

**Whitaker Farm Owners Association, Inc.
Design Guidelines**

DRAFT

Updated June 20, 2019

Submissions shall be delivered to:

WHITAKER FARM DESIGN REVIEW COMMITTEE
c/o WHITAKER FARM DEVELOPMENT, LLC,
11 West Village Circle
Midway, Utah, 84049

Questions may be directed to the Design Review Committee by sending an email to the Chairperson at: daniel_luster@yahoo.com



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PREFACE: THE PURPOSE OF THE DESIGN GUIDELINES

The Whitaker Farm Design Guidelines have been prepared to ensure that construction within Whitaker Farm is completed with the highest standard for quality and design. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Whitaker Farm must be reviewed and approved in accordance with these Guidelines.

The Whitaker Farm Design Review Committee (DRC) has been appointed to implement these Guidelines and assist Owners with the design review process. All references in these Design Guidelines to DRC approval, with respect to any issue, shall be construed as referring to *written* approval only. Any question about whether the DRC has rendered written approval for a particular matter should be directed to the DRC Chairperson.

The Whitaker Farm Design Guidelines provide the primary tool for guiding the design of all development in Whitaker Farm. These guidelines are not, however, the only document that addresses design and development in Whitaker Farm. The Declaration of CC&Rs includes additional standards pertaining to the development of Whitaker Farm that should be reviewed during the design process. The Plat also provides an overview of boundaries, easements and rights-of-way to consider before starting any design project.

The Whitaker Farm Design Guidelines are a dynamic document that will evolve over time as the community develops. As with any design review process, the DRC is responsible for interpreting and implementing these guidelines. Interpretations of appropriate design solutions by the DRC may vary depending upon site-specific conditions.

These Design Guidelines have been promulgated by the Whitaker Farm Owners Association, Inc. (the Association), pursuant to the Declaration of Covenants, Conditions, and Restrictions for Whitaker Farm (Declaration) recorded in the Offices of the Wasatch County Recorder against the Property comprising the Subdivision described in the Plat. The Design Guidelines are binding upon Owners of Lots within Whitaker Farm as well as all other persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Design Guidelines are administered and enforced by the DRC in accordance with the Declaration and the procedures herein and therein set forth. The Design Guidelines may be amended from time to time and it is the responsibility of each Owner to obtain, review and follow the most recent version.



1. The Whitaker Farm Experience

Nestled between iconic Memorial Hill and one of America's best fly fishing rivers, Whitaker Farm provides the perfect combination of resort-style living and a quaint rural setting. The development is over 100 acres with preserved farmland and open space and is set in one of the most scenic properties in Wasatch County. From luxury lots overlooking the river to mountain view lots adjacent to streams and ponds, Whitaker Farm is truly a rare living experience.

Whitaker Farm seeks to preserve the rural experience through a design that allows its residents to enjoy the highest standards of luxury, while retaining the soulfulness that comes from living close to the land. Whitaker Farm combines modern amenities such as pools and courts, with rural sensibilities such as a historic barn (clubhouse), walks on the river, and over 20 acres of open space with ponds, streams, and grazing pastures.

While the river and the open spaces create a sense of escape, walking proximity to the Kohler dairy, gourmet restaurants, and Midway's town center keep Whitaker Farm grounded to the friends and familiar faces that make our community a family.

2. Design Philosophy

Classic Forms. The overall aesthetic of Whitaker Farm architecture hearkens to the country homes of Europe, which are characterized by their craftsmanship, quality, timelessness, and architectural integrity. No specific formulas, combinations of siding types, or required plane breaks are contemplated. Instead, Whitaker Farm ensures excellence in architecture through timeless, classic forms, in combination with the highest quality materials. Modern interpretations and supplements to historic forms are encouraged, but all features should be rooted in quality, authenticity, and purposefulness.

Individual Character. The design of buildings in Whitaker Farm should reflect an interpretive expression of an architecture associated with the European countryside. Buildings in Whitaker Farm should convey individual character while at the same time complimenting the other homes in the neighborhood and reinforcing a sense of community, and continuity.

Quality in Design and Material. Licensed architects are required for each home in Whitaker Farm to ensure the highest standard for the execution of a particular design. Where possible, designs should anchor on natural, local materials applied with traditional methods.

The Design Review Committee (DRC) is open to superb architecture. These guidelines are meant to be a guide and not necessarily prescriptive. Applicants should understand that even if an application contains all the technical requirements, the application may still be rejected. Additionally, another application may not divert from the guidelines and still be accepted.



3. Concept and Planning

3.1 Select an Architectural Style

Home designs should ***begin with an overall form that references a specific era, region, or style.*** The list of home styles below is not exhaustive and is meant as a guide to ensure homes are consistent with Midway's quaint rural heritage.

The following architectural styles are **Permitted** in Whitaker Farm:

- European/Historic
- Cedar Shingle
- Farmhouse
- Modern Farmhouse

The following architectural styles are **Not Permitted** in Whitaker Farm:

- Adobe or Southwestern
- Contemporary/modern
- Log Homes & cabin style A-frames
- Mountain Craftsman or lodge-style
- Barn style

3.2 Pre-Design Concept Discussion with the DRC

Prior to spending significant time or money on a particular design, lot owners should complete a pre-design discussion with the Design Review Committee to ensure the home design concept is consistent with Whitaker Farm Values and Vision.

3.3 Selecting an Architect

Once a concept has been accepted by the committee, ***a licensed architect should be hired*** to ensure quality and authenticity of design.

3.4 Concept Design Considerations

Classic Forms, Modern Living. Whitaker Farm allows for a wide variety of home styles, but seeks to draw consistency in historically authentic forms, roof pitches, and quality of materials. Creating modern living spaces, maximizing views, and integrating with nature is desirable and encouraged. As such, modifications to classic forms to accommodate features such as open floor plans, large glass walls, rooftop balconies, outdoor living, etc. will be accommodated. However, such modifications should be driven by purpose and function, and not introduced as an experiment in material or in style. Such modern modifications should seek to be understated, secondary, and adjunct to the more classic historical form.



Architectural Excellence and Authenticity. Buildings in Whitaker Farm may be enriched by the introduction of building details and decorative features accenting door and window openings, gates, balconies and railings, deck and patio surfaces, chimneys and dormers and corbels. All such details should be functional in their character and ***consistent in their origin and interpretation of the selected architecture throughout the Dwelling and other buildings constructed upon a Lot.***

Special Considerations for Modern Farmhouse Designs. Whitaker Farm Architecture is characterized by steeper roof pitches, historic forms, and richness in textures and quality materials. While modern farmhouse designs emphasize simple lines and colors, a primary historic form and rich materials must be incorporated so that designs fit with the quality of other homes in Whitaker Farm. For example, designs that incorporate a board and baton exterior will be required to incorporate other quality materials such as a stone foundation, copper gutters, roof elements, or other features that give the home a sense of depth and lasting quality. Similarly, designs that incorporate glass walls, flat roof sections, and outdoor living elements will be required to be rooted in a primary classic form and roof pitch to maintain consistency in the neighborhood.

360-degree architecture. Whitaker Farm seeks to create the highest quality of homes that will stand as heirlooms and last for generations. Simply applying a façade to the front of the house to give the appearance of a particular style is not consistent with Whitaker Farm quality. Siding materials, windows, doors, and colors should be consistent and applied in the traditional depth and form required of the selected architecture on all sides and surfaces. Any changes to exterior surface materials from that required by the traditional architecture should be purposeful and reflect structural requirements of the building.

Planning for Roofs and Foundations. Historic and Farm House roof pitches are generally steeper with more substantial overhangs. As such, roofs will form a significant portion of the visible design of the home exterior. Roofs will therefore be required to use materials that are substantial, richly textured, and consistent with the design of the home. Similarly, where large portions of the foundation are exposed, natural stone, or an extension of the primary siding material will be required to give the appearance of a stone foundation, or that the home emerges directly from the ground. Consistent use of quality exterior materials and colors will assure visual compatibility and help establish an image of lasting quality.

4. Architectural Design Requirements

The following architectural guidelines outline specific design considerations to be addressed during the design process.



4.1 Building Size

Residences shall be sized such that they are proportional and appropriate to the lot on which they are built. Residences on a 1-Acre lot will have a maximum footprint of 6,000 square feet excluding garages. Lots large than 1-Acre may have proportionally larger building footprints. Building footprint and square footage is calculated by the outside dimensions of the building foundation, excluding unenclosed or screened porches, patios, brick ledges, or other unroofed areas. The overall main floor area of heated, occupied space, including three or four season enclosed porches, shall be a minimum total living space of 3,000 square feet, excluding garages.

4.2 Building Height

The maximum allowable building height limit for each home site in Whitaker Farm is 35' above the unmodified natural grade at any point, and is also governed by the RR-1-15 Zoning Code of Midway City, Utah.

Maximum building heights described in these guidelines are not intended to imply that all portions of a building may be built to the maximum allowable height limit. 1 ½ story structures are encouraged. Building height and massing shall be designed in relationship to the architecture and characteristics of each site.

Building scale should be reinforced by varied building heights, off-sets in building elevations, well-proportioned fenestration (arrangement of windows and doors), decks and balconies, and architectural detailing. Buildings should be designed as a composition of additive forms; large structures and continuous unbroken building forms should be avoided.

4.3 Roofs

Roofs are a very prominent visual element of a building and as such provide a strong characteristic between buildings. The use of consistent roof forms and materials is also an important element of the building design in Whitaker Farm.

A simple pattern of primary and secondary roof forms, relatively steep pitches, dormers, and a limited palette of materials and colors are the primary design objectives for roofs.

- (a) **Form.** Roof forms are limited to gable, hip, mansard and shed type roofs. In order to assure interesting form and a reduction of visual scale, roofs should be comprised of primary and secondary roof planes. For shed roofs, no more than 40% of the total roof may be designed as a single-plane. For gable roofs, no more than 75% of the total roof may be designed as a single plane.

The composition, scale and proportion of secondary roofs shall be compatible with the primary roofs. Flat roofs are not permitted as a primary roof form. Flat roofs may be used only in minor, secondary areas of the building such as entryways, porte-cochere, deck enclosures or other similar features. Flat roofs are not to be used as a major roof form or for the primary massing of the building.



Roof overhangs and fascia should be authentic to the building style. Roofs should be designed with consideration to snow accumulation and shedding. Entryways, garages, and pedestrian areas should be protected from potential snow shedding. This can be achieved most effectively by the form and slope of the primary and secondary roof and by dormers.

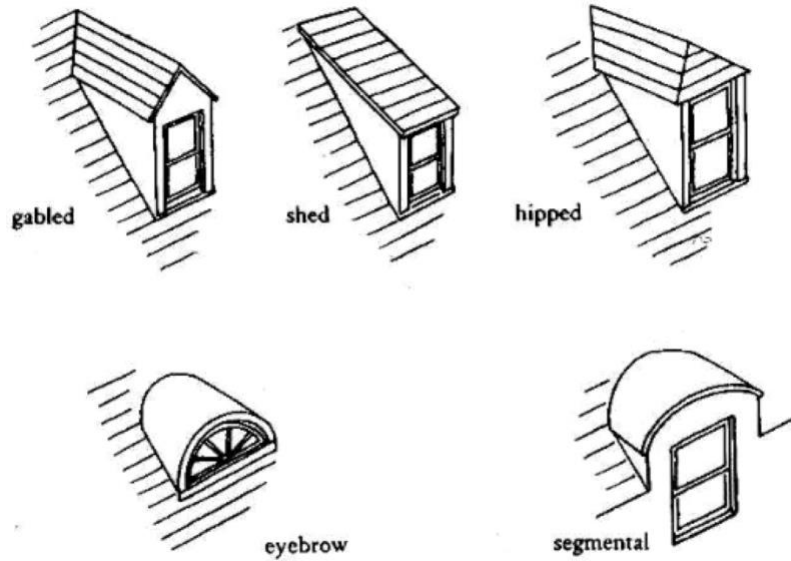
(b) **Pitch.** Primary roofs shall have a pitch of at least 7:12 with a maximum pitch of 20:12. The roof pitch of secondary roofs shall be complementary to the primary roof. This is not to imply that the pitch of secondary roofs must be the same as primary roofs. Secondary roof pitches may vary from the primary roof.

(c) **Roof Materials.** Roof materials and colors should be selected to blend with the overall architectural character of the home. Roofs shall generally be constructed with materials of natural appearance such as natural slate, standing seam metal, cedar shingles, or tile. Other roofing materials such as 40 yr. architectural asphalt shingles and composite slate may be approved upon submittal at the sole discretion of the DRC.

i) **Exterior Metal.** All exposed roof and vent flashing, gutters, downspouts, and other miscellaneous roofing metal devices should be natural copper or colored to match the material to which they are attached, i.e., flashings, gutters, chimney surrounds, roof vents, plumbing vents, fascia and soffit. Other metals such as brass, bronze, zinc and aluminum may be considered on a case-by-case basis by the DRC in the design review process. Any exception to copper or colored terminations must be included in an application presented to and approved by the DRC with samples. In any event, the color palate for exterior metals shall be earth tones, no white, silver, galvanized or bright color tones allowed.

(d) **Roof Features; Skylights; Solar; Dormers.** Roof dormers are an important element of building design. Used effectively, dormers can break up the mass of a structure and reinforce building symmetry. Skylights are to be designed as an integral part of the roof. Skylight glazing may not be reflective. Skylight framing shall be colored to match adjacent roofing materials. Skylights will not be allowed in view of the street, bubble skylights are not allowed. Turrets, towers, and porticos may be approved upon review of the DRC. Solar panels are to be integrated into roof design. Panels and frames must be screened from view.

Dormers should be designed and located relative to the style and overall proportional balance of the roof and building. Dormer forms may be gable, hip, eyebrow or shed. Shed dormers should not exceed more than 2/3 of the primary roof plane. In order to effectively break up the mass of a structure, the front face of large shed dormers should be recessed at least 2' from the eave line of the roof.



(e) **Ancillary Roof Elements.** Roofs should be relatively simple and as such, the design and location of ancillary elements such as flues, vents, mechanical equipment, snow clips, heat tapes and lightning rods are very important in order to minimize roof clutter. Ancillary elements should be designed to be compatible with the primary roof and to not create a visual distraction.

(f) **Chimney Termination.** All exposed factory metal chimney terminations must be screened by approved architectural elements, i.e., copper, brick or terra cotta flues. No brake metal or stucco is allowed. Flues and vents should be similarly consolidated and enclosed where possible.

4.4 Exterior Walls

360-Degree Architecture. 360-degree architecture considers the home from all sides, and encourages the use of like materials and details throughout construction rather than just on the façade. Simply applying European architectural accents, such as columns, railings, or shutters to the front surface of an otherwise nondescript box is not in keeping with the character of Whitaker Farm.

The use of a relatively limited range of exterior wall materials and colors will assure overall visual compatibility throughout Whitaker Farm. Exterior walls should be characterized by strong simple forms constructed of stone, stucco, wood, brick or other natural materials. In all cases, the use of metal, vinyl or aluminum siding, faux or composite stone, log siding, adobe, or concrete block will not be allowed. Exterior walls should visually emerge from the ground, express mass and convey a sense of strength and permanence. Walls may be complemented with natural colored wood fascia, exposed trusses, extended rafters and purlins, half-timber framing, balconies, doors, and soffits, gables, and secondary wall areas. Wall material usage and detailing should be consistent on all sides of the structure, not just street-facing walls. The color of all



exterior surfaces shall consist of earth tones and other subdued colors, as approved by the DRC.

(a) **Scale.** The scale of buildings should be established with a composition of additive wall surfaces and rectangular building forms. Change of directions, off-sets, and the placement of windows and doors should be used to reduce the visual scale or walls. Large monolithic structures and expansive, uninterrupted wall planes should be avoided unless it is determined by the DRC that it is consistent with the chosen architectural style, and adequate landscaping is provided to break up the wall mass.

(b) **Siding Materials.** Brick and stucco will be limited to old-world application and are subject to approval from the DRC. Brick should generally be earth tones and may be painted white to accommodate a particular style. Stucco should have a polished or aged appearance consistent with European architecture. Full stone is encouraged as either siding, or a foundation. Thin-cut veneer stone will be allowed, but corners and window returns must be applied to give the appearance of full stone.

The following siding materials are not consistent with the design of Whitaker Farm:

- Faux or composite stone
- Log Siding
- Adobe
- Concrete block
- Metal
- Manufactured vinyl or aluminum siding

(c) **Accents and Application**

- Faux painting or murals. Faux painting or murals are not consistent with the Whitaker Farm design principle of authenticity and will not be allowed on exterior wall surfaces. Any texturing, relief or other effects must be achieved with physical materials and reflect a specific function.
- Continuity of materials. Materials should be continuous around outside corners. A change in materials cannot occur at an outside corner. Wall materials and trim should be continuous on all elevations. In general, changes in materials are discouraged except as required for a particular style or to convey a structural change such as a building addition or a linking structure such as a breezeway.
- Columns. Columns should look structural and sized as if to support the structure above them. Avoid overly slender columns that are obviously decorative.

4.5 Windows and Doors

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on walls. Consideration should be given



to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and view opportunities.

(a) **Exterior Windows.** All exterior windows shall be steel or wood clad. Vinyl windows are not permitted.

(b) **Divided light.** In order to maintain a smaller scale, large window openings should be composed of smaller panes of glass and muntin bars in proportion with the scale of the building. Muntin bars are suggested in a consistent pattern throughout the home, and wide width of bars are encouraged. Snap-in grids are not permitted; true divided light or simulated divided light windows shall be the standard. Undivided glass at primary view windows may be permitted as long as they are in composition with divided sidelights and transoms. Undivided glass without transoms will be considered for primary view windows not facing the street. All other locations must have a traditional or, if approved by the DRC, a consistent pattern of divided lights. Vinyl-framed windows are not allowed in Whitaker Farm.

(c) **Window Framing and Shutters.** To convey an exterior wall's thickness or mass, doors and windows should be recessed or have a recessed appearance. Windows and doors adjacent to natural stone will create the desired effect. For flatter surfaces such as stucco or thin-cut stone, windows must be recessed a minimum of 2". Consistent with the authentic nature of the neighborhood, any shutters attached to the home must be of sufficient size and quality to function as a window covering whether or not they are used in this way.

(d) **Window Proportions.** All street-facing windows shall have a vertical dimension greater than the horizontal dimension. Horizontal "picture" windows are prohibited.

(e) **Window treatments and tinting.** Standard low-e glazing (glass) is approved. Mirrored, bronzed or other coated glass is prohibited. Stained glass and leaded windows must be approved by the DRC.

(f) **Exterior & Garage Doors.** Exterior doors designs should be consistent with the character, and architecture of the building. Main entry doors must be wood, stained or painted, with sculptural relief and may include inset windows, expression of metalwork, heavy timber, etc.

(g) **Garage Doors.** Garage doors should be wood with sculptural relief consistent with the architecture of the home. Exterior doors and garage doors constructed of alternate materials must be approved by the DRC. Flat exterior doors are prohibited.

4.6 Balconies and Railings

Properly located balconies on sunny exposures can provide pleasant outdoor spaces. Consistent with Whitaker Farm design principle of authenticity, all balcony and railing



elements must be of the size and quality to be functional. Balconies can either be recessed into the wall mass or project from exterior walls. The underside of projecting balconies must be finished to match exterior wall materials.

a) Balcony Design. Balconies should be sized according to individual rooms or functions within the building, and should be proportional to the overall exterior elevation of the building. Long horizontal expanses of continuous or repetitive balconies should be avoided.

b) Railing and Materials. Balcony railings offer an opportunity to express individual character within the context of the design theme. Balcony railings should be constructed of wrought iron or masonry where possible. Wood railings may be used when required for architectural effect, but must be approved by DRC.

4.7 Garages and Accessory Buildings

Garages and accessory buildings should be consistent, or complementary (if detached), to the primary architecture and materials of the home. Where possible, garage doors should not face the street directly. All exterior garage surfaces should contain windows consistent with the primary living space. Carports are not permitted.

(a) Garages must accommodate a minimum of two (2) vehicles.

(b) Attached Garages should:

- Be consistent and blend into the architecture and materials of the primary living space.
- Use heavy wood (or similar approved materials) carriage-style doors consistent in color to other trim elements.
- Contain windows with the quality, size, and placement of living space windows.

(c) Accessory buildings and Detached Garages. Accessory buildings and detached garages are one of the sensibilities of country living offered at Whitaker Farm. Building design must be similar in quality and architecture to the primary living space with the exception of structures for chicken or other animals. All detached structures including but not limited to garages, permanent gazebos, animal enclosures, patio structures, trellises, sunshades, gazebos and any other appurtenant buildings must be constructed with enduring quality and function in mind. All accessory buildings will require DRC approval to minimize visibility and views from neighboring properties.

4.8 Foundations

In keeping with Whitaker Farm's design philosophy, one of the primary objectives of the design process is to create a close integration of the building with its site and landscape. The design of foundations is an extremely important aspect of integrating



these elements. Foundations and finished site grading should be designed so that the building appears to emerge from the ground. Foundation walls above finished grade shall be kept to the minimum required by code, and no more than six inches high.

4.9. Chimneys & Vents

Chimneys are a strong visual element of a home and are strongly encouraged in relationship to the form and materials of the building. Chimneys shall be constructed of masonry, masonry veneer materials or stone and incorporate cut stone caps or decorative metal spark arresting “roofs”. Chimneys may not exceed the height restrictions propounded by the appropriate governmental agencies. Fireplace flues as well as mechanical flues and vents should be consolidated and enclosed within the chimney where possible. Care should be taken to shield exposed metal flues or pipes from view. All vents should be concealed or designed to blend with the exterior of the home. Continuous or concealed roof vents are required unless it can be demonstrated to the DRC that another alternative is needed or can be accomplished in a way that minimizes roof clutter. If not placed into an architectural form, vents should be placed on the portions of the roof facing the sides of the home rather than the front or rear.

4.10. Exterior Colors

The selection of exterior colors should be made based on two major influences. First, colors should reflect the heritage of historically referenced buildings which form the basis of the design. Secondly, colors should correspond with the natural colors found in the soils, rocks, and vegetation of the region. Colors with ties to indigenous materials will allow a strong integration of landscape and structure.

4.11. Solid Waste Collection and Service Areas

Adequate concealed areas shall be designed for trash containers and storage areas for patio furniture, firewood, maintenance and recreational equipment. Storage areas incorporated within the building are preferred.

5. Whitaker Farm Site Planning Guidelines

5.1 Introduction

Site planning is an important part of the design process and involves the location and orientation of buildings, driveways and other improvements on a lot. Generally, buildings should be sited to maximize the attributes of a site while minimizing the disturbance of the site’s natural features. A well-designed site plan must be done in concert with the architectural and landscape design of the site.

The overall form, massing and location of a building should be designed in response to the existing natural landforms, and topography of a site. Careful consideration must also be given to driveways and access when locating a building on a site.

5.2 Setbacks

Building setbacks will include a 50-foot setback in the front, a 20-foot setback from each



side, and 50-foot setback from the rear of the property. Owners are encouraged to create additional depth by locating the main bulk and entry of the residence beyond the minimum setback from the street.

5.3 View Corridors

Whitaker Farm lots are designed to maximize views of the mountains, the river, and the interior open space. Occasionally, these view corridors cross lot lines. As such, 6-foot privacy fencing is prohibited. Landscaping or accessory structures may not block a neighbor's key views of Timpanogos, Snake Creek Canyon, or pond or river water views without the express permission of the neighboring lot owner whose views are affected.

5.4 Grading and Drainage

Site development and construction shall minimize impacts upon the existing natural landforms and drainage patterns. In no instances shall the design and construction of improvements on a lot cause a condition that leads to soil erosion or damage to protected trees.

The modification of existing contours should be limited to the extent necessary to accommodate the development of a site. In order to minimize site disturbance, all improvements must be designed in response to the existing contours of a site. Where possible, all grading should be limited to areas within the building envelope. Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. Finish grading shall be consistent with existing contours.

The location of buildings, structures and other improvements shall not adversely impact or disrupt the natural or designed drainage patterns of the site. Drainage patterns may be modified, but all modifications shall require approval of the DRC. Owners are responsible for controlling the drainage resulting from the development of the site and may not direct water onto another lot unless such a diversion is located within a designated drainage easement and receives the approval of the DRC.

5.5 Driveways

Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right-of-way are the responsibility of the owner. Indirect, or side loaded access to the garage opening is encouraged. No driveway shall be located within two feet of the side property line or closer than the City will allow (please check with the applicable City applicable regulation).

5.6 Parking and Garages

Where possible, side loaded garages and breaking up the mass of the garage are encouraged. A maximum of three garage entrances are preferred facing the street. Single car doors are encouraged for street-facing garages. Additionally, garage doors



should be constructed of heavy wood facing or similar material approved by the DRC, set back, not flush with the face of the elevation. In all cases, the design of the garage shall be compatible with the architecture and materials of the main residence.

5.7 Exterior Equipment, Air Conditioning Units, Grills and Satellite Dishes

All outdoor mechanical and electrical equipment, such as metering devices, transformers, soft water tanks and air conditioning units shall be concealed from the view of adjacent lots and public spaces and insulated for sound attenuation. Wall mounted equipment shall be enclosed with material to match exterior wall material of the residence. Window, roof-mounted or wall-mounted air conditioning units are not permitted. Swamp coolers are permitted so long as they are screened from view. Built-in exterior barbecue grills or similar outdoor entertainment facilities may be allowed on terraces and patios provided the exterior walls of the built-in appliances are constructed of a similar material as the exterior of the residence. Portable grills are permitted but encouraged to be screened or concealed.

All antennas are restricted to the attic or interior of the residence. Class A Antennas are exterior satellite dishes 1.00 meter (39.37 inches) in diameter or smaller. Class B Antennas are exterior satellite dishes more than 1 meter (39.37 inches) in diameter. Class A Antennas are permitted on every Lot, but the locations of Class A Antennas must be approved in writing by the DRC. Class B Antennas are prohibited on every Lot, unless the DRC has given its written permission for the Class B Antenna. Dishes shall be sited to minimize their visibility from adjacent lots and public roadways, preferably on the rear of the house. The dish shall be painted to blend with surrounding buildings or landscape. In addition, landscape materials shall be utilized to screen the dish.

5.8 Easements and Utilities

Please refer to the site plan and individual lot surveys for easement and utility information. All existing easements must be respected. Easements may be landscaped at the homeowner's expense and risk. It is understood that Whitaker Farm does not warrant any landscaping installed by homeowner's should access to the easement be required.

5.9 Recreation Facilities

Permanent or temporary recreational equipment is not permitted in the front yard of properties, including permanent or portable basketball hoops and outdoor sport courts. Permanent or temporary overhead structures to cover recreational facilities are not permitted. Open structures, such as trellis and pergolas, may be allowed, but must be approved by the DRC.

5.10 Signage

Signs are prohibited within Whitaker Farm, except for those expressly provided for in the Declaration. Those signs that are permitted, including project identification, construction, real estate and address, must have approval of the DRC prior to installation. All residences are required to have street address number signage that is visible from the road. Lighted address signage is encouraged for safety and security.



5.11 Accessory Buildings

Accessory buildings may be approved on a case-by-case basis. Accessory buildings must comply with all setback requirements, and should be constructed of complimentary materials and colors to be compatible with the main structure.

5.12 Pools, Spas, Game courts, etc.

Pools, spas, fountains, game courts, children's play sets, etc. shall be pre-approved by the DRC and shall be located to avoid impacting adjacent properties with light or sound. No game court shall be located in front or side yards. Children's play sets shall not exceed ten (10) feet in height. Nothing herein shall be construed as permitting the construction of skateboard areas and/or ramps, which structures shall be prohibited.

Pools or similar improvements upon a Lot shall be fenced according to these Design Guidelines and the applicable building and safety codes. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. Hot tubs may be allowed so long as they are appropriately screened from the street and neighboring homes.

5.13 Pet Control

Pet control is required to be by invisible fencing. Dog runs or kennels are discouraged, but if necessary, shall be located under a deck and/or screened from neighboring home sites and the street.

6. Whitaker Farm Landscape Design Guidelines

6.1 Introduction

The goal of landscape design within Whitaker Farm is to integrate development with the natural landscape. Whitaker Farm is designed to blend luxury home sites and country living. As such, most lots have direct borders with open space. Landscaping plans should seek to create a natural transition to neighboring lots and open space, while framing key views of the home, mountains, and open space.

A well designed and maintained landscape is a key element of home design. As such, **a professional landscape architect** should be retained to ensure consistency with the home design. A formal landscape plan must be submitted to the DRC.

Approved **landscaping must be completed within twelve (12) months** of the completion of the home.

6.2 Landscape Design Elements

The following elements and considerations should be present to ensure a consistency in the design and implementation quality of landscapes in Whitaker Farm:



- **Trees.** Each home site must plant and maintain a **minimum of ten 2-inch caliper trees** in the front yard of the lot within one year of the completion of construction of the home on the lot. The DRC may (in its sole discretion) permit some of the trees to be planted in side yards or rear yards rather than Front Yards. Additional trees will be encouraged.
- **Shrubs.** Each home site will be required to plant a **minimum of 50 5-gallon (minimum) shrubs**. Shrub plantings should be grouped with other plants or trees of varying sizes to present a natural growth evolution, or ordered according to the desired landscape architecture and fit with the home style. Where possible, groupings and plant styles should consider and seek to complement the adjacent lot owner's landscape to present a natural transition from the street view.
- **Lawns/grasses.** Whitaker Farm is characterized by large (generally 1-acre) lots. Manicured lawns are encouraged but should be augmented by planting beds around the base of the home. Any areas left natural will have to be approved by the DRC with specific approval of which natural plants will be allowed to grow and a specific watering, cutting, and maintenance plan. All areas of the landscape must be watered, dry grasslands will not be allowed.
- **City/Sewer Easements/Park Strip.** Lot owners will be required to comply with all city and municipal easement rules. Upon completion of the roads, lot owners will be required to water and maintain their lots up to and including any park strip areas and the drainage swales adjacent to the road. The contour and function of the drainage swales may not be altered without written permission from the DRC.

6.3 Irrigation

Underground mechanical irrigation systems are required for every lawn.

6.4 Retaining Walls, Landscape Walls, Fences and Screening

To preserve the views, open space, and a sense of nature, privacy fencing and large privacy walls will not be permitted.

- (a) **Retaining Walls.** Retaining walls and low landscape walls are not discouraged. Walls should be based on and integrated with site contours and other natural and man-made improvements which support an overall architectural concept. Approval of retaining walls and landscape walls are at the discretion of the DRC.

Materials used to construct retaining and low landscape walls shall be consistent with the materials, textures and colors used on the main building and shall be of natural stone or masonry materials unless otherwise approved by the DRC. It is recommended that terraced retaining walls be



used for extreme grade changes.

- (b) **Fencing.** Split rail fencing is required to be installed in back of all Lots adjoining the open space within six (6) months of acquisition of the Lot. Acceptable materials and manufacturing sources will be outlined by the DRC. Any pillars for driveway entries should reflect the materials and architecture of the primary residence. Solid privacy fencing is not allowed in Whitaker Farm.
- (c) **Privacy Screening & Courtyards.** A “Privacy Screen” is a wall or fence providing semi-privacy to an outdoor seating area (such as a patio or deck) that is adjacent to the rear of the Home. While Privacy Screens are discouraged, the DRC may allow Privacy Screens if it is demonstrated to the satisfaction of the DRC (in its judgment and discretion) that, due to the configuration of the Lot or the placement of the Dwelling, a Privacy Screen is appropriate to create a reasonable amount of semi-privacy for an outdoor seating area. Courtyards may be considered (with approval of the DRC) if they are consistent with the architectural style of the building and do not dominate or distract from the character of the home or the neighborhood.
- (d) **Terraces, Patios, Walkways and Decks.** Terraces, patios, walkways and decks can serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of terraces, patios, walkways and decks should be determined based on the characteristics of the site as well as the location of interior spaces. On above grade decks, support columns and underside of decking shall be finished stained or painted to match materials and massing used on the main residence.

Acceptable paving materials for terraces, patios and walkways include flagstone, sandstone, cobbles, and other natural materials. All man-made materials for terraces, patios, walkways and decks must be approved by the DRC.

6.5 Driveway Paving Surfaces

Percolating paver systems including stone, cobbles, brick, pavers are encouraged. Driveways and other paved areas, including their location, are part of the design review process and are subject to review and approval by DRC. Driveway and other flat paved areas generally may be composed of concrete, exposed aggregate concrete, stamped concrete, quarry tile, brick, paving blocks and asphalt. Gravel areas are not permitted. In all cases landscaping around the driveway to minimize the presentation of the paving will be strongly encouraged.

6.6 Exterior and Landscaping Lighting

Driveways, porches and patios, entrances and pathways may be illuminated for safety and security. Landscaping and architectural features may be also be lit. In all cases,



dark sky compliant lighting is strongly encouraged in order to preserve the night sky, and reduce glare to pedestrian or vehicular traffic. Lighting shall be installed such that the direct light source is not visible from neighboring lots; the effect of the lighting is to be emphasized, not the source.

Lots adjacent the to the river corridor will take extra care to limit lighting and noise after 10pm to help preserve the wilderness environment and wildlife patterns.

6.7 Mailboxes & House Numbers

The Owner's Association will provide the location of a centrally located mailbox for Whitaker Farm as required by the postal service.

7. Design Review and Construction Process

Governing Regulations

All site development and improvements constructed within Whitaker Farm shall conform to the following design review and construction procedures and all other applicable local, county, state and federal governing codes, regulations and restrictions. It is the responsibility of the Owner individually or through his designated agent, to become familiar with all regulations and requirements applicable to development within Whitaker Farm, and to secure copies of the most up-to-date versions of all applicable regulations. Each home must be designed by an approved architect/home designer "Architect". This Architect must be approved in Step 1 by the DRC prior to the pre-design review. The DRC reserves the right to request references and examples of work from the Architect prior to approving him as an architect at Whitaker Farm.

This process is designed to address new construction. In the case of additions or remodeling to existing Dwellings, at the Pre-Design Review Meeting, the DRC shall have the right to eliminate steps or submittal requirements if it deems those steps to be unnecessary or redundant based on the scale and scope of the proposed work.

Submissions shall be submitted to:

WHITAKER FARM DEVELOPMENT
c/o WHITAKER FARM DEVELOPMENT, LLC,
143 West Farm Springs Rd,
Midway, Utah, 84049

Five Step Review and Construction Process

The following pages outline the five major steps in the design review and construction process.

- Step One: Concept Design and Approval of architect
- Step Two: Pre-Design Review
- Step Three: Sketch Plan Review



- Step Four: Final Plan Review
- Step Five: Final Review and Inspections

The Whitaker Farm DRC meetings shall be held on a per project basis. Meetings will be convened within one week of receiving a completed submittal.

Step One: Concept Design and Approval of Architect

Step one is approval of the Concept Design and the Architect by the DRC. The owner and/or the design team shall submit the following information to the DRC:

- (a) An approved architectural style should be selected and a discussed. The applicant will be prepared to discuss how the selected style and intended implementation fits the quality, authenticity, and vision of Whitaker Farm.
- (b) A detailed resume of the Architect's educational background and its experience in designing homes similar to homes planned for Whitaker Farm. If the Architect has a website showing some examples of its work, this website should be identified as well.
- (c) Graphic examples of homes designed by the Architect in the past few years that are similar to what is proposed for the lots in Whitaker Farm.

While a licensed Architect is preferred, a home designer with substantial proven qualifications and experience designing homes at the caliber of those required by the Design Guidelines may be considered.

Step Two: Pre-Design Review

Step two in the design review and construction process is for the Owner and his design team to request a pre-design meeting with the DRC. The purpose of this meeting is to discuss the Design Guidelines and the Owner's development objectives. It is strongly recommended that the Owner's design team attend the pre-design meeting. The pre-design meeting may include a walking tour of the site to review specific site characteristic and opportunities, upon DRC request.

The pre-design meeting will address the following issues:

- A rough site plan; rough elevation, photos of the site
- Property boundaries and building envelope
- Architectural design theme, site planning and landscape design
- Site specific characteristics and design opportunities
- Preliminary design concepts
- Design review and approval process

Step Three: Sketch Plan Review

Step Three in the design review and construction process is Sketch Plan Review. The purpose of Sketch Plan Review is to address the design of the proposed site, building and general landscape improvements. The DRC will be able to provide better, more



constructive feedback with higher levels of detail. Changes and modifications are often easier to make based on feedback at the concept level than after more detailed plans are created. Copies of the following information are to be submitted to the DRC:

- (a) **Site Plan** - indicating property boundaries, building envelope, proposed building and structures, locations of exterior mechanical equipment (e.g. air conditioners), driveway and grades, parking areas, existing and proposed grading and drainage.
- (b) **Floor Plans** - indicating the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.
- (c) **Exterior Elevations** - in sufficient detail to indicate the architectural character of the residence, fenestration (door & window placement) and existing and proposed grades (using sea level elevations). Elevations should also include a statement of the conceptual approach to materials and colors. (Scale: same as floor plans) .
- (d) **Roof Plan** - indicating proposed roof pitch, overhang lengths, flue locations (if known), roofing materials and elevations of major ridge lines and all eave lines.

Upon receipt of the sketch plan submittal, the DRC will schedule a review by the DRC. Once reviewed, the committee will issue a letter to notify the Owner if the sketch plan was approved or not. Most reviews will be done electronically. If necessary, a meeting will be held at a determined location. In the event the DRC rejects the proposed sketch plan, the Owner may revise his plans and resubmit to the DRC. Owners who receive sketch plan approval may submit plans for Final Review.

Step Four: Final Plan Review

Step Four in the design review and construction process is the final plan review. Upon approval of the sketch plan, the Owner/architect shall submit copies of the following documents to the DRC for final plan review by the submittal date prior to a DRC meeting in multiple formats including electronic format/CAD (or similar) and PDF:

- (a) **Site Plan** - indicating proposed building footprint, building envelope, site boundaries and easements, existing and proposed contours, utility locations, site drainage, retaining walls including top and bottom elevations, proposed driveways and grades, parking areas, walkways, patios, terraces, utility lines and connections, and any other proposed improvements (Scale: minimum of 1"=20').
- (b) **Floor Plans** - dimensioned plans indicating roof size, room names and sizes, the location of doors and windows, the location of mechanical and electrical systems, and total square footage of the residence by floor level (Scale: minimum of 1/4"=1'-0").



- (c) **Roof Plan** - indicating roofing materials, roof pitch, overhangs, gutter and downspout locations, and projections and penetrations located above roof, such as mechanical exhaust vents and chimneys (Scale: same as floor plans). In addition please provide the color and material of the vents.
- (d) **Exterior Elevations** - indicating exterior appearance of all elevations including materials and colors, window and door locations, textures and finishes, architectural details, shadow patterns and finished grade (Scale: same as floor plans).
- (e) **Building Sections** - indicating floors, exterior walls and roof, existing and finished grade, decks and patios, and other pertinent information to demonstrate the relationship between the exterior and interior of the residence (Scale: same as floor plans).
- (f) **Building Height Calculation** – indicating the high point areas of the building, including ridges and eaves, and provide their corresponding elevations as described in the section ‘Building Height.’
- (g) **Details** - showing descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, etc.
- (h) **Exterior Finish Board** – Must create and present a board with physical samples indicating type, color and texture of all exterior materials. Must be available for meeting.
- (i) **Specifications** - written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim materials, wall and roof flashing, fireplace and flue caps, and exterior lighting fixtures.
- (j) **Lighting Plan** – indicating the type and location of all exterior lighting, and lighting attached to the exterior of the home.
- (k) **Landscape Plan** – NOTE: The landscaping plan does not need to be determined and submitted prior to building construction, but must be reviewed and approved prior to start of landscaping. The landscape plan indicating all existing landscaping to remain and all existing landscaping to be removed. A planting plan with proposed plant materials identified and size. Location of irrigation system; the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, drain tiles, walls and fences, etc. Also show the location and specifications for any outdoor lighting. (Scale: 1"= 20' minimum)
- (l) **Perspective Sketches** - architectural rendering(s) from pedestrian level representing the primary public exposure of the building, building form and mass; fenestration; exterior materials, colors, textures and shadows; exterior character



and detailing; and surrounding vegetation and landscape features.

- (m) **Construction Drawings** – comprehensive set of construction drawings.

Upon receipt of the final plan submittal, the DRC will schedule a review by the DRC. In most cases this will occur within a week. Once reviewed, a letter will be issued to notify the owners in writing within one week if the plan was approved or not. Applicants who receive final plan approval may prepare final construction drawings. In the event the DRC rejects the proposed final plan, Owner/applicant may revise his plans and resubmit to the DRC.

No work shall start on site until the Pre-construction Review described in Step Five below has occurred.

Step Five: Final Review and Inspections

Step Five in the design review and construction process requires four stages of inspections. All Owners agree to allow site access to the DRC or its representatives to inspect all work in progress at any time during construction, and, when required, to give notice to the owner of noncompliance.

Notwithstanding the above, absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with these design regulations. The Owner is responsible for scheduling inspections and receiving written approvals from the DRC at three critical stages - one just prior to construction and two during construction.

- (a) **Consistency Review** – At the DRC’s discretion, a consistency review may be conducted. This inspection is scheduled to coincide with the City framing review and the enclosure of all exterior walls and roof systems. The purpose of this inspection is to ensure that the location and overall form of the residence is consistent with approved plans and that all construction impact mitigation has been implemented. If there are deviations from the approved set of plans and the Owner has not received written DRC approval for such modifications, all work on the project shall cease until all changes are remedied and approved by the DRC.
- (b) **Final Review** - Final inspection is scheduled at the completion of all construction, landscaping and site work. In order to receive final inspection approval, all aspects of the proposed residence must be completed. The DRC shall issue a Certificate of Compliance for all projects approved at final inspection.

Timelines and Deposit Return

The following timelines apply to Whitaker Farm lot ownership, home construction, and landscape construction. Non-compliance with the specified timelines may result in a lot owner’s forfeiture of the \$20,000.00 Construction Deposit. Extensions to timelines may



be granted if non-compliance can be shown to be outside the control of the lot owner, or based on other reasonable circumstances. Such exceptions will be granted at the sole discretion of the DRC.

Timelines

- **Home Construction.** Home Construction must be completed within 18 months of groundbreaking for the home.
- **Landscaping.** Landscaping must be completed within 12 months of the completion of the home.
- **Fencing.** Fencing of the back of all lots facing the HOA Open Space must be completed within 6 months of ownership of the lot.

Modifications

All changes to any part of the DRC approved plans shall be submitted to the DRC Chairperson prior to implementation. Failure to submit timely submit proposed modifications may result in a cease construction notice and/or loss of the Owner's Deposit.

Modifications include any exterior changes to any structure, landscape, or site. Approval must be granted, in writing, by the DRC before the modification work may commence. If a modification or change is desired, the first step is to discuss the proposed change with the DRC Chairperson who will then decide on the information needed and the process to be followed in making the change since the information required to review the change and the process to be followed will depend greatly on the nature of the requested change.

City Review and Approval

A Design and construction review process is required for all construction and improvements within the Whitaker Farm. This process complements, rather than supplements, the plan review and approval process of the City of Midway. Approval of project design and/or construction methods by the Whitaker Farm DRC shall not substitute for, or be misconstrued as, approval by the City of Midway. Accordingly, the Owner shall be responsible for meeting all requirements and regulations of the City. Specific requirements may be obtained from the Midway City Planning Department.

8. Design Review Committee Organization

8.1 Design Review Committee Membership

The Whitaker Farm DRC shall consist of three (3) members appointed by the Board of Trustees of the Association. Two members shall constitute a quorum to transact any business of the DRC. At its discretion, the Board may designate an alternate member of the DRC to substitute for any regular member unable to be present at regularly scheduled meetings. Members of the DRC need not be members of the Association.



The regular term of office for each member shall be one (1) year, coinciding with the fiscal year of the Association. Any member may be removed by the Board of Trustees at any time by written notice to such appointee. A successor to fill such vacancy shall serve the remainder of the term of the former member. Any member of the DRC may at any time resign upon written notice delivered to the Board of Trustees.

8.2 Duties and Powers

All plans for site preparation, building construction, landscaping and site modifications, modifications to the exterior of buildings, alterations or enlargement of an existing structure, paving, fencing, sign erection or other improvements must receive written approval from the DRC.

Approval from the DRC must be received prior to initiating any of the above activities. During the construction process, no changes, alterations or additions to any plan or specification shall be made prior to obtaining written approval by the DRC.

Alterations or remodeling of existing improvements within a Dwelling or structure which do not change the exterior appearance of a structure may be undertaken without DRC approval.

The DRC shall rely on and have the right to interpret the guidelines contained herein as the primary basis for evaluating development proposals. The approval or consent of the DRC shall not be unreasonably withheld, actions taken shall not be arbitrary or capricious and decisions shall be conclusive and binding on all interested parties, subject only to the right of appeal by the Owner and review by the DRC.

Notwithstanding the above, the DRC shall have sole discretion to approve or deny any proposed improvement or development. Upon showing of good cause, the DRC may approve variances from any regulation or restriction contained herein, in accordance with the provisions of the Declaration.

The DRC or its designated representative may monitor any approved project to the extent required to ensure that the construction or work on such project complies with any and all plans and construction procedures. The DRC or its designated representative may enter upon any Property at any reasonable time to inspect the progress, work status, or completion of any project. In addition to the enforcement of these guidelines, the DRC may withdraw approval of any project, and require all activity at such project to cease if deviations from approved plans or construction procedures are not corrected or reconciled within 24 hours after written notification to the Owner specifying such deviations. Any material to be submitted or notice given to the DRC shall be submitted to the DRC's designated address noted herein.

8.3 Operating Procedures

The DRC shall select its own chairman and vice-chairman from among its members. The chairman, or in his absence the vice-chairman, shall be the presiding officer of DRC meetings. In the absence of both the chairman and the vice-chairman, the members



present shall appoint a member to serve as acting chairman. Meetings shall be held upon call of the chairman or vice-chairman.

A majority of members shall constitute a quorum for the transaction of all business. The affirmative vote of a majority of the members of the DRC shall constitute the action of the DRC on any matter before it. An alternate member may participate at any meeting at which there is not a quorum and shall have all of the full authority of a regular member. In the absence of a quorum, DRC meetings shall be adjourned to a later time or date as determined by the chairman.

The Committee in lieu of meetings may appoint a representative to collect input from members and form a recommendation.

8.4 Design Review Fees, Construction and Landscape Deposits

Under the Declaration, the following fees were established to defray fees and/or ensure compliance with these Design Guidelines and the provisions outlined in the Declaration:

- (a) A design review fee to defray the costs of reviewing applications submitted to the DRC. The initial design review deposit shall be \$1,000.00. The DRC reserves the right to require additional fees if the cost of review exceeds the initial deposit.
- (b) A Home Construction Deposit of \$20,000.00 is required in order to guarantee compliance with construction restrictions, regulations and the completion of all structural and landscaping improvements as approved by the DRC.
- (c) Additional escrowed funds in an amount sufficient to guarantee completion of proposed landscaping or other site work may be required if a Certificate of Compliance is requested prior to the completion of landscaping or site improvements.
- (d) All fees and deposits shall be payable to the Whitaker Farm Owners Association, Inc.

8.5 Design Consultants

The DRC is authorized to retain the services of one or more professionals, consulting architects, landscape architects and/or land planning consultants to advise and assist the DRC in performing design review functions. Such consultants may be retained to assist the DRC on a single project, on a number of projects or on a continuing basis. Such necessary services during the review process shall be funded by the initial design review fee. Any costs incurred due to excessive re-submittals shall be borne by the Owner/applicant.

8.6 Amendments of Design Guidelines

The Whitaker Farm Design Guidelines may be amended from time to time at the sole discretion of the DRC. All such additions, revisions or other amendments shall have an



effective date designated and shall be made part of the Whitaker Farm Design Guidelines and shall, therefore, have the same force and effect. Each owner is responsible for obtaining the most current set of design guidelines from the DRC.

8.7 Enforcement

The DRC shall have primary responsibility for the enforcement of the Design Guidelines and shall have the right to exercise any and all remedies available to it hereunder, under the Act and as outlined in the Declaration, either independently or through the Association's Board of Trustees.



9. Visual Examples

The following examples demonstrate some of the key desirable elements of the Whitaker Farm Design Guide. These examples are by no means prescriptive or complete. We will be updating this section with additional images and ideas.

Farmhouse Example:

- Historic primary design with an enriching complimentary addition
- New addition's material is upgraded, richly textured, divided vertically by new volume





Farmhouse Example:

-Historic primary design enriched with full depth stone veneer foundation and wood shingles





Authentic Historic/Classic :

- Historic French Farmhouse design with full depth stone (door/window returns)
- Authentic structure and landscape complete with potted boxwood and crushed granite drive.





Historic/Classic Design, Modern Living:

- Historic primary design with a more modern complimentary addition
- Modern living elements rooted in purpose—views and openness.





Modern Farmhouse Example:

- Historic primary forms with contrasting, enriching garage textures
- Consistent tie-in with roof pitch and roof materials





Modern Farmhouse Example:

- Historic primary forms with modern enlarged windows
- Polished plaster/stucco with recessed windows for substance/quality





Modern Farmhouse Example:

- Historic primary forms with modern rear-facing doors and windows for light and lifestyle
- Clean lines with rich material such as stone foundation and steel beams/windows.





Simple Forms Enriching Materials:

- Simple classic forms and proportions for a timeless design
- Copper, brick, and wood communicate attention to detail, and enduring quality

