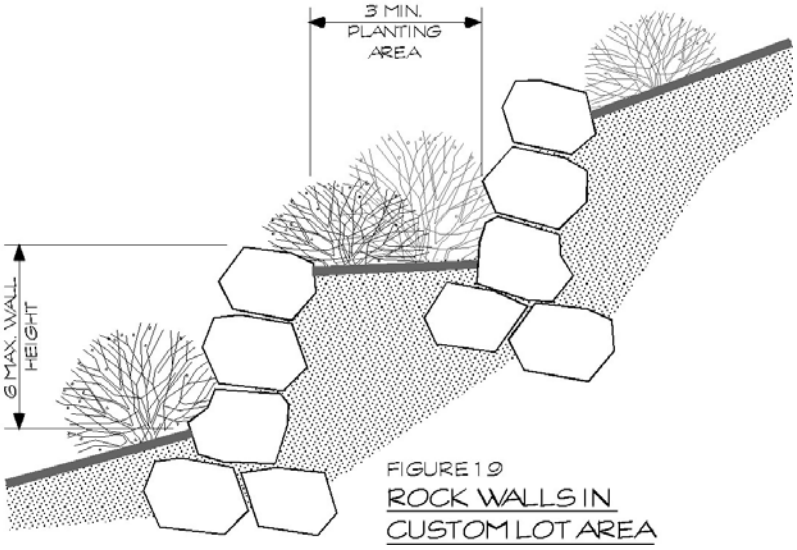


FIGURE 19
ROCK WALLS IN
CUSTOM LOT AREA

3.6 CIRCULATION

The Master Developer incorporated into the land use plan a comprehensive network of roads to support the community as reflected in the Transportation Master Plan. All Builder plans for internal streets are subject to review and approval of the City and the governing DRC. Builders shall incorporate the following key goals when designing their individual neighborhood circulation systems:

A. Achieving ease of movement through the project and individual neighborhoods.

B. Planning neighborhood street systems to serve local traffic demands, while discouraging non-neighborhood traffic.

C. Planning neighborhood transportation routes that also serve and encourage local pedestrian needs and demands.

D. Enhancing transportation routes with a scenic beautification plan.

E. Encouraging safety.

See Primary Transportation System Plan (Figure 06) on page 19.

3.7 PROJECT ENTRANCES

The community entrance monumentation will establish a subtle, tasteful introduction to Sienna Hills and at the same time will define the limits of the community. Community entries will be at two locations and will be designed and constructed by the Master Developer.

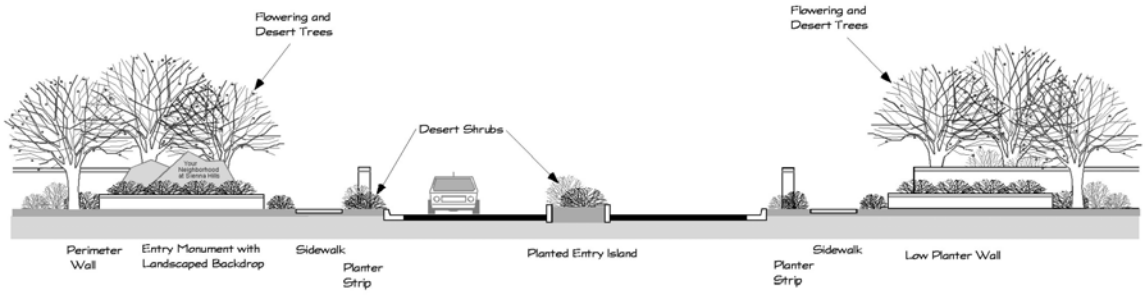


FIGURE 20
ENTRY CONCEPT
SIENNA HILLS RESIDENTIAL ENTRY

The design of individual project entrances are to be proposed by each Builder as part of its preliminary design submittal pursuant to Section 2.4, however, the following guidelines will apply:

A. For safe viewing at all intersections, a sight-line triangle must be maintained.

B. Individual Builder walls and custom lot walls must tie into the Master Developer walls and turn into the development and either continue or terminate at an inside corner. Builder walls and custom lot walls must match Developer's walls in their design and at the point of juncture with another wall.

C. Treatments at project entrances, such as low planter walls, sculptural shapes and low-profile lighting, shall be designed as integrated features of the project perimeter walls.

See also Section 3.11 regarding signage.

3.8 ARCHITECTURAL DESIGN THEME - RESIDENTIAL

The integration of structures with the environment is the goal of the architectural design theme for Sienna Hills. Low-profile designs that incorporate traditional, contemporary southwestern or Mediterranean architecture with clean, rounded lines and building elements that allow the structure(s) to blend with the surroundings are encouraged. The following items will help maintain continuity through development of design plans for individual projects:

A. **Exterior Elevations and Floor Plans**: Each floor plan offered by a production builder will have a minimum of two, but preferably three, very distinctive exterior elevations. Each alternative elevation will be offered in at least three-color choices and three choices in roof tiles. Each exterior color combination and roof tile selection, as a package, will be pre-approved by the DRC.

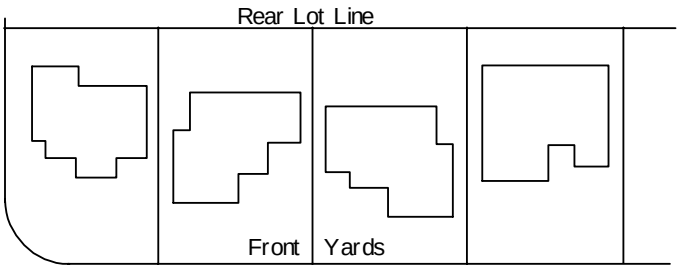


FIGURE 21
FOOTPRINT VARIETY
SINGLE FAMILY RESIDENTIAL

B. **Variety In Exterior Elevations**: Each builder will make a concerted effort to make sure there is a utilization of all exterior elevations and exterior color and roof tile options. Putting like exterior elevations and/or color combinations next to each other should be avoided. This procedure will give a neighborhood a custom appeal and work to individualize each home.

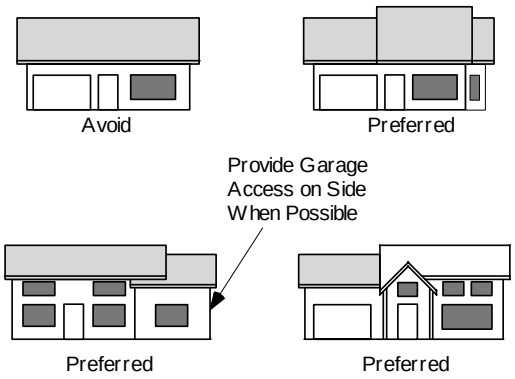


FIGURE 22
ELEVATION VARIETY

C. **Building Height**: A building height limit of thirty five feet (35') will be maintained throughout the multi-family residential zones. A building height limit of (35') will be maintained throughout the single family detached zones. In special cases, heights greater than these may be approved by the governing DRC and in such cases, the DRC will consider how the increased height relates to the type of building, setbacks and relationship to adjacent land uses. Any height limitations approved by the DRC beyond 35 feet must be approved by the city and will constitute an amendment to the PCD. The height limitations also include any roof mounted HVAC equipment.

Single family detached houses should be predominately one story. All two story houses and their proposed locations must be approved by the DRC. The house plans and their locations will be carefully reviewed for their relationships with adjacent residential units in order to avoid potential privacy conflicts.

D. **Exterior Building Materials**: Acceptable exterior building materials include brick, masonry, stucco, adobe, stone veneer, or other exterior treatments approved by the DRC. The use of wood as a predominant material is not allowed and vinyl is also not allowed.

E. **Colors**: Colors shall be non-reflective in muted tones that recall the hues of the ground plane, surrounding mountains and plant material. White is not allowed. There shall be no abrupt changes in color between adjacent structures. All colors are subject to approval by the DRC. Proposals will be reviewed in terms of the development's relationships with the surrounding parcels.

F. **Roofs**: Exposed roof colors shall be integral to other building materials in the structure. Acceptable roof materials include clay tile, slate or concrete tile. On parcels with higher density zoning, other non-wood materials will be considered by the DRC. Roof materials shall exhibit muted earth-tone colors. White is not allowed.

G. **Mechanical Equipment**: Miscellaneous items such as vents and flues shall be located to occur on the least prominent side of the ridgeline whenever possible and should be coated with a flat paint to match the color of the roof. Rotating, rooftop ventilators or other mechanical equipment are not permitted on rooftops in residential areas. Roof-mounted air-conditioning units will not be permitted on structures in residential zoned parcels except for "swamp coolers". If possible, roof mounted swamp coolers must be located on a side of the roof where they are less visible from public rights-of –way. They must also be painted to match roof tile colors.

H. **Entrances to Structures**: Deeply recessed entrances provide protection from the elements and a sense of individuality for the structures. When used with wall extensions, the entry can create a courtyard effect, which is very appropriate to the region. A combination of overhanging roofs and some change in the plan configuration can create a distinctive individual entrance. For multi-family or attached units, creating a single-family sense of privacy in the design of entrances benefits both the homeowner and the neighborhood.

I. **Pools and Spas:** No above ground pools or spas of any kind will be allowed on any lot visible from a public right-of-way or public open space.

1) Pool equipment on an open space view lot must be installed a minimum of five (5') feet from the open space property line. Pool equipment must be screened from open space view.

2) Spas must be five (5') from adjoining residential property lines. Spas that include ramadas or shade structures must be made of redwood or other DRC approved material that is painted to match the body color or the trim color of the home, and shall meet the required setbacks.

3) Spas and equipment will be maintained in excellent condition or they must be removed.

4) Above ground pools may not include decks high enough to infringe on the privacy of adjoining neighbors.

J. **Decks**: All decks are subject to the approval of the governing DRC. Decks shall be designed and constructed to avoid visual intrusion into adjoining backyards. The deck surface shall be of approved material. Decks in builder production subdivisions may not be expanded beyond the approved plans as submitted by the Builder to the DRC. Decks may be expanded after the close of escrow by Owner or Builder, to the maximum deck as shown as an option on the Builder approved plans.

K. **Patios**: All solid non-deck patio covers shall be finished to match the roof surface. All patio pillars are to be finished to match the adjacent building. Open type, "shade structures" such as an overhead trellis, are allowed, but design, materials and colors must relate to the adjacent building. Patios may encroach no more than 5' into required setbacks, which Patios may not be enclosed.

L. **Postal Boxes and Lockers**: All Builders (except for custom-lot Builders) shall provide for centralized postal (mail) boxes and lockers as required by the number of residential or commercial units shown on the plat or site plan. The Builder shall, however, at its own expense, build the structure to surround the mail equipment. The structure is to have a smooth finish and be painted to match the walls within Sienna Hills and shall be placed behind the sidewalk. The Builder may apply an anodized or other finish to the mail equipment if approved by the governing DRC and the local Post Master.

M. **Custom Homes:** In addition to items previously listed, homes built on custom lots will include and incorporate the following additional standards and guidelines.

All custom homes will be single story with a maximum height of 25 feet.

All custom homes must have a minimum plate line height of 9 feet throughout the entire ground level of structure.

Setbacks shall be consistent with those shown on the zoning comparison chart (section 2), unless further restricted as noted on the final plat.

All sides of the structure must be designed with an architecturally aesthetic elevation and receive architectural approval.

All front entry doors must have a minimum height of 8 feet.

Roof will be a minimum of 4:12 pitch, tile only, with the type and color of tile to be approved by the Architectural Committee. Under no circumstances will wood, wood-shake, fiberglass or asphalt shingles by allowed.

Flat roofs may be allowed by design review only, and must have a parapet wall on all elevations. Flat roof elements should have a balance and add architectural design to the house plans.

Roof mounted equipment will only be allowed by written approval of the Architectural Committee, and that approval will require total screening from all sides of the structure.

The minimum livable square footage for a custom home will be 2,400 total.

Basements are allowed with 2,400 total square feet still being the minimum allowable livable square footage. With approval of the Architectural Committee, 2,000 square feet on ground level may be allowed with a minimum front lot width of 70 feet.

All structures shall have a minimum of a two-car garage with a maximum of a four-car garage. When lot size and configuration allows, side entry garages are required.

Privacy wing walls, or walls that tie into the front, side or back of the house must match the elevation of the house to which they are attached; i.e., the same stucco color and texture.

Plans must be approved by the Design Review Committee prior to being submitted to the City for approval. One set of approved plans will be kept on file by the DRC and one approved set will be on file with the Management Company.

N. **Minimum Landscape Requirements for Custom Homes:** The Builder/Purchaser shall be required to plant a minimum of seven (7) shade trees per lot, and the minimum, mature height shall be twelve (12) feet. The maximum, mature height shall be twenty-five (25) feet. In no case shall the placement of trees obscure an adjoining lot's view. In addition, a minimum of thirty (30) shrubs or other approved plant material is required. Corner lots shall contain in the street side yard an additional one (1) tree and five (5) shrubs in addition to that mentioned previously. All landscaping plans must be approved by the DRC.

The DRC may, in its sole discretion, allow some variation from the landscaping requirements herein:

See Section 6 for a list of acceptable trees, shrubs and ground cover that may be used.

All existing landscape that is outside of the Authorized Disturbance Zone and inside of the property line must be protected and maintained during and after construction.

All landscaping shall be completed according to the approved landscape plan prior to final inspection of the residence by the appropriate governmental regulatory agency, the DRC and prior to occupancy unless specifically approved otherwise by the DRC. Any additional landscaping or change in landscaping which is to be installed after occupancy of the residence must be approved by the DRC prior to installation.

Any plant material which dies shall be replaced by like material, within 60 days or as soon as possible (as the season may allow).

An automatic underground irrigation system of sufficient size and capacity to irrigate all turf and landscaped areas must be installed and used to maintain the areas in good and living condition at all times.

O. **Guesthouses:** Lots having area of not less than 15,000 square feet may have living quarters for guests or servants on the premises in an accessory building or attached to the principal residence.

Detached guesthouses may encroach into the required side and rear yard setbacks of the lot, provided that setbacks of five feet shall be maintained from side and rear property lines and provided that the guesthouse development area is within the Authorized Disturbance Zone. On a through lot, the detached guesthouse shall not be located closer to the rear property line than the distance required for front yard setback. On any corner lot, the detached guesthouse shall not be located closer to the street side property line than the setback required for the main building.

Detached guesthouses shall not exceed a height of twenty-five (25) feet.

No detached guesthouse shall have floor areas exceeding fifty (50) percent of principal building.

On lots having a principal building and a guesthouse, maximum lot coverage of all buildings shall not exceed sixty (60) percent.

Where a guesthouse is structurally attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building.

Not more than one (1) guesthouse shall be permitted on any one (1) lot or parcel.

Guesthouses, whether detached or attached, shall not have an address separate from the principal residence on the lot or parcel.

Guesthouse shall have no separate utility services.

Guesthouse shall have no entry visible from public right-of-way.

A guesthouse shall be constructed of similar materials, colors and architectural style to the main building.

A guesthouse shall have no separate driveway or parking area. The principal residence shall have no less than a three- (3) car garage.

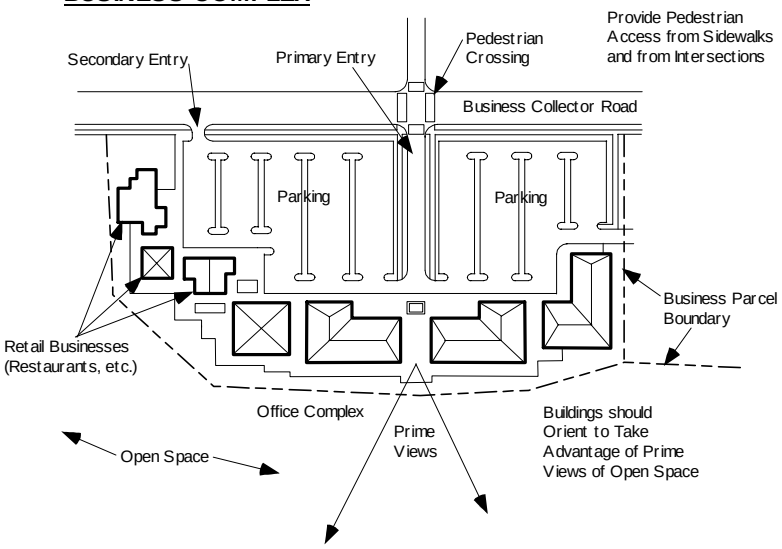
No guesthouse shall be constructed on any lot or parcel until the main building has been fully constructed and ready for occupancy.

No guesthouse shall be leased or rented.

3.9 ARCHITECTURAL DESIGN THEME – COMMERCIAL/BUSINESS

As with residential architecture, the business and commercial areas of Sienna Hills must also reflect a traditional southwest theme utilizing natural, local landscape colors, low profile buildings with clean lines.

FIGURE 23
TYPICAL SMALL BUSINESS COMPLEX



A. **Building Height**: Building heights shall be no higher than that allowed during the design review process with the city of Washington. Any height limitations established during the design review process must also include roof mounted HVAC equipment.

B. **Exterior Building Materials**: Acceptable exterior building materials include brick, masonry, stucco, or other exterior treatments approved by the DRC. The use of wood as a predominant material is not allowed.

C. **Colors**: Colors shall be non-reflective in muted tones that recall the hues of the ground plane, surrounding mountains and plant material. There should be no abrupt changes in color between adjacent structures. All colors are subject to approval by the DRC. Proposals will be reviewed in terms of the development's relationships with the adjacent developments.

D. **Roofs**: Exposed roof colors shall be integral to other building materials in the structure. Acceptable roof materials include clay tile, slate or concrete tile. Roof materials shall exhibit muted earth-tone colors. White roof materials are allowed as long as they are not visible from public roadways.

E. **Mechanical Equipment**: Miscellaneous items such as vents and flues must be screened from view with parapet walls or other screening devices on flat roofs. On peaked roofs, mechanical equipment should be located to occur on the least prominent side of the ridgeline whenever possible and shall be coated with a flat paint to match the color of the roof.

F. **Entrances to Structures**: Deeply recessed entrances provide protection from the elements and a sense of individuality for the structures. When used with wall extensions, the entry can create a courtyard effect, which is very appropriate to the region and appropriate for office complexes.

G. **Landscaping**: At least 20% of a commercial lot must be in softscape (landscape). Softscape areas include setbacks, landscaped buffers, planter islands in parking lots, landscaped areas near buildings, etc. Landscape materials must be low water use and irrigated with drip systems. Trees are an important landscape element in the commercial areas and should be used to soften and break up large building facades, shade parking areas, provide shade for pedestrian areas, and screen service zones. A minimum of one tree per 400 square feet of softscape area is required. Refer to Washington City Ordinance No. 2004-10, Interstate Corridor Overlay Zone for more detailed landscape requirements.

3.10 OUTDOOR LIGHTING

A. Commercial/Business/Recreation Lighting - Outdoor lighting standards and restrictions are to be in accordance with the current City Building Code. Outdoor lighting used for security, landscaping or building illumination, game or sport lighting or area illumination must be shielded so as to reflect no more than a one foot candle onto any adjacent residentially zoned property. Architectural building or landscape lighting cannot be used from midnight until sunrise unless the lighting complies with the shielding and filtering requirements of the current City Building Code or unless incandescent fixtures of 100 watts or less are used. Recreational facility outdoor lighting cannot be used from midnight to sunrise except to conclude an event begun before 10:00 p.m., or unless the lighting complies with the shielding and filtering provisions of the current City Building Code. Certain low intensity (low voltage) or fossil fuel lights are exempt from these provisions of the current City Building Code.

All light structures will be low profile and shall conform to all Washington City requirements. Additionally, light structures shall match or blend with the master streetscape design and are subject to the approval of the governing DRC and Washington City.

B. Residential Lighting – All landscape lighting must be low voltage. High voltage spot lights or security type lighting that is mounted on the house must be directed so as not to impact or illuminate a neighbor's property.

Low voltage landscape lighting shall be placed along the sidewalk and driveway edges. Landscape "up lighting" can be used to highlight trees, not landscape elements or walls.

All landscape lighting must be approved by the DRC prior to installation.

3.11 SIGNAGE

Permanent signs within the community shall be designed to provide consistent reinforcement of the traditional and contemporary, southwestern architectural character of Sienna Hills and blend with the surrounding landscape. Signs should not only communicate limited specific information but should add to the attractiveness of the area. The placement of signs shall not encroach into sight distance triangles at driveways and street intersections nor along streets where clear views must be maintained. Sign plans shall be reviewed by the DRC. Sign permits are required for all signs identified in the Washington City sign ordinance in effect at the time this plan is adopted.

There are three categories of signs in the community: temporary, permanent and directional.

A. Real Estate Sales Signs (Temporary):

(1) New subdivisions/developments (recently constructed or under construction): one freestanding, single-face sign per Builder may be located on the same lot or parcel as the development under construction, as permitted by municipal code. In addition, one lender sign may be located on the parcel or lot under construction. These signs shall not exceed 32 square feet and shall be no higher that 10'.

(2) Model home signs: one sign per model home stating the model name may be located on the same lot as the model home. These signs shall not exceed 32 square feet and shall be no higher that 10'.

(3) Flags and flagpoles: homebuilders are permitted a maximum of two (2) flagpoles (maximum height 40 feet) per model home complex. The poles shall display only the American and State of Utah flag. Other display flags bearing any colors or designs specifically for the purpose of identifying the Builder or marketing the Builder's project must be approved by the Master Developer. At the Master Developer's direction, any such poles shall be immediately removed at the homebuilder's expense upon discontinuance of home sales and marketing activities at the model complex.

Flagpoles are not permitted at any of the individual residences within Sienna Hills. Residents are to use house-mounted brackets to display flags if so desired.

Seasonal flags may be house-mounted; flags must be of appropriate seasonal design. All

flags will be in excellent condition or they must be removed.

(4) Residential signs ("for sale" and "for lease"): one sign for each single-family residential unit located on the same lot as the residence. Such residential signs shall not exceed 10 square feet and shall be no higher that 5'.

(5) Such additional signs as may be allowed by the City may be installed subject to the approval of the city and DRC.

B. Builder Identification Signs (Permanent):

(1) One or two signs may be located at the primary entrance to an individual residential development and shall be integrated into the project entry. The Master Developer shall determine if the second sign is necessary.

(2) One identification sign may be located on multi-family developments and should be integrated into the landscaping.

(3) Two identification signs may be located on non-residential developments and should be integrated into the project entry or entries. Tenant identification signs will be governed by the City's Sign Ordinance, in addition to requiring master developer approval.

C. Directional signs (Permanent):

A program of directional and safety signage will be undertaken by the Master Developer to facilitate off-site traffic and recreational circulation. The Comprehensive Sign Plan for Sienna Hills disallows off-site directional signs by Builders/Owners in Sienna Hills. (See also Section 3.7 on Project Entrances.)

D. **Area Commercial Signs:**
Area commercial signage shall consist of two types of outdoor signage.

Type 1 Area Commercial Signs:
Type 1 area commercial signs shall be an outdoor type monopole sign located inside the project boundary along the Interstate 15 corridor. The type 1 commercial signs shall not exceed 800 square feet of area and an overall height of 105 feet and shall be internally illuminated. The total quantity of the type 1 signs shall not exceed one.

Type 2 Area Commercial Signs:
Type 2 Area Commercial Signs shall be an outdoor bulletin type sign located inside the property boundary along the Interstate 15 corridor. The signs will be steel construction with MCO faces and a 15-degree angle allowing for better visibility. The type 2 signs will be illuminated with 4 (per side) 400 watt lamps, and two lamps (per side) for lighting logo. The size of the Type 2 sign shall not exceed an area greater than 1,400 square feet (approx. 14 ft. x 50 ft. x 2 sides). The overall height of the type 2 sign shall not exceed 60 ft. The total quantity of the type 2 signs shall not exceed two.

25 years after the installation of the type 2 signs, the city of Washington shall re-approve or reject the type 2 signs.

The specific design and location of both types of the area commercial signs will be subject to the design review process.

3.12 GRADING AND DRAINAGE

The Master Developer, through its consulting engineers, has prepared a Master Drainage Plan to establish overall grading and drainage concepts for the entire development. All grading and drainage improvements constructed within the project are to be in compliance with the overall concepts defined in the Master Drainage Plan approved and adopted by the City which are further subject to review and approval by the Master Developer. Builders' drainage improvements are to be consistent with the Master Developer's existing improvements.

A system of drainageways that run mostly north/south have been saved to provide the necessary pathways for off-site drainage through the development. Pursuant to the Master Drainage Plan, sheet flow patterns must be intercepted and directed toward designated drainageways where necessary. The Master Developer will reinforce those designated areas to accept the drainage from new developments.

Builders and developers shall consider the following guidelines when grading within Sienna Hills:

A. Exposed cut or fill slopes shall be restored so that the finished product blends smoothly with the surrounding terrain and architecture. Rock mulch, river rock, boulders or low water use plant material shall be used to prevent erosion and create visually pleasing treatments. Retaining walls may be used instead of, or in combination with, manufactured slopes to encourage terracing. Retaining walls shall be constructed in accordance with Section 3.5 herein.

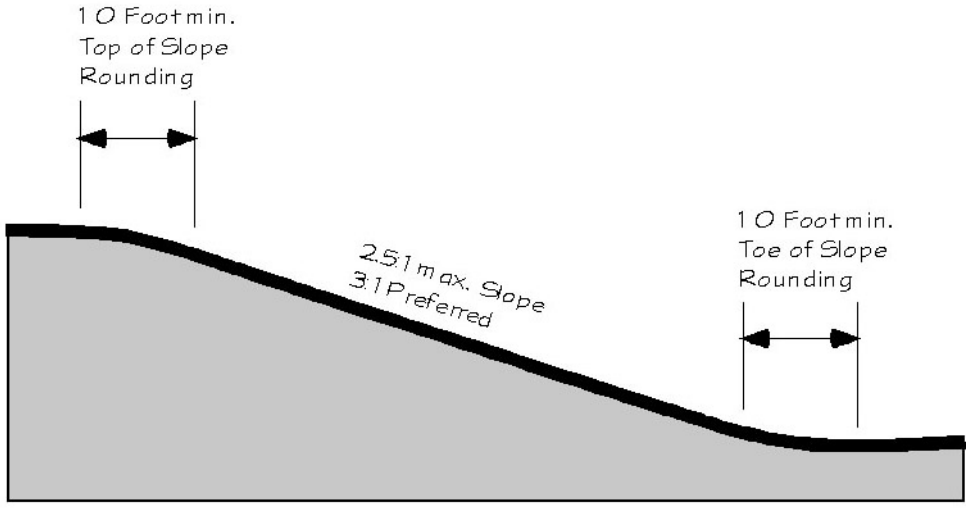


FIGURE 24
SLOPE GRADING REQUIREMENTS

B. Graded areas not used for structures shall be landscaped within 90 days after completion of improvements. Open-space areas disturbed during construction shall be vegetated with low water use plant material. Common areas and private landscaped areas shall be restored with plants from the list in Section 6.

C. When trenching along roadways, contractors shall store the excavated material on the roadway side of the trench to avoid disturbing existing terrain and vegetation adjacent to the roadway.

3.13 UTILITIES

A primary utility system will be completed within the community, including sewer, culinary water, natural gas, phone, cable television and electric lines. Utility lines will be extended along major collector roads terminating at the beginning of development areas. All electric lines 18kV and smaller are to be underground and must meet City standards. All utilities will be underground.

4. RESIDENTIAL DEVELOPMENT

4.1 RESIDENTIAL SITE DEVELOPMENT STANDARDS

In addition to the overall concepts related in previous sections, the following site development standards should be applied to residential developments.

A. Parcel Development Criteria
   (1) Pedestrian access to open space must be provided for lots that are located on the interior of the parcel (see Figure 25).

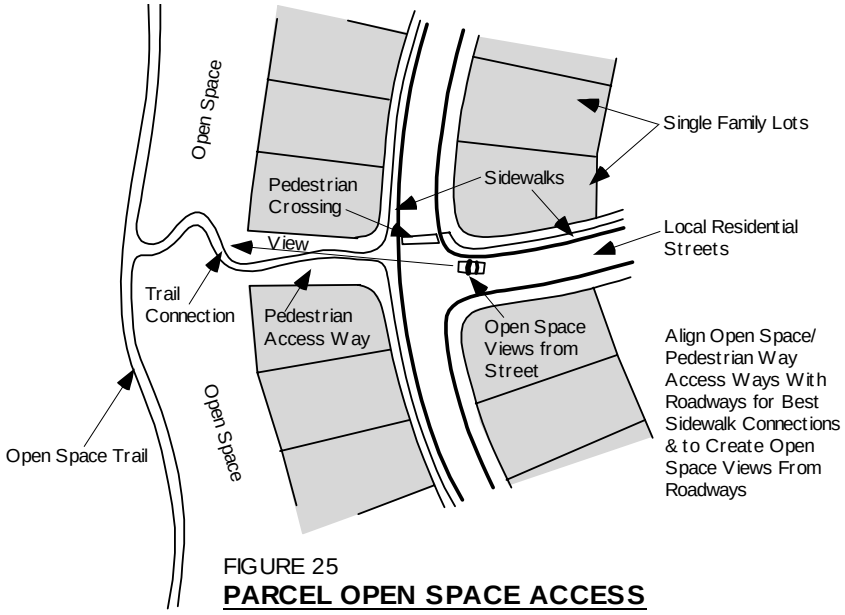


FIGURE 25
PARCEL OPEN SPACE ACCESS

(2) Pedestrian and automobile access must be provided between adjoining parcels. The roadway access shall be indirect and inconvenient to avoid a potential for increased traffic (see Figure 26).

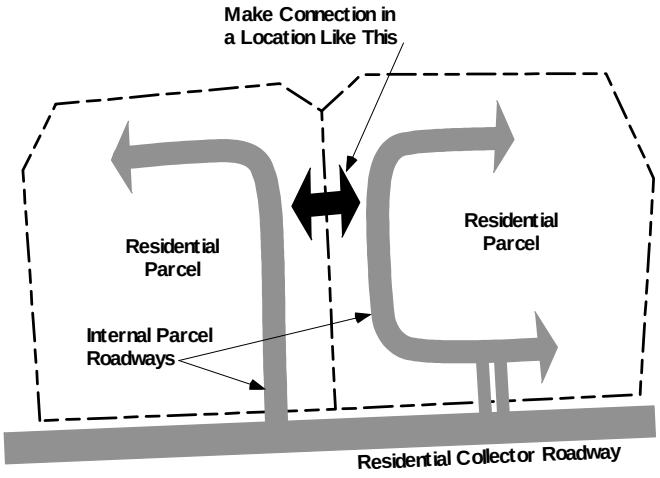


FIGURE 26
CONNECTIONS BETWEEN PARCELS

(3) Parcel entries should include special landscaping , special wall treatments and identity signing.

B. Variable front-yard setbacks, with a combination of right and left-hand units, curvilinear streets, cul-de-sacs and other site-planning devices shall be used to create an interesting streetscape. Whenever possible, setbacks of adjoining residences should vary by a minimum of three feet.

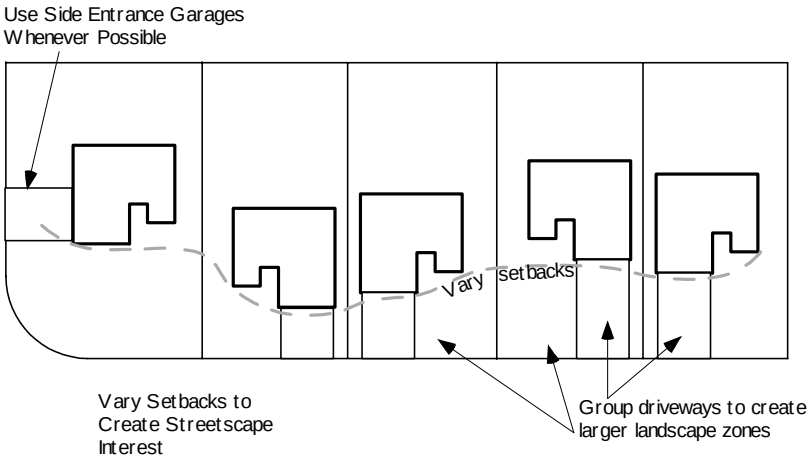


FIGURE 27
SETBACK VARIETY

Sienna Hills has a great deal of natural and developed open space. Residents of homes backing up to or fronting on these areas can enjoy the special beauty and the expansive views of the open spaces. Builders must take advantage of these scenic views when planning subdivision layouts in their projects.

Drainageways and retention areas are to be treated as landscaped open spaces for people to use, rather than as bare, utilitarian areas. Proper utilization would include:

- Mini parks
- Trails and pathways
- Walkway connections
- Sitting and picnic areas
- Bird watching
- Environmental education

4.2 RESIDENTIAL ARCHITECTURAL STANDARDS

Residential structures shall be designed consistent with the standards previously discussed in Section 3.8, with the following additional standards taken into consideration:

A. Plan Shapes:

The footprint and roof overhang determine the uniqueness of a residential plan and should work together to provide variety and interest along a street of houses. Plan shapes should be arranged to complement each other and adjacent lots. Whether single-family detached or attached, imaginative plan shapes increase the sense of individuality. For multi-family layouts, the plan shapes shall vary in both the front and back (see Figure 28).

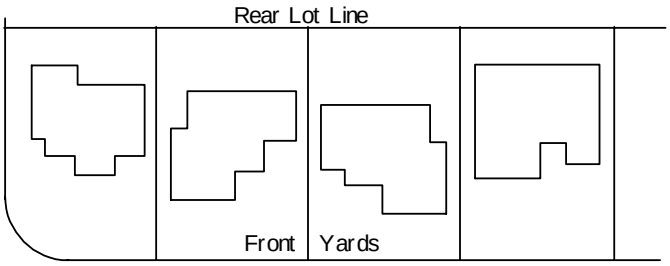


FIGURE 28
FOOTPRINT VARIETY
SINGLE FAMILY RESIDENTIAL

B. Priority Elevations:

It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations. Priority shall be given to those sides, which are visible from streets and walkways. The most articulated elevations should be those which are in public view. For multi-family clusters this will generally be true of all four exposures.

C. Elevation Massing:

The same criteria for breaking up the box shape of a plan applies to the elevations. Single-story residences shall include some variation of the ridgeline. Builders should encourage privacy as much as possible and avoid creating a structure where occupants may directly overlook into a neighbor's backyard. Builders should avoid high, large deck designs to maintain backyard privacy.

D. Off-Street Parking:

Where high density cluster development permits minimal setbacks, garages should be positioned to prohibit tandem parking. There should be a distance of at least 20 feet between the garage door and the closest edge of the sidewalk if parking is to be accommodated. Marginal distances, i.e., 9 to 19 feet, tend to encourage parking despite the inadequate depth. (A condition where cars parked in a garage and in the driveway behind the garage is not considered tandem parking).

Single family residential developments shall have a minimum of two off-street parking spaces per dwelling unit in an enclosed garage.

E. Rear and Side Yards:

Enclosed rear yards are subject to landscaping design review when abutting open space. Residential areas within public view from a roadway, such as windows and other exterior openings of a building within public view, shall be "front elevation" quality. If a side-yard wall in a sloping area would be higher than the rear wall if extended straight out, the side yard wall should be stepped down (10' prior to intersection) to match the level of the rear wall. Step changes in wall height shall be full block heights. Wall step changes shall be a minimum of 20' apart with equalized spacing between steps when possible. Corner houses shall be joined by a wall of uniform design and color, creating a carefully coordinated architectural connection between the two end units.

Approval from the DRC for backyard items would include items that are taller than the fence; e.g.: Trees, ramadas, shade structures, storage buildings, etc.

To soften the effects of neighborhood massing, side setbacks for corner lots are increased to a minimum of 13 feet. This minimum 13-foot standard is achieved by placing the fence line 8 feet inside the lot line and the building setback line 13 feet inside the property line (see Figure 29). Site distance standards will apply to any walls or structures within the setback. Horizontal and vertical site distance shall be analyzed and appropriate clearances met.

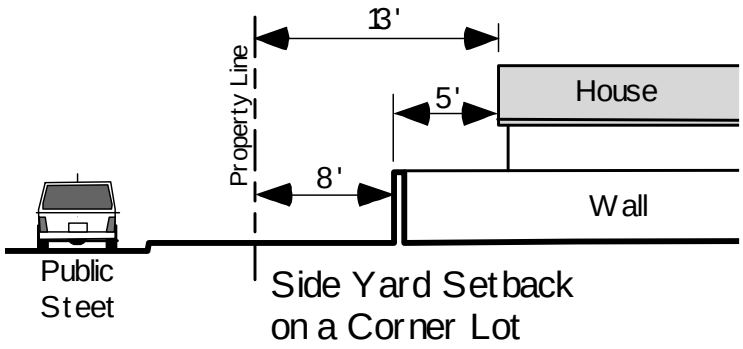


FIGURE 29
SIDE YARD SETBACKS

F. Setbacks and Lot Coverages:

SIENNA HILLS PCD

Residential Custom (R-C)

Front & Street Side Yard	10' Minimum for Side Entry Garage 25' Minimum
Side Yard	8'+10' Minimum 18' Total Minimum
Rear Yard	25' Minimum

- Corner Lot setback for side yards is a minimum of 5' from fence line. Fence line is a minimum setback of 8' from lot line.
- Maximum Lot Coverage: 50%

Residential Production (R-P)

Front	10' Minimum for Side Entry Garage 20' Minimum for Front Entry Garage
Side Yard	5'+ 10' Minimum *15' Minimum Between Houses
Rear Yard	10' Minimum

- Corner Lot setback for a side yard is 13' from lot line. Fence line is a minimum setback of 8' from lot line and shall not intrude into horizontal or vertical site clearances.
- Maximum Lot Coverage: 55%

MultiFamily (R-MF)

Front	15' Minimum *Porch may encroach 5' on the front setback
Side	N/A
Rear	10' Minimum

Residential Townhomes (R-T)

Front	15' Minimum
Side	8'+10' Minimum
Rear	10' Minimum

4.3 STREET FURNITURE

Mailboxes, light structures, benches, bicycle racks, gates and details such as address plaques should be controlled by individual project design guidelines and treated as opportunities to reinforce the design theme of each neighborhood; however, consult the Master Restrictive Covenants in respect to address plaques. These items shall meet or exceed post office and City standards.

4.4 ROOF-MOUNTED ANTENNAS AND SATELLITE DISHES

Exposed rooftop or pole-mounted antennas or other receiving/transmitting equipment will not be permitted on roofs in residential areas. Satellite dishes mounted on the walls of structures may be installed per FCC regulations and with prior DRC approval.

4.5 TRASH COLLECTION

Single family residential units must keep all refuse and containers behind the side-yard gate, until it is appropriate to place on the street for pickup. At no time will trash, refuse, containers or other debris items be allowed to be left in the front yard of the house.

For anything other than single-family developments, trash collection areas must be provided and should be fully enclosed with masonry walls and doors on metal frames. Color and finish of masonry walls shall match the exterior look of the theme wall elevations as called out by Figure 3-1. Where possible, they should also be landscaped on at least two sides.

5. CONSTRUCTION STANDARDS

To assure that damage during construction activities is avoided to the greatest extent possible, the following construction regulations will be enforced during construction activity within Sienna Hills:

5.1 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES AND TEMPORARY LANDSCAPING

Builders shall contact the Master Developer and Washington City regarding construction trailers to be brought on site. The Master Developer will work closely with the Builder to determine the best possible location for the trailer. Any temporary landscaping installed by a Builder shall be consistent with the Xeriscape landscaping plan discussed in these Design Guidelines and shall be first approved by the Master Developer.

All trailers or portable offices shall have exterior walls with non-reflective and muted colors and tones. The builders name and/or logo may be displayed on the exterior walls of any such trailer or office provided that a colored scale drawing showing the name and/or logo on the trailer has been submitted to and approved by the Master Developer. The Builder shall be responsible for obtaining all applicable City sign permits. Additionally, landscaping installed by the Master Developer shall be inspected prior to any construction and restored to original condition with similar size plant material upon completion of work.

5.2 CONSTRUCTION ACCESS

In order to ensure that construction activities will have minimal impact on surrounding properties, the Builder will designate construction access and provide sufficient care and cleaning to keep all roads, sidewalks and adjacent lots clean and free from dirt, equipment, dumpsters and debris.

5.3 DEBRIS AND TRASH REMOVAL

All materials shall be contained onsite and covered in order that all debris and trash is as non-visible as possible. If the cover is off during construction hours, all lightweight materials shall also be weighted down to prevent the wind from blowing such materials off the construction site. Trash and debris shall be promptly removed from the construction site and not be dumped, buried or burned. Construction sites shall be kept neat and properly policed to prevent the construction from affecting other property.

5.4 SANITARY FACILITIES

Builders will be responsible for providing adequate sanitary facilities for their construction personnel. Sanitary facilities are not to be placed on the street or sidewalk.

5.5 CONSERVATION OF LANDSCAPE MATERIALS

Builders are advised that the property within the community contains valuable landscaping that needs to be protected during construction. It is the goal of the Master Developer for Builders to landscape as soon as possible.

5.6 CUSTOM LOT BUILDER SPECIAL REQUIREMENTS

All custom lot Builders are required to locate a dumpster on the lot for placement of all construction trash and debris. The dumpster is to be emptied as often as necessary so as to avoid any overflowing. Also, a construction fence is required to be built along the envelope portion of the lot during the construction process so as to avoid disturbance of the natural open space. A port-o-john will be provided by the Builder prior to the start of construction. Dumpsters and sanitary facilities are not to be placed in any portion of the street or sidewalk.

Once construction has started, construction must continue at a professionally accepted schedule until completion. Community Association fines may be applied against the lot owner if work stops for longer than 30 calendar days.

5.7 RESTORATION OR REPAIR OF OTHER PROPERTY

Builders need to take precautions to assure that other property, including open space, other lots, roads, driveways and/or other improvements, are not damaged or scarred during construction. Builders shall at all times encourage safety. Builders will be held responsible for the acts of their contractors, subcontractors employees or agents. If damage or scarring occurs on other property, the Builder whose contractor, subcontractors, employees or agents caused the damage will immediately repair and/or restore the other property to its prior condition at their expense.

After completion of construction, each Builder will promptly restore all improvements, including grades, shrubs and trees, and repair any streets, driveways, pathways, drains, culverts, ditches, signs, lighting, fencing or other improvements or utilities that may have been damaged during construction. Additionally, the construction site and all impacted areas will be left in a weed free condition.

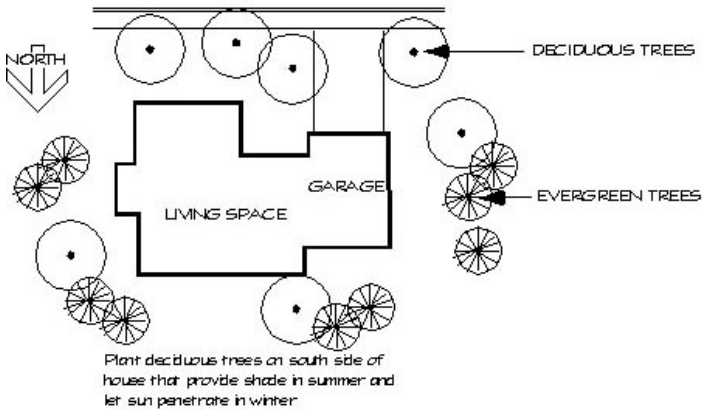
5.8 General Conservation Guidelines

The concepts contained in these conservation guidelines are based on sound building practices and are strongly encouraged. In reviewing and evaluating design proposals the DCR will take these guidelines into consideration.

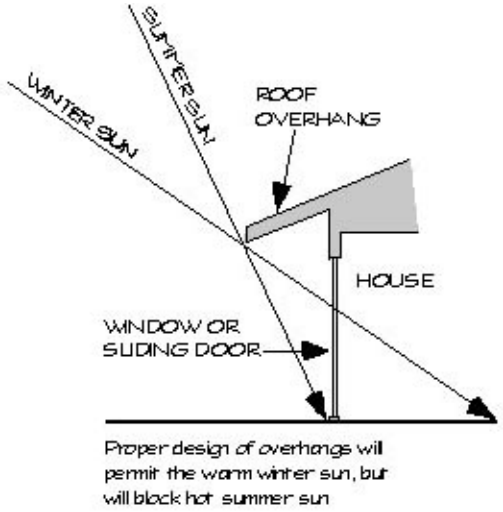
1. Site Planning
    a. Building Orientation - The long axis of a building should align east-west (optimum is about 15 degrees east of south) whenever possible. This puts a short side of the building toward the west (the hottest orientation) where the severe sun can be minimized, and a long side facing south (the warm side) where the sun in the cool months can help warm the structure.

    b. Interior Use Locations - Locate the most active living spaces (living room, dining room, kitchen, family room, etc.) where they can take advantage of the warmth of the winter sun and put spaces that require minimal heating (halls, closets, utility rooms, etc.) on the north, east and west sides.

    c. Landscaping – Use deciduous trees on the south side of buildings to provide shade during the warm months and when the leaves are off during the cool months the sun can provide warmth. Evergreens are best used on the east, west and north sides. Use sun-shade calculations to optimize tree locations for shade.



2. Openings (doors and windows)
   a. Minimize openings on the east, west and north sides of a building to decrease heat gain from the west and to minimize heat loss from the north and east. Maximize openings on the south where they can bring warm sun into the building during cool months. When possible make openings on the south and west recessed with the glass towards the interior in order to create more shade during hot months. Design roof overhangs that will provide shade in the summer and allow sun penetration in the winter.



   b. Use insulative frames, multiple glazing, gas filling, thermal break spacers and window coatings to improve the thermal performance of windows. Double paned glass windows with low-e films and filled with argon can produce values of R-8.

   c. Frames: vinyl and wood composites are more thermally resistant and embody less or acceptable amounts of energy in their manufacture. Only

vinyl or vinyl covered wood window frames with thermally improved spacers and seals should be considered.

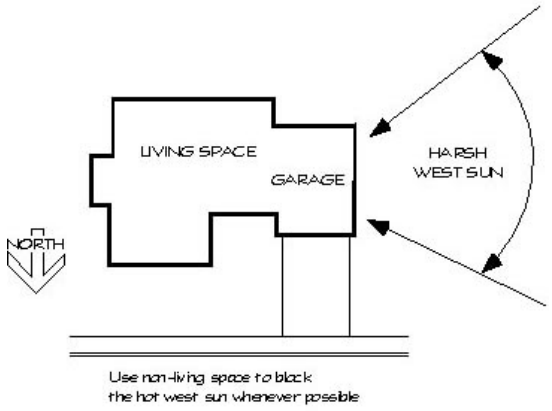
d. Where possible, horizontal sliding windows should be avoided. Casement type windows are preferred.

e. In addition to mechanical air conditioning, natural ventilation techniques should be utilized, including the positioning of windows for air flow. Natural cooling systems such as the use of a cooling tower should also be considered.

f. Clerestory windows (operable) should be considered, along with operable windows above doors and bathrooms.

3. Garage Locations

A garage is a non living space and when located on the west side of a house can shield the living space from heat gain or on the east and north sides to help from heat loss.



4. Hepa Furnace Filters

a. Builders and future residents should utilize Hepa furnace and air conditioner filters to ensure a healthy indoor environment. Filter contaminants up to 1 micron.

5. Totally Accessible (Universal Design)

a. Builders are encouraged to build "totally accessible" houses – houses that are designed for all ages, abilities and sizes.

b. All living space-kitchen, bathroom, living room, laundry, and bedroom should be located on one level.

c. General Kitchen: separate work areas in kitchen, multi-level seating, under counter and other work areas, bar and island eating area.

d. Cabinets: set 3" lower than traditional height, pull-type (pull out and pull down) hardware on shelving, open shelving.

e. Appliances: top-level burners, refrigerator with side by side doors, sink to allow seated work and ease for people of short stature, kitchen sink equipped with foot pedal to turn on water.

f. Master Bedroom: emergency access to the outside, spacious closets, smoke detector/visual strobe (for those with impaired hearing).

g. Bath: Oversized, sliding door for ease in entering, no-slip flooring, easy access tub, integrated cantilevered seat (for safer entry), valve with anti-scald capabilities, 18" toilet seat height, safety rails with towel bars, knee room under sinks, lever faucets, low shower threshold, shower seat (fold down), lower shower controls and lightweight, hand-held shower faucet.

h. Laundry: Spacious, to allow for all clothing chores, raised front loading appliances, adjustable ironing area (fold down), bins for separating clothes, adequate storage, sink with pull out spray faucet, multi-level countertops.

i. All first level entrances should be level, smooth, stable, and textured surfaces on driveways and walkways.

j. Main entry: covered, without steps or any type of impediment, spacious (36" wide), lever for door handle, and sidelights/glass vision panels for privacy.

6. Recycled Building Materials
   a. All builders and developers are encouraged to maximize the use of recycled building materials in all construction.

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7. Building Materials
   a. Building materials utilized in houses and other Sienna Hills buildings should be durable with little maintenance required over time. “Healthy” building materials should also be utilized.

8. Construction Waste
   a. All construction waste should be sorted and sent to a recycling center. To ensure safe working conditions and to keep construction sites from becoming unsightly, construction waste should be removed on a regular basis.

b. Develop a construction and demolition waste management plan that identifies licensed haulers of recyclables and documents cost for recycling and frequency of pickups. At a minimum, the plan shall mandate recycling of cardboard, metals, concrete, brick, asphalt, land clearing debris, beverage containers, clean dimensional wood, plastic, glass, gypsum board, and carpet, and for evaluating the cost effectiveness of recycling rigid foam insulation, engineered wood products and other materials.

9. Renewable Resources
   a. Water
      Cisterns can be utilized for rainwater harvesting from roofs to supplement landscape irrigation needs.
   b. Light
      Reduce the need for artificial light by utilizing light wells (skylights) from roofs to ceilings and provide window openings for all living areas within a house.

10. Photo Voltaic Systems
   a. Builders at Sienna Hills are encouraged to utilize Photo Voltaic technology. Grid-connected photovoltaic systems, also called grid interface systems, supply surplus power back through the grid to the utility, and take from the utility grid when the home system's power supply is low. These systems remove the need for battery storage, although arranging for the grid interconnection can be difficult. In some cases, utilities allow net metering, which allows the owner to sell excess power back to the utility.

      Regulatory and financial incentives, such as tax credits, low interest loans, grants, special utility rates, and technical assistance to encourage the installation of photovoltaic systems are all available, though they vary from region to region.

11. Lighting
   a. All lighting throughout the house should be low voltage. Maximizing energy efficiency while minimizing harmful radiation exposure is recommended. Renewable energy systems should be integrated wherever possible.

   b. Incandescent lamps should not be used.

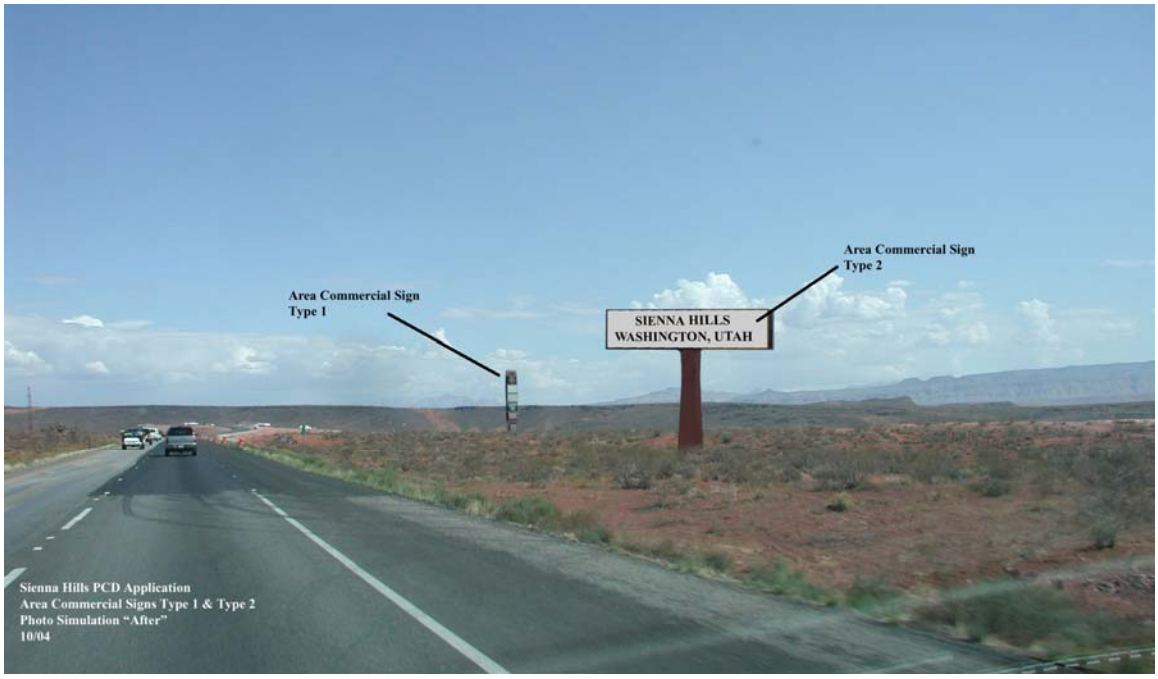
   c. High efficiency lamps with reflective ceiling to maximize lighting without increasing lighting output should be used.

   d. Efficient compact fluorescent lights are recommended.

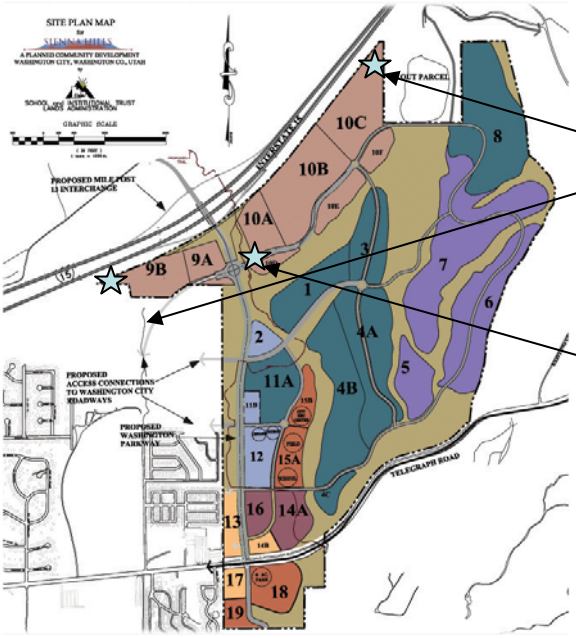
   e. The lighting power density should be less than 1 watt per square foot.

f. Color rendered high efficacy lamps should be used to provide the appropriate architectural effect.

g. All outdoor lighting should be solar powered.


Area Commercial Sign
Type 1
Area Commercial Sign
Type 2
SIENNA HILLS
WASHINGTON, UTAH
Sienna Hills PCD Application
Area Commercial Signs Type 1 & Type 2
Photo Simulation "After"
10/04


Area Commercial Sign
Type 2
SIENNA HILLS
WASHINGTON, UTAH
Area Commercial Sign
Type 1
Sienna Hills PCD Application
Photo Simulation "After"
Area Commercial Sign Type 2
Location #1
10/04



Commercial Area Sign Locations

Type 2 locations (2 signs)

Type 1 location (1 location)