

Building Requirements in Cascades at Soldier Hollow Subdivision

Architectural Design Guidelines for The Cascades at Soldier Hollow

Mission Statement

Some neighborhoods have a special quality that makes them appealing to live in and memorable to visit. Examples can be found throughout Europe, as well as in many older American communities, such as Martha's Vineyard, MA, Coral Gables, FL, Winnetka, IL and even closer to home in Salt Lake City, the Harvard/Yale and Federal Heights neighborhoods.

Whether centuries or just decades old, these neighborhoods have a timeless quality. They have retained their character and appeal in a world of change. What makes them so unique and durable?

Timeless neighborhoods and developments seem to have several common characteristics that give them lasting charm and grace:

- Their architecture was consistent, yet allowed for subtle individual expression
- They had a limited range of building materials
- They were designed with care and attention to detail
- They were often served by tree-lined streets with open space, trails and parks

In older communities these characteristics evolved naturally – architectural practices were learned locally, a limited range of building materials were available nearby, and there was a strong tradition of formal street trees, stately landscapes and public parks for leisure and social interaction.

However, in today's mobile world, these constraints no longer occur naturally – we can obtain any building material from anywhere in the world, a designer can emulate any architectural style and landscapes are generally an afterthought. The unfortunate result is that many contemporary neighborhoods are often a hodge-podge of individual architectural styles, materials and landscapes rather than a cohesive neighborhood. In their enthusiasm to innovate, to be “modern”, many developments have created communities that lack neighborhood identity, comfort and charm.

At The Cascades at Soldier Hollow, we have the opportunity to start fresh. We have the opportunity to design homes and a community that bring about a traditional European design community and capture the grace, individuality and compatibility of an old world country elegance that blends Midway's history with its future, much like the country communities of Europe. To achieve this, we have adopted design guidelines that will assure a basic consistency to The Cascades at Soldier Hollow neighborhood, with timeless old world heritage and country charm..

Although The Cascades at Soldier Hollow features a variety of settings, home types and lot sizes, these Design Guidelines will knit them together in a cohesive neighborhood characterized by:

- An appropriate fit of the house to the lot and to the adjacent homes and relationships to common open space
- Timeless, traditional old world architecture such as steep gable roofs, towers, arches, portico entries, carriage houses and deeply set windows and doors
- Materials of permanence and quality such as roofs of slate, walls of stone, brick and stucco, brick and stone paving, divided lite windows, heavy timber doors and detailing, wrought iron light fixtures, etc.
- A lush landscape setting that will accent and blend The Cascades at Soldier Hollow homes into a unified neighborhood

At The Cascades at Soldier Hollow, our goal is to achieve a level of overall architectural unity that still allows variety and individual expression. It is also our intent to avoid incompatible architectural and landscape styles that will diminish the value of adjacent properties. The guidelines still leave latitude in the design of individual homes. Further, we will be happy to consider variations to these guidelines, if designs are demonstrated to be compatible with the overall Cascades at Soldier Hollow image. **Please note that all approvals must be in writing and reference specific plans and sample boards. Any changes from these approved exterior plans, colors, or materials require a resubmission to the Design Review Committee (DRC) for written approval. As per Section 8.7(a)(iv) beginning construction or installing exterior materials without specific written approval may require the removal of such material and /or fines of \$100 per day until all violations are corrected.**

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1. “FIT” ON LOT

- 1.1 Zoning. The applicable zoning code for The Cascades at Soldier Hollow is: RR-1-15 Residential Resort as described in the Midway Land Management Code. Each lot owner should acquaint themselves and their home designer with the current requirements of this zone regulation. Over and above meeting requirements of the RR-1-15 Zone, The Cascades at Soldier Hollow homes are required to also meet the following conditions:
- 1.2 Setbacks and Lot Coverage. Rather than create separate “building pads” for each lot, minimum setback requirements have been created to allow more freedom to the home owner and to create a more unique looking development. The setbacks are based on lot sizes. Should the setbacks create unreasonable hardship or burden, an Owner may request a variance from the Design Review Committee (DRC). The building setback requirements are as follows:
Lots that are .5 acre or larger: Front 40-feet, Sides 20-feet, Rear 40-feet, except lots 1, 5, 15, 16, 21, 22, 34 and 45, which can have a rear setback of 30-feet.
Lots that are .49 acre or smaller: Front 40-feet, Sides 15-feet, Rear 30-feet.
No part of the residential structure or accessory structure (for example enclosed porches) may extend beyond this envelope unless otherwise approved in writing by the DRC.
- 1.3 Building Height. For all lots, the maximum height allowed is 35’ above the unmodified natural grade at any point, and is also governed by the RR-1-15 Zoning Code of Midway City, Utah.
- 1.4 Consolidation of Lots. For all but the Manor lots, an owner may consolidate one additional adjacent lot to create a larger lot. This will require both DRC and City approval (i.e., subdivision or lot line adjustment). The resulting building envelope can be up to 50% larger than the building envelope of the larger of the individual lots that were consolidated unless otherwise approved in writing by the DRC. Only one single family residence is permitted on a consolidated lot.
- 1.5 Building Sizes. The maximum and minimum total building floor areas for each lot are shown in Addendum 1 – Lot Specifics and Maximum Square Footages. The total 2nd floor area of all building may not exceed 60% of the footprint. Maximum square footage includes garages, but does not include basements. Any variations as to size requirements must be approved in writing by the DRC prior to any permits or construction.
- 1.6 Finished First Floor Standards. Each home and lot is to be evaluated as to “an appropriate fit of the house to the lot and the adjacent home.” The design professionals for each home must submit to the Design Review Committee a finished first floor height elevation that includes a certification of the City’s requirements for grading, storm drain, sewer and basement. The guiding principle for setting the grade on each home is to have minimum elevation change from the existing grade, subject always to final grade approval by the DRC. The final grade must be presented to and approved in writing by the DRC.

2. ARCHITECTURAL STYLES

- 2.1 Old World Heritage and Charm.
Lot owners are required to design homes reminiscent of traditional European residential styles; some examples are shown below. Typical characteristics of these styles include, but are not limited to:
- Gable or hip roofs
 - One story to one and a half stories above ground (2nd floor is all or partially within roof form)
 - Turret and/or tower accents
 - Shutters
 - Arches, pediments and lintels above doors/windows
 - Bay windows
 - Dormers
 - Chimneys
 - Recessed doors/windows
 - Divided lite windows
 - Substantial trim around windows/doors
 - Stone or cast stone window/door surrounds
- 2.2 Styles Not Permitted. Contemporary styles or styles associated with distinctive climatic conditions such as:

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- Adobe or Southwestern
- Mediterranean
- Modern
- Log Homes
- Contemporary Homes
- Colonial
- Mountain

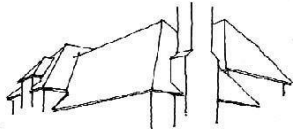
or homes with geometric or free-form shapes, such as:

- "A" Frames
- Domes
- Barrel Vault
- Earth Integrated Homes

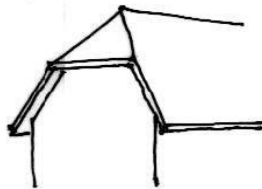
3. ROOFS

3.1 Major Roof Elements. Roofs are major visual elements that contribute the strongest sense of an architectural unity. Major roofs should be one of the following:

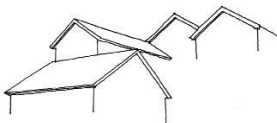
- Gable (including intersecting gable roofs)
- Hip (and acceptable variations of Hip such as Dutch Hip)



Hip Roof Example



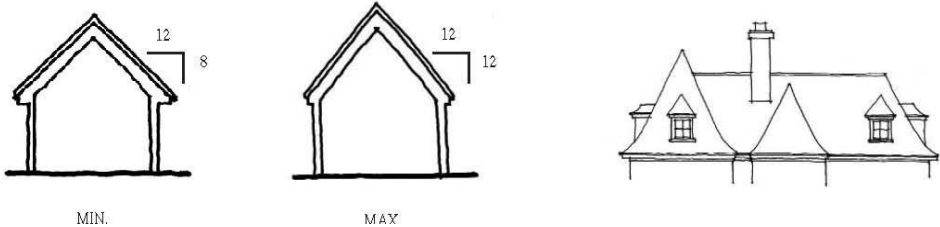
Dutch Hip Roof Example



Gable Roof Example

- 3.1.1 Roof types such as exterior scissor truss vaults, flat, A frames, geodesic domes or other extreme types are considered out of character and are prohibited.
- 3.1.2 Major roofs should have a pitch of at least 8:12 but steeper is preferred. Exceptions are allowed for dormers, towers and turrets, and other roof elements as approved in writing by the DRC.

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3.1.3 Major Roof Materials. The Cascades at Soldier Hollow major roofing material must be one of the following:

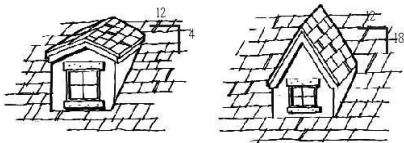
- Slate or composite slate
- Minimum 40 year Architectural Grade Laminated Composite Shingle
- Wood Shake

3.2 Roof Colors. Approved roof colors are varying browns, grays and other earth tones (not one solid color). Final selections must be approved in writing by the DRC.

3.3 Exterior Metal. All exterior metal should be natural copper or colored to match the material to which they are attached, i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, fascia and soffit. Other metals such as brass, bronze, zinc and aluminum may be considered on a case-by-case basis by the DRC in the design review process. Any exception to copper or colored terminations must be included in an application presented to and approved in writing by the DRC with samples. In any event, the color palate for exterior metals shall be earth tones. No white, silver, galvanized or bright color tones allowed except as provided for in section 4.8.

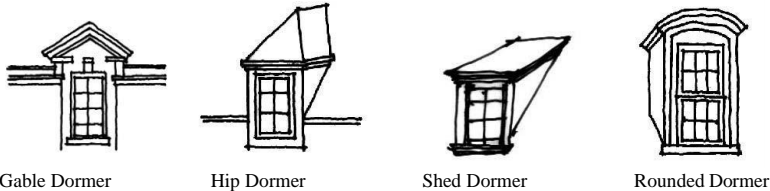
3.4 Minor Roof Elements

Minor roof features (dormers, turrets, towers, porticos) may have a minimum pitch of 4:12 and may be as steep as 18:12.



Acceptable dormer forms are:

- Gabled
- Hipped
- Arched
- Shed Dormer



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Materials for Minor Roof Elements. Pre-approved roof materials for minor roof elements include:

- Same material as major roof
- Weathering copper (for small roofs as well as flashing, fascia and gutters)
- Chimney Termination. All exposed factory metal chimney terminations must be screened by approved architectural elements, i.e., copper, brick or terra cotta flues. No brake metal or stucco is allowed.

4. WALLS

4.1 Wall Height. Consistent with the one and one and a half stories character described in 2.1 above, exterior walls visible from the street shall generally be one to one and a half stories. That is, the roof will extend down to at least the midpoint of the second story. This will require that second story windows will usually be expressed as dormers.

Exceptions to this rule are: Gable end facades may extend to the ridge line, and relatively small sections of two story walls will be permitted to provide variety to an elevation. As a guideline it is recommended that the two story portion be no more than 25% of the front elevation, subject to DRC written approval.

4.2 Materials. Consistent wall materials and color schemes are important to the overall continuity of the Cascades at Soldier Hollow neighborhood. Continuity in use of wall material creates a sense of permanence and mass while allowing variety. The Cascades at Soldier Hollow has selected three basic wall materials – natural cut stone (no composite or faux allowed), stucco and brick – within a range of earth tone colors. Field stone is not old world European and not appropriate. Thin cut stone is discouraged but if used, all outside corners must be set with a full stone wrap-around.

4.2.1 The entire structure must be built with a total minimum of 50% of approved stone, or a combination of stone and brick on the exterior; and, in any event, the front elevation structure (less windows, doors and associated trim) shall have a minimum of 65% coverage in stone or a combination of stone or brick and no side or rear exterior elevation of the structure (less windows, doors and associated trim) shall have less than an average of 25% coverage in stone or a combination of stone and brick. Up to 100% of any wall can be stone with full wall stone coverage strongly preferred to wainscoting. No particular wall shall be more than 40% brick. Overall, the percentage of stone must be higher than that of brick. The transition between stone/brick and stucco must have stone/brick trim for the transition. The overall look, locations, and coverage of all stone and brick requires DRC approval.

4.2.2 Individual houses may use varying percentages of earth tone colors. For each home, as described in Section 10, a **sample board** containing stone and brick samples with pattern and grout colors, along with a sample of roof material and color, stucco/plaster design and color, soffit & fascia design and color, exterior window trim color, and a color rendition of the garage door style, material, and color must be submitted to the DRC for written approval as described in Phase III Submission Section 10.8. Also, see section 10.4. In every case, a sample board must be submitted and written approval received from the DRC prior to the installation of any exterior materials.

4.2.3 Brick. Only a limited range of brick is consistent with the theme of The Cascades at Soldier Hollow: Wood-mold formed bricks (soft edges) are recommended, but not required. Colors should be earth-tone colors, in the warmer ranges of tan, brown, gray and warm olive. Excluded are reds, pinks, and whites. Bricks should be variegated (a mix of slightly varying colors, rather than monochromatic except as provided for in section 4.8). Brick may be used for accent features such as a chimney tower, bay window, or as otherwise approved in writing by the DRC.

4.2.4 Plaster/Stucco. Old world stucco application is preferred.

4.3 Materials Not Allowed. Exterior wall materials not allowed at The Cascades at Soldier Hollow include:

- Log Siding
- Adobe
- Concrete block
- Wood shake siding

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- Wood siding
 - Metal
 - Glass curtain walls
 - Manufactured vinyl or aluminum siding
- 4.4 Columns. If there are columns on the residential façade, whether load-bearing or not, they must appear structural; that is, sized as if they are actually supporting the structure above them (i.e., roof or balcony). Slender columns that are obviously decorative and stucco columns are prohibited—a minimum column size is 8” by 8” timber unless specifically approved—larger patios and spaces will require larger timber or stone columns. Please provide size specifications as part of your Phase II application.
- 4.5 Continuity of Materials. Unless specifically approved, materials must be continuous around outside corners (with the exception of quoining). A change in materials cannot occur at an outside corner—only at an inside corner. Wall materials and trim must be continuous on all elevations.
- 4.6 Foundations. It is important to visually connect exterior wall material to the ground. Specifically, exposed concrete foundation shall be the minimum required by code. No more than six vertical inches of exposed concrete foundation will be acceptable. All exposed concrete foundations must be covered with plaster or stucco in a color approved in writing by the DRC.
- 4.7 Exterior Trim and Accents. It is required that all trim and accents be darker color complements to the earth tone colors required for the walls. Beige or lighter colors are not allowed for accent and trim (e.g., fascia, door trim, window frames etc.) without prior written DRC approval. White is not allowed except as outlined in section 4.8.
- Windows in Stone or brick must have a stone or brick lintel—see Section 5.6
 - Windows must have a sill—no flat or flush sills—see Section 5.6
- 4.8 As an exception to the colors specified in 3.3, 4.2, 4.2.3 and 4.7, white tones may be considered by the DRC on a case by case basis but only if the home owner can demonstrate to the DRC’s satisfaction that the white tones create a monochromatic exterior finish and are in character with a true old world European style home that traditionally uses this color scheme. This exception requires that the full materials color sample board as described in section 4.2.2 be submitted to the DRC. Approval of this color scheme is at the sole discretion of the DRC and as with all approvals, must be in writing from the DRC.
- 4.9 All exterior walls must be supported by a foundation wall within the plane of the wall (no floating bump outs or cantilevered floors or chimneys).

5. WINDOWS & DOORS

- 5.1 Windows. All windows must be of wood construction. Wood windows clad with aluminum are permitted as an exception. Vinyl windows are not allowed. Note that per 4.7 above, white tones or beige colors are not allowed without prior written approval of the DRC.
- 5.2 Window Panes. Simulated divided lite windows (composed of small panes divided by mullions and muntins) are required on 100% of the window area on the house’s front elevation and all portions of the elevations visible from the streets. Divided lite window mullions and muntins shall be exterior to the glass (not sandwiched between glass surfaces). Muntins must have a contoured shape (not flat strips). Window frames must be at least 3 to 4 times the width of the muntins. The total thickness of all simulated divided lite must be at least 7/8” total thickness and no more than 2” thick. Grids should be evenly spaced throughout the entire window in order to keep a “European” look, as opposed to a “Prairie style” or other type of look. Final grid patterns for all windows must be submitted to the DRC as part of the Phase II application and approved in writing by them. Any changes from these approved grid patterns must receive DRC written approval prior to installation.

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- 5.3 Window Proportions. All windows shall have a vertical dimension greater than the horizontal dimension. Horizontal "picture" windows are prohibited. As an exception, small square windows may be approved if appropriate to the wall in which they are placed.
- 5.4 Glazing Materials. Standard low-e glazing (glass) is approved. Mirrored, bronzed or other coated glass is prohibited. Stained glass and leaded windows must be approved by the DRC.
- 5.5 Exterior Doors. Main entry doors must be wood, stained or painted (however, no aged timber), with sculptural relief (i.e. sculpted panels, inset windows, expression of heavy timber, etc.). Flat surface doors are not permitted. Other exterior doors may be wood, metal or metal clad wood so long as they also have sculptural relief (flat surface doors are not permitted). Any exceptions must be approved in writing by the DRC.
- 5.6 Recessed. To convey an exterior wall's thickness or mass, doors and windows should be recessed or have a recessed appearance. There are three main approaches to create this look.
- 1) **Stucco.** When a door or window is adjacent to stucco, the window can either be recessed in the framing, or sheeting the exterior with a 2" thick insulation sheet prior to applying the stucco. In lieu of recessing, a band of raised stucco must be applied next to the door or window to give the appearance of depth. The band should be a minimum of 6" wide and the minimum depth is 2". Aged timber headers (and footers) may be substituted for stucco banding headers and footers. When combining timbers and old world stucco application, exceptions may be granted for other stucco banding.
- 2) **Thin stone.** When a door or window is adjacent to thin stone (cut stone), it must be recessed an additional 2" beyond the stone. Please add this to your construction specifications if you chose to use thin stone—it can be achieved by either recessing the windows in the framing or sheeting the exterior with a 2" thick insulation sheet prior to applying the stone. Please note: as per Section 4.2, when using thin stone, all outside corners must be set with a full stone wrap-around.
- 3) **Regular stone** (normally 4" thick). When a door or window is adjacent to stone, no additional recessing is necessary. The 4" of depth will give the perception of recessing.
- 5.7 Shutters. If shutters are used, they must be wood, sized to cover the window, appear operable, and installed adjacent to the window. If applied to a stucco wall, and the window is not recessed, only the top and bottom of the window is banded. Shutter colors must be approved in writing by the DRC.
- 5.8 Window Boxes. Size, design, material, and color must be approved in writing by the DRC.

6. FENCING AND ENTRY COLUMNS

- 6.1 Fences. As per the CC&R's, fences are not allowed at The Cascades at Soldier Hollow except for fences that enclose an exterior swimming pool, and it must be of an open wrought iron type, and approved for in writing by the DRC.
- 6.2 Entry Columns. Entry columns at driveways must be approved in advance by DRC.

7. GARAGE AND ACCESSORY STRUCTURE

- 7.1 Garages. It is preferable, but not required, that garages not be discernable from the street.
- 7.1.1 They must appear to be an extension of the house (same building materials and window/door trim) or a separate building (such as a carriage house) located behind the principal structure.
- 7.1.2 Garage doors, for attached garages, may face and be directly accessible from the street (visible in the street elevation drawings). However, if the home has a three car garage, no more than two of the three car doors may face the street.
- 7.1.3 Garage walls should have windows and trim to give a residential appearance.

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- 7.1.4 Garage doors must be wood and each be single bay width and be of “carriage house” (heavy wood) character. Double-wide garage doors will only be allowed when they have a “heavy wood appearance”. Any exceptions to this provision must be included with the application to the DRC and is subject to the DRC’s approval. All garage doors must be approved in writing by the DRC.
- 7.2 Accessory Structures. Detached structures (garages, offices, workshops, green houses, pavilions and pet enclosures, etc.) must fit within the lot’s building pad or setbacks and must be:
- Architecturally compatible with the main residential building (similar in architectural style and materials);
 - Smaller in mass and height than the main residence;
 - Approved in writing by the DRC with a second Design Review Submittal including a materials sample board as described in sections 4.2.2 and 10.4.

8. EXTERIOR LIGHTING

The Cascades at Soldier Hollow is intended to be lighted adequately for safety and security. It is also desirable to have landscape lighting that subtly highlights landscaping rather than buildings, etc. At the same time, we desire to avoid bright, uncontrolled lighting that impacts adjacent residences or obscures the night sky. **Owners shall be permitted to utilize accent and spot lights on their Living Units as long as the same utilize the “dark sky” concept and are downward reflecting.** Finally, light fixtures are highly visible elements that, if coordinated, can contribute to the overall character of The Cascades at Soldier Hollow neighborhood.

- 8.1 Common Area Light Fixtures. Some of the common areas will be lighted by street lights.
- 8.2 Exterior Area Lighting. Light sources that render near natural colors (such as incandescent, tungsten halide or metal halide) are acceptable. Lights that cast a color (such as low pressure sodium, high pressure sodium, or lights with colored filters) are not allowed. Exterior lighting must face downward and should not interfere with the night sky.
- 8.3 Fixtures for area lighting or highlighting buildings or landscape, should be shielded so as to not allow the light source (bulb) to be visible from, or cast light on, public areas or adjoining properties. Direct-source lighting (bulb is visible) may be used only for decorative fixtures (i.e. carriage lamps, wall sconces).
- 8.4 Light fixtures must be integrated into the architectural design of individual residences and constructed of non-reflective materials.

9. SITE WORK AND LANDSCAPING

- 9.1 Retaining Walls. Retaining walls visible from any public area or from adjacent property shall be constructed of stone or block walls as approved in writing by the DRC.
- 9.2 Driveways. Lots may have driveways of the following:
- Concrete unit pavers
 - Colored or natural concrete (scored in panels of 8’ by 8’ or less)
 - Colored, stamped concrete (to match a color found in The Cascades at Soldier Hollow.)
 - Brick or stone pavers
- 9.3 Grading. Each lot shall be graded to contain drainage from the lot within the lot and to match the grades of adjacent properties and public areas. All berms and retaining walls must provide a natural transition to the adjacent lots and common areas. They must be approved in writing by the DRC prior to installation.

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- 9.4 Landscape Design. Landscape plans must be prepared by a licensed landscape architect or licensed landscape contractor and follow principles of sound landscape design appropriate for the area. While it is difficult to prescribe landscape design, the overall objective is to create groves of trees, open meadows and hillsides with rock outcrops and large drifts of shrubs/tree massing. The landscaping plan must include a list all plant materials and plant material at size within 10 years, all hardscape plans and paving materials, rocks and retaining walls, and exterior lighting. Several specific requirements are mandatory.
- 9.4.1 Trees, shrubs and ground covers should be native or adapted plants appropriate for the Midway climate.
- 9.4.2 A ratio of at least 25% evergreen plant material is strongly encouraged, as this will result in landscapes with both summer and winter character.
- 9.4.3 There are a number of trees that must be avoided in The Cascades at Soldier Hollow landscape due to short life, odors, and excessive debris. These include:
- Cottonwood
 - Poplar
 - Fruit Producing Crabapples
 - Box Elder
 - Russian Olive
- 9.4.4 Automatic irrigation systems are required and should be designed to promote efficient water use and assure the ongoing health of plant material.
- 9.4.5 Any plant material appearing dead or damaged must be replaced within one growing season.
- 9.4.6 Existing healthy mature trees should be protected and integrated into the grading and landscaping.

Design Review and Submittal Requirements

10. GENERAL REQUIREMENTS AND REQUIRED SUBMISSIONS

To achieve the foregoing objectives and principles, The Cascades at Soldier Hollow guidelines are intended to be used by Property owners, Architects, and Landscape Architects.

These Design Guidelines are binding upon all persons who desire to build, make modifications during the building process or make modifications after initial building completion at The Cascades at Soldier Hollow:

- Construct, refinish or alter any part of the exterior of any building;
- Make other improvements upon, under or above any property;
- Create, fill or make any changes in the existing surface, contour or drainage of the land; and/or install any utility line.

- 10.1 Design Review Committee. These guidelines will be administered by a Design Review Committee (DRC), composed of representatives of The Cascades at Soldier Hollow Homeowner's Association and when applicable professional designers and administrators. The responsibilities, authority and procedures of the Design Review Committee are outlined in this document and in the current covenants, conditions and restrictions (CC&R's). The Design Review Committee specifically reserves the right to make subjective, as well as objective, determinations of whether the objectives of these Design Guidelines have been met by a particular site plan. The Design Review Process is intended to operate as a precondition to the plan review process required by Midway City for obtaining a building permit. The Cascades at Soldier Hollow Design Review Process is independent of the Midway City technical plan review process and is solely intended to enforce the Design Guidelines. Each home site Owner bears the responsibility for the proposed dwelling's adherence to The Cascades at Soldier Hollow's Design Guidelines and bears the additional responsibility for the proposed structure's adherence to Midway City zoning and building codes as well. Violations and failure to receive DRC written approval prior to construction or

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installation will result in fines as described in the CC&R's and/or the current fine schedule approved by the Cascades at Soldier Hollow HOA Board of Trustees.

- 10.2 **Basement Conditions.** It is required that each home owner take appropriate steps to provide adequate site and rain gutter drainage to protect the home and the neighborhood from detrimental water runoff or flooding. It is the owner's responsibility to meet all of the City Code requirements for basements.
- 10.3 **Construction Period.** Construction hours are Monday – Friday 7:00 AM to 7:00 PM. Saturday 8:00 AM to 6:00 PM. No interior or exterior construction is allowed on Sundays.
- 10.4 **Materials and Color Approval.** For each home, a sample board (min size 4 ft square, max size 16 ft square) containing stone and brick samples with pattern and grout colors, along with a sample of roof material and color, stucco/plaster application pattern and color, soffit & fascia design and color, the exterior window trim color and a color rendition of the garage door style, material, and color must be submitted to the DRC for written approval as per Phase III Submission Section 10.8. Written approval by the DRC is required prior to installation of any of the above materials. As per the CC&R's Section 8.7(a)(iv) failure to receive approval prior to installation of any materials (including windows) may require the removal of the installed materials and/or fines of \$100 per day.
- 10.5 **DRC & Design Review.** Midway City has agreed to receive The Cascades at Soldier Hollow DRC approval before City building permit review. The following process is designed to allow the homeowner and DRC to reach agreement before significant expense has been incurred for detailed construction documents. Unless otherwise directed by the cascadeshoa.org website, please submit your application to Cascades DRC c/o **Summit Engineering Group, Inc** PO Box 176, 55 West Center Street, Heber City, UT 84032; cascadesdrc@gmail.com; (435) 654-9229.

The Formal Design Review is a three phase process. However, prior to beginning the design review submission, all lot owners are invited to meet with a designated representative of the DRC to discuss ideas and concepts. The DRC representative will give feedback and ideas that will help in creating preliminary design. **Doing this prior to engaging an architect or designer will save you time and money in the design and approval process and minimize the possible rejection of your design.** See CascadesHOA.org for information on how to schedule a meeting with a representative of the DRC.

The Formal Design Review Phases are:

A) Phase I- Preliminary Design Review. This phase assists the owner and their design team to understand the design requirements associated with building in The Cascades at Soldier Hollow. This includes a concept elevation drawing or sketch and a site plan with the home location for a basic review and DRC feedback. In the submission please note any exceptions from the above design guidelines, particularly in exterior materials or design elements. This will allow constructive feedback prior to incurring significant costs. **Construction plans should not be submitted nor completed at this phase.** Typically, the DRC meets monthly but you will receive feedback within two weeks from the DRC on your preliminary plan.

B) Phase II-Construction Plan Design Review. The DRC will not accept partial submissions. The submission deadline for this is the 1st Wednesday of every month but check the website cascadeshoa.org for the most current deadline. The DRC meets the fourth week of each month to consider all submissions.

C) Phase III-Exterior Materials Selection Board and Landscaping Plans. Upon successful completion of Phase II-Construction Plan Design Review, the applicant must submit a sample board with all exterior materials and a landscaping plan for approval prior to the installation of any exterior materials and landscaping. The DRC will not review partial submissions. Currently, the submission deadline for these is the 3rd Wednesday of every month but check cascadeshoa.org for the most current deadlines.

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10.6 Phase I-Preliminary Design Review

- 10.6.1 Phase I-Submittal Requirements
- A. Completed Submission Checklist for Phase I-Preliminary Design Review. This checklist is located on cascadeshwa.org
 - B. Site Plan @ 1" = 10' or greater scale and must include the following
 - a. Property boundaries
 - b. Building setbacks annotated
 - c. Building footprints (including garages, accessory buildings.)
 - d. Topographical survey map of the lot with preliminary grading
 - C. Concept Elevations sketches or drawings with roof pitches and preliminary materials rendered
 - D. Summary of all requested exceptions from the Design Guidelines sections 1-9.
 - E. A check for the Review Deposit of \$500 made payable to Cascades at Soldier HOA (see section 8.4 of the CC&R's and updated by a Board Resolution on 4/23/2015) to pay outside professionals working on your submission. You are responsible for the actual costs for your submission. If the applicant requires individual consultation or meetings outside the normal submission process, the applicant is responsible for the additional fees incurred.
 - F. Typically, the DRC meets monthly but you will receive feedback within 2-3 weeks from the DRC on your Preliminary Design Review Submission I.
- 10.6.2 The DRC returns feedback listing primary issues or concerns. This does not constitute approval nor is it comprehensive, especially in the case of un-noted exceptions. However, this feedback is meant to provide direction prior to the applicant commissioning construction drawings. If the applicant has any questions, they may resubmit a revised sketch for further review.

10.7 Phase II-Construction Plan Design Review

- 10.7.1 Phase II-Submittal Requirements: An incomplete or partial submission is not accepted.
- A. Completed Submission Checklist for Phase II-Construction Plan Design Review. This checklist is located on cascadeshwa.org.
 - B. A check for an additional Review Deposit of \$500 made payable to Cascades at Soldier HOA (see section 8.4 of the CC&R's and updated by a Board Resolution on 4/23/2015) to pay the cost of outside professionals working on your submissions. Note: If you require individual consultation or meetings outside the normal submission process or if you have re-submissions, you will incur additional fees from our outside vendors.
 - C. Site Plan @ 1" = 10' or greater scale and must include the following:
 - a. Property boundaries
 - b. Building setbacks annotated
 - c. Easements
 - d. Building footprints (including garages, accessory buildings.)
 - e. Hard surface areas (driveways, patios, decks, walks and steps)
 - f. Retaining walls
 - g. Final Topographical survey map with proposed site grading (including 50' adjacent to lot) and elevation of buildings compared to original site elevations
 - D. Elevations @ 1/8" = 1' or greater scale and must include the following:
 - a. Materials rendered accurately and to scale.
 - b. Roof pitches
 - c. Exterior lighting
 - d. Window divided lite grid layouts/patterns accurately rendered—this must reflect the final window order and installation.
 - e. Window Boxes and Shutters—note: if these are on the approved plans these must be installed as per the plan
 - E. Floor Plans.
 - F. Submission deadline for this is the 1st Wednesday of every month. Check cascadeshwa.org for the most current deadline.
- 10.7.2 DRC meets to review Construction Plan Review Phase II submission for compliance the fourth week of each month.

Building Requirements in Cascades at Soldier Hollow Subdivision

DRC Acceptance

- 10.7.3 DRC Review and Written Approval: The DRC will provide a letter to the owner for Building Permit Submittal. Unless otherwise specified, the DRC Approval expires in 24 months if construction has not commenced. Prior to providing the approval letter to the applicant and the Midway City Building Department, the following items must be received by the DRC:
- A. A check(s) for the Compliance Deposit of \$5,000, and when required a Contractor Oversight Fee of \$5,000 (when using a non-preferred builder—see section 8.5 of the CC&Rs'), payable to the Cascades at Soldier Hollow HOA.
 - B. An Acknowledgement and documentation signed by all lot owners agreeing to build and complete this home as per all approved designs, plans, and material specifications. The current version of this Agreement is found at CascadesHOA.org.

DRC Rejection

- 10.7.4 Make all necessary corrections and Resubmit. Note: prior to approval, professionally rendered elevations with all corrections made must be resubmitted. No approval to begin construction will be granted until all required corrections are made to the documents, the documents are resubmitted, written approval is given, and the Compliance Deposit and when required the Contractor Oversight Fee are paid.

10.8 Phase III-Exterior Materials Selections and Landscaping Plan:

- 10.8.1 Phase III-Submittal Requirements prior to installation of any exterior materials or landscaping. An incomplete or partial submission is not accepted.
- A. Completed Submission Checklist for Phase III-Exterior Materials Selection
 - B. A material samples board and color rendering showing actual materials and colors as described in Sections 4.2.2 and 10.4. No installation of any exterior materials (including windows) may be done without receiving written approval.
 - C. Note: If you require individual consultations or meetings outside the normal submission process or if you have re-submissions, you will incur additional fees from our outside vendors.
 - D. Submission deadline for this is the 3rd Wednesday of every month. Check cascadeshoa.org for the most current deadline.
- 10.8.2 Phase III-Submittal Requirements prior to installation of Landscaping.
- A. A Landscape Plan as described in Section 9 above.
 - B. Submission deadline for this is the 3rd Wednesday of every month. Check cascadeshoa.org for the most current deadline.
- 10.8.3 DRC Review- The Materials Sample Board and the Landscape Plan may be submitted separately. The DRC may approve them independently. However, a written approval is required for both the exterior materials selection and for the landscaping plan.
- 10.8.4 The DRC meets to review material sample boards and/or landscaping plans the fourth week of each month.

DRC Acceptance

- 10.8.5 The DRC will provide written authorization to the applicant to proceed with the installation of the approved materials and/or landscaping. The applicant is responsible to ensure that any deviations from the approved materials sample board are submitted and approved prior to installation or the applicant will be responsible for removal of the material and/or daily fines. The approved materials sample board becomes the possession of the DRC and is retained until after the DRC's Final Review as described below.

DRC Rejection

- 10.8.6 The applicant makes the necessary corrections and resubmits the materials sample board or landscaping plan. No installing of exterior materials or landscaping is allowed until all required corrections are made to the materials sample board or landscaping plan, they have been resubmitted, and written approval granted by the DRC.

Building Requirements in Cascades at Soldier Hollow Subdivision

10.9 Phase IV-Construction and Review

- A. Inspections by the DRC or an HOA inspector at DRC designated construction phases
- B. Notify and receive written approval from the DRC of all exterior field changes during the course of construction. If there are any changes from the Design Guidelines, the approved plans or materials, they must be submitted and approved prior to proceeding with the changes.
- C. Complete Residence Construction and Landscaping adhering to the Design Guidelines, DRC approved plans and approved material samples.
- D. DRC Final Review—The DRC will commission an onsite review of approved plans and materials against the finished home. Note: failure to comply with the requirements in Sections 1 through 10 above or any unauthorized changes to the plans and materials are subject to removal of the noncompliant materials or changes, and/or daily fines.
- E. Upon DRC final acceptance, the HOA will return the Compliance Deposit less any unpaid fines or plan review costs and any unused Design Review deposits.

NOTE: As per Section 6.3 and Section 7.3 of the Declaration of Covenants, Conditions, and Restrictions of the Cascades at Soldier Hollow recorded 14 April 2006 and amended and recorded 12 May 2008 in the Wasatch County Recorder's Office, the Cascades at Soldier Hollow HOA Board of Trustees and/or the Declarant, Wasatch Mountain Development LLC may from time to time amend these Design Guidelines. Please check with the Cascades at Soldier Hollow HOA Board of Trustees for the most current version of these Design Guidelines.