

# **TRAVERSE MOUNTAIN MASTER ASSOCIATION (TMMA)**

## **ARCHITECTURAL GUIDELINES**

**(For Rear Yard Landscaping, Structures and Property Improvements)**

(Architectural Guidelines described herein are subject to change at any time)

REVISED JANUARY 2023

# Traverse Mountain Master Association Architectural Guidelines

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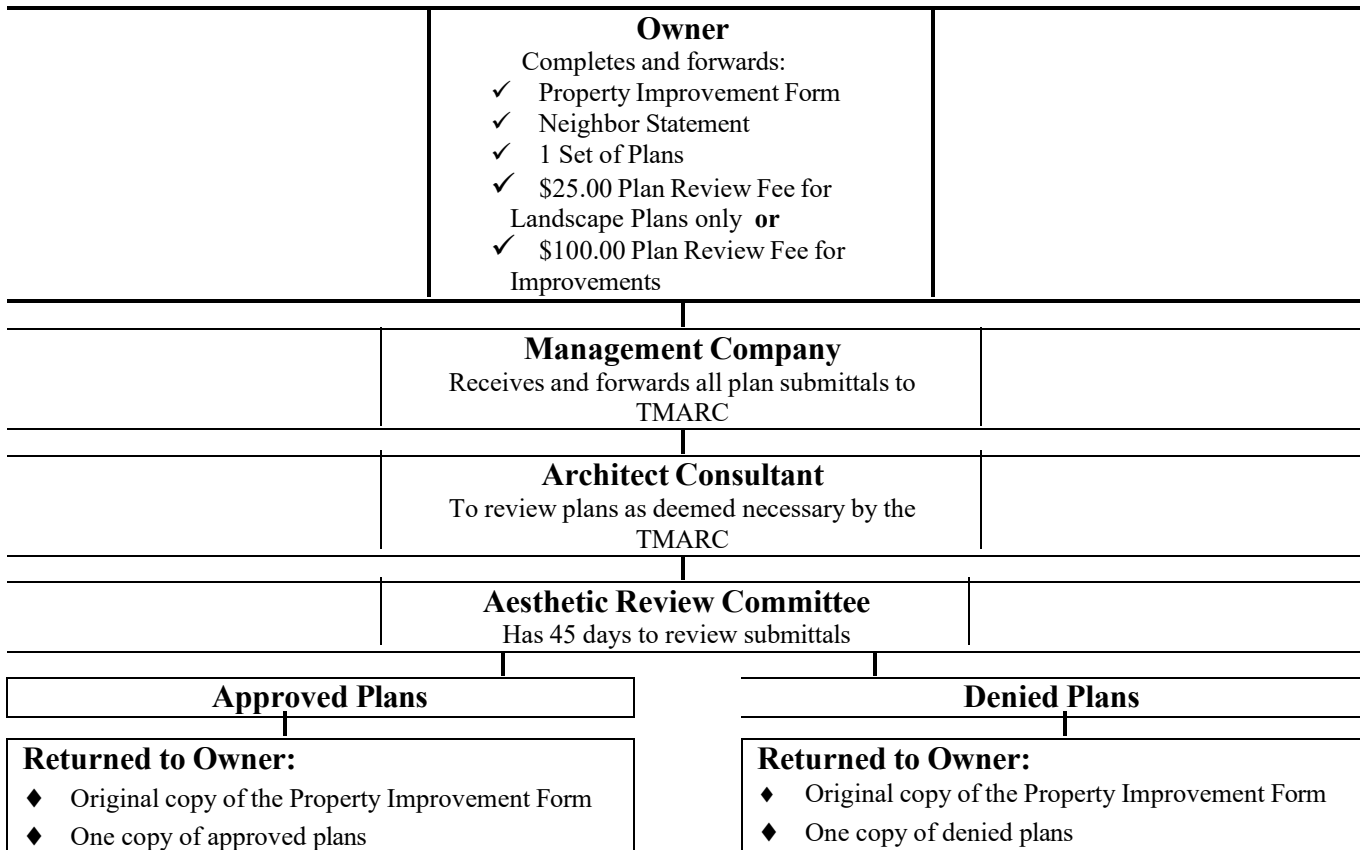
- Exhibit A Property Improvement Form
- Exhibit B Neighbor Statement
- Exhibit C Notice of Completion
- Exhibit D Variance for Property Improvement
- Exhibit E Approved Plant Material List (Separate Document)
- Exhibit F Approved Fencing & Styles

# Traverse Mountain Master Association New Owner Timeline

**Deadlines are based on the first Close of Escrow (COE) or Certificate of Occupancy date and the time frames outlined in the legal documents.**

<u>Deadline Date</u>	<u>Requirement</u>
Date of first Close of Escrow (COE) or Certificate of Occupancy	Install acceptable window coverings (remove temporary coverings)
<i>90 days from COE</i>	Submit plans to obtain approval for required Rear Yard landscape Improvements
<i>6 months from COE</i>	Complete all required Rear Yard landscape Improvements including fencing
<i>12 months from COE</i>	

## Plan Submittal / Review Process



**Please See Exhibit A for Property Improvement and Landscaping Form**

***CONDITIONS NOT DEFINED: ANY CONDITION OR MATERIAL NOT DEFINED WITHIN THESE ARCHITECTURAL GUIDELINES SHALL BECOME A MATTER OF JUDGMENT ON THE PART OF THE TMARC.***

## **Traverse Mountain Master Association (TMMA) Quick Tips for a Plan Submittal**

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### **Rear Yard Landscape & Improvements**

Owners must submit plans for Traverse Mountain Aesthetic Review Committee (TMARC) review and approval within 6 months of the first close of escrow and complete rear yard landscaping including fencing within 12 months of the close of escrow.

Any exterior construction, installation or alteration in the Properties may not commence until the plans and specifications therefore showing the nature, kind, shape, height, width, color, materials and location thereof have been submitted to and approved in writing by the TMARC.

### **Meetings**

The Traverse Mountain Master Association ARC meets at least once per month. The Committee will determine the date and time of the meeting.

### **Where to Submit Plans**

Contact the TMMA manager for all submittals:  
801-407-6712

Attn: Traverse Mountain Master Association

2175 W. Chapel Ridge Rd.  
Lehi, UT 84043

### **Plan Submittals Must Include**

1. Traverse Mountain Master Association Property Improvement Form (*Exhibit A*).
2. Plan and specifications, 1 copy. (Please be sure plans are legible and have dimensions. If plans are larger than 11x17 please provide 2 copies) A copy will be returned to the Owner and the TMMA will retain a copy.
3. Neighbor Statement (*Exhibit B*), 1 copy.
4. Photographs, where applicable. Photographs will **not** be returned to the Owner.
5. Check made payable to TMMA in the amount of \$25.00 or \$100.00, depending on the plans being submitted.

All forms are included in this packet or can be obtained from the Management.

### **Important**

- ✓ Read the attached Architectural Guidelines carefully before submitting plans.

**TRAVERSE MOUNTAIN MAINTENANCE CORPORATION**  
**ARCHITECTURAL GUIDELINES**

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**I. PURPOSE**

The purpose of these Architectural Guidelines is to continue the physical character as established by the initial development of the community of Traverse Mountain. The intent is to give specific design criteria to Owners for subsequent Improvements after the completion of original construction.

The Architectural Guidelines are written to preserve a high quality of appearance, to ensure compatibility between Improvements, and to enhance the overall value of the community of Traverse Mountain. They are intended to be used by Owners and consultants in preparing drawings for architectural, landscape, and other Improvements; and by the Traverse Mountain Aesthetic Review Committee (TMARC) in reviewing these drawings for conformance with the stated objectives. The TMARC reviews proposed Improvements for aesthetics purposes only. It is the Owner's responsibility to follow all applicable federal, state and local building codes. The City of Lehi and/or County may require permits.

**II. APPLICATION PROCESS / PLAN SUBMITTAL PACKAGE**

Owner reviews the Architectural Guidelines and prepares plans, elevations and cross-sections depicting the proposed new Improvements. To expedite the approval of plans, they must include each of the items detailed in the following information. Plans, which do not contain required details may be returned incomplete and will require re-submittal.

**Step 1: Submitting Plans and Details**

**Applications are required to include:**

**Rear Yard Landscape or Subsequent Landscaping & Improvements**

1. Plot Plan. On paper size min. 8 ½ x 11– max. 24” x 36”. 11 x 17 is preferred; plans must be legible and include overall dimensions of the lot and/or area to be landscaped. If possible plans should be drawn to scale, preferred scale is 1/8” = 1’-0” Plans must be of adequate size to be completely legible. (If plans are larger than 11x17 please provide 2 copies) The lot #, subdivision identification, address and Owner information must be indicated on plot plans.
2. Landscape plans must include the location, type, size and quantity of all trees, shrubs and planter areas proposed. A plant list or legend must be attached. All plants must be found on the approved Plant Materials list. (see Exhibit E)
3. Grading (if applicable):  
If retaining, location, height, color and material of wall and proper drainage must be included. Show where the established drainage pattern may be altered by the proposed Landscaping. Show the location of the bottom and top of any slopes. Show the proposed locations of any drain inlets, drain lines and outlets (if applicable).

4. The location, height, style and finish (ie: stain, paint, sealant) of all property fencing must be noted on plans, including wing wall fencing location and gate details. Please include a diagram or image of style. (see Exhibit F for approved fence styles)
5. Dimensions of hardscape showing and labeling new and existing paving, walls, fences, patio covers, water features, drainage, etc. must be included on plans.
6. Show outdoor lighting (if applicable). All outdoor lighting must be low voltage and/or utilize 60-watt maximum bulbs. All exterior light fixtures must remain unseen or be ornamental (no floodlights) and submitted for review. If using an ornamental light fixture please provide a picture.
7. Attach photographs, construction details, or brochures showing the nature, kind, shape, dimensions, location, materials, colors and finishes of all structures or improvements above ground or any special features (including play structures).
8. Construction drawings and details (if applicable) must be included with plans accurately describing the location, materials, proposed color scheme and complete dimensions of all proposed improvements.

### **Roof Plan / Floor Plan for Room Additions**

1. Show plan of all existing and new roofs, with pitches and overhangs noted.
2. New materials should match existing. If not, provide material and color board.
3. Indicate all walls, columns, openings, windows, doors and any condition or feature that will affect the exterior design of the Residence.
4. Indicate exterior landscape or other details affected.
5. Floor plans (if applicable) which show the overall dimensions and area of the Improvements, and which reflect the design concept.
6. Elevations of all sides affected by proposed addition/alteration; including materials, colors and dimensions. All drawings should clearly distinguish between what is existing vs. what is proposed.  
Provide photographs of existing structure (all sides affected by change).

### **Other Information**

- a. If proposed Improvements require access over the Common Area or Covered Property for the purposes of transporting labor or materials, written permission for such access shall be required from the TMMA. Any such requests must be filed with the TMARC prior to the commencement of construction. If permission is granted a refundable deposit in the amount of \$500 is required before work begins. The deposit will be refundable after a visual inspection of the area by a representative of the TMMA.
- b. No Owner shall alter any landscaping, and/or otherwise change any Common Area, owned and maintained by the TMMA.

- c. Color samples of all paint or stain are required to be submitted to the TMARC when they deviate from the original color scheme of the existing Residence.
- d. Any color changes must be compatible with the neighboring homes, and requires approval from the TMARC.
- e. The TMARC may require an additional fee for items, which require extensive review.
- f. Any other information or documentation, which may be deemed necessary by the TMARC in reviewing the request.
- g. The TMARC approval is based on the completeness and clarity of the drawings. Inadequate or unclear information may cause the TMARC to deny the application or deem the application incomplete.
- h. Please be aware that any changes or Improvements to the landscaping or fencing plan must be re-submitted and approved by the ARC prior to commencement of installation.

## **Step 2: Fees and Forms**

### **Complete Application Packages are to include:**

1. Traverse Mountain Master Association Property Improvement Form (*Exhibit A*) to be signed and completed by Owner.
2. A plan with all specifications of landscaping and improvements as required in Step 1. (Please be sure plans are legible and have dimensions. If plans are larger than 11x17 please provide 2 copies)
3. Neighbor Statement (*Exhibit B*), 1 copy.
4. Photographs or brochures where applicable. Photographs will **not** be returned to the Owner.
5. Payment of \$25.00 for plan review of Landscape Plans only; Payment of a \$100 fee will be required to cover the cost of review on all improvements and home additions; Checks made payable to TMMA.
6. Please contact the TMMA manager for submittal of completed Application Package (801) 407-6712

Attn: Traverse Mountain Master Association

2175 W. Chapel Ridge Rd.  
Lehi, UT 84043

## **FORMS AND HOW TO USE**

**Property Improvement Form:** All Application Submittal Packages must include a signed and completed Property Improvement Form (*Exhibit A*).

**Neighbor Statement:** It is the intent of the TMARC that the Owner's neighbors be notified of any Improvements, which may impact the use and enjoyment of the neighbor's property. Neighbor approval or disapproval of a particular Improvement shall only be advisory and shall not be binding in any way on the TMARC's decision.

### **Applicable Neighbors**

Adjacent Neighbor: means all neighbors with adjoining property lines to the Owner.

Facing Neighbor: means the three- (3) neighbors most directly across the street.

Impacted Neighbor: means all neighbors in the immediate surrounding area, which would be affected by the construction of an Improvement.

Owner shows the drawings to neighbors and requests their signatures on the *Neighbor Statement (Exhibit B)*. Signature of this form does not constitute neighbor approval of the Improvements and/or landscaping. Should any neighbor decline to sign the statement, or if the Neighborhood Builder owns a neighboring Residence, the Owner on the Neighbor Statement must note such circumstances.

**Notice Of Completion:** Once an Owner receives approval from the TMARC, construction may commence. Upon completion of the approved Improvements(s) or Landscaping, a *Traverse Mountain Master Association Notice of Completion (Exhibit C)* must be forwarded to the Traverse Mountain Master Association; Attention TMMA Manager within thirty (30) days after construction is complete.

## **III. ABOUT THE REVIEW PROCESS**

The TMARC shall meet as necessary to perform its duties. The members of the Committee shall set the date and time of the TMARC meetings.

The TMARC reviews each Submittal Package for completeness and consistency with the Architectural Guidelines, Community Guidelines and Master CC&R's.

The TMARC shall give notice of its decision and the reasons therefore to the Owners within forty-five (45) days after they have received all required materials.

The TMARC, at its discretion, may approve or deny any submittal. Approval may be given with conditions. (CC&R Article IV)

Any photos / brochures submitted to or required by the TMARC will not be returned to the Owner.

#### **IV. AFTER THE REVIEW PROCESS**

Construction must proceed consistent with the approved drawings. All deviations must be submitted for review and approved by the TMARC prior to commencement of work.

All work must be performed in a manner consistent with the construction standards of the Residence, the design and appearance of the community and the Rules for Construction (please see the Community Guidelines). All work considered being of an unsightly unfinished nature, or of lesser quality than the prevailing community standards, shall be reworked to an acceptable appearance at Owner's expense.

Within thirty (30) days after construction is completed, the Owner submits a *Notice of Completion (Exhibit C)* to the TMARC.

#### **V. APPEAL PROCEDURE**

The only Person with the right to appeal an application that has been rejected is the Applicant. The only persons who have the right to appeal any approved application are "Adjacent Owners" and the Applicant.

Appellants' rights to file appeals terminate at 5:00 p.m. on the day that is ten (10) business days after the date the Applicant's application has been approved by the TMARC. Appellants have the responsibility to determine when an application has been approved. Neither the Board nor the TMARC has any duty to ensure that approvals are communicated to all potential Appellants. Decisions made by the Master Association Board are not appealable.

CC&R Article IV, Section 4.12.3

#### **VI. VARIANCE**

The TMARC may authorize a variance from compliance with any architectural provision contained in the CC&R's including, without limitation, restrictions upon height, size, floor area, or placement of structures, or similar restrictions when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variance. The granting of a variance must be evidenced in writing, must be signed by a majority of members of the TMARC and becomes effective upon Recordation. If such variance is granted, no violation of the CC&Rs shall be deemed to have occurred with respect to the matter for which the variance was granted. If a variance is approved a fee of \$75.00 must be paid to the TMMA to cover recordation and administrative fees.

Variances will not become effective until this fee has been paid.

CC&R Article IV, Section 4.10

## **VII. ADDITIONAL INFORMATION**

### **RIGHT TO ADOPT ADDITIONAL ARCHITECTURAL GUIDELINES**

The Board of Directors shall issue, regularly review, and if necessary, amend, update, and/or adopt additional standards to the Architectural and Community Guidelines. The TMMA Architectural Guidelines currently in effect can be obtained from the Association via their website, [www.tmma.org](http://www.tmma.org), and a copy will be kept on file by the Management Company.  
CC&R Article IV, Sections 4.2.2 & 4.4.5

### **FAILURE TO OBTAIN WRITTEN APPROVAL FOR IMPROVEMENTS**

If written approval from the TMARC is not obtained prior to installation, construction shall constitute a violation of the CC&R's, and the unauthorized Landscaping or Improvement may have to be modified or removed at the Owner's expense.

## **VIII. GENERAL ARCHITECTURAL STANDARDS**

### **Maximum Heights**

The maximum building heights of all Improvements shall be consistent with the County and/or City of Lehi Zoning Codes, unless otherwise restricted in this document.

### **Exterior Stairs**

The location, material, and color of new exterior stairs shall be compatible with the existing house. Stair supports must be designed as integral parts of the house. Pipe columns are not permitted. Prefabricated metal stairs are not permitted. Vinyl railings are not permitted. Spiral stairs may be permitted on a case by case basis; they must be compatible with the house architecture and first be reviewed and approved by the TMARC.

### **Roofs**

The slope, material, color, and texture of any new roof shall be identical to the existing roof. Flat roofs are not permitted. New roof features - such as skylights, chimneys, or solar equipment - must be compatible with the design of the existing house. Roof-mounted equipment must be completely screened. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color. The color of new gutters must match the existing fascia or adjacent painted surface. Roofs of gravel, plastic or fiberglass are not permitted. New or alternative roofing materials different than what was installed on the existing home will be reviewed on a case by case basis.

### **Awnings**

Awnings must be compatible with the color and design of the existing house. They must be simple in design and color. The size, location, and form must be in scale with the window. Awnings must be properly maintained to the satisfaction of the TMARC and may not be kept when frayed, split, torn, or faded. Temporary sunshades attached to the outer wall of the house, patio cover, or gazebo - such as rolls of bamboo, fiberglass or reed are not permitted.

### Basketball Backboards

Freestanding portable basketball backboards or permanent basketball stands are not allowed on the streets, sidewalks, or parkways. Portable basketball backboards may be used on the driveway; however, if kept on the driveway, they must be maintained in a neat and attractive condition at all times. The backboards must be stored out of sight and not visible to public view when not in use for more than 48 hours.

All backboards must be transparent to reduce their prominence. Permanent basketball stands in front or rear yards must be submitted for approval prior to installation and will be reviewed on a case by case basis at the discretion of the TMARC. If basketball stand, hoop, netting or backboard falls into disrepair or is not maintained, they will have to be removed completely and the hole filled in at the current Owner's expense.

### PATIO COVERS, TRELISES, GAZEBOS, DECKS & PLAYHOUSE STRUCTURES

Playhouse Structures/trampolines and other improvements are permitted in private yards not visible from the street. All equipment shall be completely screened from view from the street. Single family lot owners that have rear yards facing streets, major boulevards or open space are prohibited from building playhouse structures/trampolines and any other structures unless first reviewed and approved by the TMARC. Playhouse structures must be compatible with the architectural style and quality of the home and community. Alternative playhouse structures and other structures will be considered by the TMARC only if the height of the structure is lower than the height of the fence abutting the open space, street or main boulevard. If the lot is considerably higher than the road, the alternative structure can be higher, but cannot be visible from the road. It is at the discretion of the TMARC to approve or disapprove any such structure.

The appearance of patio covers and other exterior structures, such as gazebos, must be consistent with the appearance of the house. The color must match the house trim or the wall color; or must be compatible with the house. The pitch and material of sloping solid roofs must match the roof pitch and material on the house. All horizontal roofs must be 50% open. Wood, trex or a similar material, which simulates the appearance of wood, is allowed for open patio covers. Decorative features such as lattice may be incorporated into the design of the patio cover but the features must be consistent with the character of the community of Traverse Mountain. Columns may be stucco, pre-cast concrete, wood, trex or a similar material. Properties adjacent to native open space areas may be subject to Lehi City or Utah County Fire Authority special fire protection ordinances and meet non-combustible structure requirements. Please be sure to contact all other applicable agencies to make sure that the improvement is within their requirements.

The design of all structures must include a construction plan with dimensions, elevation view (decks attached to house must provide rear and side elevation including existing house elevations and photos) and construction details/catalog cut sheets, and shall be subject to review and must be approved by the TMARC in writing prior to construction. Trellises/patio covers with open roof shall not be constructed over decks or balconies.

FURTHER DETAILS REGARDING GAZEBOS, SHADE TRELLISES, DECKS AND PLAYHOUSES / STRUCTURES

DEFINITIONS

- Gazebos: Freestanding structures (sometimes pre-manufactured) with “pitched roof”. Roofs can be “open” trellis type or have “solid” roofing material.
- Trellis: Shade structures with “open” trellis type (normally flat) roof.
- Deck: Any structure raised off the ground more than 2’. Normally intended for “live loads” (walking or sitting on).
- Playhouses/  
Structures: Any structure or apparatus used for play or recreation (including trampolines)

REAR YARD SETBACK REQUIREMENTS

- Gazebo, Trellis & Playhouse/  
Structures: Minimum 5’ from property line, perimeter fence/wall and/or top of slope, whichever is more restrictive.
- Deck: Minimum 10’ from property line, perimeter/wall and/or top of slope, whichever more restrictive.

SIDE YARD SETBACK REQUIREMENTS

- Gazebo, Playhouse/  
Structures & Deck: Gazebo, playhouse and deck structures, minimum 5’ from property line, perimeter fence/wall and/or top of slope, whichever more restrictive.
- Trellis: Minimum 3’ from property line, perimeter fence/wall and/or top of slope, whichever more restrictive.

MAXIMUM HEIGHTS

Gazebo, Trellis,  
Playhouse/Structure  
and Deck: 13’

Trampolines: Are allowed in rear yards only and may be above or below ground but should be screened from public view. Above ground trampolines must be kept in a neat and attractive condition at all times, be weighted down or secured to ground and any safety netting must be brown or black (no bright colors)

MATERIALS (VINYL IS NOT ALLOWED)

Gazebo:	Wood or wood like construction, color shall match existing house. Roof material (if solid) shall match existing house material and color.
Trellis:	Wood or wood like construction, minimum 6x6-post size, and minimum 2x3-lattice size. Color and detailing shall match existing house color(s) and style.
Deck:	Wood, trex or similar composite material construction. Color and detailing shall match existing house color(s) and style.
Deck Railings:	Minimum height 42”, maximum height 48” Railings may be wood, wrought iron, or some other wood like materials. Vinyl is not allowed.
Playhouses/ Structure:	Wood or wood like materials. Wood must be stained, painted and/or sealed. Wood construction should be high quality Redwood or Cedar if preferred. Colors shall be earth tones and be complimentary to, or match, colors of existing home. These criteria shall also apply to accessories, swings, slides, tarps, screens or fabric canopies and should be limited to one color maximum, dark green, tan, or brown is preferred. Metal accents must be powder coated steel, black, dark bronze or brown. Playhouses/structures shall be buffered from public view including neighboring residences.

The above standards shall be used in conjunction with the individual neighborhood supplemental declarations and the applicant’s submittal shall adhere to the stricter criteria. The TMARC has the authority to approve standards less than those stated above on a case by case basis.

FENCING, GATES, AND WALLS

1. Fences of chain link, vinyl, poultry wire, woven wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are not permitted. (chain link is permitted along Murdock canal only for safety and security)
2. Approved fencing materials include wood, wrought iron, trex and/or similar composite material. Approved fencing materials & styles can be found in Exhibit F. Fencing style, color, stain, height and location must be submitted and approved by the TMARC prior to installation.
3. No double fences shall be allowed along residential adjoining property lines.
4. Fencing and walls shall not exceed six (6) feet in height.
5. No screen, mesh or any like material shall be allowed on fences, except when wrought iron picket fencing is used as side gates only. A privacy screen (mesh) or trash enclosure will be required when trash cans or other utilities are stored behind wrought iron fencing or would otherwise be visible from the street. Screen or mesh must be submitted and approved by the TMARC prior to installation and must be kept up in good condition so that it does not become an eyesore.

6. Side gates should be man sized or a maximum width of 6'. Wider gates or double gates for access to rear yards may be considered on a case by case basis. Details of all gates (material, style, color and dimensions) must be submitted and approved by the TMARC prior to installation. Side gates are to compliment adjoining walls and must match approved fence styles. When closed gates should look like regular fencing. A cut sheet or photo may be submitted.
7. Vines and/or Plant material may not be grown on Wrought Iron Boulevard fencing.
8. All return walls (wing walls) shall be set back a minimum of four feet from face of house.
9. Chain link fencing may be used for a dog run or pet enclosure in backyards only. The chain link must be in a limited area, behind approved fencing and not visible from the street or neighborhood.
10. All wood fencing and gates must be stained and sealed or painted. Paint color must be approved by the TMARC. Stain or Paint must be uniform in color and application on all fencing.
11. Fencing must be submitted and approved in writing by the TMARC prior to installation. Property fencing is required and is considered part of rear yard landscaping thus, plans must be submitted by six (6) months and fencing must be complete by twelve (12) months from the first close of escrow or certificate of occupancy of the home.

#### Swimming Pools and Spas/Hot Tubs/Etc

Swimming pools and spas or similar water features are only permitted in private rear yards not visible from major blvds. All equipment shall be screened from view from the street and/or front of the home. A spa or other similar water feature must not damage existing walls or fences. Rockwork, slides, etc may not exceed the height of adjacent property line walls or fences. They must be set back from any property line or top of slope a minimum of 3' or equal their height, whichever is more restrictive. The City of Lehi may have more restrictive setbacks. Please be sure to meet all Lehi City regulation for swimming pools.

#### Water Features

Water features such as, reflecting pools, koi ponds, rock waterfalls, fountains and similar features are only permitted in private yards not visible from the street. All equipment shall be completely screened from view from the street. Water Features may be approved on a case by case basis at the discretion of the TMARC in front yards.

#### Temporary Buildings

Outbuildings, tents, shacks or other temporary buildings or Improvements including sheds may not be placed upon any portion of the Properties either temporarily or permanently, without the prior written consent of the TMARC. Colors and materials must match existing house. Sheds must be screened from public view and may not exceed the height of adjacent property line walls or fencing.

#### Fire Pits and Outdoor Fireplaces

Barbecues, outdoor fireplaces, fire pits or other similar items are allowed in rear yards only and must be set back a minimum of 3' or equal its height, whichever is more restrictive. For example, an 11' high outdoor fireplace chimney must be set back a minimum of 11' from both rear and side property lines. Height may not exceed 13'. Fire pits must be below ground or in an enclosed area so that they do not create a fire hazard. Homeowners are responsible to make sure they are meeting all Lehi City code restrictions as well.

## **IX. GENERAL LANDSCAPE STANDARDS**

Landscaping can be effectively used to accent entryways, define space, and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to the relationship of the Applicant's Residence to adjacent Residences.

1. **Rear Yard Landscaping:** Owners must submit plans to obtain TMARC approval within 6 months of the first close of escrow and complete Improvements of rear yard within 12 months of the first close of escrow or certificate of occupancy.
2. All landscaping, plantings, and installation of permanent irrigation systems by an Owner shall remain aesthetically consistent with the design and plan of the community.
3. Trees, hedges, and shrubs, which restrict sight lines for vehicular traffic from neighboring units, shall be cut back or removed.
4. The TMARC on a case by case basis will review any plant material, including trees and shrubs, planted to create a visual barrier/privacy screen.

Drainage: All soil and drainage must be retained on the lot and kept from eroding onto adjacent properties. Area drains must be installed in private yards for adequate drainage to permit the plants to survive and to minimize the ponding of water. There shall be no interference with the established drainage patterns over any Lot, or Common Area, unless an adequate alternative provision is made for proper drainage. The landscape irrigation system should be designed to prevent excessive saturation of soils. Planters created by walkways next to a Residence should be lined with an impervious surface and should contain drain inlets to drain excess water.

Trees, Fruit Bearing and Gardens: All trees and shrubs must be from the approved plant material list which can be found in Exhibit E. Trees installed by the Neighborhood Builder shall remain and be maintained, repaired and irrigated by the Owner, unless otherwise approved by the TMARC. Existing trees need to be shown accurately on landscape plan. If homeowner wishes to remove or relocate existing tree(s) it must be noted clearly on the plan. This request will be approved on a case by case basis. Fruit trees and gardens are permitted only in rear yards not visible to the street. Fruit trees must be semi-dwarf sizes and be set back the minimum distance of their drop zone (or how far out the branches reach at maturity) so that branches do not hang over any property lines. Gardens must be set back from property lines and fences so that plants do not hang on fences or walls or encroach into neighboring properties; maximum height 4' for garden plants. Gardens must be maintained in a neat and attractive condition at all times.

Shrubs, Groundcover and Turf: 100% of the unpaved ground plane visible to the street must be covered with plant material. Decorative Rock and/or bark areas must be 90% covered with plant material such as shrubs or ground cover within 3 years. Large areas of bare earth, rocks, bark/mulch or artificial turf are not permitted.

### Decorative Rock and Bark:

1. Decorative rock and/or bark are to be used as filler materials only in planter areas. These materials must not be the dominant or the primary feature in the front or rear yard landscaping. Decorative rock and/or bark must be secondary to the landscape and will be at the discretion of the TMARC.
2. Decorative Rock used as a filler material in front yard planter areas visible to the street must be at least 1" or larger. Gravel is not allowed in front or rear yards visible to the street and may only be used in limited areas of private rear yards behind approved solid fencing.

3. Plans must show the total percentage of the overall yard to be covered by decorative rock and/or bark.
4. Colors must be used which blend with the natural landscape. Bark/mulch may only be brown or black.

Retaining: Brown Round Granite rock must be used for rock retaining walls. Plans must be submitted showing location, height, drainage and include a picture of the rock or other material to be used prior to installation or any construction. Lehi city requires that any retaining walls over 4'-0" tall must be engineered and submitted to the City for a building permit. Please contact Lehi City building/inspections department for more information on city requirements on retaining.

The maximum height for rock retaining walls that abut streets, major boulevards, open space or are visible from the street is 3'-0". Slopes need a permanent landscaping or weed control solution and may not be left as bare dirt or weeds. Slopes within residential lots need to be 2:1 or less to properly maintain. If slopes are greater than 2:1, re-grading or additional retaining may be needed.

Paved Areas: Driveway expansions may be permitted on a case by case basis. Plans must be submitted and approved by the TMARC prior to installation. Driveways may be expanded by 2 foot wide bands on each side. The addition of an entire parking stall, 10 foot wide maximum may be submitted for approval however 40% or more of the front yard must be landscaped (sod, live plant material). If possible a landscaping buffer of 3' or larger must be kept from the side property line to the driveway. The addition or expansion of concrete patios must be submitted and approved prior to installation.

## **X. MISCELLANEOUS**

Lighting: Exterior lighting must be of a low illumination level – 60-watt maximum and/or low voltage. Higher levels of lighting may be approved, if they are neither directed nor placed so as to create an annoyance to the neighbors.

Holiday Lighting: Temporary or non-permanent Holiday lighting may only be installed from Oct 1 – Feb 28 and is permitted without TMARC approval. Professionally installed permanent lighting on roofing fascia may remain in place year-round and must first be approved by TMARC prior to installation. All colored Holiday lighting may only be turned-on the day of Federal Holidays and the day after Thanksgiving – Jan 31<sup>st</sup>. Colored Holiday lighting light clips/hangers and holiday décor must be taken down and removed after the permitted timeframe. Clear (no color) lights may be up and on year-round as long as cords, hooks, and hangers all match fascia so as to reduce visibility. All lighting must be non-movement, non-blinking, non-scrolling, and non-animated all year round and must be kept in a neat and attractive condition at all times. Lighting may not loop, hang loosely, or fall below fascia.

Exterior Painting: Any change in the color of the exterior of a building or of a single family Residence, regardless of whether submitted by an Owner or a Neighborhood Association, must receive the written approval of TMMA.

Unightly Items: All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Front yards and rear yards must be kept clean and presentable at all times. All clotheslines, refuse containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Lot unless obscured from view of adjoining streets, sidewalks, Lots, Residences, or Common Area. Trash must be kept in sanitary containers located in appropriate areas screened from view and not visible from the street.

Flagpoles: The installation of flagpoles shall be reviewed on a case by case basis and are subject to review and approval by the TMARC prior to installation. Maximum height allowed shall be 25' and the American or Utah's state flag only may be displayed.

Window Coverings: Only curtains, drapes, shutters, or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper, reflective tint or similar coverings deemed to be inappropriate for a window covering should be applied to the windows or doors of any Residence. Owners may use plain clean white sheets to cover windows after the first Close of Escrow pending the installation of drapes, curtains, shutters or other appropriate interior window coverings for 3 months from original conveyance of Residence from the Neighborhood Builder.

Line of Sight: Improvements in the limited use areas must not block the line of sight of drivers on the streets adjacent to the limited use areas. Plants and shrubs in the limited use area must not be allowed to grow higher than twelve (12) inches above ground.

View Obstructions: Each Owner acknowledges that any construction or installation by Declarant, any Neighborhood Builder or the Master Association may impair the view of such Owner and hereby consents to such impairment. Each Owner acknowledges that there are no guaranteed views within the Properties, and no Lot or Condominium is assured the existence or unobstructed continuation of any particular view unless a Supplemental Declaration specifically provides otherwise.

## **XI. PREAPPROVED ITEMS**

Rain Gutters and Downspouts: Such Improvements shall be primed and painted to match the color of the adjacent surfaces.

Screen Doors: On the front door or entrances and shall be required to be painted to match the color of the Residence.

Stains: Natural stain/sealant that matches the color of the wood. All fencing, gates and wood decking must be stained and sealed. Stain must be uniform in color and application. The colored stain of TMMA wood fencing along Traverse Mountain Blvd is also approved; details are available from the Traverse Mountain Master Association management office.

Satellite Dishes and Antennae: Shall only be permitted as pre-approved items temporarily or short term. The Declarant may, but need not, provide master antennae or cable television through a provider of their choice. If and when this is provided, all Satellite Dishes and Antennae's must be removed and this section shall not be applicable.

Please refer to CC&R Article II, Section 2.10 for further information on Antennae and Satellite Dishes.

### **1. Areas Under an Owner's Exclusive Use and Control**

- (a) Antennae and Dishes.** Satellite dishes and antennae designed to receive video programming services via multi-point distribution services may be installed in an area under an owner's exclusive use or control so long as such antennae and satellite dishes are (i) one meter or less in diameter, (ii) installed in the least visually obtrusive portion of an owner's property where an acceptable quality signal can be

received, and (iii) either screened from view or painted to match the surrounding areas so as to blend in with the surrounding area.

- (b) Notification.** After installing an outdoor antenna or satellite dish pursuant to Paragraph (a) above, the owner must notify the Aesthetic Review Committee (TMARC) in writing. A representative of the TMARC will inspect the antenna or satellite dish to determine compliance with the above requirements.

***CONDITIONS NOT DEFINED: ANY CONDITION OR MATERIAL NOT DEFINED WITHIN THESE ARCHITECTURAL GUIDELINES SHALL BECOME A MATTER OF JUDGMENT ON THE PART OF THE TMARC.***

**TRAVERSE  
MOUNTAIN**



**TRAVERSE MOUNTAIN MASTER ASSOCIATION  
PROPERTY IMPROVEMENT & LANDSCAPING FORM (EXHIBIT A)**

**THE ARC MEETS EVERY THURSDAY, SPRING THROUGH FALL.**

**ALL PLANS SUBMITTED AFTER 4PM ON WEDNESDAY WILL BE REVIEWED THE FOLLOWING WEEK.**

DATE \_\_\_\_\_ LOT \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
CLOSE OF ESCROW DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Homeowner's Signature X \_\_\_\_\_

Name \_\_\_\_\_ Email \_\_\_\_\_  
Property Address \_\_\_\_\_ Lehi, UT 84043 Phone # \_\_\_\_\_  
Mailing Address \_\_\_\_\_

**PLAN SUBMITTAL CHECK LIST (IMPORTANT: INCOMPLETE CHECKLIST WILL NOT BE REVIEWED)**

* <input type="checkbox"/>	Property Improvement Form Completed (this form)
* <input type="checkbox"/>	Adjacent, Facing And Impacted Neighbor Statement Completed (Exhibit B)
* <input type="checkbox"/>	Proposed Plans <u>MUST INCLUDE</u> 8.5x11 minimum, 11x17 for remodel, including details: size, height, design, color, materials, brand/manufacturer and pictures/examples. Specify any existing items. Location of residence on lot and dimensions from lot line. Drawings must show affected elevations, if applicable. Location of area drains must be included on plans. Names of Plants in list or legend - include the biological & common name.
* <input type="checkbox"/>	\$25.00 one-time fee (landscaping) or \$100.00 (improvement) Review fee - payable to TMMA Traverse Mountain Master Association
* <input type="checkbox"/>	Estimated Completion Date: _____ (fill out NOTICE OF COMPLETION – Exhibit C - when work is complete)

**PROJECTS BEING SUBMITTED: (Please check all appropriate items)**

**ARCHITECTURAL**

- \_\_\_ Awnings
- \_\_\_ Deck / Balcony
- \_\_\_ Gazebo / Trellis
- \_\_\_ Patio Cover
- \_\_\_ Painting
- \_\_\_ Rain Gutters
- \_\_\_ Room Addition
- \_\_\_ Shed / Temporary Building
- Other: \_\_\_\_\_

**LANDSCAPE / HARDSCAPE**

- \_\_\_ Landscape / Hardscape:
  - \_\_\_ Front      \_\_\_ Front
  - \_\_\_ Rear      \_\_\_ Rear
- \_\_\_ Trees & Shrubs (Type, Size & Location)
- \_\_\_ Fencing / Wall (s):
  - \_\_\_ Front      \_\_\_ Side
  - \_\_\_ Rear      \_\_\_ Retaining
  - \_\_\_ Extension
- \_\_\_ Drains / Drainage System
- Other: \_\_\_\_\_

**EQUIPMENT**

- \_\_\_ Air Conditioner
- \_\_\_ Basketball Backboard
- \_\_\_ Built-In Barbecue / Fire Pit
- \_\_\_ Lighting
- \_\_\_ Pool / Spa & Equipment
- \_\_\_ Solar Panels
- \_\_\_ Swing-set / Playhouse /
- \_\_\_ Trampoline
- \_\_\_ Water Feature
- Other: \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE (For Committee Use Only)**

Received: \_\_\_\_\_ Reviewed: \_\_\_\_\_

The Architectural Review Committee has determined that the above submitted is:

- APPROVED     
  APPROVED WITH CONDITIONS\*     
  INCOMPLETE RE-SUBMIT     
  DISAPPROVED AS SUBMITTED

- ( ) See notes on plan
- ( ) See attached memorandum
- ( ) Minimum \_\_\_\_\_ foot setbacks must be maintained at property lines for \_\_\_\_\_.
- ( ) Clarify drainage pattern or provide alternative drainage method.
- ( ) \_\_\_\_\_ must be painted to match existing stucco or fascia trim.
- ( ) Resubmit with more details (i.e. dimensions, materials, color, location, etc.) for: \_\_\_\_\_

COMMENTS / CONDITIONS\*: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TRAVERSE MOUNTAIN MASTER ASSOCIATION AESTHETIC REVIEW COMMITTEE

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**EXHIBIT A**

**TRAVERSE MOUNTAIN MASTER ASSOCIATION  
NEIGHBOR STATEMENT**

**The attached plans were made available to the following neighbors for review:**

Impacted Neighbor	Impacted Neighbor
Name	Name
Address	Address
Signature <span style="float: right;">Date</span>	Signature <span style="float: right;">Date</span>

**Common Area or Back Yard - Rear of Home**

Adjacent Neighbor		Adjacent Neighbor
Name	Name	Name
Address	Address	Address
Signature <span style="float: right;">Date</span>	Signature <span style="float: right;">Date</span>	Signature <span style="float: right;">Date</span>

**Your Street - Front of Home**

Facing Neighbor	Facing Neighbor	Facing Neighbor
Name	Name	Name
Address	Address	Address
Signature <span style="float: right;">Date</span>	Signature <span style="float: right;">Date</span>	Signature <span style="float: right;">Date</span>

**My neighbors have seen the plans I am submitting for the TMARC review (see above verification). I as the Owner certify that I have requested that my neighbors sign this statement *confirming notification only*. I understand neighbor objections do not in themselves cause denial of the plans. If the home is not yet sold or occupied, I have had a builder representative sign in the appropriate box to confirm that the home is not occupied.**

SUBMITTED BY:

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

**TRAVERSE MOUNTAIN MASTER ASSOCIATION  
NOTICE OF COMPLETION**

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ COE or  
Certificate of  
Occupancy: \_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_) \_\_\_\_\_

On the \_\_\_\_\_ day \_\_\_\_\_ the Minimum Rear Yard Landscaping  
of \_\_\_\_\_ requirements were completed in  
accordance with approved plans by the  
TMARC which includes:

- Sod / Plantings       Rear Property Fencing       Grading, all drainage is retained on the lot

On the \_\_\_\_\_ day \_\_\_\_\_ the Improvement(s) on the described  
of \_\_\_\_\_ Property was (were) COMPLETED in accordance with the plans and submittal package, which was  
approved by the TMARC on \_\_\_\_\_ (date)

(Please list) The completed Improvement(s) is (are): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*Signature* of Owner(s)

\_\_\_\_\_  
Date

**TMARC or Compliance Officer Use Only (NOTES):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(For TMARC Use Only)  
**TRAVERSE MOUNTAIN MASTER ASSOCIATION  
VARIANCE FOR PROPERTY IMPROVEMENT**

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Property Address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Description of Variance: \_\_\_\_\_

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CC&Rs Article: \_\_\_\_\_ Section: \_\_\_\_\_

TMMA Architectural or Community Guidelines Section: \_\_\_\_\_

TMARC (signatures)

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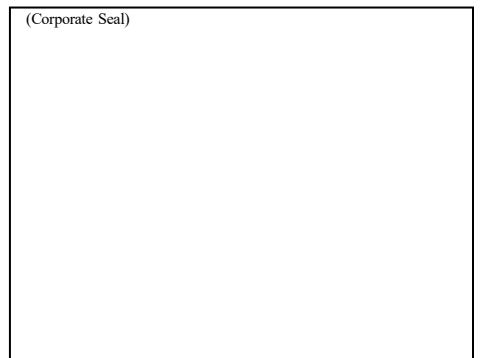
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Date of Recordation: \_\_\_\_\_



**TRAVERSE MOUNTAIN MASTER ASSOCIATION**

**APPROVED PLANT LIST**  
**(Separate Document)**

**EXHIBIT E**

**TRAVERSE MOUNTAIN MASTER ASSOCIATION**

**APPROVED FENCING STYLES**  
**(2 Separate Documents)**

**Includes 2 versions, one for Canyon Point and one for the rest of Traverse Mountain.**

**EXHIBIT F**