



Ledges East

Residential Architectural Guidelines

High Point at The Ledges

All improvements proposed or required to be constructed in Residential Areas shall be subject to review and approval by the Architectural Committee (“AC”) prior to the construction or installation of such improvements. These Guidelines may be amended by the AC at any time and without notice. Capitalized Terms not otherwise defined herein shall have the meaning set forth in the Master Declaration of Covenants, Conditions, and Restrictions of Ledges East Owners Association.

ARTICLE 1. GENERAL PROVISIONS

1.1 Architectural Style – Community Wide Standard. The architectural style which is incorporated into the Community Wide Standard for the Property is ‘**southwest contemporary**’. Without limiting the discretion of the Architectural Committee to review and approve or disapprove submissions, the Architectural Committee may require design and other features be incorporated into the proposals to reflect the southwest contemporary architectural style and to maintain a relative amount of consistency in architectural style through the Residential Areas as determined appropriate by the Architectural Committee.

1.2 Application to Architectural Committee Required. Before (1) applying to the City of St. George for a building permit for any Dwelling Unit or any building containing a Dwelling Unit, or (2) constructing or installing any improvement on a residential lot, the owner-applicant shall submit to the Architectural Committee a plan set (in .PDF or other acceptable digital format) in detail sufficient to demonstrate that all such improvements, upon construction or installation, will comply with the standards set out herein for each proposed improvement or installation. An

applicant may submit to the Architectural Committee the same plans to be submitted to the City of St. George with respect to the construction or installation of any such improvement. In all events, such plans shall meet the standards of the City of St. George, it being understood, however, that if the standards articulated below are more stringent than the standards of the City of St. George, then the standards articulated below shall govern.

ARTICLE 2. RESIDENTIAL CONSTRUCTION STANDARDS

2.1 Lot Grading Requirements. In general, lots shall be delivered to the Owner in finished, build-ready condition. Where additional grading is required or desired, such site work shall be subject to review and approval by the Architectural Committee prior to construction. Slopes greater than 3:1 and retaining walls greater than 4' are discouraged and shall be subject to particular scrutiny. All slope transition zones shall be planted with sufficient vegetation to stabilize the soil and prevent erosion.

2.2 Permitted Structures. The only building or structure permitted to be erected, placed or located on any Unit/Lot within the Subdivision shall be a single family home placed within the building envelope for each Unit and not to exceed the height requirements found in this section. All construction shall be of new materials.

2.3 Minimum Square Footage. The minimum total square footage of living area on the ground floor located within the building envelope and foundation for any single-story residential home constructed within the Neighborhood shall be not less than 2,200 square feet, exclusive of porches, balconies, patios and garages.

2.4 Building size. The intent is that the natural landforms of the Ledges vicinity remain the dominant visual image. In keeping with this philosophy the following guidelines are given:

- a. Low profile homes are encouraged
- b. Reduce massing by spreading the home out
- c. Every home must have a minimum of three distinct masses
- d. Blend with natural landforms and the existing landscape
- e. Where the topography allows or requires, tiering is preferred to retaining

2.5 Building Height. Maximum building height shall be determined on a lot-by-lot basis taking into account all factors deemed relevant by the Architectural Committee. The AC is unlikely to approve a structure taller than a single-story home with a maximum wall height of eighteen feet six inches (18'6").

2.6 Columns. Columns must be in balance with the architectural design. Columns which are too thin or too fat will not be approved by the AC.

2.7 Exterior Finishes. Exterior finishes shall be light texture synthetic stucco, natural stone or other masonry materials or architectural metals approved by the Architectural Committee. All facade material must be returned at corners and terminated at a perpendicular wall. Balance of exterior finish components on all elevations is encouraged. Natural wood may be used as an accent but not for siding.

2.8 Exterior Colors and Materials. Base building colors shall be subdued neutral or earth tones. Pastels, bright colors or high gloss finishes may not be used. Complementary accent colors may be used on facia, window trim, shutters and doors. Exterior building colors shall be harmonious with the mountain surrounding while colors of the hardscape shall be complementary to the natural desert ground. To avoid creating an overly monochromatic neighborhood, the AC may require that the primary color of any home differ from an adjacent home. A complete building proposal shall include the following items:

- a. Samples of the exterior building material selection(s) to be offered
- b. Color palette of the exterior building material selection(s) to be offered
- c. Renderings of the building elevation(s) to be offered

2.9 Roof Materials and Colors. Roof material on sloped roofs shall be limited to slate, clay, or concrete tiles, or architectural metals as approved by the Architectural Committee. Colors shall be subdued earth tones or such other colors as may be allowed by the Architectural Committee. It should be noted that painted flat roofs will require periodic repainting.

2.10 Roof Line. Roof lines should be flat or pitched to a maximum steepness of 3/12. Pitched roofs, if any, should generally be limited to 50% of the total roof line. All roof protrusions should be screened or painted. Roof drainage and gutters shall be built into the structure with downspouts built into the wall.

2.11 Reflective Exterior Surfaces or Materials. No reflective exterior surfaces or materials shall be used. Sheet metal, flashing, vents and pipes must be colored or painted to match the material to which they are attached or from which they project.

2.12 Fireplaces and Chimneys. Only gas and EPA-certified wood burning fireplaces are permitted at The Ledges. Flue pipes shall be encased in a chimney enclosure of metal, masonry and/or stucco. The chimney is a dominant element of architectural design and therefore shall be proportionate to and consistently detailed with the overall architectural design.

2.13 Windows, Doors and Windowed Walls. The proportion of windows to wall area should be carefully considered. Windows and doors should be consistent around the house. Exterior reveals around doors and windows are encouraged. Windows must be metal clad with Low-E glass. Special consideration should be given to the entry door and entry feature.

2.14 Driveways and Sidewalks. Each driveway on a Unit shall be constructed out of cement, brick, concrete, or interlocking pavers. Cinders, sand, gravel, asphalt or dirt shall not be permitted. Driveways designed to be the exclusive pedestrian access to the home are discouraged.

2.15 Garages. Enclosed garages must be provided on all homes. Doors are to be sectional. One piece or single slab doors are not permitted. The primary garage opening should not exceed nine feet (9') in height. Garage doors shall be recessed into the wall a minimum of sixteen inches (16"), except an opening for a third vehicle need only be recessed six inches (6"). Ornamentation of the doors shall be minimal and subtle. Garages must be insulated and have finished interiors. All garages must be equipped with an automatic garage door opener. Garages shall be used only

for the purpose of parking the intended number of vehicles. Partial garage conversion may be approved if adequate room is available for parking as determined by the AC.

2.16 Patios, Decks, Porches and Observation Decks. All patios, decks, porches and rooftop observation decks are subject to the approval of the Architectural Committee. Rooftop observation decks in particular are unlikely to be approved unless the AC determines that there is no or minimal potential for intrusion on the privacy of surrounding property owners.

2.17 Fencing and Walls. All fencing and/or walls and other barriers which may be constructed on a Unit must be designed and built to comply with project-wide fencing standards, including approved materials and colors. Retaining walls are limited to a maximum height of four feet (4'), unless otherwise approved by the AC. The AC may condition approval of a retaining wall higher than four feet (4') on the wall being tiered and/or landscaping being installed to hide the retaining wall. No chain link, wood, plastic or other composite fencing materials are allowed.

2.18 Swimming Pools, Hot Tubs, and Spas. All outdoor swimming pools, hot tubs and spas must be approved by the Architectural Committee.

2.19 External Illumination. Light used to illuminate garages, patios, courtyards, parking areas or for any other purposes, shall be arranged so as to reflect light away from adjacent homes and away from the vision of passing motorists. Low-level outdoor illumination may be used for particular landscape features (trees, rock formations, etc.). All external lighting must be indirect and provide screening of the light source. Front yard illumination must be sufficient to comply with City standards. Light sources that can be seen through windows must be shaded.

2.20 Solar Panels. To the extent possible, any installation of solar panels should be kept low-profile and screened by a parapet wall.

2.21 External Apparatus. No Unit Owner shall cause or permit anything (including, without limitation, awnings, canopies, shutters, artwork, graphics, ornaments, banners, posters, signs, etc.) to hang, be displayed or otherwise affixed to or placed on the exterior walls or roof or any part thereof, or on the outside of windows or doors, without the prior written consent of the Architectural Committee.

2.22 HVAC and Other Equipment. Air conditioning, heating, or any other type of external equipment must be screened or sunk from view so as not to be prominently visible from the street. Window-hung air conditioning units are not permitted.

2.23 Replacement Structures. Any structure constructed on any Unit in replacement of the structure previously located thereon shall be constructed in substantially the same configuration, location and architectural style and be approximately the same size as the prior structure.

2.24 Accessory Structures. All accessory structures must be approved by the Architectural Committee.

2.25 Other Accessory Items. The construction or placement of any other Accessory Items not otherwise specifically set forth herein, such as: pergolas, fountains, ponds, sculptures, flagpoles, sports and play equipment (including sports courts), window boxes, planters, or any other item,

structure or component of any kind, whether mobile or permanently affixed, is subject to the approval of the AC.

ARTICLE 3. LANDSCAPING

3.1 Landscape Plan. A landscape plan must be approved by the AC before an Owner landscapes any Unit. The plan should depict the location and scale of proposed plants and other installed or constructed features along with a list of proposed trees and plants.

3.2 Completion. All landscaping (front, side and rear yards) shall be complete prior to occupancy of the Unit. Landscaping shall be completed in accordance with the landscape plan submitted by the Owner and approved by the AC. The approval of any landscape plan or design by the AC is solely an approval of the plan or design for aesthetic purposes. The AC is not responsible for proper drainage design and the AC's review or approval does not relieve any Unit Owner of the sole responsibility to ensure all design and construction is in accordance with applicable law and prudent engineering practices. Each Owner must also comply with any and all water conservation measures that may be established by the Washington County Water Conservancy District.

3.3 Planting and Gardening. Planting and gardening is allowed provided that gardens and planting areas are continuously maintained and do not become vacant areas that allow for the growth of noxious weeds.

3.4 Approved Plants and Vegetation. The Architectural Committee shall maintain a list of approved plants, trees and other landscaping vegetation, which shall be observed by Owners.