

INTRODUCTION TO THE ARCHITECTURAL REVIEW COMMITTEE

Building in Wild Willow subdivision is governed by the rules in the CC&Rs (Covenants, Conditions & Restrictions) that help promote a desirable and attractive look for the subdivision and protect your property values. These rules apply not only to homes, but also to any and all structures on the property (such as additional separate garages, barns, fences, tool sheds, garden pagodas etc.). The rules also apply to changes in structures (such as additions to the house or garage). The rules do not replace the zoning laws of the Town of Francis, but where these rules are more restrictive, these rules apply.

This introduction is intended to help explain the CC&Rs and does not replace the CC&Rs, which are more thorough. Lot owners are strongly encouraged to read through the full text of the CC&Rs.

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HOME DESIGNS

Home Designs: Home plans should reflect the rural residential character of the community. Examples of appropriate home designs include: Ranch Houses, Farm Houses, Log Homes and Contemporary designs. Examples of home designs that are not appropriate include English Tudor, French Chateau, A-Frames, Victorian and Colonial Homes. Homes should not be strictly square or rectangular or use shapes or colors that are unusual for homes.

Home Size: The minimum building size for a home is 1,600 square feet for a one story home and 1,800 square feet for a two story home (the basement does not count as a second story). All homes must have an attached garage with no less than two and no more than three bays; the home may have an additional separate garage as well.

Designs for Structures Other Than Homes: All other structures (e.g., sheds, additional separate garages, barns etc.) shall be designed to compliment the design of the home on the lot. No other structures shall be permitted until a home is constructed on the lot.

Building Materials:

Exterior Walls: Exterior walls of any structure shall be made of cedar, redwood, stone, log, wood shingles, or stucco (without Tudor wood breaks). Any other exterior material is strongly discouraged and is prohibited unless the Committee gives prior approval.

Roofs: Roofs for any structure shall be made of wood shake shingles, or architectural grade asphalt shingles having at least a 30 year guarantee, or standing seam, factory built metal roofs of muted colors (brown, blue or green).

Driveways: Driveways and parking areas shall be constructed of concrete, asphalt, or comparable materials (not dirt or gravel).

APPROVAL PROCESS

Submitting Plans: At least 2 weeks before construction of any structure on your Wild Willow Lot, you will need to submit **2 sets of Plans and Specifications** and a signed **Acknowledgment** and the **Completion Bond** to:

Architectural Review Committee
c/o Christopher L. Burton
1363 East 2nd Avenue
Salt Lake City, Utah 84103
Phone: (801) 364-3461

Contents of Plans:

- Front, side and rear elevations
- Floor plans for each floor and basement
- Finished floor elevations
- A description of the permanent materials of which the structure will be built (including a description of the exterior wall materials)
- A plot plan showing the location and orientation of the proposed dwelling with reference to streets and lot lines, including setbacks, roofs, decks, porches, gazebos, walkways, and driveways
- A general landscaping plan
- A designation of the construction starting date and project completion date

Acknowledgment: The Lot Owner and Builder must sign an Acknowledgment promising to comply with the CC&R's; the form is attached to the Real Estate Purchase Contract.

Completion Bond: A completion bond or security deposit in the amount of \$1,500 shall be given to the Architectural Review Committee to insure timely completion of the home and installation of the landscaping and will be returned so long as construction and landscaping complies with the CC&R's.

Decision by the Committee: If the Committee approves the plans (or approves the plans with conditions), it will notify the Owner in writing. If the Committee does not approve the plans, the Owner shall make such changes as necessary to comply with the CC&R's and shall resubmit the plans to the Committee for approval. If construction does not begin within six months of approval, the plans must be resubmitted.

Changes in Plans: Any significant changes in plans or specifications during construction must be brought to the attention of the Chair of the Committee (Christopher L. Burton) to determine whether new approval is appropriate.

CONSTRUCTION

Completion Time: Construction of a home should be substantially completed within one (1) year of commencement.

Consideration of Neighbors: In order to minimize the disturbance of neighbors during construction of your home, construction equipment and vehicles shall be parked on the Owners' lot whenever possible. Vehicles or equipment that must be parked on the street shall be parked on the same side of the street as construction and shall not be parked in front of existing homes or left overnight on the street. Vehicles on the street shall not impede snow removal. Noise (such as blaring radios) is discouraged and will be prohibited if neighbors complain.

Care of Public Streets: The Town of Francis has enacted a bond that each homeowner (or builder) must pledge to prevent damage to city streets during construction. That bond requires the builder to designate an entrance from the street to the lot, to build that entrance, and then require all trucks (especially cement trucks) to use that entrance. Please insure that your builder complies with these rules.

Landscaping: Landscaping in the front of the home should be complete within sixty days of completion of the home—weather permitting. No landscaping (e.g., shrubs, trees, mailboxes) should be placed in the road right of way (approximately 15 feet from the edge of asphalt) to allow for snow removal.

MAINTAINING THE SUBDIVISION

In addition to rules regarding the construction of homes and accessory buildings, the CC&R's also contain a few rules regarding the use of your lot.

Satellite Dishes/Solar Panels: Satellite dishes larger than 3 feet in diameter require Committee approval for placement. Solar panels also require Committee approval.

Fencing: Fencing shall be three or four rail, white vinyl fencing (matching the fencing around the Horse Exercise Area). A mesh fence may be added within the vinyl fence to keep pets inside the yard.

Signs: No signs, billboards or advertising structures are allowed on any residential lots except as follows:

- Name and Address on a mailbox
- Name and Profession of any Professional Person (e.g., Dentist) 36 square inches
- Temporary For Sale signs
- Campaign or Election Issue signs

Vehicles: No vehicle (including but not limited to motor homes, motorcycles, snowmobiles, trailers, bicycles, lawn mowers, snow plows, boats, recreation vehicles, or automobiles) shall be permitted to stand in the Subdivision for more than two days unless they are housed in a garage.

Animals: Only household pets are allowed on lots, with a limit of two dogs. Dog runs must be hidden from the view of neighbors. Horse Lot Owners may have a horse and/or pony as provided in the CC&R's.

Unsightliness: Lot Owners should not allow their landscaping, home or outbuildings to fall into disrepair and should not store junk on the property (e.g., lawn or tree clippings, construction debris, garbage—other than garbage containers—or lawn furniture out of season).

PLAYERS LIST

Tom L. Flinders, Broker
Home: 435-655-8022
Cell: 801-599-1933

Flinders Realty & Exchange, LLC
1318 West Pheasant Way
Park City, Utah 84098
435-649-7910

Founders Title Company
875 Iron Horse Drive Suite F
Park City, Utah 84068

Meryle Lynn Paxman
435-649-1945

South Summit School District
375 East 300 South
Kamas, Utah 84036
435-783-4301

Elementary-535 E. 300 S. 435-783-4318
Secondary-355 E. 300 S. 435-783-4341
High School-45 S. 300 E. 435-783-4313

Francis Town
2317 S. Spring Hollow Road
Francis, Utah

Town Clerk
435-783-6236

All West Communications
50 West 100 North
Kamas, Utah 84036
888-292-1414

Cable 435-783-4361
Internet 435-783-6381
Telephone 435-783-4361
Repair Service 611

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123

Farley Eskelson
801-713-3000

Ron Smith
50 South 100 East
Kamas, Utah 84036

Backhoe Operator
435-783-4579