



# The Homesteads SUPPLEMENTAL DESIGN GUIDELINES

October 2004

# THE HOMESTEADS SUPPLEMENTAL DESIGN GUIDELINES

*The following Design Criteria have been crafted as a supplement to the Promontory Design Guidelines to address the particular aspects of custom and semi-custom residences within The Homesteads neighborhood. They are to be adhered to in conjunction with the Promontory Design Guidelines which may be modified from time to time.*

## 1 DESIGN PHILOSOPHY

The developer and the Architectural Review Committee are taking care to ensure that the architectural character of The Homestead Residences appropriately blends with the setting and character of the Promontory community while also, in appropriate circumstances, allowing for construction of both custom Residences and individualized “semi-custom” single family Residences on homesites within The Homesteads. All Residences within The Homesteads, whether individually designed or individualized semi-custom Residences, must be designed with sufficiently differentiated massing, materials, coloration, site walls, landscaping and other unique features to avoid the appearance of repetition along the streetscape. Whether sufficient uniqueness is achieved by a particular Residence design shall be determined in the sole discretion of the Architectural Review Committee. All Residences within The Homesteads must also be carefully designed to integrate the architecture, landscape and site improvements into the native environment of Promontory. The Building Envelopes established for individual homesites within the Homesteads have been positioned to take advantage of various views and promote the siting of Residences to create an integrated village appearance. It is this attention to detail that has led to the development of the Supplemental Design Guidelines for The Homesteads in order to help ensure the continued visual integrity of this village in the future.

These Supplemental Design Guidelines for The Homesteads (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 The Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Promontory, The Homesteads subdivision (hereinafter the “Supplemental Declaration”). The Supplemental Guidelines apply only to the real and personal property subject to the Declaration and the Supplemental Declaration 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. 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 within The Homesteads, or make any change in the natural or existing surface, drainage or plant life thereof.

The 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 evaluate each proposed design, alteration, addition, improvement, etc., for appropriateness to its own homesite, to the existing Improvements, and to the community as a whole. The Committee may determine that what was found acceptable in one situation may not be acceptable in another. The goal is for the appearance and character of all Residences and Improvements, including exterior landscaping, art and sculpture, 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 Residences within The Homesteads will be harmonious with, but not exactly like, other areas of the Promontory community. These Supplemental Guidelines impose certain restrictions with respect to The Homesteads in order to preserve the unique character of this neighborhood while integrating the village into Promontory as a whole.

The Homesteads is a thoroughly thought-out and well-designed village of homesites designed for individual single family Residences. 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 Building Envelope on each homesite has been given much attention and any construction or disturbance of the natural condition outside of the Disturbance Area of an individual Lot could very easily have substantial impact on a neighboring property. The Architectural Review Committee may, however, in its sole discretion, allow the relocation of driveway access into each Disturbance Area in cases where such relocation will, in the Committee's opinion, best serve the overall function or aesthetic appearance of the Residence without detrimentally affecting the appearance of the neighborhood.

## **2 SUPPLEMENTAL SITE PLANNING GUIDELINES**

### **2.1 Storage Tanks**

No fuel tanks, water tanks or similar storage facilities will be permitted to be constructed in connection with any Residence within The Homesteads.

## 2.2 Signage and Address Identification

All address identification is standardized at Promontory. One standard Promontory address identification sign visible from the street (typically next to the entry door) is required to be installed at the Owners expense according to the specifications and locations set forth in the detail. The letters shall be black or dark bronze satin finished Helvetica Medium 3'' high cast metal letters flush mounted between the wall and letters with threaded studs set in adhesive.

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.

## 2.3 Tennis, Sport Courts, and Basketball Goals

In addition to The Design Guidelines restrictions, Basketball Goals are not allowed. Extensive community recreation facilities are located in the Mountain Garden Park.

## 2.4 Play Structures

Play structures, trampolines, swing sets, slides, or other such devises are not allowed within The Homesteads neighborhood. Extensive children's recreational activities are available for members of the Promontory Club at the Ranch Club Compound.

# 3 SUPPLEMENTAL ARCHITECTURAL DESIGN STANDARDS

## 3.1 Additions and Repairs

Because of the proximity of homesites within The Homesteads, exterior architectural additions or structural changes will rarely be allowed following original construction as they can quickly overpower the originally approved design. Therefore, if any additions or improvements are made, the exact same materials, color, texture, detailing, and style as used in the Original construction must be incorporated into the work, unless approved otherwise by the Committee.

All additions to, repairs to, or re-roofing of roofs shall be of the same material, color, texture, and detailing as the original construction, unless otherwise approved in writing by the Committee. Any repairs or work performed on the roofs must result in a finished appearance the same as the original construction. The overall appearance of the Residence in the context of its surroundings will be an important consideration in the review of any proposed addition or improvement.

All exterior repairs must match the color and texture of the existing surface. The use of stone must exactly match the stone used in the original construction, including colors, textures, mortar color, joint size, and coursing patterns.

### 3.2 Semi-Custom Residences Exterior Colors

A limited color palette has been selected for the Semi-Custom Residences in The Homesteads. 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. The existing paint colors within The Homesteads are the only colors that may be utilized. At its sole discretion, the Committee may approve a new or additional color, if requested. Colors for exterior artwork and sculpture should also be muted tones chosen to blend rather than contrast with the Residence's surroundings.