

# Supplemental Design Guidelines: Bison Bluffs

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# 1. DESIGN PHILOSOPHY

In order for the Promontory community to achieve the authentic mountain ranch character that is so appropriate to its setting, the entirety of its architecture and its landscape must work together in harmony. Many interpretations of this uniquely rustic character are anticipated in each of Promontory's custom neighborhoods; however, specifically within Bison Bluffs, the developer and the Promontory Architectural Review Committee are taking special care to ensure that the neighborhood aesthetically fits within Promontory's design philosophy; while at the same time, allowing the neighborhood to have either custom residences or individualized "semi-custom" single family residences constructed on its lots. The category each homesite fits under will depend on certain circumstances specifically pertaining to its lot; but regardless of whether any home is individually designed or is created as an individualized, semi-custom residence, it *must* be designed with sufficiently differentiated massing, materials, coloration, site walls, landscaping, and other unique features that will minimize the appearance of repetition along the streetscape. The Architectural Review Committee has the sole discretion to decide whether or not a particular residence design achieves a sufficient amount of uniqueness before it is constructed. *All* Bison Bluffs' residence designs must also be carefully contemplated so that they integrate all architecture, landscaping, and site improvements into the native environment of Promontory. The building envelopes for homesites within Bison Bluffs have been positioned so that they take advantage of various views and still allow for Bison Bluffs to have a specially integrated village appearance. Thus, these *Supplemental Design Guidelines* have been specifically written to help create this village's visual integrity and to help maintain such in the future.

These *Supplemental Design Guidelines* for Bison Bluffs (hereinafter, the "*Supplemental Guidelines*") have been promulgated pursuant to *Article 4.3* of Promontory's *Declaration of Covenants, Conditions, and Restrictions* (hereinafter, the "*Declaration*") and the *Supplemental Master Declaration of Covenants, Conditions, and Restrictions* for the Promontory; Bison Bluffs subdivision (hereinafter, the "*Supplemental Declaration*"). These *Supplemental Guidelines* only apply to the real and personal property subject to this *Declaration* and this *Supplemental Declaration* and, with respect to that real and personal property only, they supplement Promontory's general *Design Guidelines* (hereinafter the "*Design Guidelines*") promulgated by Promontory's Architectural Review Committee, pursuant to *Section 4.8.8* of the *Promontory SPA Plan* dated January 16, 2001. Both sets of design guidelines are binding upon all Persons in accordance with the *Declaration* who may at any time construct, reconstruct, refinish, alter, or maintain any improvement within Bison Bluffs, or who make any change in the natural or existing surface, drainage, or plant life thereof.

The *Supplemental Guidelines* are administered and enforced by the Architectural Review Committee (hereinafter, the "Committee") in accordance with the *Declaration* and the procedures herein and therein set forth. In addition, the Committee administers and enforces the *Design Guidelines* pursuant to the *Promontory SPA Plan*. These *Supplemental Guidelines* and the *Design Guidelines* may be amended from time to time by the Committee, and it is the continuing responsibility of each Owner or other Person to obtain and review copies of the most recently revised *Design Guidelines* and *Supplemental Design Guidelines*.

The purpose of the Committee is to review each proposed design, alteration, addition, improvement, etc., and to evaluate such for its appropriateness to its individual homesite, to existing improvements, and to the community as a whole. The Committee may determine that what is acceptable in one situation

may not necessarily be acceptable in another. The ultimate goal is for the appearance and character of all residences and improvements (including exterior landscaping, art, and sculpture) to harmonize with and to enhance their natural and manmade surroundings, rather than dominating and/or sharply contrasting with them.

Promontory's overall design philosophy is explained in the *Design Guidelines*, which are hereby made part of these *Supplemental Guidelines* by reference. It is intended that residences within Bison Bluffs will certainly be harmonious with, but not exactly like, other areas of the Promontory community. Thus, these *Supplemental Guidelines* impose certain, specific restrictions on Bison Bluffs that serve to create a unique character for the neighborhood; while at the same time, properly integrating its design into the Promontory community as a whole.

Bison Bluffs is a thoroughly contemplated and carefully designed village of homesites intended as individual, single-family residences. In this type of planned village, it is essential that every Owner be courteous and respectful of each of his neighbors' rights, views, and privacy. The placement and orientation of the building envelope on every homesite has been carefully contemplated, and any construction or disturbance of the natural condition that happens outside of the disturbance area designated on an individual lot could easily have a substantial impact on a neighboring property. With this in mind, in special cases the Architectural Review Committee may use its discretion to allow relocation of a lot's driveway access where such relocation will, in the Committee's opinion, best serve the overall function and/or aesthetic appearance of the residence without detrimentally affecting the appearance of the neighborhood.

## **2. SITE PLANNING GUIDELINES**

The climate, terrain, and existing vegetation at Promontory are all important factors to be considered in the designing of any improvements to properties within the community. The following guidelines are intended to ensure environmentally sound and aesthetically pleasing development at Promontory, which will mutually benefit all Promontory members.

### **2.1 THE BUILDING ENVELOPE CONCEPT**

The building envelope concept is a major component of the philosophy behind the site planning of each individual homesite. The building envelope is the portion of each homesite within which *all* improvements; including structures, decks, walks, landscaping improvements, grading, fencing, and all mechanical equipment, must be located, as this envelope is the *only* area of the homesite where alterations or disturbance to the natural landscape may occur. The specific building envelope for each homesite, as indicated on the building envelope exhibit that is given to each owner at the time of homesite purchase, is designed to protect and preserve the natural landscape features of the homesite and preserve views from adjacent homesites. Limited encroachment outside of the prescribed building envelope may only be considered for approval by the Committee where unique terrain, vegetation constraints, or limited homesite width may warrant such encroachment. Under any of these limited circumstances, such encroachment will still be subject to applicable setback requirements. The Committee may, in its sole discretion, only allow reconfiguration of up to ten (10) percent of the building envelope without increasing its size.

## 2.2 ACCESS DRIVES

Each building envelope within Bison Bluffs has been given a single driveway as outlined in the *Design Guidelines* herein and in the recorded plat. Such access drives may be modified with the permission of the Architectural Review Committee. But, access drives shall *always* be located so that they preserve and avoid disturbing important natural features; such as large or significant plant materials, drainage ways, and/or rock outcroppings; and they shall always minimize disruption of the existing landscape as well.

Driveways are encouraged to be made of colored exposed aggregate concrete, pavers, bomonite, or other pattern/texture methods. No uncolored concrete is permitted. Asphalt is allowed, but it must be edged in concrete, pavers, or another material acceptable to the Committee in order to provide an attractive finished edge. A concrete or metal culvert pipe, with a diameter of 18 inches or greater, shall be installed by the Homeowner, where necessary, beneath each access driveway—between the road shoulder and the property line—unless otherwise approved by the Architectural Review Committee. In some cases an 18 inch pipe may be too large to install because of site conditions. If this is the case, the Committee will consider an alternative. Instead, the invert flowline of the pipe shall be aligned and sloped so that ditch/drainageway storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with stone headwalls. Stone headwalls must be laid according to the Promontory standard. A construction design detailing the headwall will be supplied by the Committee. All stone headwalls shall be constructed of the stone type specified by the Committee.

## 2.3 ON-SITE PARKING

Each homesite must have an area *within* the access drive that accommodates parking for two guest automobiles. Homeowners who possess trucks, buses, motor homes, campers, boats, trailers, motorcycles, or any other motorized vehicle other than a conventional automobile, must store or park these vehicles within an enclosed garage, so they are completely hidden from view. Any outside parking of guests' motor homes, buses, or any other large recreational vehicles is prohibited at *all* times within Promontory, even when loading and unloading.

No on-street parking will be permitted.

## 2.4 WALLS AND FENCING

Site walls and/or fences must be designed so they are a visual extension of the residence, by using similar materials and finishes. In *no* case will site walls or fences be permitted to arbitrarily delineate the building envelope, although it is contemplated that such walls or fences may define pet runs, small yards, courtyards, or terraces that are in close proximity to the residence for the purpose of privacy. These privacy or screen walls must not exceed six feet in height when measured from the existing natural grade, and they may not encroach outside the building envelope. Fencing material must be made of wood or stone. Using fence designs which emulate those found on old Utah ranch lands is strongly encouraged.

Using ornamental iron or another special metal fencing material is only allowed if approved by the Committee. Any chain link, plain metal, plain concrete block (unless it is veneered with stone), or wire fencing is prohibited.

## **2.5 OUTDOOR STORAGE**

Any outdoor areas which house trash containers, firewood, maintenance/service equipment (i.e. snowblowers, etc.), or overflow home storage *must* be screened from *all* adjacent properties by either a wall or a fence.

## **2.6 MECHANICAL EQUIPMENT, ELECTRICAL METERS, GAS METERS, AND IRRIGATION METERS**

No roof mounting or wall mounting of mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be mounted to ground adjacent to the residence and must be hidden from view by walls (or a combination of walls and evergreen landscaping, if that is acceptable to the Committee, in its sole discretion) that are high enough to fully screen it and any electrical junction boxes. All of the equipment and the enclosure *must* be contained within the building envelope. This equipment should be situated with the intent of minimizing noise intrusion to any adjacent homesites and/or those homesites' outdoor living spaces. All electrical meters, gas meters, and irrigation meters must be completely screened from the street, the golf course, and all adjacent homesites with a wall (or a combination of wall and evergreen landscaping acceptable to the Committee in its sole discretion) high enough to do so. Owners and/or Persons must contact the electric company for requirements concerning the placement of such screen wall and any related landscaping permitted by the Committee. Non-evergreen landscaping will not be sufficient to satisfy this screening requirement.

## **2.7 STORAGE TANKS**

Construction of any kind of fuel tank, water tank, or similar storage facility will *not* be permitted in connection with any residence in Bison Bluffs.

## **2.8 ANTENNAE AND SATELLITE DISHES**

No satellite dishes or television/radio aerials or antennas may be installed if they are not fully screened from any road, adjacent homesite(s), golf course, or public area(s).

No satellite dish may be installed that is larger than 18" in diameter. All satellite dishes must be mounted to the ground. Removal of trees to improve reception is prohibited. The screen wall is subject to Committee approval, and it must be an integral component of the house design. In some cases, this enclosure may not be approved in a particular location proposed by the Homeowner because of its location on the homesite and the visual consequences because of such location (i.e. it disrupts the overall street scene or becomes an eyesore to adjacent homesites, golf course, etc.). Umbrella covers over satellite dishes are prohibited as well.

## **2.9 SIGNAGE AND ADDRESS IDENTIFICATION**

All Promontory addresses will be identified according to a standard scheme. The standard to be used for identifying addresses (numeral type, color, and placement on the homesite) for every residence in Bison Bluffs will consist of one address identification sign visible from the street (typically next to the entry door). The letters shall be black or dark bronze satin, finished Helvetica Medium 3''-4'' high cast metal letters, which are flush mounted between the wall and the letters by threaded studs set in adhesive. Conforming address identification will need to be installed at the Owner's expense and according to Committee specifications prior to the Committee granting final approval for completed home construction.

No additional signage *of any kind* will be permitted, except for temporary construction signs provided by each builder and/or directional signs provided by the developer. Real estate sale or lease signs are prohibited. Installation of any kind of driveway markers is prohibited as well.

## **2.10 LIGHTING**

The developer may employ a low-level, uniform street lighting scheme. No other lighting outside of the building envelope may occur. This rule is imposed for the purpose of maintaining a dark sky.

Additional site lighting is permitted within a building envelope, provided such lighting does not result in any kind of excessive glare toward the street, toward neighboring properties, or toward the viewshed from I-40. All exterior lighting sources must have a low-level, subdued intensity; must be fully shielded; must be facing downward; and must be approved by the Architectural Review Committee. All external light fixtures must have frosted or heavily seeded glass, so that the light source (i.e. the bulb) is not visible. Security lighting must also be shielded in the same way and can only be installed if it is connected to a timed motion detector.

## **2.11 SWIMMING POOLS, SPAS, AND/OR HOT TUBS**

If any spas exist on the homesite, they must be designed so that they appear as a visual extension of the residence (by using walls or decks), and they must be shielded from view. All pools and spas must be constructed according to Summit County regulations. All pool/spa-related equipment (i.e. pumps, motors, and heaters) must be fully screened from street views and adjacent homesite, golf course, and/or public area view(s). *Any* installation of a pool, spa, and/or related equipment is subject to approval by the Architectural Review Committee and may only be undertaken in strict compliance with all conditions established by the Committee.

## **2.12 TENNIS COURTS, SPORT COURTS, AND BASKETBALL GOALS**

Due to the extensive area required for tennis or other sport courts, such courts *will not* be permitted. Basketball goals may *not* be installed on the exterior of any residence or in the driveway of any residence. Community recreation facilities for basketball and field sports are located in the Mountain Garden Park.

## **2.13 PLAY STRUCTURES**

Play structures, trampolines, swing sets, slides, or other such devices are not allowed in the Bison Bluffs neighborhood. Extensive children's recreational activities are available for Promontory Club members at the Ranch Club Compound.

## **2.14 APPROVED PLANT LIST**

The Architectural Review Committee has approved a list of plants and trees deemed to be inherently compatible with Promontory's natural landscape, including both indigenous and non-indigenous species. Such plants are listed in the *Design Guidelines; Appendix C*. Landscaping of any and all Promontory areas is expressly limited to these enumerated species. When grasses are used, they must be from the enumerated list in *Appendix C* as well, and they may not become a dominant component of the landscape. Any grassy area must be shaped in some kind of organic manner, rather than simply being rectangular or square-shaped, must be shielded from any street and/or adjacent residences' views to the extent possible, and must be edged with natural wild grasses so they blend naturally back into the native surroundings. In other words, the edges of this area must be naturalized, and they *cannot* transition directly into the native landscape. No lot within Bison Bluffs may contain a grassy area in excess of 4,000 square feet.

## **2.15 PROHIBITED PLANTS**

Unless a plant is specifically listed in the *Design Guidelines; Appendix C*, it is prohibited. Requests by Owners to add plants they feel are worthy of consideration to this list may be made to the Committee. But again, it will solely be the Committee's ultimate decision whether or not to honor those requests.

# **3. ARCHITECTURAL DESIGN STANDARDS**

The following architectural standards have been established according to both climatic and aesthetic characteristics of Promontory. These standards are specifically intended to evoke a sympathetic and friendly response to the character of this region, as they promote an architectural design that is compatible with the natural landscape and is also environmentally sound. Any additions or improvements to this land must conform with these *Supplemental Guidelines*; and they must promote this original intent, as they are properly integrated into Promontory's existing design character and architectural theme.

Because of the close proximity of homesites within Bison Bluffs, exterior architectural additions or structural changes will rarely be allowed after the original construction of a homesite, as these changes could quickly overpower the originally approved design. Thus, if any additions or improvements are made to a homesite, the exact same materials, color, texture, detailing, and style as used in that site's original construction must be incorporated into this supplemental work; unless it is approved otherwise by the Committee.

### **3.1 HEIGHT AND MASSING OF STRUCTURES**

Any residence within Bison Bluffs can have no portion of its structure (except for chimney elements) exceeding a maximum height of 28 feet, which is measured vertically from the original, existing natural grade directly below the point of measurement. Additionally, all homes must have a one-story massing element on their downhill side (which faces the U.S. 40 and I-80 western viewshed corridor) that extends for a minimum of one-half the length of the home.

Offsets or indentations in wall planes create visual interest and add depth via shadow lines. No building wall may extend more than 30 feet in length without an offset in the vertical plane of at least four feet.

### **3.2 BUILDING SIZE**

The developer reserves the right to designate any lot or combination of lots shown on the Bison Bluffs plat that is in excess of one acre in size as an "estate lot." The maximum building floor area of any home within Bison Bluffs is 4,000 square feet. The minimum for any lot within Bison Bluffs is 2,500 square feet. The maximum building floor area of a home straddling two lots (as described in note 5 of the Bison Bluffs plat) may be increased to a square footage not to exceed 6,000 square feet if approved by the Committee, in the exercise of its sole discretion, in connection with the approval of a specific house plan. Within Promontory, floor area is measured as provided in the Uniform Building Code; but floor area is classified as enclosed livable space, and it does not include garages or unheated storage or mechanical spaces.

### **3.3 ROOFS**

Roofs within Bison Bluffs are required to be articulated to emphasize the differentiated masses of the underlying structure and to be comprised of at least two different materials, one of which must be a metal roofing material approved by the Committee. The two approved metal roofing materials are copper and cor-ten steel. One of these two must comprise a significant portion or portions of the roof of each home. All additions/repairs to roofs and all re-roofing must use the same material, color, texture, and detailing as used in original construction, unless otherwise approved in writing by the Committee. Any repairs or work performed on roofs must result in the same finished appearance as when the roof was originally constructed.

The residence's overall appearance in relation to its surroundings will be an important consideration in the Committee's review and possible approval of any proposed addition or improvement to that residence.

### **3.4 COLORS/ARTWORK**

All residences in Bison Bluffs should adopt a color palette which will blend with the natural colors of Promontory's vegetation and mountains as seen from a distance and harmonize with the overall

composition of the building materials that will be used. The Committee's judgment in matters of exterior coloration, reflectivity, and materials shall be final. Colors for exterior artwork and/or sculpture(s) should also be muted tones so that they blend with the residence's surroundings, rather than contrast with it. Placement and location of any proposed sculpture and artwork shall also be subject to the Committee's sole discretion. .

### **3.5 MATERIALS USED ON EXTERIOR SURFACES**

Exterior surface construction and repair must be approved *in advance* by the Architectural Review Committee. All exterior repair materials *must* match the color and texture of the existing surface material. Stone used must *exactly* match the stone used in original construction; including, but not limited to, all colors, textures, mortar colors, joint size, and coursing patterns.

### **3.6 REFLECTIVE FINISHES**

Highly reflective finishes shall not be used on any exterior surfaces (including exterior artwork and sculpture) with the exception of glass, which may not be mirrored or opaque.

### **3.7 BUILDING PROJECTIONS**

All projections coming from a residence or other structure; including, but not limited to vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings, and exterior stairways, must match the surface from which they project or in the alternative, they must be painted or stained in an approved color so that they blend unobtrusively with adjacent materials. All building projections that are not approved by the Architectural Review Committee as part of a residence's original construction *must* be pre-approved by the Architectural Review Committee before they are constructed.

### **3.8 GARAGES AND GARAGE DOORS**

Garage doors should either be the same color as the body of the house or a slightly darker shade of that house color. They should *never* be so light or dark that they stand out from the house or so they call attention to themselves. The Committee will usually require patterned garage doors with detailing and fenestration designed to enhance the richness of the home and mitigate the appearance of the garages.

Garages using fluorescent or other highly visible lighting may be precluded in certain areas; especially when opening the garage door(s) might cause an excessive glare to neighboring residences and/or public rights-of-way, or when windows are used on the garage door or garage walls.

### **3.9 SKYLIGHTS AND WINDOWS**

Additions or changes made to skylights must be either tinted bronze or gray, rather than white or clear. Skylights should always be located so their visibility is minimized as much as possible from other residences (especially from those residences above them and from any Common Areas). Adding any skylights is *strongly* discouraged and *must* be pre-approved by the Committee. Absolutely *no* skylights are allowed on sloped roofs.

Any windows on the homesite should be located so that they do not cause any kind of objectionable glare, and they should be sized in a manner so that they limit heat coming into the residence's interior as much as possible. The Committee encourages using overhangs and deep window opening recesses on the homesite. Windows will usually be required to be comprised of multiple "divided lights." The use of large, single-pane "picture windows" is discouraged because of their excessive reflectivity. These window types will usually only be allowed under deep roof overhangs.

Adding awnings, exterior sunscreens, or other shading devices to the homesite is strongly discouraged. This kind of addition will only be allowed if, in the Committee's opinion, the addition is integrally designed into the site's existing improvements, and it will not negatively impact the overall visual harmony of Bison Bluffs.

### **3.10 PATIOS AND COURTYARDS**

Additions or changes made to patios and courtyards must be designed as an integral part of each residence, so they will be shaded and protected from the sun by roofs and building masses. Because of land topography, desired privacy of adjacent homes, landscaping in the area, and limited lot sizes; additions, improvements, and/or expansions to patios and courtyards are discouraged (patio expansions/additions that would extend closer to the golf course, an adjacent street, or a neighboring residence are especially discouraged). Using glass, screens, or other methods to enclose patio areas will *not* be approved by the Committee. Deeply recessed patios are a key design feature of the original construction intent; therefore, attempting complete or partial enclosure of these covered patio areas would not be honoring that original design intent.

### **3.11 SOLAR APPLICATIONS AND OTHER STRUCTURES**

Passive solar designs are encouraged. Active solar applications may result in excessive glare and reflection, and these will only be approved by the Committee if the hardware is consistent with the home's architectural design and is properly integrated into the home's structure and landscaping; and if, in the Committee's sole discretion, any reflectivity is sufficiently minimized and/or mitigated.

### **3.12 ACCESSORY BUILDINGS**

Accessory buildings (such as storage buildings, cabanas, or armadas) will not be permitted.

### **3.13 DOG HOUSE AND FLAG POLES**

Dog houses and dog runs, flag poles, and permanently installed recreational equipment must be integrated into the design of the residence and must also be *approved in advance* by the Committee.

### **3.14 CHANGES OR ADDITIONAL CONSTRUCTION**

*All* changes or additions to the approved site plans before, during, or after any construction takes place on the lot must *always* be pre-approved by the Committee.

### **3.15 LOW FLOW TOILETS**

All residences must use low flow toilets in their design. Low flow is defined as having a maximum of 1.5 gallons per flush.

### **3.16 EXTERIOR FURNISHINGS AND SOUND SYSTEMS**

Any and all outdoor furniture and/or sound systems must conform to the same color and reflectivity standards established in these *Guidelines* for homesite exterior colors. Any exterior audio speakers must be an integral part of the home or must be concealed from view of the surrounding properties. Playing music through outdoor speakers must never be so loud that it disturbs occupants of neighboring residences.

### **3.17 UNIQUE FEATURES**

Proposed exterior features such as fireplaces, fire pits, built-in barbeque grills, etc. must all integrate appropriately into the design of each residence by using similar detailing and materials. Any proposed exterior features or additions *must* be approved by the Committee *prior to* construction.

## **4. LANDSCAPING GUIDELINES**

As homes are designed and built within Promontory, care must be taken to preserve the rugged natural beauty that is so intrinsic to its character. Promontory's native vegetation and unique site features are the fabric that weaves together a cohesive, yet very distinct community.

Any outdoor areas, such as patios, must be sensitive to both the preservation and the continuation of the existing natural environment. Trees and natural vegetation should be incorporated into enhancing the overall mountain ranch appearance of the home. Since the plant species that are permitted for revegetation are limited, and since the growth process is long; every method that can somehow preserve existing vegetation must be employed. All landscaping desires should be carefully considered during the site planning phase of the homesite's design. Retrofitting a home with appropriate landscaping after the design has already been created will not likely result in a solution that is appropriate to Promontory, nor one that meets the Committee's requirements.

Each homesite has a designated building envelope, which is specifically designed to protect and preserve the natural features of the landscape. When thinking about the site plan and the landscape design, three zones comprise each homesite. These zones are the Natural Area, the Transition Area, and the Private Area. (See illustrative graphics in the *Design Guidelines; Appendix H*.)

## **4.1 NATURAL AREA**

The Natural Area is that portion of the homesite that lies outside the building envelope and that must remain as a natural area left untouched and undisturbed during construction. On homesites that already have existing disturbance within the Natural Area, revegetation will be required, and it is the Owner's sole responsibility to install this revegetation and preserve it as such. Permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted. However, temporary irrigation may be allowed in cases where the Architectural Review Committee has specifically required revegetation or has allowed installation of additional native species from the Approved Plant List. Indigenous vegetation does not normally require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and it may even promote the spreading of undesirable plant species or weeds.

## **4.2 TRANSITION AREA**

The Transition Area is the portion of a homesite that is within the building envelope, but is outside the residence or site walls. In this area, the Owner may enhance the landscape. All areas of homesites which are disturbed by construction activity must be restored and revegetated; and they must be appropriately tended until the natural vegetation is reestablished and sufficiently nourished. Additional landscaping may also be required in the Transition Area by the Landscape Master Plan.

For Owners either wishing to or required to undertake supplementary planting, the Promontory landscaping concept should be envisioned as a series of concentric planting zones around a home. The most formal planting must be situated adjacent to the residence, or as an accent border within 6 feet of either side of the entry drive or parking apron. Plant materials in the "Close-In Zone" may be selected from the species described in the *Design Guidelines; Appendix C*. As the distance from the residence increases, a transitional planting zone may occur between the formalized planting around the residence and the established building envelope. Planting in this transitional zone should be selected from *Appendix C*, as the landscape blends back to the natural vegetation outside the building envelope. The line of interface between this transitional zone and the natural landscape outside the building envelope may occur along a soft-edged, irregular line which roughly approximates the building envelope line.

All supplementary landscaping plans must be approved by the Committee prior to their application or implementation. The Committee will provide the security staff with a list of approved landscaping materials and plants; thus, plant material deliveries which are not attributable to an approved plan will be turned away at Promontory's security gate.

## **4.3 PRIVATE AREA**

The private area is the part of the building envelope which is screened from view from adjacent homesites, the street, the golf course, or public areas either by site walls or structure. It is within this area that an Owner may create as varied a landscape as desired, provided that only plants on the *Design Guidelines; Appendix C* (or others, if Committee-approved) are used. All Private Area landscape designs must be pre-approved by the Committee. Drip irrigation systems are allowed within the private area.

## 5. ARCHITECTURAL REVIEW PROCEDURES

A comprehensive design review process that is administered by the Committee has been established. This process provides an opportunity for the Owner to draw upon the particular, unique expertise and knowledge of those who have been integrally involved in the planning and development of Promontory. Under the *Declaration*, the Committee is charged with the responsibility of maintaining the standards set forth in these *Guidelines*. In addition, the Committee has the authority and the responsibility to issue all formal approvals or disapprovals of projects, and to enforce the *Design Guidelines*. Each residence and its additions or improvements *must* meet the criteria of both design guideline sets.

Plans and specifications for any initial construction of a residence, or for any visible exterior improvements or changes in condition; including, but not limited to additions, alterations, site improvements, changes of exterior materials or finishes, driveways, site features, patios, awnings, window screens, lighting, landscaping, artwork, repainting, etc., by someone other than the developer shall be submitted with an Application Form to the Committee for approval in accordance with these *Supplemental Guidelines* and the *Design Guidelines; Section 6*.