



*Wolf Creek Utah*

**Fairway Oaks Home Owners  
Association**

**Design Review Board  
Design Guidelines for New Construction,  
Remodeling, Landscaping, Painting**

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# 1. INTRODUCTION AND PURPOSE

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## 1.1 FAIRWAY OAKS RESIDENTIAL COMMUNITY

The primary objectives of the Design Review Board (“DRB”) are to preserve the "mountain village" theme and character of the community to preserve the value and marketability of all homes in the Fairway Oaks Community and to outline a process for managing new construction, remodeling, painting and exterior lighting.

The "mountain village" character and western architectural expression are reflected by a commitment to alpine and mountain design styles and philosophies. Architectural elements that unify the Fairway Oaks "village" theme are characterized by facade and window articulation, stone wainscots, log or timber beams, stucco finish, natural earth-tone exterior palettes and design elements that preserve the identity and consistent architectural theme established in the community. Long porches and outdoor spaces in the community that allow passage of natural light and views from surrounding homes contribute to the sense of openness in the community.

Dark evening skies are highly valued both in the Ogden Valley and by the Fairway Oaks Community. Exterior lighting for safety and conscientious enjoyment of outdoor porches and decks that minimize intrusion to natural night sky and neighboring homes is the Community's philosophical commitment to the Dark Sky Initiative.

**(A note to lot owners: If you are providing home drawings as part of your marketing strategy, the DRB encourages you to submit your drawings and concepts so that your buyer is not misled on possibilities.)**

## 1.2 COMMUNITY THEME AND CHARACTERISTICS

The hillside community of Fairway Oaks has been designed to promote the goals and comply with the standards of the County by preserving natural vegetation, geologic features, wildlife habitat and open space, while minimizing the amount of grading and earthwork to develop streets and lots.

A predominant stone and stucco theme with natural log or timber posts and railings is preferred. Open log or timber trusses have been applied on portico gables. Tongue and grooved ceilings in natural cedar or cedar tones have been used under porches and porticos; however, improved materials that maintain the effect of cedar may be considered. These design elements will be required for the remaining homes to preserve and enhance this dominant alpine character established in the Fairway Oaks Community.

Steel roofing on gables and lower porch roofs is encouraged to contrast with the primary shingle roofing, as another example. (See 3907 N. Patio Springs; 4734, 4737, 4805, 4847, and 4859, all on Fairway Oaks.)

For lots next to the 14th Fairway, stone accents may be required for the full height of walls, on two story homes, which repeats the pattern established by current homes along the Fairway, (see 3839 N 4825 E; 3946 N. 4800 E.; 3946 Tanglewood Ct.)

Stone wainscot will be required on all four sides of the home. Modifications to this requirement may be justified with tasteful architecture elements, such as bay windows, or major window walls that provide a break to large bare wall spaces, as well as to provide a spectacular view of the mountains.

The maximum roof peak height for internal lots, those not along the north and south boundaries of the project, will be 24' above top of stem wall for flat lots; and the stem wall top surface is no more than 9" above highest point of current natural grade. The maximum height for a home on a lot with a slope drop of 6' or more will be measured from the lowest point in the lot.

Facade articulation shall have a minimum of three changes on the entry side of the home and a minimum of two changes on the remaining sides of the home.

Setbacks shall be the more restrictive of either the traditional setbacks established by homes constructed up to the adoption of the Amended and Restated Covenants, Conditions and Restrictions dated May 16, 2014, or building envelope designated by the Subdivision Map approved by Weber County, State of Utah.

The ratio between the square footage of the Lot ("Building Envelope") and the square footage of the heated space within the Building Envelope shall not exceed 1 to 1. For example:

- An 80' x 50' Lot = 4000 square feet
- Three car garage 30' x 30' = 900 square feet
- Wrap around porch 65' x 8' = 520 square feet
- Back deck 20' x 12' = 240 square feet
- First floor heated space =  $4000 - 900 - 520 - 240 = \underline{2340}$
- Second floor heated space maximum =  $4000 - 2340 = \underline{1660}$

The Design Guidelines, at a minimum, comply with existing applicable Weber County Codes or Regulations.

### 1.3 DESIGN REVIEW BOARD AND PROCESS

The DRB will review and approve all proposed development plans and submittal documents prior to submission to the County. No work may be performed in Fairway Oaks project without prior approval of the DRB.

Please refer to Exhibit A, DRB Application, at the end of this document. It provides the process outline to be followed as part of proposing new construction, or remodeling.

The Design Guidelines are subject to interpretation by the DRB and may be amended from time to time to meet specific site or functional requirements consistent with the objectives of the Design Guidelines.

## 1.4 DEFINITIONS

Capitalized terms used but not defined in these Design Guidelines will have the meanings given them in the Fairway Oaks CC&Rs. When used in this document, the following terms will have the meanings set forth below:

- Applicant – The owner(s) seeking to construct improvements upon the owner's Lot within the Fairway Oaks Planned Residential Unit Development who applies to the Design Review Board (DRB).
- Application – The materials an Applicant must submit to the DRB for approval before constructing any improvements on the Applicant's Lot.
- Builder - Refers to the entity that constructs improvements on a lot on behalf of the Owner.
- CC&R's - Refers to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairway Oaks Homeowners Association dated May 16, 2014 (Fairway Oaks HOA).
- County - Refers to Weber County, State of Utah.
- County Codes and Standards - Refers to all Ordinances, Resolutions, Engineering Standards and Specifications that are officially adopted Weber County, Utah.
- Common Area - Refers to all real and personal property, including easements, belonging to and maintained by Fairway Oaks HOA for the common use and enjoyment of the residents.
- Community Fence - Refers to the approved community fence prototypes built along the perimeter of a parcel, along a street, common area, or open space/amenity area which are owned and maintained by the HOA.
- Construction - Any activity pertaining that requires any permit or approval.
- Design Guidelines - Refers to the Design Guidelines which provide architecture and other design criteria for all residential development and provide a basis for the decisions and recommendations of the Design Review Board.
- Design Review Board (DRB) - Refers to the Design Review Board established by the Fairway Oaks Board, authorized to review and submit to the Board for approval all development proposals based on the requirements of the Design Guidelines.
- Lot - Refers to an area of land for construction of a home to be held in private ownership. "Lot" includes any Unit, as that term is defined in the Declaration. "Lot" refers to the "Building Envelope" as referred to by Weber County, for a PRUD platted with Common Areas surrounding the Lot.
- Owner - Refers to the titleholder of a lot.

- Single-Family (Homes and Lots) - Generally refers to detached single-family home sites.
- Visible from Street - Shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall standing on the stated point on the level of the base of the object being viewed.

## 2. DESIGN REVIEW PROCESS

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### 2.1 REVIEW FEES:

The DRB will assess a fee to cover the reasonable cost of reviewing an Application, including the reasonable cost of hiring architects, engineers, or other professionals to review the Application. **The review fee is \$2,500, due at the time the Application is first submitted to the DRB. The Applicant is given two complimentary meetings. The DRB will charge the Applicant an additional \$500 for each additional meeting, necessary because of Owner or Builder no show, inaccurate documents, such as plans and specs drawings.** *The application fee will be returned in whole or in part based on the documented expenses incurred by the HOA DRB to obtain guidance and opinions.*

The Boards are volunteer for two initial meetings. However, for the extra meetings, as mentioned above, or for time required to police or guide/manage the project due to poor project management, by the Owner or their Builder, the respective Board member will be engaged by the HOA as an agent and will be paid \$50 per hour for time billed to the HOA for such purposes. Should the Board look outside for a person to perform this service, their rate would be assessed the Owner. The Board may require fees be paid in advance, as with a retainer. Owners must understand that the HOA looks to the Owner of the Lot, not the builder, for compliance with DRB Guidelines, and CC&Rs. Any action required by our volunteer boards to keep the project in compliance will be billed to the Owner!

**An Applicant will also be required to submit a security deposit in the amount of \$5,000 to ensure that the Applicant and its design professionals, builders, contractors, agents, and representatives comply with these Design Guidelines.** This fee must be paid to the HOA before any building activity such as excavation commences. This fee is fully refundable if no violations are cited throughout the construction process. (Please refer to sections 6 and 7 for a list of requirements and fines.)

The \$5000.00 security deposit is a minimum. However, it may be raised based on the judgment of the Board of Directors. As a guideline, it could be raised to approximately 10% of the estimated market value of the proposed home including lot. This action may be taken by the board to protect the Association against poor building practices, previous direct experience with the owner or builder, experiences of other communities with the owner or builder; rude, inconsiderate, threatening behavior, such as physical threats, name calling, threats to sue. As the watch dog for the community, its appearance and its funds, the Board of Directors has complete discretion to make these determinations.

The DRB will have the discretion to impose a smaller security deposit for projects whose total estimated construction value is less than \$50,000. **For landscape modifications to existing homes, for example, typically no fee is collected.**

As stated, the security deposit will be refunded if the Applicant fully complies with these Design Guidelines. The DRB may also, at its option, apply the security deposit to the cost incurred by the DRB in correcting an Applicant's violation of these Design Guidelines, or to the cost of any other damages suffered by the DRB or the Association because of the violation. The DRB will return the security deposit (without interest) to the Applicant upon satisfactory completion of construction, if the Applicant has fully complied with these Design Guidelines. The DRB may refuse to review an Application until the review fee or security deposit is paid. The DRB may reasonably increase the amount of the review fee or the security deposit at any time to account for increasing costs.

## 2.2 PRE-DESIGN MEETING

Before applying and selecting a design, the Owner or its design professional must contact the DRB to schedule a pre-design meeting, and the **Owner and its design professionals** must attend the pre-design meeting with a DRB representative at the Lot. The purpose of this meeting is to review these Design Guidelines, clarify the requirements of the Application, and discuss any unique conditions and opportunities of the Lot. The DRB may reject any Application if the Owner and its design professionals fail to attend the pre-design meeting. **There is no charge for this meeting.**

## 2.3 PRELIMINARY APPROVAL

After the selection of a design approved in concept by the DRB, the Owner must submit an Application, including the \$2500.00 review fee, along with the documents requested on the Application Form. These include: (a) conceptual drawing of the dwelling, showing type of roofing and siding selected, location of garage, expected height to highest peak, locations for stone and detail for various siding selections, location for exterior sidewalks and decks; (b) conceptual landscape drawing, showing location for plantings, flower beds, selection for flower bed edging, retaining walls, material to be used on retaining walls or garden barriers. The DRB may: (a) preliminarily approve the Application, (b) preliminarily approve the Application subject to certain conditions, (c) preliminarily approve portions of the Application while disapproving other portions, or (d) disapprove the Application. Preliminary approval of the Application will not vest any right in the Applicant to make any of the proposed improvements.

## 2.4 FINAL APPROVAL

After receiving preliminary approval of the Application, the Applicant shall submit the Application for final approval. The DRB will make a final determination on the Application within 30 days after the Application has been completely submitted in accordance with these Design Guidelines. The DRB may: (a) approve the Application, (b) approve the Application subject to certain conditions, (c) approve portions of the Application and disapprove other portions, or (d) disapprove the Application. All conditions set forth in the preliminary approval of the Application must be fulfilled to the DRB's satisfaction before final approval will be granted. The DRB decision must be approved by two of the three Directors.



### **3. CONSTRUCTION RULES AND REGULATIONS**

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#### **3.1 PRE-CONSTRUCTION MEETING**

After the Application is approved, the Owner must contact the DRB to schedule a pre-construction meeting, and the Owner and its builder must attend the pre-construction meeting with a representative of the DRB at the Lot. The purpose of this meeting is to review the construction rules and regulations set forth in these Design Guidelines. There is no charge for this meeting.

#### **3.2 NOTICE OF CONSTRUCTION**

At least seven days before beginning construction on the approved improvements, the Owner must provide the DRB with a written notice of construction. This notice must include a construction schedule and the contact information of the Owner, builder, construction supervisor (and other necessary individuals, as requested by the DRB, if not previously provided).

#### **3.3 CONSTRUCTION OBSERVATION**

The DRB may, but is not obligated to, make periodic visits to the construction site to observe compliance with the approved Application and these Design Guidelines. The DRB may require that construction cease until all violations are cured, without liability to the DRB for any resulting delays in construction. The DRB may also report any violations to the Board, which may fine the violator in accordance with Section 1.24 of these Design Guidelines.

#### **3.4 FOUR-WAY INSPECTION MEETING**

Upon completion of framing, HVAC, plumbing, and electrical, the Owner (or its builder) must contact the DRB to schedule a meeting at the Lot with a representative of the DRB. The purpose of this meeting is to review the exterior material choices and colors, along with the landscaping plan. There is no charge for this meeting. However, if not scheduled by the Owner (or its builder), a fine may be charged for violation of these Guidelines. The meeting may be waived by the DRB if all choices were presented during the Application Approval process and there have not been any changes.

#### **3.5 CONSTRUCTION REGULATIONS**

During construction, the Owner and its builders and contractors must strictly comply with the following regulations and will be responsible for ensuring compliance by their respective employees and contractors:

1. The Owner and its builder must satisfy all requirements of the County Building Inspection Department and the requirements of any applicable public and private utilities including Wolf Creek Water Company, Wolf Creek Sanitary Sewer District, and Wolf Creek Water Conservancy for the hook-up of water, sewer, power, gas, telephone, and any temporary use of such services. The use of jumpers, secondary connections, or fire hydrant tampering for the use of water during construction is prohibited.

2. Portable chemical toilet facilities must be in place at the time construction begins and must be placed within the limits of disturbance. Such facilities must be serviced regularly,

must be secured against high winds, may not be stored on the shoulder of the road, and must be removed when construction is completed, or construction is halted for more than 30 days.

3. During construction, dumpsters or trash containers must be maintained on the Lot within the limits of disturbance and must be covered. Such facilities may not be stored on the shoulder of the road without prior written approval from the DRB. At all times the builder will keep the construction site and roads clean and free of rubbish and debris, and rubbish or debris may not be stockpiled outside of the dumpster. These facilities must be emptied regularly, serviced as needed, and removed when construction is completed, or construction is halted for more than 30 days.

4. Construction materials may not be stored on roads or shoulders of roads without DRB written approval. All construction materials and equipment must be stored within the limits of disturbance on the Lot.

5. No construction work may start before 7:00 a.m. or continue after 7:00 p.m. No construction work may be conducted on Sundays or on the following holidays: Christmas, New Year's Eve, Memorial Day, Labor Day, and Thanksgiving. Interior finish work will be allowed after hours, but only with written approval of the DRB.

6. Concrete trucks will not be allowed to wash out on roads or shoulders of roads in the Project. The builder will be responsible for providing a wash site for the trucks within the limits of disturbance and will be responsible for ensuring that the material washed from the trucks does not leave the limits of disturbance and is ultimately removed from the community.

7. All construction-related deliveries will take place during the permitted construction hours listed in paragraph 5. All loading, unloading and hauling on roads will comply with County ordinances. Builders must post signage and employ flaggers during staging that occupies more than 1/3 of the width of the road.

8. County dust and noise abatement ordinances and dust and noise regulations established by the DRB from time to time will be observed during construction.

9. Construction equipment and vehicles (including employee vehicles) may be parked only within areas designated by the DRB. Overnight parking is prohibited. Vehicles parked in violation of this paragraph may be towed at the vehicle owner's expense.

10. No pets are allowed on the construction site.

11. Possession of firearms or hunting within the Project is prohibited.

12. The construction site will be maintained, and excavation and grading will be carried out, in accordance with County ordinances, so as not to impact adjacent property.

13. Silt fencing must be properly installed around the perimeter of the Lot (except in the front yard) before construction begins, to provide erosion control and to confine construction materials within the limits of disturbance of the Lot.

14. Snow may not be removed from the construction site and placed on adjacent property. Snow lying in areas outside the limits of disturbance on a Lot may not be removed.

15. Builders will clean up debris that accumulates on adjacent property because of the builder's construction activities. The DRB may at any time require reasonable expanded site cleanup, including roads, open spaces, and trails adjacent to the construction site.

16. All road regulations will be strictly enforced as posted.

17. All construction signage will comply with Fairway Oaks CC&Rs and Rules and Regulations. Any construction signage that does not comply may be removed by the DRB at the expense of the person who installed the sign.

18. At no time will the removal or modification of the following items be allowed: roads, curbs, road shoulders, and landscaping. The Owner will be responsible for any damage to these items resulting from construction activities on its property.

### 3.6 CONSTRUCTION COMMENCEMENT AND COMPLETION REQUIREMENTS

If construction does not commence (defined as footings and foundations poured or otherwise installed) on a project for which plans have been approved by the DRB within one year after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing any activities. Once construction is commenced, it shall be diligently pursued to completion.

All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the DRB grants an extension in writing, which it shall not be obligated to do. If approved work is not completed within the required time, it shall be considered nonconforming and shall be subject to enforcement action.

## 4. **SCHEDULE OF FINES**

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Fines may be assessed as a Specific Assessment against the Owner and its Lot. Fines may also be deducted from the Owner's Deposit. All fines will be assessed by the Fairway Oaks HOA Board.

<b><u>Violation/Infraction</u></b>	<b><u>Fines</u></b>
Failure to build per DRB-approved plans	\$500 per occurrence
Failure to complete project including landscaping within two years from start of construction	\$500 per day
Concrete wash-out anywhere outside of Lot	\$500 plus cleanup cost

Damage to roads during construction	\$500 plus cost of repair
Damage to water or sewer system during construction	\$500 plus cost of repair
Damage to adjacent property during construction	\$500 plus cost of repair
Failure to control dust during construction	\$500 plus cost of cleaning exterior of neighboring homes
Improper disposal of construction materials	\$400 plus cost of disposal
Storage of construction material or equipment on roads	\$200 per day
Failure to properly install silt fence around perimeter of Lot	\$100 per day
No portable toilets on construction site	\$100 per day
Speeding on roads ( $\leq$ 25 MPH)	\$50 per infraction
Nuisance infraction: Includes, without limitation, excessive noise on construction site, construction before or after permitted construction hours, allowing pets on construction site	\$50 per infraction
Failure to maintain dumpster or trash container on construction site	\$25 per day
Construction material blowing off construction site	\$25 per infraction

## 5. SITE PLANNING

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### 5.1 DRIVEWAYS

Driveways shall meet the width and spacing requirements identified in the Design Guidelines. Driveways steeper than an average of 10% will require DRB approval. A single driveway may only access each site. Shared driveways may be considered but must be approved by Weber County and the DRB. Driveway access is to be resolved in the Pre-Design Conference. Driveways should be as narrow as possible at the street approach and widen as they approach the building. In addition, the orientation of the driveway in relation to solar orientation in order to minimize snow shedding is to be carefully considered.

### 5.2 LIMIT OF DISTURBANCE

Limits of disturbance are defined by the boundaries of the “Building Envelope”, defining the area in which construction, grading, filling, and vegetation removal may occur. No grading or vegetation removal shall take place outside of the approved limits of disturbance, except as approved in the Final Approval of the landscape plan, by the DRB. Any revision to these limits of disturbance shall require the review and approval of the DRB and possibly Weber County.

### 5.3 PAVING

It is the goal of Fairway Oaks to limit the impervious cover of the lot to the optimum area commensurate with the needs of access and gracious living. Excessive areas of pavement will be discouraged. Paving materials for driveways, paths, steps, patios and other areas should have a dull, nonreflective surface and color that blends well with the natural surroundings. Driveways are encouraged to be colored concrete, pavers, stamped colored concrete or natural stone. Asphalt paving is permitted, but a minimum 12” wide concrete edge is required to maintain the integrity of the paving. Asphalt thickness and base shall conform to the requirements of the sub-grade conditions.

### 5.4 EXISTING NATIVE VEGETATION AND LANDSCAPE

During construction, the intentional or unintentional removal of, or damage to, any existing vegetation, other than those specifically approved by the DRB for removal, is a violation of the CC&Rs and all appropriate remedies therein will be invoked in such cases. The DRB reserves the right to require approval for removal of trees, and native vegetation.

### 5.5 ENHANCED LANDSCAPING

To enhance the existing natural landscape, additional vegetation should be provided to compliment the native species and be compatible with the existing natural environmental and ecological conditions.

### 5.6 PORCHES DECKS AND TERRACES

Outdoor living spaces are essential to the character and appeal of the residential design. Not only are long outdoor patios, decks and terraces an enjoyment to the home owner, but contribute the philosophical underpinnings of Design Review to enhance the feel of openness and provide access

to natural light and view corridors to the community. Porches, decks and terraces should be designed to be an extension of the architecture while also responding to the surrounding landform.

## 5.7 LIGHTING

Both exterior and interior lighting are of paramount importance to the Community. Exterior lighting for safety and conscientious enjoyment of outdoor porches and decks that minimize intrusion to natural night sky and neighboring homes is the Community's philosophical commitment to the Dark Sky Initiative.

"No outdoor lighting is permitted unless such lighting is designed and installed to aim downwards and limit the field of light to the confines of the Dwelling or Lot upon which such lighting has been installed. Exterior lighting fixtures shall not direct excessive lighting into any other Dwelling or Lots...Whenever possible, efforts should be made to ensure that both indoor and outdoor lighting is not unreasonably offensive to surrounding property owners. No excessively bright indoor lighting, such as industrial lights, floodlights, workroom lights, or fluorescent lights are permitted after dark. In order to ensure compliance with [the Fairway Oaks CC&Rs] Section 7.11 throughout the entire Project, the Design Review Board may require removal and/or replacement of any non-compliant or nonconforming lighting that may have been installed prior to or after recording of [Fairway Oaks CC&Rs]." (CC&Rs, Section 7.11, P24-25).

Installation of exterior lighting for emergency safety use only, shall be an exception.

## 6. ARCHITECTURE

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6.1 The objective of the Design Guidelines is to create pleasing and appealing residential structures that are suitable and complementary to the beauty of the mountain setting that is Fairway Oaks. In addition, the structures should relate to a human scale with homes designed to not be overwhelming nor overpowering to this environment. There is no one "style" but a unifying principle of design that is to be adhered to. A thoughtful approach to these principles is expected by the DRB of all owners, builders, architects and other design professionals. Anything that is too massive, does not maintain well defined proportions and contextual detailing will not be approved by the DRB.

Key features of these design principles include:

- Low-pitched gable roofs.
- Avoidance of large areas of symmetrical massing.
- Decorative beams and braces usually added under gables.
- Front porches (sometimes side and rear).
- Porch supports of either log or square timber,
- Hip roof forms - engaging gable and clipped hip roofs as accents.
- Stone wainscots.

- Clean but heavier (built-up) fascia.
- Materials and detailing which express the structure of the building (such as timbers, exposed wood trusses,).
- Natural materials and stucco finishes.
- Interesting and varied streetscape architecture, which de-emphasizes and mitigates the impact of garages. Usable front porches, covered entryways, varied garage orientations and setbacks are important components.
- Articulated building forms, including a combination of single and multiple-story building forms and elements, which provide transitions to individual sites and adjacent houses, as well as a comfortable scale in relationship to human proportions.
- Log homes are not allowed.

Principles to achieve a scaled and articulated building include:

- Avoiding large unbroken wall planes and windowless elevations
- Mitigating the impact of garages by integrating them into the building mass and design, and with mid to darker colors.
- Avoiding large, unbroken wall planes on all elevations and windowless elevations. The use of material banding (i.e. masonry bases), bay and box window elements, cantilevers, wall plane off-sets, upper floor setbacks and covered decks and porches are encouraged to break up elevations and provide visual interest. These elements will help to negate flat, undesirable building elevations, particularly for homes on rear walkout lots.

*Building masses are required to step down to lower heights at the perimeter of the structure. Proposed structures with more than one level should have different areas in terms of space on each level. Facade articulation shall have a minimum of three changes on the entry side of the home and a minimum of two changes on the remaining sides of the home. The DRB will typically disapprove of structures that are "boxy" due to the massive appearance of homes with similar floor areas on two levels.*

*Small cantilevered areas may be considered, but significant volumes of space over negative spaces must be avoided. Homes that favor the lower floor area will be more successful in meeting the requirement that the lower masses occur toward the outside edges of the home. The DRB will take into account the specific character of both the site and the proposed architectural response. Structure massing will be a significant topic at the required site meeting prior to beginning design.*

## 6.2 UPPER FLOORS

Consideration should be given to the design of upper levels and how these masses will appear from streets, adjacent parcels, or common areas. Variety will be achieved by “moving” upper level orientations and locations. Avoid repetitive forms over garages.

### 6.3 ROOF FORM

In general, a simple, dominant roof form should be used in conjunction with complimentary, secondary, and minor roof forms and elements. The dominant roof form should generally be oriented from front-to-back in order to lower apparent roof heights and reduce the impacts of high gable roof ends from the street. Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof sizes and forms.

### 6.4 ROOF PITCH

The pitch or slope of main body roofs shall be consistent with the selected architectural style and will generally be a minimum four-to-twelve (4:12) and a maximum eight-to-twelve (8:12). Steeper or shallower roof pitches will be considered on a case-by-case basis by the DRB.

### 6.5 ROOF OVERHANGS, FASCIA, GUTTERS, AND SOFFITS

Roof fascia, gutters, and soffits, should be colored to closely match roofing color, to provide mass.

The minimum roof overhang for all main body roofs shall be 18 inches. The roof overhang for secondary roof elements may vary in order to achieve a consistent fascia line. Eaves, fascias and soffits shall be detailed appropriately for the scale and form of the roof structure.

### 6.6 COVERED ENTRYWAYS AND PORCHES

A covered entryway compatible with the architectural character of the home is required for the front door on all residences. This may be accomplished by use of a porch, Porte Cochere, second floor overhang, skirt roof, etc. Minimum covered area is 36 square feet with a minimum clear width dimension of 6 feet and a 6-foot depth to create a usable porch area. Porch railing, when utilized, must have wood elements; such as log railing and spindles, solid timber railings with round or square metal spindles.

### 6.7 GARAGE ELEVATIONS AND DOORS

Garage doors shall neither dominate the residence, nor be emphasized as a focal point when viewed from the street. However, it being a goal of the Fairway Oaks CC&Rs to discourage the parking of any vehicles along the common property roadways (CC&Rs, Section 7.13, P 25), garage size and practical function shall govern form. The function of the garage is to accommodate two vehicles - one of which would be a standard size automobile and the other of which would be a full size pick up or SUV.

- Garage doors should either be the same color as the body of the house or slightly a darker shade of the same color. They should not be lighter or darker enough to call attention to themselves.
- Large unbroken wall masses above garage doors will not be approved by the DRB.
- Side-loaded garage configurations are strongly encouraged, with access from both the side property line or in front of the main entry where possible.



- Garage doors shall be recessed into the garage elevation a minimum 12-inch depth (which may include the door trim or built-up edge around the door).
- The exposed facade above the garage doors should not exceed 18 inches (as measured from the top of garage trim to the bottom of the roof fascia).

Doors taller than 9 feet serving garages for recreational vehicles require DRB approval. Considerable care during design will be required to appropriately integrate doors of this size into the scale and character of the home.

All garage doors shall be sectional roll-up types only. Acceptable materials include manufactured wood, natural wood or metal doors, painted or stained to match the home.

### 6.8 FRONT-LOADED GARAGES

Front loaded garages are discouraged. Three-Car garages are required to have offsets between the front face of the double and single bay or door. When Front Loaded garages are unavoidable, the garage doors should be placed further from the street than the façade of the house. Doing so leaves the house as the main focal point of the architecture.

Staggering the front setback of homes to enhance the interest and variability of the street scene such that no two homes adjacent to each other have the same garage setback is a desirable strategy. Adjacent garage setbacks should vary by a minimum of 4 ft.



### 6.9 WINDOWS

All windows and other openings shall be articulated with trim material appropriate to the style for all elevations. Color of window casing should be close to siding color, or darker.

The placement, size and detailing of basement-level windows on walk-out homes should also be consistent with the home’s architectural style and compatible with other windows on the home.

### 6.10 ELEVATED/WALKOUT DECKS

The design of elevated decks, (located at the main level of a walk-out lot), including their materials and colors, shall be consistent with and complimentary to the main structure and not appear to be “tacked on” to a house. All vertical elements (railings, supports, columns), fascia and overhead

structures shall be painted or stained to reflect natural wood tones, to match the main structure, or with the color schemes approved by the DRB, and not left to weather naturally. Deck posts shall be a minimum of 8 inches in section unless grouped (2 or more posts) or enhanced with a built-up wood or masonry base. The column size and spacing in relation to height is critical to creating proportions that are aesthetically pleasing.

Covered decks are encouraged and should incorporate building and roof forms consistent with the home. However, covered porches, integrated to the primary dwelling, are limited to the dimensions of the Building Envelope, as per Weber County regulations.

Special attention shall be given to stairway construction as it connects from the deck to grade. Running the stairs along the side of the home or adjacent to the deck is encouraged. Stairs shall be constructed of similar materials to the deck and its handrails and supports.

Decks should be designed so that stairs and railings do not conflict with windows, and the form and extent complement the exterior elevation.

Decks must be contained within the “building envelope”, as shown on the plat map dimensions, if their footings and supports are integrated into the foundation . They cannot extend into the common area unless approved by the DRB and County.

#### 6.11 SKYLIGHTS

Skylights, when provided, shall be integrated with the roof design and parallel to roof pitches. Skylight glazing should be flat and clear, solar bronze, or gray. Bubble skylights and reflective glazing are not permitted. Framing material color shall be copper, bronze, or colored to match the surrounding roof.

#### 6.12 ROOF MATERIALS AND COLORS

Proper selection of roof materials and colors is an important element in distinguishing the character of the home and should complement the color scheme of the house. Acceptable roof materials include dimensional and standard composition shingles and concrete tile and slate seam) are also acceptable.

- Dimensional Composition Shingles must be a 30-year minimum grade with a dimensional ridge. Blended shingle colors rather than a single-color look is encouraged.
- Concrete Tile color and profile of concrete tile should be appropriate to the architectural style. Concrete tile colors shall have an integral flashed finish or be a blend of homogenous colors.
- Metal roof panels are to be non-reflective. Weathered Corten steel, copper or tern steel will be allowed. Painted colors are to be “earth-tones”. Bright colors such as red, blue, green, are not allowed. Provisions for snow shedding are to be implemented.

### 6.13 WALL MATERIALS

The essential requirement is that the material selection and its detailing successfully contribute to the creation of the desired architectural character of the home. As such, multiple wall materials should blend harmoniously with one another and frequent material changes shall be avoided. In general, no more than two dominant materials should be used per home. Materials should wrap architectural elements in their entirety or wrap corners, as appropriate.

- Stucco walls shall be two coats or three coats applications. Stucco finishes should not be heavy and/or irregular. Stucco substitutes, including staccato board will not be permitted. Warm and neutral, medium to dark, not cool, colors are acceptable.
- Acceptable exterior siding materials include: stucco and stone (required), manufactured and natural wood siding, cedar shingle siding, board and batten siding, and Hardy Board. Materials not permitted are aluminum siding, vinyl siding, brick, reflective materials, unfinished concrete or concrete block.
- Manufactured or natural wood, or other horizontal siding shall not be less than a 6-inch lap dimension on all elevations. Grooved plywood is not acceptable.
- Shakes or shingles, both natural wood (true cedar) and manufactured shingles will be permitted.

Wall siding materials shall be connected to within six (6) inches of finished grade on all elevations with edges not to exceed 12-18 inches for side elevations or walkout conditions.

### 6.14 BUILDING COLORS

Enriched, earth-tone colors are encouraged, while bright and pastel colors are not allowed. Accent colors should be used with discretion. Trim colors should accentuate roof forms and colors, window and door color

Proposed colors when presented to the DRB must adequately indicate the tones and hues of the proposed color in its final application. Small color samples often do not accurately depict how the color will appear on large expanse of wall or real construction materials. The DRB may require the color be applied to an area of the house prior to approval.

### 6.15 EXTERIOR LIGHTING

The beauty of the night sky at Fairway Oaks will be protected by the judicious use of lighting. The objective is to minimize lighting on the mountain. The unnecessary use of light will therefore be prohibited in the interest of maintaining a quiet nighttime environment. All light sources shall be shielded and directional, discretely illuminating only essential areas. No fluorescent or sodium vapor lighting will be allowed. All lighting must comply with the Ogden Valley Night Sky Ordinance.

All exterior building lighting shall be designed to avoid spilling onto adjacent residences. Decorative building lighting shall be designed to reduce harsh glares by illuminating downward and minimizing lateral effects. Light fixtures with cut-off or concealed light sources are required. This may include wall sconces, recessed lighting, soffit lighting, and directional lighting.

Concealed light sources are preferred. Lighting shall illuminate the entry and pedestrian path from the street. Additional landscaping lighting may be used to augment or provide additional illumination of the home and site but must not spill onto adjacent residences.

#### 6.16 ACCESSORY STRUCTURES

Accessory structures, such as mailboxes, garden/utility storage sheds, green houses, gazebo's and detached garages are not permitted.

#### 6.17 EXTERIOR BUILDING EQUIPMENT

- ***Mechanical, Electrical, and Communications Equipment.*** All mechanical and electrical equipment, including but not limited to air conditioning condensing units, soft-water tanks, cable television boxes, security apparatus, transformers, telephone boxes, and electric and gas meters, must be integrated into a building's design, screened from public view. Air-conditioning and evaporative cooling units may not be located on roofs, in windows, or mounted on the sides of buildings. Air-conditioning units located at ground level, must be within the building envelope, adjacent to buildings they serve, but away from bedroom walls of adjacent homes, and screened from public view with appropriately detailed wall matching the character of the home.
- ***Antennas and Satellite Systems.*** Television antennae and satellite dishes two feet in diameter or smaller shall be installed at the lowest possible level, screened from public view, and placed in the rear or side yard such that acceptable signal reception is not impaired. Citizen band radio antennae and satellite dishes greater than two feet in diameter are not permitted unless approved by the DRB. Refer to CC&R's for additional information.
- ***Solar Panels and Equipment*** are strongly discouraged. When solar panels are used, they are to be integrated into roof designs and positioned flush with roof slopes. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view. Refer to CC&R's for additional information.

## 7. LANDSCAPE

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### 7.1 PURPOSE

The landscape concept for Fairway Oaks reflects the natural landscape patterns of the site and its mountain setting, emphasizing the foothills terrain, open meadows, and Gamble Oak forests that create a unique natural environment for the community.

To emphasize and preserve this natural setting and provide transition between uses, careful attention will be given to parcel edges where homes and lots abut community roadways, common areas, natural open spaces and existing vegetation. A major landscape objective will be to create an informal, natural looking landscape setting that integrates new plantings with existing natural vegetation.

Other major landscape considerations shall include the following:

- Plant materials shall be compatible with the native vegetation and selected based on their adaptability to the physical and climatic characteristics of the site. Selecting tree and shrub varieties that are “deer” resistant are encouraged.
- Individual lots shall be landscaped to create a cohesive “flowing” relationship between adjacent lots. Designs emphasizing, and delineating lot lines will be discouraged.
- The existing natural vegetation and Gamble Oak forest shall be preserved whenever, and to the greatest extent possible adjacent to and surrounding lot parcel areas.

## 7.2 LANDSCAPE DESIGN PRINCIPLES

The location and function of plant materials shall be carefully considered when selecting plant materials. Generally, plants should be chosen for one or more of the following functions:

- To provide shade;
- To screen or cover blank walls and exposed foundations (using trees and large and small shrubs);
- To screen accessory structures, equipment, or utilities (using large shrubs and evergreen trees);
- To buffer from noise, wind, or incompatible adjacent uses (using large shrubs and evergreen trees);
- To provide color during all seasons; To create outdoor spaces or “rooms”; For ornamentation or aesthetics;
- To frame views, both interior and exterior;
- To blend with and provide a natural transition to open space preserves and existing natural vegetation
- Consulting a landscape architect, nurseryman, or other landscape and irrigation design professional is required. Submission of a planting plan is required.

### 7.3 WATER CONSERVATION

Builders, Landscape Architects, other landscape and irrigation professionals and residents are urged to utilize plant materials, irrigation systems, and maintenance practices that conserve water and are drought tolerant.

### 7.4 IRRIGATION

All irrigation systems shall be designed to minimize over spray and water waste. Overhead spray irrigation is limited to turf and flowering groundcover areas. The recommended minimum width of spray areas is 6 feet. Low angle spray nozzles (15%) are recommended adjacent to paved areas. All other landscape areas should utilize drip irrigation.

### 7.5 PLANT MATERIAL SETBACKS

Cottonwoods, willows, and other shallow-rooted trees shall not be planted within 15 feet of building foundations, driveways, curbs, or other structures that may be damaged by their vigorous, shallow root system.

Evergreen trees shall not be planted within 8 feet of any roadway, sidewalk or building entrance where their mature size may obstruct access and/or visibility. Neither shall they be placed within site visibility triangles at intersections. Evergreen trees shall not be located where their shadow may cause icing on paved surfaces.

### 7.6 MINIMUM PLANT MATERIAL SIZES

The following minimum sizes for plant materials shall apply to all landscaping:

- Deciduous Trees: 15 gallon
- Evergreen Trees: 6-foot height
- Ornamental Trees: 15 gallon
- Shrubs: 5-gallon container

The sizes of additional plant materials, above the minimum quantity may be selected at homeowner's or builder's discretion.

### 7.7 SHRUB AND FLOWER BEDS

To encourage weed mitigation, shrub beds should be mulched with either rock or wood mulch. Generally, perennial and annual flowerbeds should be mulched with wood mulch to cover any bare ground. Use of a water permeable weed barrier ground cover between ground and mulch is required.

## 7.8 ROCK AND WOOD MULCH

Generally, the same type and color of rock mulch is encouraged to be used between adjacent houses or structures to unify the street scene. The use of two different colors of rock mulch in the same bed is not allowed. Wood mulch shall be of high quality (including clean material and consistent size).

## 7.9 LANDSCAPE GRADING

Planting and hardscape areas shall not impede or significantly alter drainage patterns. Lot grading should produce graceful contours, not sharp angles or abrupt grade changes. Smooth transitions, which respect the existing natural landforms, shall be made between individual lots and parcel edges, common areas and natural open spaces.

## 7.10 LANDSCAPE INSTALLATION TIMING

All landscaping and irrigation shall be installed according to the following schedule:

- Front and corner side yard (including street “tree-lawn”) landscaping shall be installed within 180 days of closing to a homeowner, weather permitting.
- Rear and side yard landscaping when visible from streets shall be installed within 180 days of closing to a homeowner, weather permitting.
- Interior side and rear yard landscaping shall be installed within one year of closing to a homeowner, weather permitting.

## 7.11 STREET TREE-LAWN LANDSCAPE

Where the street design includes a detached sidewalk creating a tree lawn zone (landscape area between the back of the curb and the detached walk), the following minimum landscape requirements shall apply:

- A minimum of 1 street tree shall be planted within the front yard tree-lawn of the lot. A maximum of 1 of these trees may be applied from the minimum front yard-planting requirement.
- Street trees shall be selected from the list of deciduous trees on the Recommended Plant Materials List.
- Street tree-lawns shall be planted with grass and irrigated. Rock or wood mulch is not permitted in this area. In natural lot areas or where native vegetation is maintained, this requirement is waived.
- The placement of street trees along the street frontage should be carefully considered in relation to individual homes and lots, as well as the overall streetscape.
- Street trees on corner lots should be located outside corner sight visibility triangles.

- Street trees should be located away from driveway entrances so as not to abstract or block the view of oncoming traffic.
- For tree-lawns of uniform width, street trees should be centered in the tree lawn between the back of curb and sidewalk.

#### 7.12 LANDSCAPE TRANSITION BETWEEN LOTS

Front yard landscaping between adjacent homes and lots should provide a cohesive and flowing relationship along the street scene. As such, tree and shrub massing should blend together, when possible. Formal plantings and hard edges, such as mow strips, edging and walls between lots should be minimized.

Where mulch areas abut one another, a single, unified planting bed with a consistent edge line should be considered for both yards. One type and color of rock mulch should, be used throughout the entire planting bed. Two different types or colors of rock mulch in the same planting bed between lots should be avoided.

#### 7.13 CORNER SIDE YARD LANDSCAPE

In addition to the front yard planting requirements, corner side yards (adjacent to a street) shall be fully landscaped and irrigated according to the following requirements:

- The ground area of side yards shall have a minimum of 70% living plant material coverage, including shrubs, ground covers, and turf.
- Shrubs should be planted in such fashion as to screen any exposed house foundation.

#### 7.14 INTERIOR SIDE AND REAR YARD LANDSCAPE

The design solution and plant selection should be consistent with and compliment the overall landscape concept for the lot, provide a cohesive and flowing relationship with adjacent homes and lots, and blend with surroundings common and natural areas.

#### 7.15 RECOMMENDED PLANT MATERIALS

Consultation with your local nursery or landscape designer is recommended for plant selection best suited to the building lot location.

#### 7.16 LANDSCAPE PLANNING FOR WILDLIFE

In addition to the list of recommended plant materials, plant material selection should also consider the potential impact by wildlife and minimizing browsing damage by deer, which utilize much of the site and foothills region, especially in winter months.

#### 7.17 RETAINING WALLS

Retaining walls adjacent to, or visible from, any street or common area shall be constructed of materials compatible with the surrounding architecture and other streetscape elements. Such walls



should be aesthetically pleasing and offer other potential uses, such as planting and seating areas. Walls requiring a poured concrete foundation must be designed by a registered engineer.

- Retaining walls shall not exceed 6 feet in height. Grade changes requiring walls in excess of this height, shall be terraced, except as approved by the DRB. A 3-foot horizontal separation is required for walls up to 4 feet in height, while a 4-foot separation is required for walls up to 6 feet in height. Retaining walls over 4 feet in height are required to be engineered by a professional engineer licensed in the State of Utah as required by Weber County.
- Walls must be setback a minimum of 4 feet from a public Right of Way or property line or 2 feet from the back of a sidewalk, whichever is greater. Retaining walls located along a side yard lot-line may not exceed 2 feet in height within the front yard setback and must terminate a minimum of 5 feet from the front property line.
- Shrubs or trees shall be used to break up the mass of any exposed wall face visible from a street or common area.
- Acceptable materials for retaining walls visible from the street or common areas shall include: natural or manufactured stone. Textured and split-face concrete block, high quality wood timbers, and other materials consistent with the architectural character of the home or structure will be considered on a case-by-case basis by the DRB.

#### 7.18 TEMPORARY BUILDER SIGNS

All Temporary Builder Signs are prohibited.

