

Supplemental Design Guidelines

Ranch Club Cabins at Promontory

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1. DESIGN PHILOSOPHY

Architecture and landscape in all their subtle detail must work together in harmony to achieve the goal of creating Promontory to be nothing short of a work of art. An authentic mountain ranch character that is so appropriate to Promontory's setting, is the basis from which all buildings must evolve. Many interpretations of this character are expected in Promontory's custom homesite neighborhoods, however, within certain neighborhoods nearest the Ranch Club Compound, care is being taken by the developer to ensure that the architectural character of the homes appropriately blends with the setting and character of the adjacent Club facilities.

The Ranch Club Cabins have been carefully designed to integrate the architecture, landscape and site improvements into the native environment of Promontory. With great attention to detail, The Ranch Club Cabins are positioned to take advantage of various views and create an integrated village appearance. It is this attention to detail that has led to the development of the Supplemental Design Guidelines for The Ranch Club Cabins in order to help ensure the continued visual integrity of this village in the future.

These Supplemental Design Guidelines for The Ranch Club Cabins (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, Look Out Ridge, Signal Hill, Painted Sky, Sunset Ridge and Ranch Club Cabins subdivisions (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 upon The Ranch Club Cabins, 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. The Committee may amend these Supplemental Guidelines and the Design Guidelines from time to time 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 Lot, to the existing Improvements, and to the community as a whole. The Committee may determine that what was found acceptable in one situation might 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 The Ranch Club Cabins will be harmonious with, but not exactly like, other areas of the Promontory community. These Supplemental Guidelines impose certain restrictions with respect to The Ranch Club Cabins in order to preserve the unique character of this neighborhood while integrating the village into Promontory as a whole.

As initially designed, The Ranch Club Cabins is a thoroughly thought-out and well-designed village that will rarely accept any later additions or 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 unless such changes occur within in the "private" area of the yard. The "private area" of each yard is essentially that area within the outer site-walls that defines the edges of the patio area on the downhill side of each house. Decorative plantings of non-native plants may be installed only within the private area, and only with the prior approval of the Architectural Review Committee. It shall be each Owner's responsibility to irrigate and maintain the attractive appearance of any plantings within the private area of a Cabin.

2. SITE PLANNING GUIDELINES

The climate, terrain and existing vegetation at Promontory are all important factors that 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 Ranch Club Cabin is the building footprint of the home as originally delivered by the developer. No exterior modifications will be allowed to any Ranch Club Cabin which would extend any portion of such Cabin beyond its original building footprint.. 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, in which limited circumstance, such encroachment will still be subject to applicable setback requirements and the Committee may, in its sole discretion, allow reconfiguration of up to ten (10) percent of the envelope without increasing its size.

2.2 ACCESS DRIVES

Each Ranch Club Cabin 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.

Any change in the proposed driving surface of any driveway is subject to approval by the Committee.

2.3 ON-SITE PARKING

Each Cabin has been designed with an area for the parking of two guest automobiles within the private portion of their shared driveway – immediately in front of the Cabin’s garage.. 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 such vehicles 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 not in a garage, is prohibited within Promontory at all times, even for loading and unloading.

No on-street parking will be permitted on Tatanka Trail 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 Ranch Club Cabins, may be installed.

2.5 OUTDOOR STORAGE

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

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

Exterior mechanical equipment and meters installed in connection with the original construction of each Cabin 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 Cabin.

2.8 ANTENNAE AND SATELLITE DISHES

No satellite dishes, television or radio aerials or antennas may be installed that are not fully screened from the road, adjacent homesites, golf course, or public areas.

No Satellite dish may be installed that is larger than 18" in diameter. All satellite dishes must be ground mounted. 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. In some cases, the enclosure may not be approved due to the location on the homesite and its visual effect on the overall street scene or as viewed from adjacent homesites or the golf course. Umbrella covers over satellite dishes are prohibited.

2.9 SIGNAGE AND ADDRESS IDENTIFICATION

All address identification will be standardized at Promontory. The standard address identification numerals and color applicable to each Cabin will be supplied by the developer for each Cabin and may not be altered by the Cabin 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 street lighting scheme will be employed by the developer throughout the community. No additional exterior lighting may be installed by any Cabin Owner.

2.11 SWIMMING POOLS, SPAS, OR HOT TUBS

Spas, if any, must be designed as a visual extension of the residence through the use of walls or decks, must be shielded from view and may only be installed in the private area of a Cabin's patio. All pools and spas must be constructed according to Summit County regulations. All pumps, motors, and heaters must be fully screened from view from the street, adjacent homesites, the golf course, or public areas. Any installation of a Spa and related equipment is subject to the approval of the Architectural Review Committee and may only be undertaken in strict compliance with any conditions established by the Committee.

2.12 TENNIS, SPORT COURTS, AND BASKETBALL GOALS

Due to the extensive clearing required by tennis courts and other sport courts, such courts will not be permitted. Basketball goals may not be installed on the exterior of any Cabin or in the Driveway of any Cabin. Extensive recreational facilities are located nearby in Mountain Garden Park for Owners' enjoyment.

2.13 PLAY STRUCTURES

Play structures, trampolines, swing sets, slides, or other such devices are not allowed within the Ranch Club Cabins neighborhood. Extensive children's recreational activities are available for members of the Promontory Club at the adjacent 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 the natural Promontory landscape, including indigenous and non-indigenous species. Such plants are listed in Appendix "C" of the Design Guidelines, and landscaping of any area, other than the private area of each Cabin's patio, is expressly limited to these species. Grasses, when used, must be of the types listed in Appendix A and may not be a dominant component of the landscape. Any grassed area must be located within the private area of a Cabin's patio and must be shaped in an organic way, and not a simple rectangle or square area. The edge condition must be naturalized and cannot be transitioned directly into the native landscape.

2.15 PROHIBITED PLANTS

Unless a plant is listed within Appendix "C" of the Design Guidelines it is prohibited. Requests may be made to the Committee to add plants to the list if the Owner feels it has a plant worthy of consideration.

3. ARCHITECTURAL DESIGN STANDARDS

The original architectural character of the Ranch Club Cabins was developed in response to climatic and aesthetic considerations at Promontory. Any Additions or improvements must conform with the original intent, be integrated into the existing design character and architectural theme, and be in conformance with these Supplemental Guidelines.

Because of the proximity of each Ranch Club Cabin to its neighbors, exterior architectural additions or structural changes will rarely be allowed as they can quickly overpower the 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.

3.1 ROOFS

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.

3.2 COLORS

A limited color palette has been selected for Residences in The Ranch Club Cabins. 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 Ranch Club Cabins 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.

3.3 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. The use of stone must exactly match the stone used in the original construction, including colors, textures, mortar color, joint size, and coursing patterns.

3.4 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.

3.5 BUILDING PROJECTIONS

All projections from a residence or other structure including, but not limited to, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections not a part of a Cabin's original construction must be approved in advance by the Architectural Review Committee.

3.6 GARAGES AND GARAGE DOORS

The garage doors should be maintained in good repair and in the same finish used in the original construction of each Cabin.

3.7 SKYLIGHTS AND WINDOWS

No windows or skylights not part of a Cabin's original construction may be added without the express written approval of the Architectural Review Committee.

Windows should be located and sized so as to limit heat gain to the Residence's interior and not cause any objectionable glare. The use of overhangs and deep window opening recesses is encouraged.

The addition of awnings, exterior sunscreens or other shading devices is strongly discouraged and can only be allowed if, in the opinion of the Committee, the addition is integrally designed into the existing improvements and does not have a negative impact on the overall visual harmony of The Ranch Club Cabins.

3.8 PATIOS AND COURTYARDS

The addition of patios and courtyards must be designed as an integral part of each Cabin's original construction and may not be added later. Due to topography, privacy of adjacent homes, landscape areas, and limited Lot size, additions or improvements and expansions to original patios and courtyards will not be allowed. The enclosure of covered patio areas through the utilization of glass, screens or other methods will not be approved by the Committee. The deeply recessed patios are a key design feature of the original construction and enclosure, or partial enclosure, of these covered patio areas would not be in keeping with the original design intent.

3.9 SOLAR APPLICATIONS AND OTHER STRUCTURES

Passive solar design is incorporated into the design of the Cabins. Active solar applications can result in excessive glare and reflection, and will not be approved by the Committee.

3.10 ACCESSORY BUILDINGS

Accessory buildings, such as storage buildings, cabanas, or ramadas, will not be permitted.

3.11 DOG HOUSE, AND FLAG POLES

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

3.12 CHANGES OR ADDITIONAL CONSTRUCTION

All changes or additions to the approved plans before, during, or after the construction must first be approved by the Committee.

3.13 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).

3.14 EXTERIOR FURNISHINGS AND SOUND SYSTEMS

All outdoor furniture and sound systems must conform to the color and reflectivity standards as set forth by these Guidelines for home exterior colors. Exterior audio speakers must be an integral part of the home or concealed from view from surrounding property. The playing of music through outdoor speakers must not be so loud as to disturb occupants of neighboring Cabins.

3.15 UNIQUE FEATURES

Proposed exterior features such as fireplaces, fire-pits, built-in barbeque grills, etc. must be designed as part of each Cabins' original construction utilizing similar detailing and materials. All proposed exterior features or additions must be approved by the Committee prior to construction.

4. ARCHITECTURAL REVIEW PROCEDURES

Due to the nature and design of the residences and improvements within The Ranch Club Cabins, it is not anticipated that any significant additions or improvements beyond those initially constructed by the Developer will be permitted. In those rare instances where additions or improvements are deemed appropriate by the Committee, a comprehensive design review process administered by the Committee has been established. This process provides an opportunity for the Owner to draw upon expertise and knowledge acquired during the planning and development of The Ranch Club Cabins. 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 to issue all formal approvals or disapprovals of projects, and enforce the Design Guidelines. Each Residence and its additions or improvements must meet the criteria of both sets of design guidelines.

Plans and specifications 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 the Application Form to the Committee for approval in accordance with this section and Section 6 of the Design Guidelines.