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Silver Springs Homeowners Assoc
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ALAN SPRIGGS
SUMMIT COUNTY RECORDER

REC'D BY Alan Spriggs



HOMEOWNERS

P. O. BOX 3323
Park City, Utah

AMENDMENT TO AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE SILVER SPRINGS
DEVELOPMENT AND THE HOMEOWNERS ASSOCIATION.

This Amendment to Article VII Architectural Control of the Silver Springs Homeowners Covenants, Conditions, and Restrictions* dated 15th April 1982 was approved by the Silver Springs Homeowners Association's Board of Trustees at the meeting held on 6th May 1989. These Amendments are a Supplement and do not in any way nullify the existing Article VII of said Covenants, Conditions, and Restrictions, except where specifically noted in the May 6th, 1989 Amendment.

*Lots 1 through 202 Phases 1A, 1B, 1C, 1D, 1E.

BOOK 525 PAGE 672 - 676



HOMEOWNERS

P.O. Box 3323 · Park City, Utah 84060

ARCHITECTURAL COMMITTEE RULES

6 May 1989

The following Architectural Rules have been prepared by the Committee under the direction of the Silver Springs Board of Trustees and in compliance with the Silver Springs Covenants, Conditions and Restrictions as recorded with the Summit County Recorder. The Committee is composed of three members of the Homeowners Association appointed by the Board of Trustees. The Committee's responsibility is to ensure that all construction, exterior remodeling, additions, fencing, landscaping, color schemes, building design and materials are in keeping and in harmony with the general ambiance of the Silver Springs community. The following Rules have been developed to be used as a Committee checklist when evaluating new construction and projects as well as for changes and additions to older existing homes and properties. The Rules may also be used to provide new home builders and owners with guidelines in advance of construction. (Note: The Rules are valid on the date of publication but may be amended, added to or changed at any time by the Committee. Please check with the Committee for any recent changes.)

DOCUMENTATION REQUIRED

Two sets of plans (complete) must be submitted to the Committee together with a two hundred dollar (\$200) processing fee. One hundred fifty dollars (\$150) of this fee is for the purchase of the standard Silver Springs mailbox required of all homes after October, 1989 (see mail boxes later). Please allow a minimum of ten (10) days for application processing. The plans, application or description must clearly show:

1. The site plan and lot number and how the building or structure will be situated on the lot together with all exterior improvements and hard surfacing.
2. Elevation views of all exterior sides.
3. Floor plans for each floor level.
4. The basic structural system of the improvement.
5. A specification sheet showing all exterior materials, finishes and colors.
6. A basic landscaping sketch. (This can be done on the site plan.)
7. A timetable from commencement of construction to completion.

800 525 PAGE 673

GENERAL REQUIREMENTS

1. Only one single family residence may be allowed on any single family zoned lot.
2. The minimum structure size is 1500 square feet of enclosed living area for single level dwellings and 1100 square feet on the ground floor and 600 square feet on the second floor for two story dwellings, excluding garages, patios and decks.
3. Building height may not exceed thirty (30) feet above a point representing the average grade at the front setback line and shall not exceed two stories.
4. Setbacks must be at least thirty (30) feet from the road right-of-way line and twelve (12) feet from the rear and side property lines. (Note: Summit County requires a twenty-five foot setback from the road right-of-way. In the case of Silver Springs, the thirty (30) foot C.C. & R. requirement applies. A measurement of sixty (60) feet from roadway centerline will give the proper setback.)
5. Every dwelling must have a minimum of a two-car garage and driveway parking for two additional vehicles side by side. Maximum garage capacity if four cars.
6. The contour of the land may not be changed at any property line. Also, no lot shall be recontoured in excess of four (4) feet without prior written approval of the Committee.
7. The exterior construction of all dwellings must be completed within one year from the start of excavation.
8. Front yards must be completely landscaped within one year of completion of construction or occupancy, whichever occurs first. Rear yards must be landscaped within two years of completion or occupancy, whichever occurs first. However, owners are encouraged to completely landscape their properties as soon as possible in order to contribute to a more harmonious neighborhood.
9. No timeshare or nightly rental use is permitted.
10. All temporary structures, including sheds and utility buildings, must have the approval of the Committee.
11. Foundations and/or basements shall not protrude above the natural lot contour and shall not be overtly visible from the road right-of-way nor shall they be used to enhance overall building height.
12. Wood siding should extend downward as low as possible in order to minimize any exposure of the foundation.
13. No dwelling shall be erected on a lot having a width of less than eighty (80) feet at the minimum building set-back line.
14. Builders are required to contain the "debris" of their construction process with the use of dumpsters or other large containers and to ensure that no construction material finds its way onto adjacent properties and/or roadways.

BOOK 525 PAGE 674

DESIGN REQUIREMENTS

1. Building designs must be of a clean contemporary style. The following and similar period styles are expressly prohibited: English Tudor; Colonial; Swiss Chalet; A-Frames; French Chateau; Victorian; Cape Cod; Imitation Castles; Mansard roofs; geodesic domes; parabolic and butterfly roofs; Traditional styles, split levels.
 2. Exterior walls must be sided with natural wood siding. Re-manufactured wood products, such as plywood and processed or composite board are not permitted except when used as garage doors or soffets. Aluminum, vinyl and asphalt, or similar products, may not be used for exterior construction surfacing, including sidings soffets and facias. Garage doors may be constructed of metal provided they are painted/stained in home color and with a non-glossy, non-reflective type of finish. Concrete block and/or slump block are not permitted. Stone, stone veneer, brick or brick veneer and stucco are permitted, but only as an accent to the general wood siding construction of the home and must be in subdued and natural earthtone shades indigenous to Summit County. No used brick, mottled brick or white or off-white brick will be allowed on the exterior of buildings. No artificial or cultured stone will be used on the exterior.
 3. Exterior color finishes should be in subdued earthtones, such as shades of brown, grey and tan. White, off-white, blues or other bright non-earthtone shades are not permitted either for the trim or the main body of the structure. Only two exterior paint or stain colors per home are permitted at any one time. Trim colors should be, from an aesthetic point of view, slightly darker if the main siding color is light and slightly lighter if the main siding color is a darker color.
 4. All roof surfacing must be constructed of a wood "shake" variety. Roof designs shall have a minimum pitch of four in 12 (feet). Reflective flashing materials must be painted or treated to match building color.
 5. Architects are encouraged to minimize the apparent mass of buildings by stepping roof lines and containing taller building areas within stepped roof lines.
 6. Paving materials must be either concrete, asphalt, brick or stone. Exterior carpet, synthetic grass or colored or painted paving is not permitted.
- BOOK 525 PAGE 675
7. Fences shall be of wood. No fences or walls of chain link, wire mesh, plywood, concrete or concrete block, aluminum, other metals, vinyl or pressed board are allowed. Fences shall not exceed six (6) feet in height, may not be built in front yards, nor shall they be constructed nearer than thirty (30) feet from the road right-of-way. Fences shall not be constructed on side yards of dwellings that are located on corner lots which face either street unless at least thirty (30) feet from the road right-of-way. Dog runs and cages shall be confined to rear yards and concealed as much as possible from street view.
 8. No natural foliage, such as trees, shrubs and bushes, shall be removed except as is absolutely necessary for ingress and egress to the construction site. Where possible, such foliage shall be incorporated into the landscaping plan if not an interference to driving visibility.
 9. Antennas of all varieties, including satellite antennas, are addressed

DESIGN REQUIREMENTS (continued)

in a separate guideline available from the Committee.

- 10. Exterior lighting should be designed so as not to create undue glare on surrounding homes or on the street.
- 11. Each homeowner shall be required to install and maintain a mailbox at the street curb of a design specified by the Architectural Committee. These boxes must be lighted (please install an electric line to the curb during home construction), the light actuated by an electric sensor mounted on the box. No other type of mailbox is allowed. The box should be mounted in concrete, perfectly vertical and with the floor of the box forty-two (42) inches above adjacent road level (Postal Service requirement). These boxes are available through the Architectural Review Committee of the Homeowners Association at cost.
- 12. Location of all storage and utility buildings, dog runs, garbage and refuse containers, air conditioning equipment, clothes drying lines and utility lines and pipes, etc., must be placed at the rear of the dwelling and located so as not to be conspicuous from the frontage street.
- 13. No shutters or gridded windows are allowed nor is bright (including white) window trim.
- 14. Wood foundations are discouraged.
- 15. Basements should be installed only after thorough investigation of potential water problems.
- 16. Swimming pools require special approval.

Lot owners and/or builders are encouraged to consult with the Committee during the design, planning and actual construction phases in order to clarify questions before they become problems. Lot owners are also encouraged to review applicable Covenants, Conditions and Restrictions pertaining to their lot.

James R. "Dick" Mitchell, Chairman (801)649-3394

Rick Hovey

(STATE OF UTAH)
(County of SUMMIT)

BOOK 525 PAGE 676

On the 26th day of June, 1989, before me personally appeared James R. Mitchell, and Rick Hovey, declaring that they are Trustees and Chairman, Co-Chairman of the Silver Springs Homeowners Association Architectural Committee, and that the above document and statements contained therein are true. In witness whereof, I have hereunto set my hand and seal this 26th day of

JUDY MURPHY
Notary Public
STATE OF UTAH
PUBLIC
My Comm. Exp. Nov. 14, 1992