

DOUBLE DEER COTTAGES

SUPPLEMENTAL DESIGN GUIDELINES

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1. DESIGN PHILOSOPHY

The Double Deer Cottages have been carefully designed to integrate the architecture, landscape and site improvements into the native environment of Promontory. With great attention to detail, The Double Deer Cottages are positioned to take advantage of various views and create an integrated village appearance incorporating "mountain modern" architecture that is expressed in smaller building forms and a different degree of landscaping than might be found in Promontory's Custom Neighborhoods. It is this attention to detail that has led to the development of the Supplemental Design Guidelines for The Double Deer Cottages in order to help ensure the continued visual integrity of this village in the future.

These Supplemental Design Guidelines for The Double Deer Cottages (hereinafter "Supplemental Guidelines") have been promulgated pursuant to Article 4.3 of the Declaration of Covenants, Conditions, and Restrictions for Promontory (hereinafter the "Declaration") and Section 1.9 of the Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Promontory, (hereinafter the "Supplemental Declaration"). These Supplemental Guidelines apply only to the real and personal property subject to the Declaration and the Supplemental Declaration and located within the Double Deer Cottages subdivision and, with respect to that real and personal property only, they supplement the Design Guidelines for Promontory (hereinafter the "Design Guidelines") promulgated by the Architectural Review Committee for Promontory pursuant to Section 4.8.8 of the Promontory SPA plan, dated January 16, 2001, as amended. Both sets of design guidelines are binding upon all Persons in accordance with the Declaration who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Double Deer Cottages, or make any change in the natural or existing surface, drainage or plant life thereof.

These Supplemental Guidelines are administered and enforced by Architectural Review Committee (hereinafter "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 responsibility of each Owner or other Person to obtain and review a copy of the most recently revised Supplemental Guidelines and Design Guidelines.

The purpose of the Committee is to ensure the integrity of the original design. The goal is for the appearance and character of all Residences and Improvements, including exterior landscaping, art and sculpture, is to harmonize with and enhance their natural and manmade surroundings rather than to dominate and/or contrast sharply with them.

The Promontory philosophy is explained in the Design Guidelines, which are hereby made a part of these Supplemental Guidelines by reference. It is intended that the Double Deer Cottages will be harmonious with,

but not exactly like, other areas of the Promontory community. These Supplemental Guidelines impose certain restrictions with respect to the Double Deer Cottages in order to preserve the unique character of this neighborhood while integrating the village into Promontory as a whole.

As initially designed, the Double Deer Cottages is a thoroughly thought-out and well-designed village that will not accept any later additions or perceived improvements. This includes changes in the color, exterior materials or rock selection. In addition, the landscaping must be maintained in the same manner it was installed. Incumbent on the Owners in this type of planned village is the need to be respectful of a neighbor's rights, views and privacy. The placement and orientation of the Residences and landscaping have been given much attention and the indiscriminate addition of any architectural, landscape or art feature to an individual Lot could very easily have substantial impact on a neighboring property. For this reason no changes to the exterior of a Residence will be allowed.

2. SITE PLANNING GUIDELINES

The climate, terrain and existing vegetation at Promontory are all important factors which must be considered in the design of any improvements to properties within the community. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at Promontory for the mutual benefit and enjoyment of all its members.

2.1 THE BUILDING ENVELOPE CONCEPT

The building envelope concept is a major component of the philosophy for site planning the individual homesites. The building envelope for each Double Deer Cottage is the building footprint of the home as originally delivered by the developer, including attached porches and patios. No exterior modifications will be allowed to any Double Deer Cottage which would extend any portion of such Cottage beyond its original building footprint.

2.2 ACCESS DRIVES

Each Double Deer cottage has been provided access by a single driveway or shared drive as outlined in the Design Guidelines, herein and in the recorded plat. No modifications to driveways are allowed.

2.3 ON-SITE PARKING

Each Cottage has been designed with an area for the parking of two automobiles - one in the garage and one immediately in front of the Cottage's garage. Homeowners with trucks, buses, motor homes, campers, boats, trailers, motorcycles, or any other motorized vehicle other than a conventional automobile, must store

or park such vehicles off site within an enclosed garage so as to be completely hidden from view. Parking of a guest's motor home or other large recreational vehicles or buses, is prohibited within Promontory at all times, even for loading and unloading.

No on-street parking will be permitted within the Double Deer Cottages neighborhood or in the shared portion of driveways.

2.4 WALLS AND FENCING

No side walls or fencing, other than that originally constructed by the developer in connection with the original construction of the Double Deer Cottages, may be installed.

2.5 OUTDOOR STORAGE

There shall be no outdoor storage of materials of any kind. All trash containers or equipment of any kind (other than mechanical equipment installed by the developer in connection with the construction of each Cottage) must be stored inside the enclosed garage.

2.6 MECHANICAL EQUIPMENT, ELECTRICAL, GAS AND IRRIGATION METERS

Exterior mechanical equipment and meters installed in connection with the original construction of each Cottage must not be moved from its original location, but may be replaced, if necessary, with equipment of a like size and function, provided such equipment is painted to match the color of the original equipment and similarly screened with landscaping.

2.7 STORAGE TANKS

No fuel tanks, water tanks or similar storage facilities will be permitted to be constructed in connection with any Cottage.

2.8 ANTENNAE AND SATELLITE DISHES

Television, radio aerials and antennas are only allowed in the units' attic space. One external satellite dish placed in the predetermined location (which includes cable stub outs) established by the Developer.

No Satellite dish may be installed that is larger than 18" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Committee approval and must be an integral component of the house design. Umbrella covers over satellite dishes are prohibited. The dishes and supporting armatures must be painted to match the color of the adjacent wall surface and must conceal any manufacturer's identification.

2.9 SIGNAGE AND ADDRESS IDENTIFICATION

All address identification will be standardized at Promontory. The standard address identification numerals and color applicable to each Cottage will be supplied by the developer for each Cottage and may not be altered by the Cottage Owner.

No additional signage of any kind will be permitted, except temporary construction signs by each builder and directional signs provided by the developer. Real estate sale or lease signs are prohibited. Additionally, no driveway markers may be installed.

2.10 LIGHTING

A low-level uniform night sky compliant exterior lighting scheme will be employed by the developer throughout the community. No additional exterior lighting may be installed by any Cottage Owner.

2.11 SPAS, OR HOT TUBS

The Double Deer pool facility provides water-based recreation for the Double Deer Cottages. Only those Spas or Hot Tubs that were installed with the original construction of the individual Cottage by the Developer are allowed. All other spas or hot tubs are prohibited.

3. ARCHITECTURAL DESIGN STANDARDS

The original architectural character of the Double Deer Cottages was developed in response to climatic and aesthetic considerations at Promontory. Any additions or exterior alterations are prohibited.

Because of the proximity of each Double Deer Cottage to its neighbors, exterior architectural additions or exterior alterations is prohibited.

3.1 COLORS

A limited color palette has been selected for Residences in the Double Deer Cottages. The colors were chosen to blend with the natural colors of the vegetation and mountains as seen from a distance and harmonize with the overall composition of building materials. Changes to the exterior and interior colors are prohibited.

3.2 MATERIALS - EXTERIOR SURFACES

Exterior surfaces must remain the same material as the original construction. All exterior repairs must match the color and texture of the existing surface.

3.3 GARAGES AND GARAGE DOORS

Garage doors can face the street. The garage doors should be maintained in good repair and in the same finish used in the original construction of each Cottage.

3.4 SOLAR APPLICATIONS AND OTHER STRUCTURES

Active solar applications that result in excessive glare and reflection, will not be approved by the Committee.

3.5 DOG HOUSE, AND FLAG POLES

Dog houses and runs, flag poles, and permanently installed recreational equipment are not permitted.

3.6 LOW FLOW TOILETS

All residences must incorporate the design of low flow toilets throughout the residence. Low flow is defined as 1.5 gallons per flush (or less).

3.7 EXTERIOR FURNISHINGS AND SOUND SYSTEMS

No modification or addition to the outdoor furniture and sound systems installed by the Developer is prohibited. The playing of music through outdoor speakers must not be so loud as to disturb occupants of neighboring Cottages.

3.8 UNIQUE FEATURES

A fire-pit has been incorporated into each unit patio. Additions of barbeque grills (including storage of portable grills), etc. are prohibited.

3.9 LANDSCAPING & LANDSCAPE MAINTENANCE SCHEME

A uniform landscaping and maintenance scheme shall be applied to the Double Deer Cottages by the Developer and maintained by the Conservancy. No additional landscaping is allowed.

3.10 ROOF OVERHANGS

Clipped roof overhangs are allowed.