



Ledges East Master Owners Association

Architectural Guidelines for the Community-Wide Areas

All improvements proposed or required to be constructed in Community-Wide Areas (whether located in Commercial Areas or Residential Areas) shall be subject to review and approval by the Architectural Committee prior to the construction or installation of such improvements. An applicant shall submit to the Architectural Committee such plans as are necessary to comply with applicable standards. Capitalized Terms not otherwise defined herein shall be as defined in the Master Declaration of Covenants, Conditions, and Restrictions of Ledges East.

ARTICLE 1

SUBMISSION OF DEVELOPMENT PROPOSAL FOR COMMUNITY-WIDE AREAS

1.1 Architectural Style – Community Wide Standard. The architectural style which is incorporated into the Community Wide Standard for the Property is southwest contemporary. Without limiting the discretion of the Architectural Committee to review and approve/disapprove Development Proposals, the Architectural Committee may require design and other features be incorporated into the Development Proposals to reflect the southwest contemporary architectural style and to maintain a consistent quality, look and feel throughout the Property.

1.2 Initial Plan Documents. Prior to application to the City of St. George for building permits or the commencement of any construction, for each Development Proposal in or affecting the Ledges Community-Wide Areas, an applicant shall submit to the Architectural Committee for its review and approval/disapproval two sets of project documents, as follows:

- (a) Site plan's at a scale of 1"=40', showing:
 - (i) Property boundaries, including relationship to adjacent parcels and access roads.
 - (ii) Layout and geometry of all on-site roads, walks, paved areas, walls, and other elements which constitute modification of the natural and existing site conditions.
 - (iii) Grading at a two-foot contour interval.

(iv) Description of general site drainage characteristics.

(v) Planting plan, including size, placement, and species of proposed new plant materials and integration of existing vegetation. New materials of sufficient maturity in scale with the architecture shall be specified.

(vi) Location and description of any characteristics and noteworthy natural features, such as washes, rock formations, etc.

(vii) Description of existing site vegetation characteristics, including the location of existing trees and vegetation and the identification of every tree with a diameter of eight inch caliper one foot above grade, or more, as well as every grouping of trees of any size.

(viii) Indication of all site lighting, with heights, spacing, design and illumination characteristics.

(b) A cross section of the site at a scale of 1"=40' in longitudinal and transverse directions, including the relationship of the building and grading to the street, adjacent properties, and vegetation and wash edges. The site plans to be submitted under paragraph (a) above and the cross section shall be sufficiently accurate to permit analysis of visual screening, erosion control, drainage, proposed grade, vegetation protection and landscape architectural design.

(c) Plans for any Neighborhood or other site entrance and home or other building identification signs, if any, including dimensions, location, material, lettering, color, and lighting, and elevations of the prototype for on-site directional and street-address type signs, showing format, letter face and colors.

(d) Detailing of proposed methods for protecting existing vegetation which are to remain on the site following construction and which are affected by grading, paving or other construction.

(e) A minimum of one color rendering illustrating the significant design features of the project.

1.3 Final Plan Documents. Prior to application to the City of St. George for building permits, applicant shall submit final construction drawings and specifications for the building on the site consistent with the documents submitted (and as approved) pursuant to Section 1 above.

ARTICLE 2 PROPERTY ADJACENT TO RIGHTS-OF-WAY

Improvements constructed or installed in or along the edges of the Property, adjacent to the rights-of-way of State Road 18, Ledges Parkway, any other Arterial Street (whether in Commercial Areas or Residential Areas) shall meet the following standards:

2.1 Curbs.

(a) State Road 18: N/A.

(b) State Road 18 interchange, bridges, roundabouts, frontage roads, and off/on ramps: As required by UDOT.

(c) Ledges Parkway: Standard St. George City high-back curbs as approved.

(d) Other Arterial Streets: Six inch vertical concrete curb and gutter shall be provided along both sides of all other Arterial Streets.

(e) Roundabouts/Interchanges: As approved by the City of St. George.

2.2 Sidewalks.

(a) State Road 18: N/A

(b) State Road 18 interchange, bridges, roundabouts, frontage roads, and off/on ramps: As approved by UDOT and City of St. George.

(c) Ledges Parkway: Ledges Parkway is approved as a Community-Wide Trail street. As such, there shall be an eight foot sidewalk constructed on the side of the street nearest to the Golf Course.

(d) Other Arterial Streets: Four-foot wide concrete sidewalks shall be provided on a minimum of one side of all Arterial Streets and Collector Streets. When designated as part of the Community-Wide Trail System, an eight-foot wide concrete sidewalk shall be used in place of the four-foot wide concrete sidewalk on at least one side of the street. All sidewalks on public streets shall be approved by the City of St. George.

(e) Roundabouts/Interchanges: As required by the City of St. George and UDOT if applicable.

2.3 Landscape Development.

(a) State Road 18: Landscaping shall be provided along the SR 18 corridor that is consistent with the existing landscaping, and as shown on the Master Plan and in accordance to the approval of the ACC.

(b) Ledges Parkway: Landscaping shall be provided along the Ledges Parkway frontage that is consistent with the existing landscaping now existing along the finished portions of Ledges Parkway. Sensitivity to the desert environment and to the cost of irrigation shall be a consideration in the design of the landscaping. All landscaping plans shall be approved by the ACC.

(c) Other Arterial Streets: Landscaping shall be provided along the frontage of all arterial streets that is consistent with the Project landscaping requirements as approved by the ACC.

2.4 Landscaped Berms.

(a) State Road 18: Landscape Berms shall be constructed along the SR 18 frontage and shall include at least some portions with stacked boulders consistent with the Ledges Design Standard. All Landscape plans shall be submitted and approved by the ACC.

2.5 Walls and Fencing.

(a) State Road 18: Fencing shall be provided as per Utah Department of Transportation standards, and in addition there shall be a combination of berms, masonry walls and or rock walls to shield the project from the traffic on SR 18 as approved by the ACC. All wrought iron fencing shall match the Project Standard.

(b) Golf Course: All fences and walls along the Golf Course shall match the Project Standard. Walls shall be stuccoed with the Project Standard color and shall not be solid for more than three (3) feet above grade. There shall be a wrought iron fence above not to exceed six (6) feet in height.

(c) Ledges Parkway: All fences, walls or other dividing structures shall be approved by the ACC and shall comply with City of St. George ordinances.

(d) Other Arterial Streets: All fences, walls or other dividing structures shall be approved by the ACC and shall comply with City of St. George ordinances.

2.6 Street and Roadway Lighting.

(a) State Road 18: Roadway lighting shall be provided as per Utah Department of Transportation standards, and in addition shall comply with the requirements of the City of St. George.

(b) Ledges Parkway and other Arterial Streets: Roadway lighting shall be provided as per the requirements of the City of St. George and shall match the Project Standards for the Ledges Project as approved by the ACC.

ARTICLE 3

PROPERTY ADJACENT TO NON-RIGHTS-OF-WAY EDGES

3.1 The following improvements shall be constructed or installed in or along the edges of the Residential Property which are contiguous to Commercial Property:

(a) Landscaping Screening: Appropriate separation structures or landscape features may be used to create screening between residential areas and other non-rights-of-way edges or areas. All proposed landscaping features or structures shall be approved by the ACC. Furthermore, approved fences or other separation features shall be constructed along the Golf Course boundary and such features shall be approved by the ACC.

(b) Berms: Berms must be approved by the ACC and design drawings including grades shall be submitted with details of boulders or rock/stone features to the ACC.

(c) Walls and Fencing: All walls and fencing shall conform to the Project Standard and shall be approved by the ACC.

ARTICLE 4

ARTERIAL STREETS

4.1 No parking shall be permitted on Arterial Streets, unless special permission is granted by the Architectural Committee.

- 4.2 Landscaped areas along Arterial Streets shall be semi-mature upon installation.

ARTICLE 5
TRAIL SYSTEM

- 5.1 Width - minimum of [8] feet.
- 5.2 Materials: concrete or asphalt.
- 5.3 Other: It is the intent to provide approved benches occasionally along any trails. They should be spaced at a minimum every 500 feet or as approved by the ACC.

ARTICLE 6
SIGNAGE AND GRAPHICS STANDARDS

Prior to construction or installation of any signage or graphics within the Property, two copies of a signage master plan for such signage and graphics shall be submitted for approval by the Architectural Committee. All signage shall comply with applicable zoning ordinances, as amended from time to time, and also shall comply with the following standards.

6.1 General Standards.

- (a) Placement of pedestrian and vehicular signage shall respond to two factors: (a) best position for viewing from the roadway; and (b) best visual relationship to the building architecture.
- (b) Standard signboard sizes shall be used.
- (c) Signs shall be organized into five categories: (a) entry signs, (b) building and tenant identification signs for Commercial Area buildings, (c) directional signs, (d) regulatory signs, and (d) temporary signs.

6.2 Site Entry Signs.

- (a) Site entry signs shall identify the Neighborhoods or other Commercial Area development and shall be located at or near the primary entry to the Neighborhood(s) or the specific Commercial area, and should be visible to approaching traffic.
- (b) The design, format, and materials of the sign shall be consistent with the Community-Wide Standards and any particular or unique features of the Neighborhood or Commercial Area development and shall be constructed of materials that match or complement the predominant building materials. No flashing or moving elements shall be permitted.
- (c) Site entry signs for any Neighborhood shall not exceed 80 square feet in size or eight (8) feet in height and shall be of a monument style. No pole signs will be allowed.
- (d) Site entry signs shall be placed so as not to obscure any other identification, information or vehicular control signs. Generally, one site entry sign will be sufficient for each Neighborhood or separate building in a Commercial Area; however, more than one site entry sign may be used where a Neighborhood has more than one primary entrance or entrances on different sides of an

Arterial Street, or where the nature of the site and adjacent roadways require more than one site entry sign for proper identification.

(e) All Neighborhood entry signs on Arterial Streets shall incorporate natural stone into the sign. The use of natural stone shall be no less than 50 % of the sign.

(f) Typeface for all signs shall be the Project Standard; 'Papyrus LET' and shall be approved by the ACC.

(g) Minimum letter size shall be six inches.

(h) Site entry signs shall be placed so as to be visible and legible to vehicles according to the following speeds at the following distances:

<u>Speed</u>	<u>Distance</u>
20 mph	100 feet
25mpb	175 feet
30 mph	250 feet
45 mph	300 feet

(i) All site entry signs shall be illuminated. Back **lithed** signs are preferred but other lighting will be considered by the ACC.

6.3 Building and Tenant Identification Signs.

(a) All other signage shall be submitted to the ACC for evaluation and approval.

6.4 Directional Signs.

(a) Directional signs shall be limited to key decision points on vehicular and pedestrian circulation systems.

(b) Directional signs should be eliminated where Neighborhood or other identification signs fulfill the role of directing users.

(c) Directional signs shall be constructed of material that compliment site building materials. The back side of all signs shall be painted to match the primary field color for the sign.

(d) All directional signs shall be placed so as not to obscure any other sign, especially regulatory signs.

(e) Directional signs shall use reflective material for typography. Directional arrows are recommended on non-illuminated signs.

(f) The following standards shall apply to all directional signs:

(i) Word spacing shall be flush to the left without indentation and word spacing shall be one-half the height of the upper case letters.

(ii) Only the first letter of each word shall be capitalized.

(iii) The letter style, height and spacing shall be the same for all directional signs. In all cases, the message shall be legible and precise. The letters shall be a minimum of five inches in height and a maximum of eight inches in height.

(iv) Directional signage shall be placed no closer than six feet to the curb and positioned so that there is a clear line-of-sight well before the point at which direction must be changed or action taken.

6.5 Regulatory Signs: Regulatory signs display laws governing traffic. They have prescribed requirements for location, composition, and colors which leave little flexibility for variation. However, to avoid a proliferation of signs, careful planning should be taken to consolidate, eliminate and improve safety.

(a) Regulatory signs shall be sited to provide adequate sight lines from cars, buses, and trucks.

(b) Regulatory signs shall use reflective material for the symbol field and topography.

(c) All sign poles and signboard backs shall be painted black.

6.6 Temporary Signage: Temporary signs display real estate and construction information.

(a) Temporary signs may be used for construction and design team information or future building identification. Temporary signs shall not exceed 16 square feet, 5 feet in height and shall be placed within the project site as approved by the ACC.

(b) The number of temporary signs allowed per site is as follows: On parcels of 5 acres or less, one temporary sign; on parcels of more than five acres but less than ten, two temporary signs; and, on parcels of 10-acres or more, three temporary signs.

(c) All signs shall be approved by the City of St. George.