

SUPPLEMENTAL DESIGN GUIDELINES:

BUFFALO JUMP

The following design criteria apply to the Lots within the Buffalo Jump Subdivision described more fully in the Promontory SPA Plan, the Promontory Development Agreement, and the Buffalo Jump Recorded Plat, which is on file with the Summit County Recorder's Office. All capitalized terms contained herein shall have the definitions set forth in Promontory's Design Guidelines, the Declaration, the By-Laws, or the Development Agreement.

Plans and specifications for any initial construction of a residence, or for any visible exterior improvements or changes in Homesite 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, and repainting, by someone other than the Developer shall be submitted with a properly completed Application Form to the Committee for approval in accordance with these Supplemental Design Guidelines and the Design Guidelines.

These *Supplemental Design Guidelines* for Buffalo Jump 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 Promontory; Buffalo Jump (hereinafter, the "*Supplemental Declarations*"). These *Supplemental Design Guidelines* only apply to the real and personal property subject to the *Declaration* and the *Supplemental Declarations* 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 (hereinafter, the "*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 Buffalo Jump, or who make any change in the natural or existing surface, drainage, or plant life thereof.

The *Design Guidelines* and the *Supplemental Design Guidelines* are administered and enforced by 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* and the *Supplemental Design Guidelines* pursuant to the *Promontory SPA Plan*. The *Design Guidelines* and these *Supplemental 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*.

These *Supplemental Design Guidelines* for Buffalo Jump hereby set forth the following: To the extent the terms within the *Design Guidelines* refer to special restrictions, requirements, mandates, modifications, or considerations which apply to Homesites located within a Retention Area or a Ridgeline Area, such special Retention Area and Ridgeline Area restrictions, requirements, mandates, modifications, or considerations shall always control. Any and all other terms within the *Design Guidelines* which are not so modified by Retention Area and Ridgeline Area restrictions, requirements, mandates, modifications, or considerations, or by the terms set forth below shall remain the same and shall apply to any and all Homesites within Buffalo Jump.

Lots within Buffalo Jump which are less than one (1) acre in size are designated as Incentive Density Lots and are subject to a maximum building size limit of 4,500 square feet of Enclosed Livable Space and a minimum building size limit of 2,500 square feet of Enclosed Livable Space. Lots within Buffalo Jump which are one (1) acre or larger in size are designated as Incentive Density Lots and are subject to a maximum building limit of 8,000 square feet of Enclosed Livable Space and a minimum building size limit of 3,500 square feet of Enclosed Livable Space.

If an Owner purchases two (2) adjacent Lots within Buffalo Jump which are both subject to a maximum building size limit of 4,500 square feet of Enclosed Livable Space, such Owner could build one (1) home on the two (2) adjacent Lots, which home has a maximum building size limit of 6,000 square feet of Enclosed Livable Space. If an Owner purchases two (2) adjacent Lots within Buffalo Jump, with one (1) of the Lots

being subject to a maximum building size limit of 4,500 square feet of Enclosed Livable Space and one (1) of the Lots being subject to a maximum building size limit of 8,000 square feet of enclosed Livable Space, such Owner could build one (1) home on the two (2) adjacent Lots, which home has a maximum building size limit of 10,000 square feet of Enclosed Livable Space. If either of these Lot combination scenarios occurs, the proposed consolidated building envelope shall be established by the Committee, and shall be subject to approval by the Committee, by the Board, and by the County (where such County approval is applicable). Especially in cases where the new proposed building envelope crosses the Recorded Lot line between the two (2) Lots, additional approvals from the County may be required.

If the Committee, in its sole discretion, approves such, garage doors may face the street on Homesites within Buffalo Jump if the following conditions, including but not limited to, are met: (1) the Committee pre-approves the garage design; (2) the garage is only comprised of single-bay garage doors, rather than double-width garage doors; (3) the garage doors do not visually dominate the residence or become a focal point as viewed from the streetscape, neighboring Homesites, Common Areas, and/or Open Spaces; (4) the garage is appropriately buffered and mitigated with landscaping which has been pre-approved by the Committee, in its sole discretion; and (5) the garage is architecturally detailed (i.e. overhangs, design articulation) in compliance with the *Design Guidelines*, and as pre-approved by the Committee during the Design Review process. All terms in the *Design Guidelines* regarding garage doors not modified herein (i.e. color, material, architectural motif, exterior detail, lighting, building plane offsets, height and width requirements, and recession) shall apply.