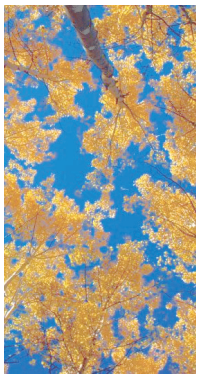
Glenwild

Architectural Design Guideline and Standards



Welcome to Glenwild, we are glad you have chosen our Community for your new home. Homeowners in Glenwild take great pride in their Community and believe one of the best features in Glenwild is the quality and diversity of the homes that are built here.

We are pleased to provide you with Design Guidelines that will assist you in designing your home and allow your creativity to be expressed. Hopefully you will find these Guidelines concise yet thorough enough to help you in your design process.

The Architectural Review Committee and the staff are here to help you through the entire process. Please consult with us as often as necessary and let us help you where ever we can.

Glenwild Community Association
Reviewed: September 2026

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GLOSSARY OF TERMS

Accessory Dwelling("ADU") : A secondary house or apartment with its own kitchen, living area and separate entrance that shares the building lot of a larger, primary house. The ADU may be attached to an existing house or garage, or it may be built as a stand-alone unit, but it usually uses the water and energy connections of the primary house.

"ARC": The Glenwild Architectural Review Committee is the Board appointed committee responsible for promulgating and enforcing the design guidelines and standards. The ARC includes any appointed agents or representatives.

"Agent": Agent is the authorized employee of the Associations Management Company.

"Association": Glenwild Community Association Inc., A Utah nonprofit corporation, and its successors and assigns.

"Board": Governing Board of Trustees of the Association

"Building Envelope": The portion of each home-site within which all improvements, including but not limited to structures, decks, walks, landscape improvements, grading, drainage swales, parking, garage back-up area(s), fencing, and all mechanical equipment must be located, and is the only area of the home-site where alterations of, or disturbance to the natural landscape may occur.

"Cementitious": Any of various building materials which may be mixed with a liquid, such as water, to form a cement base substance, and to which an aggregate may be added; includes cements, limes, and mortar. Examples include products such as Hardie-Board©.

"Common Area": (a) all Association land; (b) all land and the Improvements situated thereon, within the project which the Declarant indicates on a recorded subdivision plat or other recorded instrument is to be conveyed to the Association for the benefit and use of the association members; (c) all land, and the improvements situated thereon, which is situated within the boundaries of a Lot or Parcel and which is designated on a recorded subdivision plat recorded by the Declarant or approved by the Declarant or the Association as land which is to be improved, maintained, repaired and replaced by the Association; (d) all land, and the Improvements situated thereon, within or adjacent to the project which the Declarant indicates on a Recorded subdivision plat or other recorded instrument is to be used for roads, trails, parks, landscaping, drainage or water retention or flood control for the benefit of the project or general public; (e) all real property, and the improvements situated thereon,

within or adjacent to the project located within dedicated rights of way with respect to which Summit County has not accepted responsibility for the maintenance thereof, but only until such time as Summit County has accepted all responsibility for the maintenance, repair and replacement of such areas, and only if the specific areas to be maintained, repaired and replaced by the Association pursuant to this clause have been expressly approved by either the Declarant or the Board; and (f) all land, and the improvements situated thereon, which is designated in a recorded amendment to this declaration as parcel assessment area.

"Declaration": Declaration of Covenants, Conditions and Restrictions, as amended from time to time.

"Design Team": The group of professionals assembled by Owner, to assist with an Improvement, including but not limited to licensed architect, engineers, designers and general contractors.

"Enclosed Space": All interior square footage within the structure.

"Fee Schedule": that set of fees, fines and or costs associated with the design review process and construction process including, but not limited to, new construction and remodel or landscaping improvements.

"General Contractor": The general contractor is a manager, and possibly a tradesman, employed by the Owner A general contractor is responsible for the overall coordination of a project. Responsibilities may include applying for building permits, advising the person they are hired by, securing the property, providing temporary utilities on site, managing personnel on site, providing site surveying and engineering, disposing or recycling of construction waste and, confirming that all construction regulations are complied with on his/her specified job site and upon any common areas or neighboring home-sites.

"Improvement": (a) any Residence, building, guest house or other accessory building, fence or wall; (b) any swimming pool, tennis court, basketball court, road, driveway, parking area or satellite dish; (c) any trees, plants, shrubs, grass or other landscaping improvements of every type and kind; (d) any statuary, fountain, artistic work, craft work, figurine, ornamentation or embellishment of any type of kind (whether or not affixed to a structure or permanently attached to a Lot or Parcel); and (e) any other structure of any kind or nature.

"Living Area Footprint": The exterior surface of the exterior walls that define the livable space. The living area footprint excludes the footprint area of the garage(s) unless there is livable space constructed and improved above or below a garage(s).

“Lot”: a portion of the project intended for independent ownership and residential use and designated as a lot on any Plat and, where the context indicates or requires, shall include any Residence, building, structure or other Improvements situated on the Lot. From and after September 9, 2014, each originally platted Lot shall constitute an Assessable Property, regardless of any subsequent combination, lot line adjustment or re-platting of such Lot.

“Livable Space” or “Livable Area”: All interior square footage except areas within garages. Crawl spaces having a floor to ceiling height of 4 feet or less shall not be considered livable space. (This definition does not apply to Lots 105-110 wherein livable space/enclosed space includes garage(s).
“Lot”: a portion of the project intended for independent ownership and residential use and designated as a lot on any Plat and, where the context indicates or requires, shall include any Residence, building, structure or other Improvements situated on the Lot. From and after September 9, 2014, each originally platted Lot shall constitute an Assessable Property, regardless of any subsequent combination, lot line adjustment or re-platting of such Lot.

Lot Features Map (“LFM”): Individual mapping established for each lot that identifies the Building Envelope, set-backs, approximate utility locations, height limitations, home size limitations, and any additional lot specific requirements or considerations. The LFM does not replace the requirement for owner to have the lot professionally surveyed.

“Natural Area”: That portion of the home-site that lies outside of the Building Envelope.

“Owner” or “Homeowner”: The Person or Persons who individually or collectively own fee title to a Lot or Parcel (as evidenced by a recorded instrument), and in any case where fee title to a Lot is vested in a trustee under a deed of trust pursuant to Chapter 1 of Title 57 of the Utah Code, the owner of the trustor’s interest under the deed of trust shall be deemed to be the “Owner” of that Lot. Where reference is made in this document to Lots or Parcels “owned by” a Person, such phrase shall be deemed to refer to Lots or Parcels of which that person is the Owner, as determined pursuant to this definition.

“Plat”: the recorded subdivision plats designating Lots, Common Area and boundaries of the project.

“Private Area”: That part of the Building Envelope which is screened from view from adjacent home-sites, streets, golf course or public areas, by site walls or structure(s).

“Project”: means the real property described on Exhibit A of the Declaration, together with all Improvements located thereon, and all real property, together with all Improvements located thereon, which is annexed and subjected to the Declaration pursuant to Section 2.2.

“Right of Way”: The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another.

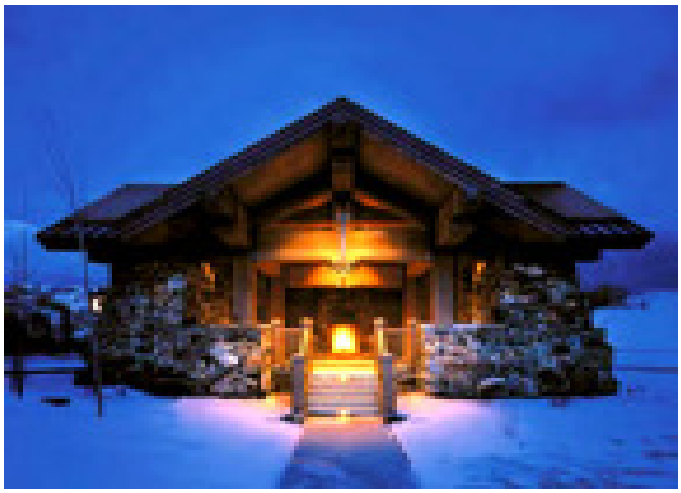
“Road Edge”: That area adjacent to edge of asphalt that extends a minimum of 5’ within an Association easement.

“Subdivision Improvement”: Any improvement installed by the Declarant or Association including but not limited to: roadways, utility infrastructure, signage, lighting, buildings, landscape improvements, recreational facilities or amenities, bridges, gates, gatehouses and parking areas.

“Transitional Area”: That portion of a home-site within the Building Envelope but outside of the residence or site walls.

“Visible From Neighboring Property”: with respect to an object, that the object is or would be visible to a six-foot tall person standing at ground level on any part of neighboring property, except where the object is visible solely through a wrought iron fence and would not be visible if the wrought iron fence were a solid fence.

“V-Ditch”: The portion of the drainage area on either side of a culvert necessary to continue to divert water along the roadside.



I. THE GLENWILD DESIGN PHILOSOPHY

Architecture and landscape, in all their subtle detail, must work in harmony with Glenwild's natural setting. The development of Lots at Glenwild begins with a respect and consideration for this natural environment. We intend Glenwild to be a large scale work of art where people, structures, and native landscape blend into a harmonious and aesthetically pleasing community.

This Design Guide has been created to help our residents share in this philosophy. Particularly, the design guide is intended to provide direction to Lot Owners for the design of their dwellings and to ensure compatibility within the unique environment of Glenwild. It is not the purpose of these Guidelines to create look-alike dwellings but to create a harmonious architectural approach that is sympathetic to the incredible natural setting in Glenwild.

1.1 Architectural Review Process

The design of each dwelling must be tailored to the unique features of each individual Lot. As such, this Design Guide addresses special character requirements for the differing topography of Glenwild's sloping hillsides and open meadowlands. Each home design must address the special needs of its site. Each design must begin with a thorough site evaluation and take into account the site's topography, sun angles, view corridors, relationships to ridge lines, native landscape, and other homes. Only after a complete understanding of these natural characteristics that a Lot Owner and their Architect or Designer can begin a Lot design.

In order to assist each Owner with an environmentally sound and aesthetically compatible design of their dwelling, a comprehensive Architectural Review Process has been established pursuant to this Design Guide. Since the preservation and enhancement of the unique landscape at Glenwild are of primary concern, the ARC has been established and charged with the responsibility of ensuring that these principles are adhered to throughout all phases of development.

The Architectural Review Process includes the following phases:

1. The Pre-Design Conference, during which each Lot Owner along with their Design Team review their ideas and the natural characteristics of the Lot with a representative of the ARC before any plans are prepared. These meetings take place at the Lot and that the Owner's Design Team be present.

2. The Preliminary Submittal, at which time the ARC will review conceptual plans to ensure conformance with the Design Guide, before the Owner finalizes their design. You will not be allowed to schedule a preliminary submittal without having a Pre-Design conference first.

3. The Final Submittal, at which time the ARC will review final construction documents to confirm that they are consistent with the previously approved preliminary plans and the Design Guide.

4. The Pre-Construction Conference, during which each builder will review the construction regulations with a representative of the ARC to ensure understanding of with these regulations.

5. Planned inspections during the construction phase by a representative of the ARC, to determine whether construction is being completed in strict compliance with the approved plans and Design Guide.

It is required that the Owner retain a licensed Architect for planning and design to ensure a thorough analysis and understanding of a particular Lot in certain situations. The ARC may grant approval for a non-licensed designer to complete the process.

The ARC specifically reserves the right to make subjective, as well as objective, determinations of whether the goals of the Architectural Standards and Design Criteria have been met by a particular submittal. This Design Guide may include requirements and limitations which are more restrictive than the provisions of the Lot Notes which are included on the recorded plats for Glenwild. In such instances, the terms, provisions, restrictions and procedures of the Design Guide shall control.

The Glenwild Architectural Review Process is independent of the Summit County review process and is solely intended to enforce the Design Guide. The Glenwild ARC must grant final approval prior to submittal to Summit County. The Lot owner bears the responsibility for the proposed structure's adherence to county, zoning and building codes including meeting the requirements for low-impact permits and view shed restrictions.

II. DESIGN REVIEW PROCEDURES

Lot sensitive, Lot specific design is fundamental at Glenwild. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners and/or their Design Team should refrain from approaching a site with a predetermined design expecting to "make it fit", with little regard to natural constraints.

Plans and specifications shall be submitted to the ARC in accordance with the following conference and submittal requirements and review procedures.

2.1 Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement, it is mandatory that the Owner and the Architect meet with a representative of the ARC to discuss proposed plans and to resolve any questions regarding building requirements at Glenwild. This informal review will offer guidance prior to initiating preliminary design, and should occur on site. You must submit your Design Review Fee at this time.

The parameters and directives identified at each Pre-Design Conference remain valid for one year only. If the submittal of a preliminary design does not occur within twelve months of a Pre-Design Conference, a supplementary Pre-Design Conference is in order to review any changes in site conditions or revisions to the Design Guide which may have transpired. You will not be allowed to schedule a preliminary submittal without first having a Pre-Design conference.

2.2 Preliminary Design Submittal

A Preliminary Design Submittal must follow within twelve months of the Pre-Design Conference. When the Preliminary Design is complete, review by the ARC will not commence until a complete submittal including the following exhibits are received:

A. Site plan (1 copy and PDF file), showing the entire property, location of the proposed Building Envelope, the residence and all buildings, driveway, parking area, existing and proposed topography, proposed finished floor elevations, all trees, all clusters of native shrubs, and special terrain features to be preserved.

B. Survey (1 copy and PDF file), by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, topography (2 feet contours or less), major terrain features, all trees, edge of pavement or curb, and utility locations and easements.

C. Floor plans (1 copy and PDF file) showing proposed finished floor elevations.

D. All exterior elevations (scale 1/4” or 1/8” = 1’-0”) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.

E. A 3-D real-time animated computer model including neighborhood views and relationship to adjacent homes.

F. Rendered materials photos with a representation of each material, no smaller than 4”x 6”. Full page rendered exterior elevation of foundation walls, siding and color choices. Submit in PDF format.

G. Any other drawings, materials or samples requested by the ARC.

2.3 Preliminary Design Review

The ARC will respond with any required changes in writing no later than 45 days after a completed submittal is received. Any response an Owner may wish to make regarding the results of an architectural review must be addressed to the ARC in writing. If you have specific questions you may contact your assigned representative. The ARC’s approval of a preliminary design is valid for twelve months.

2.4 Final Design Submittal

A Final Design Submittal must follow within twelve months of the ARC’s granting of approval for a preliminary design. A final submittal for review by the ARC must include ALL of the following exhibits.

A. Site plan (3 copies and PDF file), showing the entire property, location of the Building Envelope, the residence and all buildings, driveway, culverts, drainage channels, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections,and site walls.

B. Floor plans (1 copy and PDF file) showing finished floor elevations.

C. Roof plan (1 copy and PDF file) showing all roof pitches.

D. Building section (1 copy and PDF file), indicating existing and proposed grade lines.

E. All exterior elevations (1 copy and PDF file) showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.

F. Rendered materials photos with a representation of each material, no smaller than 4”x 6”. Full page rendered exterior elevation of foundation walls, siding and color choices. Submit in PDF format.

G. Complete landscape plan, (1 copy and 1 PDF.) showing size and type of all proposed plants, irrigated areas,all decorative materials or borders. Full exterior lighting plan including cut sheets and all retained plants. 3-D real time model showing home in location with 5 year plant growth.

H. On-site staking of all building corner and other improvements, if requested by the ARC.

I. Construction site plan as described in paragraph 6.4.

J. Compliance Deposit, Deposit Agreement and Liability Indemnification described in paragraph 2.8.

2.5 Final Design Review

The ARC will review the plans and respond in writing no later than 45 days after a complete submittal is received.

Members of the ARC will not discuss results of reviews over the telephone with an Owner or his Architect or Builder unless requested and allowed by the ARC and no Owner, Architect or Builder shall have the right to attend any meeting of the ARC unless specifically requested and allowed by the ARC.

Any response an Owner may wish to make regarding the results of a Architectural Review must be addressed to the ARC in writing. The ARC's approval of the final design is valid for twelve months.

2.6 Resubmittal of Plans

In the event of any disapproval by the ARC of either a Preliminary or Final Submittal, a resubmitting of plans will follow the same procedure as an original submittal. An additional Architectural Review fee shall accompany each such submittal as required by the ARC.

Design approvals for each review step remain valid for one year only. Therefore, if an application lags the fulfillment of a preceding review phase by more than twelve months, that prerequisite step must be repeated, unless waived by the ARC.

2.7 Pre-Construction Conference

After an approved Final design Review and prior to commencing construction, the builder must meet with a representative of the ARC and/or the Community Association Management Company to review construction procedures and coordinate his/her activities in Glenwild.

2.8 Compliance Deposit

In order to ensure compliance with this Design Guide and the Declaration, prior to commencing construction on any new home in Glenwild, the General Contractor for such home shall deposit a Construction Deposit with the Association in the amount established by the ARC and the Board of Trustees. (See attached Fee Schedule)

At the request of the ARC or the Glenwild Community Association, funds may be withdrawn to (a) collect any unpaid fines or penalties charged to the contractor or any of its subcontractors due to the contractor's or subcontractor's violation of the Design Guide or Declaration of Covenants, Conditions and Restrictions, and/or (B) pay the cost to correct any damage to roads or other property within Glenwild caused by the contractor or its subcontractors.

Additionally the Builder must provide/carry a $2,000,000 Liability policy and must name Glenwild as an additional insured. In addition to the aforementioned fees, a Road Impact Fee will be assessed by the ARC. Said Impact Fee's must be paid before construction and are non-refundable.

The ARC may establish and collect additional deposit money for non compliance items including, but not limited to, excess grading/fill material left on site during construction, excess grading and excess natural landscape impacts. Said deposit will be collected and held with a Deposit Agreement. Sites, not in compliance, will be required to stop work until the action is remedied or fee is deposited.

2.9 Commencement of Construction

Upon receipt of final approval from the ARC, and having satisfied all Summit County review processes, the Owner shall satisfy all conditions and commence the construction of any work pursuant to the approved plans within one year from the date of such approval.

If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked and the process must be repeated along with additional Architectural Review fees paid. The Owner shall, in any event, complete the construction of any improvement on his Lot within 18 months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in greater hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

Any construction extension, beyond 18 months, must be approved by the ARC or Board of Trustees and will result in associated fees. (reference attached fee structure). If the Owner fails to comply with this schedule, the ARC has the authority to take action per section 7.5 of the declaration.

2.10 Inspections of Work in Progress

The ARC will inspect all work in progress on the following schedule and give notice of noncompliance if found.

1- Completion of Foundation.
2- Completion of Framing.
3- During application of Exterior Materials.
4- Landscaping.
5- Final Completion.

Absence of such inspection or notification during the construction period does not constitute an approval by the ARC of work in progress or compliance with this Design Guide. Additional inspections may be required if found necessary and may carry an additional charge. Contractors will be responsible for scheduling all inspections.

2.11 Subsequent Changes

Additional construction or other improvements to a residence or Lot, changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the ARC for approval prior to making such changes or additions. Subsequent modifications are subject to an architectural review fee. (reference attached fee structure). Changes or modifications completed or installed without ARC approval are subject to removal at the owners' expense. Changes or modifications that meet the intent of the guidelines may not require removal, but the owner will be responsible for a pre-established fee. (reference attached fee structure)

2.12 Final Completion

Upon completion of any residence or other improvement, If it is found that the work was not done in strict compliance with approved plans or any portion of this Design Guide, the ARC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the Final Inspection. Full compliance inspection includes assessing all landscaping elements including, but not limited, to full revegetation efforts in all disturbed areas, road edge repairs and full construction mitigation. Those sites that install landscaping during the fall may not receive the deposit until early summer when the ARC can determine if proper revegetation efforts have been made.

The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the non-compliant portions of his improvement. If by the end of this time period the Owner has failed to remedy the noncompliance, the ARC may take action to remove the noncompliance improvements as provided for in this Design Guide, including, without limitation, injunctive relief or imposition of a fine.

2.13 Non-Waiver

The approval by the ARC of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of this Design Guide shall not constitute a waiver of same.

2.14 Right of Waiver

The ARC may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in this Article 3 if the ARC determines in its discretion that: (a) a restriction would create an unreasonable hardship or burden on an Owner or Occupant or a change of circumstances since the recordation of the Declaration had rendered such restriction obsolete; and (b) the activity permitted under the variance will not have any substantial adverse effect on Owners and Occupants and is consistent with the high quality of life intended for residents of the Project.

2.15 Exemptions

Utility and maintenance buildings, structures, and cabinets located on non-residential tracts are exempted from this Design Guide. However, the ARC will endeavor to attain as high a level of conformity to these standards
as is practical for these types of facilities.

2.16 Design Review Fee

An Architectural Review and Inspection fee will be charged. Additional Architectural Review fees may be charged due to resubmittal, remodels, or other special circumstances. The full Architectural Review fee will be paid at the time of the Preliminary Submittal. See fee schedule for prices. Fees are subject to change.

DESIGN REVIEW SUBMITTAL CHECKLIST

STEP 1 - PRE- DESIGN CONFERENCE (Before any design begins)

- Review guidelines
- Review and discuss specifics on Lot Features maps and Plat maps
- Architectural Review Fee and Application

STEP 2 - PRELIMINARY DESIGN SUBMITTAL

- Site Plan
- Survey with topography
- Floor Plans
- All exterior buildings elevations
- 3-D Model showing home as designed in location and natural surroundings with placement of home in existing setting with 5 year plant growth model containing planned plants to be used.
- Supplemental drawings requested in Pre-Design meeting

STEP 3 - FINAL DESIGN SUBMITTAL

- Complete Construction Documents
- Time schedule for construction
- Sample of all exterior materials, colors, and glass specifications
- Landscaping Plan
- Exterior Lighting Plan and lighting cuts
- Plant list and 3-D real time model showing home in location with 5 year plant growth.

STEP 4 - COUNTY BUILDING PERMIT

STEP 5 - PRE-CONSTRUCTION CONFERENCE

- Builder must meet with a representative of the committee or management company prior commencement of construction.
- Approval from the committee must be obtained prior to bringing in any construction trailer, field office, etc.
- Agreed upon area must be fenced with construction fencing of an approved type.
- Compliance deposit paid and Deposit Agreement signed, Liability Policy enforce and Road Impact fee's paid.

DESIGN REVIEW APPLICATION

Applicant to complete the information below

Project Location

Lot #

Street Address

Owner

Name

Mailing Address

City State Zip

Phone

Fax E-mail

Architect

Firm/Architect

Mailing Address

City State Zip

Phone

Fax E-mail

Contractor/Builder

Name

Mailing Address

City State Zip

Phone

Fax E-mail

House Information

Total Liveable: _____ Sq. ft.

Enclosed Total: _____Sq. ft.

Description of Submittal

Attach all necessary drawings and information

Applicant

As Applicant, either Owner or Owner's Agent, I have read and understand the Design Guidelines and the CC&R's concerning design and construction in Glenwild. I acknowledge that the Design Review fee is non-refundable. I have also been informed that before I apply for a building permit I must have completed the Deposit payments and Insurance coverage requirements.

Applicant's Signature Print Name Date

For Committee Use Only

Reserved by: _____

Date: _____

Scheduled Meeting: _____

Pre-Design Meeting Date: _____

Preliminary Approval Date: _____

Final Approval Date: _____

☐ Preliminary ☐ Approved

☐ Final ☐ Approved w/Stipulation

☐ Deposit ☐ Insurance

III. SITE PLANNING GUIDELINES

The climate, terrain and landscape at Glenwild are all important factors that must be considered in the design of, and of any improvements to properties within the Community. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development at Glenwild for the mutual benefit and enjoyment of all its owners.

3.1 Site Analysis

Site planning for individual Lot improvements at Glenwild relies heavily on site analysis efforts. The analysis evaluates the existing conditions on or near the Lot through the use of a topographic survey prepared by a registered Civil Engineer or a licensed Land Surveyor as well as on-site verification by the Architect and Landscape Architect. The location and design of proposed structures must relate to existing terrain and preserve the natural features of the site. The design process must take into account grade changes, slope, locations of both existing and planned trees, and

orientation of the proposed improvements to sun, wind, and view sheds. Privacy, to and from, and the impact on adjacent neighbors, nearby rights-of-way, common open space areas and golf course should be considered, both in site planning and in designing the architectural elements of the structure. The Owner should have a survey prepared prior to development of a site plan because topography shown on the plot plan may have been altered during golf course or road construction and may not reflect these changes.

A design that grows from the findings of a thorough Site Analysis helps to shape a building that is sensitive to its natural surroundings and will enhance the community.

In addition to a topographical survey, every project shall begin with a Site Analysis prepared by the Architect and/or Landscape Architect. The Analysis is used at the Pre-Design Conference to aid in the establishment of the home location on the site. The following items must be identified and sketched onto a copy of the Site Analysis.

- Site Analysis with Building Envelope
- Property boundaries
- Required setbacks from all boundaries
- Location of utilities serving the site - to be field verified by Owner
- Preferred Driveway Access Zone
- Contextual setting (neighboring land uses and approximate building locations)
- Impacts on the use of the site due to snow removal and storage
- Views both onto the site and from the site
- Linkage to Master Drainage Plan
- Open Space and Common Areas
- Topographic survey prepared by licensed Land Surveyor

3.2 The Building Envelope and Lot Restrictions

The Building Envelope on some Lot Features maps, is a major component of the philosophy for site planning each individual Lot. The Building Envelope is that portion of each Lot within which all improvements, including structures, decks, walks, landscape improvements, grading, drainage swales, parking, garage back up area, fencing, and all mechanical equipment must be located, and is the only area of the Lot where alterations of, or disturbance to, the natural landscape may occur. The only disturbance allowed outside of the Building Envelope is the fourteen-foot maximum width driveway between the road and the residence, which may only encroach in the front setback and landscape. Sidewalks or walkways may not encroach into the front or side yard setbacks. The Building Envelope for each Lot is indicated on the Lot Features Map, which was supplied with the real estate contract or can be provided by the ARC, and is designed to help protect and preserve the landscape

features of the Lot as well as critical view sheds and sight lines. In all cases the area of the residence should be within the area of Building Envelope and may not encroach on any required minimum setbacks as shown on the Plat. Building Envelopes may be adjusted only by authorization from the ARC and only for the purpose of integrating the house better with the natural contours of the site, when multiple lots are combined, or other appropriate issues as determined by the ARC.

Should an applicant wish to exceed 10,000 square feet of livable space, they may do so by purchasing an adjacent Lot within numbers 1-104, 111-162 and combining the two Lots into one. No increase of home size may be achieved by purchasing adjacent Lots within numbers 163-195.

If multiple Lots are combined, the maximum footprint will not exceed 10,000 sq.ft. and the maximum livable space will not exceed 15,000 sq.ft.

No more than one residence may be constructed on any Lot. The height and visual impact of larger houses on combined lots will be assessed by the ARC on a case-by-case basis and may result in special restrictions. This will be resolved during the Pre-Design Conference. Combining lots does not eliminate your obligation to pay the Annual HOA fee for each originally plated Lot.

Additionally, Summit County may require a visual impact study and low impact permit for larger homes on combined lots.

All Guest Houses must be within the Building Envelope and the square footage of the Guest House will be counted toward the total maximum, except as otherwise allowed or limited by the applicable Plat or Lot Features Map. Other out-buildings such as detached garages may be constructed, provided they are a visual extension of the main residence. Such “complexes” require approval by the ARC and any other required governmental authorities.

3.3 Site Work

Removal of vegetation within any Building Envelope will be permitted on a limited basis; however, it is understood that some selective pruning or removal of trees and a very limited amount of excavation or fill will be permitted on any Lots except where specifically allowed by the ARC due to terrain considerations; every attempt should be made to minimize the use of engineered building pads. Owners are strongly encouraged to transplant all significant vegetation on their Lot that is in the building area. Your Landscape Architect can advise you on this process. The ARC must first approve any cutting of trees or vegetation.

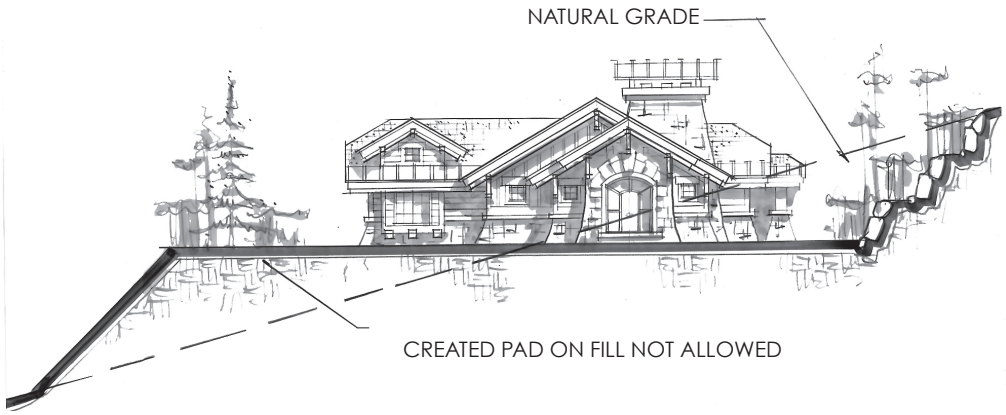
3.4 Grading and Drainage

Site grading and drainage must occur with minimum disruption to the Lot without altering natural drainage patterns as runoff leaves the Lot, and without creating conditions that could lead to soil erosion. No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Project, or any part thereof, or for any Lot or Parcel as shown on the drainage plans on file with the county or municipality in which the Project is located.

In some cases, the ARC may allow the re-routing of a portion of a drainage way within the boundaries of the Building Envelope. This will be considered on a case-by-case basis, and it should not be assumed it will be allowed in all cases. In order to be approved, the relocated drainage way must take into account the possible loss of vegetation, the visual quality of the drainage way, and the master drainage plan.

Any improvement which creates an obstruction to surface flows, snow melt, or groundwater discharge resulting in a back-up of storm waters or an increasing or moving of pre-development flow onto a neighboring Lot, golf course or common area parcel is strictly prohibited.

Grading that produces awkward or steep slopes that are not natural in their final appearance will not be approved. Cut slopes may have a maximum ratio of 2:1 horizontal to vertical and fill slopes may have a maximum ratio of 3:1 unless supported by an approved retaining wall. Cleared areas must be landscaped prior to winter or soil locked using hydro seed or fabric matting. 3:1 or greater slopes must be covered with a decomposing matting that will allow vegetation to grow.



All Lot grading must be limited to construction of driveways and other grading necessary for authorized construction. Due to pre development grading on some Lots, corrective grading will be allowed. Except for driveway access, erosion control, special landscape conditions, or utilities, no other grading is allowed outside the Building Envelope of any Lot.

No excessive excavation or fill will be permitted on any Lot. On some sensitive sites, grading may not be allowed at all. Every attempt must be made to minimize cut and fill necessary for the construction of a home. Retaining walls and level building pads may be utilized only where necessary. Grading must be limited to that reasonably necessary for the construction of a home and should take into account the grading of an adjacent lot. Pad grading for the intention of providing concrete slab foundations is prohibited except for garages, terraces, outbuildings and basements.

Excavation or fill must be limited to 4 feet vertically outside of structure where exposed to view. The ARC reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt, awkward or unnatural in appearance.

All cut and filled areas must be revegetated with approved plant material or seed mix. Retaining systems are required at vertical cuts. No excavation, fill, or removal of trees and other vegetation will be permitted until the applicants' final Construction Documents have been approved in writing by the ARC and the Pre-Construction requirements have been fulfilled.

Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed four feet or otherwise appear excessively high, unless the impact to natural vegetation or other aesthetic conditions would be lessened. In some special cases high retaining walls may reduce the amount of disturbance to native vegetation and may be preferred. When constructing vertical retaining walls, consider sloping the base about 15 degrees from vertical to soften the impact of an otherwise vertical wall. Grading near the setbacks may not result in abrupt transitions to adjacent Lots or streets. No structures may be constructed on portions of a Lot where the slope exceeds 30 percent.

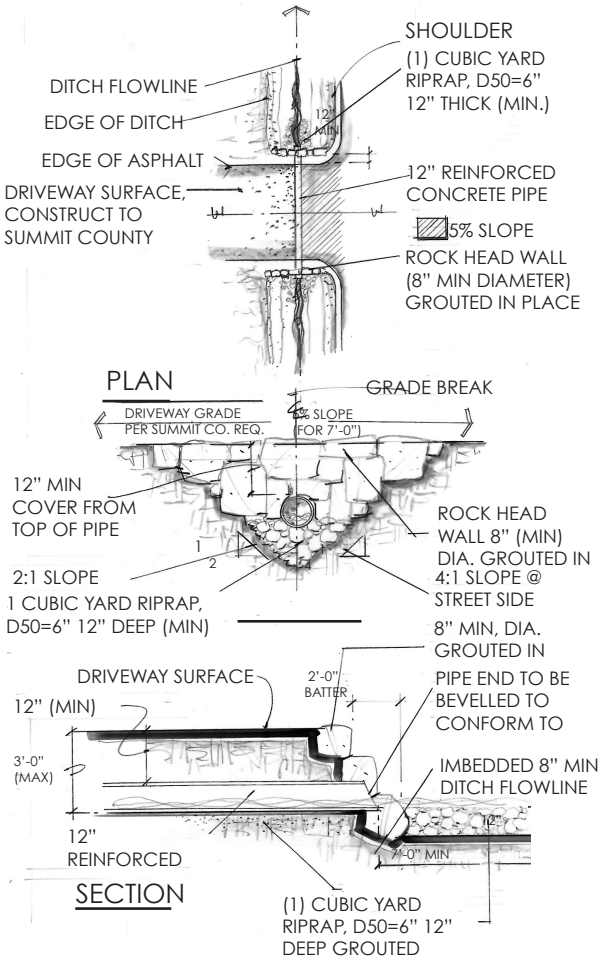
3.5 Access Drives

A single driveway only may access each Lot (one entrance/exit onto street per home). This access point should be resolved in the Pre-Design conference. Access drives shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, rock outcropping, and to minimize disruption of the existing landscape. Additionally, Owners need to consult Summit County Ordinances that govern driveways.

The graded or paved surface of an access drive shall not exceed 14 feet in width where it crosses the road right-of-way and the front setback of the Lot, and continue with the 14' width to the street paving. Driveways may widen once inside the Building Envelope to allow for proper maneuvering space. Driveway surfaces and certain landscaping are the only improvements allowed outside the Building Envelope with the exception of underground utilities servicing the Lot. Some limited encroachment may be considered where unique terrain, vegetation constraints, or limited Lot width may warrant. The proposed driving surface is subject to approval by the ARC. Driveways are encouraged to be natural stone, unit pavers, colored concrete, stamped colored concrete,or other pattern and texture methods approved by the ARC. Driveway colors must be complementary to the exterior colors of the home.

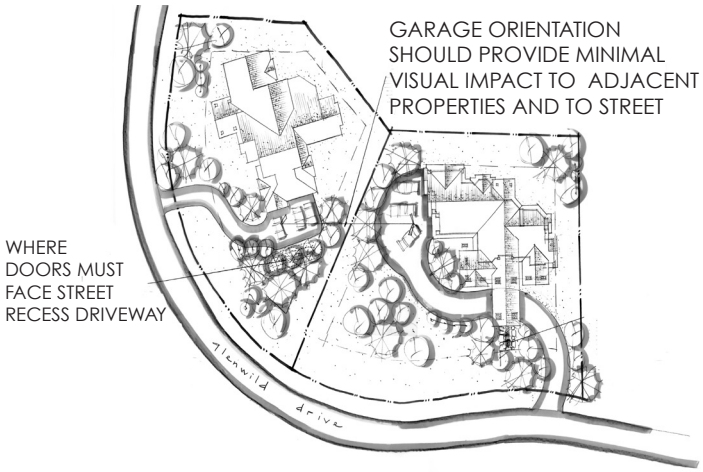
Asphalt driveways will be permitted if bordered by set stone, pavers, brick or concrete. Border colors must comply wit the color specifications above. Exceptions to the length of the border material may be made for asphalt driveways in excess of 150 feet long.

A 12-inch concrete, metal, or corrugated polyethylene drainage pipe, shall be installed where necessary beneath each access driveway, between the road shoulder and the property line, unless otherwise approved by the ARC. If corrugated polyethylene drainage pipe is used, a rock or concrete shoulder will be required at the culvert openings. This pipe should be shown on the site plan. (The pipe size and individual lot requirements are available from the ARC.) In some cases the pipe size may be too large to install due to site conditions. If this is the case, the ARC will consider an alternative. The invert flowline of the pipe shall be aligned and sloped so that ditch/ drainage way storm flows will continue smoothly and unimpeded beneath the driveway crossing. The exposed ends of the pipe shall be aesthetically finished with stone head walls. Stone head walls must be constructed in accordance with the Glenwild standards adopted by the Committee. The Committee will supply a construction detail of the head wall. All stone head walls shall be constructed of the stone type specified by the ARC.



3.6 Garage Location

Driveway access and garage location lend significant shape to the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is the often-present row of garage doors aligned along the street with oversized driveways leading to them. Every effort must be made to keep this view from being prevalent at Glenwild. Garages should be located in such a way to minimize the impacts on adjacent lots, roads, common areas, etc.



Side entry garages are recommended except when it would require grading that may have more impact than a front facing garage or if height restrictions limit building orientation. This issue needs to be resolved during the Pre-design Meeting. Where possible, locate the driveway where it requires the least amount of cut or fill.

When planning a house at Glenwild, attempt to minimize the potential view of the garage doors from the street. The garage may be placed in a separate structure with or without an enclosed connection to the main house. To determine whether the entrance for vehicles faces an acceptable direction, project lines perpendicular to each side of the garage door openings until they cross a built structure, an undeveloped neighboring buildable area, or an area not on Glenwild property. If one of these lines crosses into a street, golf course, or common area, the garage doors are not facing in an acceptable direction.

An exception to this rule may be made on Lots with insurmountable obstacles and for Lots that can accommodate a garage in the rear portion of the property. In these cases, the intent is to recall a carriage house behind the main house. Only those designs that clearly place the mass of the home significantly closer to the street than the garage will be considered. The front entry or entry for people should appear dominant over the entry for vehicles, but never appear excessive in height. Overhangs above the doors and significant architectural detailing also must mitigate the visual impact of the garage doors.

3.7 On-Site Parking

Each Lot must have an area for the parking of two guest automobiles within the Building Envelope. Owners who possess trucks, buses, motor homes, campers, boats, trailers, motorcycles, or any other motorized vehicle other than a conventional automobile, must store or park such vehicles within an enclosed garage so as to be completely hidden from view.

3.8 Utilities

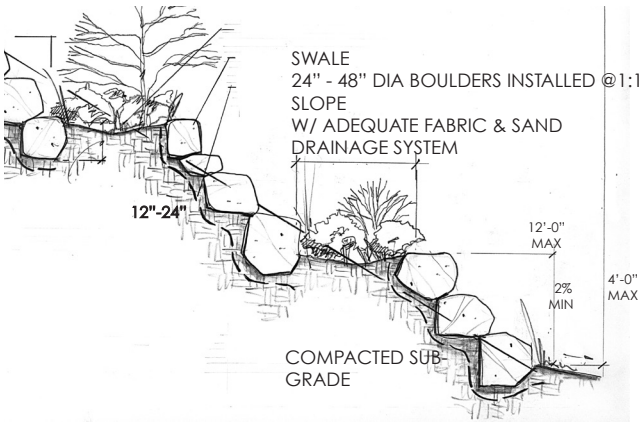
Utility services are generally stubbed to the front property line of each Lot. In some cases, on downhill lots, sewer may be located at one of the rear corners of the lot within a utility easement. Sewer, gas, electricity, telephone and cable television service locations are clustered (usually with those of one adjacent Lot) in a utility easement located on one of the front corners of each Lot. The extension of services from these stub locations to the residence shall be the responsibility of each Owner, and shall be routed to minimize disruption to the natural landscape. Utility trenches may not encroach into any required setback except where they cross the front natural area of the Lot between the service tap and the Building Envelope . All disturbed areas of the site must be restored to their natural condition.

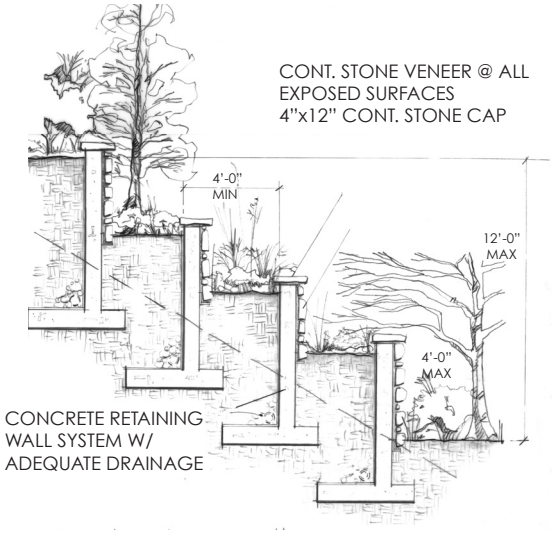
Information regarding connection procedures may be obtained by contacting the respective utility companies. Natural gas service is available at Glenwild. Consequently, no propane tanks are allowed except for B.B.Q grills.

3.9 Walls and Fencing

Site walls or fences must appear as a visual extension of the residence, using similar materials and finishes. In no case will site walls or fences be permitted to delineate the Building Envelope. It is understood that such walls or fences may define small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Fencing may not outline the property line. Privacy or screen walls must not exceed six feet in height, measured from existing natural grade, and they may not encroach outside the Building Envelope. Fencing material must be of wood or stone. Alternative finishes, not specified in the guidelines, may be considered on a case-by case basis and in very specific applications. An approval of an alternative material or application on a specific lot does not guarantee an approval on a subsequent Lot or additional project. The use of ornamental iron or other metal fencing is subject to approval by the ARC. Chain link, metal, plain concrete block, (unless veneered with stone) or wire fencing is prohibited.

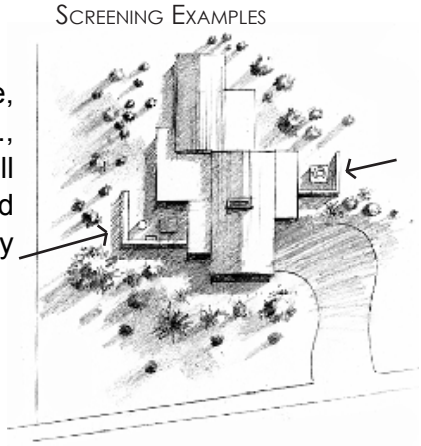
Structural retaining walls may not exceed an above natural grade height of four feet unless otherwise approved. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six feet, unless taller walls are used to reduce disturbance. Where multiple retaining walls are used, a minimum four-foot planting area, unless otherwise approved, must separate each tier. Tiered retaining walls cannot exceed twelve feet above natural grade. Exception to this would be in the case of uphill rear terraces where a cut is necessary. If the wall is fully screened by the house, the wall may not need to be terraced. This will be resolved on a case by case basis. Retaining walls may be constructed of cast concrete or concrete masonry units; however, all exposed surfaces and edges must be stone veneer, or stacked rock so as to blend unobtrusively with its natural surroundings and appear to grow out of the ground in an authentic way. The retaining wall must not have a veneered look. Maximum height of stack rock walls is four feet above finish grade unless otherwise designed by a licensed engineer and approved by the ARC. Other materials may be approved by the ARC on a case by case basis.





III

Screening Examples



3.10 Outdoor Storage and Trash Receptacles

Outdoor areas housing trash receptacles, firewood storage, maintenance or service equipment such as snowblowers, etc., or overflow storage shall be screened or concealed from all adjacent properties by a wall or fence conforming with Firewood may be stored in an un-screened area provided it is neatly stacked in an inconspicuous location.

3.11 Mechanical And Electrical Meter Equipment

All electrical meters, gas meters, irrigation controls and mechanical units must be screened. No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be ground mounted adjacent to the residence, and hidden from view by walls of sufficient height to fully screen it and buffer sound as well. House generators and any exterior equipment cannot exceed 60dB in noise level and must be powered by natural gas. The equipment and enclosure must be contained within the Building Envelope. Equipment must be placed with consideration to the adjacent Lot, so as to minimize noise intrusion on the outdoor living spaces. All electrical meters must be screened from the street, golf course, and adjacent Lot with a wall of sufficient height. Power panels must be recessed and a foundation sleeve must be used so the power feed is within the wall. Additionally, power panels must be painted to match the approximate color/ materials of the dwelling. Contact the utility companies for requirements concerning placement of the screen wall. All utilities must be located underground as no overhead power lines are permitted.

residence, and hidden from view by walls of sufficient height to fully screen it and buffer sound as well. The equipment and enclosure must be contained within the Building Envelope . Equipment must be placed with consideration to the adjacent Lot, so as to minimize noise intrusion on the outdoor living spaces. All electrical meters must be screened from the street, golf course, and adjacent Lot with a wall of sufficient height. Power panels must be recessed and a foundation sleeve must be used so the power feed is within the wall. Additionally, power panels must be painted to match the approximate color/materials of the dwelling. Contact the utility companies for requirements concerning placement of the screen wall. All utilities must be located underground as no overhead power lines are permitted.

3.12 Antennae, Satellite Dishes and Flag Poles

Satellite dishes, television, radio aerials or antennas should be installed so as to be screened from the road, adjacent Lots, golf course or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited.

The screen wall is subject to Architectural Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the Lot and its visual effect on the overall street scene or as viewed from adjacent Lots or the golf course. Umbrella covers over satellite dishes are prohibited. The ARC may permit an Owner or Occupant to install and maintain a flagpole upon the Owners Lot, provided that the location and size of such flagpole and the number and size of flags may be regulated by the ARC.

3.13 Signage, Address Identification, Sculptures and Yard Art

Address markers, sculptures and yard art must be approved by the ARC. They must blend inconspicuously with the surrounding topography and vegetation and be consistent with the architectural styling of the home. Illumination of any feature must comply with dark sky requirements: including but not limited to, concealing the light source. Address markers can be a life safety issue and need to be prominent enough so Emergency Services will be able to locate each home. For Sale signs are prohibited. Applications installed without ARC approval will either be subject to removal at the owner's expense or, if the installation complies with the design guidelines, the applicable fee will be applied.

3.14 Site Lighting

Glenwild has been designed with a low level uniform street lighting scheme. In order to maintain a dark sky, no additional lighting by an Owner may occur adjacent to the right-of-way. Additional site lighting is permitted within an Building Envelope, provided such lighting does not result in excessive glare toward the street or neighboring

properties. All exterior lighting must be of a low level subdued intensity with the source of light fully shielded and directed downward, and is subject to approval by the ARC. External colored lighting is prohibited unless used for occasional social events in which it would require prior HOA board approval. Security lighting must also comply with the shielding requirement and be connected to a timed motion detector. Harsh interior light such as created by lighted skylights or garage fluorescent lights when the garage has windows is prohibited due to its effect on the dark sky.

3.15 Swimming Pools, Spas, Hot Tubs and Water Features

Swimming pools, spas, or hot tubs must be designed as a visual extension of the residence through the use of walls or decks and must be shielded from view. All pools and spas must be constructed according to Summit County regulations.

Pools, spas, hot tubs and water features must be approved by the ARC to ensure compliance with the Guidelines. Water Features must not be audible to adjacent properties, the golf course or common areas.

All pumps, motors, and heaters must be fully screened from view from the street, adjacent Lots, the golf course, or common areas. Additionally, the noise must be dampened so as to be quiet from adjacent Lots, the golf course, and common areas.

A design submission must include a statement from the owner that the feature is designed to comply with this requirement and that the operational pool, spa, hot tub and water feature will comply or the owner agrees to modify it after construction as necessary to comply.

3.16 Tennis, Sport Courts, Basketball Posts and Play Structures

Due to the extensive clearing required by tennis courts, they will not be permitted. Sport courts will only be allowed when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to ARC approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. Portable basketball hoops are not allowed.

Play structures, trampolines, swing sets, slides, or other such devises are allowed only when the application is made in advance with the ARC. Approval for such equipment may be granted when it is proposed to be placed within rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines. Generally, timber and dark-colored, powder coated, steel structural components are allowed, plastic (especially brightly colored plastic) is not.

3.17 Dog Runs

Dog runs are not allowed unless approved by the ARC. If approved, the dog run must be screened by a solid wall so the dog(s) and their waste may not be seen from adjacent Lots, the golf course, and common areas. Measures must be taken in the design of the wall to sheild noise as much as possible.

A design submission must include a statement from the owner that the dog run will comply or the owner agrees to modify it after construction as necessary to comply.

IV. ARCHITECTURAL DESIGN

The primary aesthetic goal of every home in Glenwild should be to create structures which fit quietly into the existing landscape. Homes must be comprised of appealing, interesting structures which are subtle and complementary to the dominant beauty of the mountain setting.

The second aesthetic objective is to design every structure in relation to the human scale. Grandiosity and ostentatiousness of exterior design will not be permitted. Thus, any structure which is inordinately massive or without appropriate functional detail will be denied. The desire of our ARC is for subtle expression of design coupled with imagination, and appropriate to the site.

4.1 Building Size

Lot Number	Maximum
01-37	
• Max. area for the main dwelling living area footprint	6,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	1,000 sq. ft.
• Max. total livable area for the main dwelling and accessory dwelling	10,000 sq. ft.
38-50	
• Max. area for the main dwelling living area footprint	6,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	1,000 sq. ft.
• Max. area for the total livable area for the main dwelling and accessory dwelling	10,000 sq. ft.
51-73	
• Max. area for the main dwelling living area footprint	6,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	1,000 sq. ft.
• Max. total livable area for the main dwelling and accessory dwelling	10,000 sq. ft.
74-89	
• Max. area for the main dwelling living area footprint	6,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	1,000 sq. ft.
• Max. total livable area for the main dwelling and accessory dwellings.	10,000 sq. ft.
90-93	
• Max. area for the main dwelling living area footprint	6,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	1,000 sq. ft.
• Max. total livable area for the main dwelling and accessory dwelling	10,000 sq. ft.

94-98

- Max. area for the main dwelling living area footprint — 6,000 sq. ft.
- Max. area for the accessory dwelling living area footprint — 1,000 sq. ft.
- Max. area for the total livable area for the main dwelling and accessory dwelling — 10,000 sq. ft.

99-103

- Max. area for the main dwelling living area footprint — 6,000 sq. ft.
- Max. area for the accessory dwelling living area footprint — 1,000 sq. ft.
- Max. total livable area for main dwelling and accessory dwelling — 10,000 sq. ft.

104

- Max. area for the main dwelling living area footprint — 6,000 sq. ft.
- Max. accessory dwelling living area footprint — 1,000 sq. ft.
- Max. area for the total livable area for the main dwelling and accessory dwelling — 10,000 sq. ft.

105-110

- Max. area of enclosed space, including garage — 8,000 sq. ft.

111-162

- Max. area for the accessory dwelling living area footprint — 1,000 sq. ft.
- Max. living area footprint, including accessory dwellings — 10,000 sq. ft.
- Max. livable area, including accessory dwellings — 10,000 sq. ft.

163-195

- Max. area for the main dwelling living area footprint. — 4,500 sq. ft.
- An enclosed basement (other than a walk-out basement) is not included in the calculation and dwelling living area, but is in addition to such maximum.
- Max. total liveable area (not including enclosed basement) — 4,500 sq. ft.

Preserve Lots
11-12

• Max. area for the main dwelling living area footprint	10,000 sq. ft.
• Max. area for the accessory dwelling living area footprint	2,500 sq. ft.

13-14

• Max. area for the main dwelling living area footprint	8,000 sq. ft.

"Livable space" or "livable area" includes all interior square footage except the area within garages. Crawl spaces having a floor to ceiling height of 4 feet or less shall not be considered livable space. The "living area footprint" shall be the exterior surface of the exterior walls that define the livable space. The footprint area of garages is not included in the livable area footprint, unless there is livable space constructed and improved above or below a garage. "Enclosed space" means all interior square footage within the structure.

The square footages for "livable space" and "livable area" and enclosed space shall be measured to the outside of the outside wall of the home, except that on walls surfaced with stone, the outside wall shall be the wall to which the stone is attached and shall not include the stone itself.

With respect to Lots 163-195, in cases where there may be uncertainty as to whether a basement constitutes a "walk-out basement", a walk-out basement shall be defined as: one whose design includes window wells, basement stairwells, patios, or other excavated openings that project more than five (5) feet horizontally from the foundation walls. Further, within five (5) feet from the foundation wall the grade shall slope at a minimum of a one to one (1:1) slope. The ARC is authorized to use its discretion in further determining whether a basement is considered a "walk-out basement", which may be more restrictive but no less than the above definition, taking into consideration the entirety of the design for the basement, including the height of the basement floor in relation to natural grade, the size, slope and design of window wells, the visibility of the basement from other lots and roads, and the scale of the basement in relation to the overall elevations of the home. In connection with such decisions, Lots 163-195 are intended for homes having a smaller footprint, and the purpose for excluding basements from the square footage limitations is to allow applicants to construct additional living space in the homes on these lots, so long as the space does not materially increase the visual impact and area of disturbance of the home.

Note: Should an applicant desire to build a home larger then defined above see section 3.2 for allowances and restrictions.

4.2 Prefabricated Buildings

No building that is constructed off-site and requires transportation to any Lot, whole or in partial assembly, will be permitted; this includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state.

4.3 Height of Structures

Summit County ordinances and the Design Guide limit allowable heights. While the building height restrictions affect individual homes, appearance of the Community is the overriding concern. With that end goal in mind, the following height restrictions will apply, unless otherwise restricted on the plat or lot features map:

Lot Number	Max. Building Height
01-37	35 feet
38-50	32 feet
51-73	35 feet
74-96	32 feet
97-98	28 feet
99-102	32 feet
103	28 feet
104-131,133-147,148 & 151	32 feet
132	22 feet rear/32 feet front (see 4.4.3)
149-150 & 152-154	22 feet front/32 feet rear (see 4.4.3)
155-195	32 feet
Preserve Lots 11-14	32 feet

Notes:

1. Height of the perimeter of a structure shall be measured from existing grade or finished grade, whichever measurement is greater. Roof ridges in the center of a structure shall be measured from the roof ridge to the existing grade directly below that point as established by a certified survey to be submitted to the ARC with initial application. A facade or section of the home shall shift at least ten (10) feet from the perimeter of the structure to qualify as an interior roof ridge measured to existing grade. Roof vents, chimneys, furnace vents, plumbing vents, and antennae are exempt from the height regulations. Window wells, basement stairwells, and patios that do not project more than five (5) feet horizontally from the foundation walls will not be used to establish grade for height measurements

2. See paragraph 4.4.1 and 4.4.2 for additional restrictions on certain lots that may affect height due to special view shed issues imposed by Summit County.

This Design Guide demands that roof forms for homes on sloping sites step down with the grade to integrate with the natural setting. The height criteria are to avoid construction of houses that are out of scale. Beyond the height criteria, the ARC will render individual judgements with respect to the overall scale of the proposed design in relation to its location and all surrounding uses. The ARC has the right to impose a height restriction less than what is stated herein, if it believes it is necessary due to specific site conditions.

4.3.1 Special Requirements for Lot 1-14

Lots 1-14 are within a Ridge Line Protection Zone and have a requirement for a Low Impact Permit as defined by Summit County. For this reason, a site line study must be prepared that is acceptable to both the ARC and Summit County. The Site Line Study must certify that any building on Lots 1-14 will not be visible as viewed at grade from I-80 eastbound off-ramp at its intersection with State Road 224.

The County requires an engineer or surveyor certification of this study. As a result of this study, each Lot with this restriction may have a different height restriction, as well as building placement. The Building Envelope shown for these Lots, does not necessarily mean that building anywhere within the Building Envelope will fulfill the height restriction. In addition to these Lots not showing above the ridge line, the roof design shall run parallel to or within 20 degrees of parallel of the ridge line.

Lots 1-14 must also have roof materials finished with non-reflective, earth tone colored surfaces. Each Lot owner is solely responsible for ensuring that any structure on their property meets the requirements of both the ARC and Summit County.

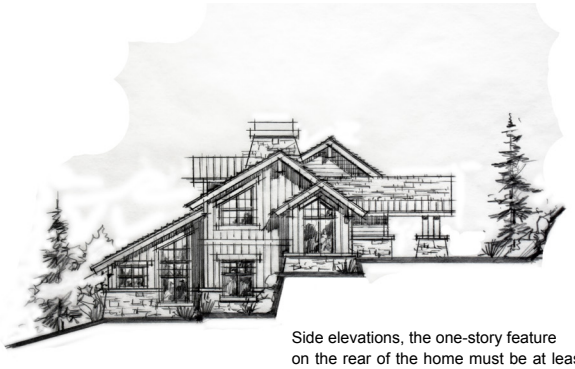
4.3.2 Special Requirements for Lot 105-110 (Knobhill Lots)

Lots 105-110 have a special requirement due to their location. Due to their visibility in the community in general and adjacent Lots not in Glenwild these Lots require a great degree of sensitivity in their design and need to be of a proper scale. The entire home including the garage and all non-livable space cannot exceed 8,000 square feet. In addition the homes must not have massing to the downhill side that exceeds one story. This one story massing on the downhill side requires a floor plan that is designed to step with the land. Planning for this requirement should start at the earliest stages of design.

As viewed from the side elevations, the one-story feature on the rear of the home must be at least one-third of the overall width of the home, as measured from the foundation wall of the one-story section to the foundation wall of the two-story section, and shall be an enclosed area. As viewed from the rear elevation, the one-story feature shall be at least two-thirds of the width of the overall width of the entire structure, and shall be an enclosed area. Decks covered by roof overhangs of greater than 8 feet will be considered an extension of that level of the structure,

but will not be viewed to create a single story mass as a stand-alone element. To allow for undulating footprints and facade shifts, the downhill massing requirements listed above may be calculated by sections of the home, rather than for the entire structure.

In addition, these lots will require special care when landscaping. Deeply recessed windows are especially important to these homes so as to keep them in a shaded relief to minimize any possible reflectivity. All exterior materials used on these lots should help to blend the home into the hillside.



Side elevations, the one-story feature on the rear of the home must be at least one-third of the overall width of the home.

Rear elevation, one-story feature shall be at least two-thirds of the width of the overall width of the entire structure.

4.3.3 Special Requirements For Lots 112, 127-129, 131-133,147-155 and 160-162

Lots 112, 127-129, 131-133, 147-155 and 160-162 are within a sensitive view shed area. For this reason a site line study must be prepared that is acceptable to the ARC in accordance with the Lot Features Map. The site line study must certify that any building on Lots 112, 127-129, 131, 133, 147, 148, 151, 155, and 160-162 will not be visible as viewed at grade from the intersection of I-80 and I-40. Lots 132, 149, 150, 152, 153 & 154 have height restrictions. However, these homes may be visible from the I-80 corridor. Lots 149, 150 and 152-154 are allowed to have single story structure up to 22 feet above natural existing grade at the street side of the lot. The rear of the structure is allowed to have a height of 32 feet above the natural existing grade. Lot 132 is allowed to have a height of 32 feet above natural existing grade at the street side of the lot. The rear of the structure is allowed to have a height of 22 feet above the existing grade.

The County requires an engineer or surveyor certification of this study. As a result of this study, each Lot with this restriction may have a lower height restriction, as well as specific building placement. The Building Envelope shown for these Lots does not necessarily mean that building anywhere within the Building Envelope will fulfill the height restriction.

4.4 Foundations

All visible surfaces of foundation walls must be stone or other material suitable as a covering and must blend in texturally and in similar tones or shading as the natural surroundings. Foundation walls must step down with the grade change so that its exposed surface does not exceed a vertical height of 8” above finish grade at its greatest exposure. Material covering the foundation wall must be in the same plane as the wall above. Unless the material is acting as an architectural base, such as stone, in which case the offset should be at least six inches. Where the vertical distance from the underside of a ground floor wood deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted to screen the cavity beneath the deck, or have a special quality approved by the ARC. Foundation walls that occur under a skirted deck, such that they are no longer visible, are exempt from the facing requirements stated above.

4.5 Walls

Architects who propose structures with more than one level should be certain that there is a difference in the areas contained on each level. The ARC will usually disapprove homes with similar floor area on two levels, due to their usually boxy, massive appearance. Small cantilevered elements may be considered while significant volumes over negative space must be avoided.

Offsets or indentations in wall planes create visual interest and minimize their usually boxy, massive appearance via shadow lines. No building wall may extend more than 20 feet in height without an offset in the vertical plane of at least two feet. Offsets that create a cantilevered massing condition will require ARC approval.

No single-story building wall may extend more than 30 feet in length, without an offset of at least two feet. No two-story building wall may extend more than 20 feet in length without an offset of at least two feet except as approved by the ARC.

4.6 Exterior Material

Only architectural materials representing the best in class of current or new construction will be allowed and environmentally sustainable materials will be given special consideration. Exterior materials should generally be natural materials that blend and are compatible with the native landscape.

Permitted exterior materials include: Wood siding and native stone as predominant siding materials. In limited quantities architectural metals, stucco and architectural concrete products may be allowed with specific ARC approval. Metallic surfaces must be color coated or allowed to weather naturally to prevent any permanently reflective surface conditions, the use of stucco will only be allowed in very limited quantities and only when it is integrated into the design with color and texture that

blends with the other primary siding materials on the home and architectural concrete products will only be allowed when the surface texture and color compliments the intended style of the home.

All exterior accent materials including gutters, chimney caps, window frames, railings and metal flashings are to be pre-finished with a non-reflective coating that blends with the primary materials on the home.

Prohibited materials include plywood panels, cementatious siding products, modular brick, cultured stone, exposed concrete block, aluminum, vinyl or fiberglass siding, vinyl window frames and reflective metal surfaces.

More than three primary exterior materials on a home will require specific approval by the ARC and the aesthetic merits of any combination of exterior materials are subject to review in order to maintain the architectural integrity and consistent visual experience of Glenwild. Alternative materials will be considered on a case-by-case basis and approvals of various materials on any lot do not guarantee approval on a subsequent lot or project.

4.7 Roofs

The roof lines of homes within Glenwild are particularly important because the roofs on most home sites will be readily visible from adjacent as well as distant properties. The roof of each house must create its own pleasing relationship to the street, other common areas, and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or neighboring structures. For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to achieve the desired result.

The higher roofing masses should generally occur toward the center of the home, with the lower profiles occurring toward the outer portions of the house. The roofs of all two-story homes should include single story or stepped elements that help scale the tallest massing two story elements back to the ground.

Gabled roof ridge lines shall be limited to 40 ft. in length without an appropriate offset. Dominant roof forms that are gabled or hipped must have a minimum 4:12 pitch. Overhangs shall be provided at all roof edges and must be 3’-0” or more. Exceptions to this standard will be considered on a case by case basis by the ARC.

Flat roofs that are appropriately designed are allowed with approval of the ARC. However, the design must fit into the environment of the landscape and neighboring homes, illustrate architectural variety and avoid large massing when viewed from any

angle, including from above. The highest point of a flat roof parapet is limited to 23' above finished grade and all flat roof surfaces will be covered with an appropriate ballast material such as stone or turf to create a naturally colored texture on the roof surface. Exposed parapet surfaces must also be finished with a complementary building material.

Single sloping roofs as the dominant roof form shall follow the massing guidelines as described above and shall have a minimum pitch of 3:12. Roof pitches shall generally follow the slope of the surrounding topography and at no time can the highest continuous eave of a dominant single sloping roof occur at the outside wall of a home.

For all roof styles, no single roof element shall exceed 35% of the entire roof footprint or 40 ft. in length along any continuous edge or ridge. Disproportionately large massing of any one roof section or plane will not be allowed.

Other roof forms or combinations of forms will be evaluated on a case by case basis by the ARC. Stylistic extremes such as long cantilevers, domes, mansards and a-frame roof forms are prohibited.

Allowed roof materials include slate shingles, flat concrete tiles, raised-seam metal roofs, asphalt shingles with a weight of 325 pounds per square or more, cor ten steel, copper, stone or concrete pavers, green roof systems or stone ballast on flat roofs. Copper roofs must be patined and no permanently reflective metal surfaces or light colored roofing materials will be allowed. Alternative roofing materials will be considered on a case-by-case basis and in very specific applications. Approval of an alternative roof material on one project does not guarantee approval on a subsequent lot.

All roof vents for mechanical equipment, plumbing fixtures or attic venting must be incorporated into a chimney or appropriately dressed or concealed. No heating, ventilation, air-conditioning or evaporative cooling units or appurtenant equipment may be mounted, installed or maintained on the roof of any residence or other building so as to be visible from neighboring property.

4.8 Entrances

A core element of the Glenwild concept is the utilization of the covered front porch or front facing terrace. Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. An enhanced sense of entry is achieved without being monumental. Any grandeur should be experienced upon entering the house, not worn on its exterior facade. Entries that are too ornate, monumental, or imposing will not be approved. Entrances that are a part of a covered front terrace or porch are preferred.

Inasmuch as there is typically only one driveway entrance per house, porte cocheres will only be approved on Lots large enough to permit the required turning movements, without encroaching into the side setbacks.

4.9 Awnings And Exterior Window Coverings

The use of awnings, canvas or other similar materials, are not allowed. Additionally, exterior window coverings are not allowed.

4.10 Fireplaces, Chimneys, Outdoor Fires and Kitchens

Well-proportioned chimney masses should be used as sculptural features complementing the overall qualities of the house. Exposed metal flues will not be approved. The area (measured in plan view) of any one chimney should be no less than 12 square feet and no more than 48 square feet. Chimneys can enliven the three-dimensional quality and profile of the overall design.

Due to the extreme fire danger present in this high desert and mountain region, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor. Spark arrestors must be fully concealed by the use of a chimney cap detail.

Solid fuel appliances that comply with current Summit County regulations will be allowed. Fireplaces and fire pits fueled by Natural Gas are allowed.

The ARC must approve permanently installed Outdoor kitchens.

4.11 Exterior Colors

The color of exterior materials must be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors used judiciously may be permitted.

In no case will bright colors approaching the primary range (red, blue, white and yellow) be permitted, nor will drastic contrasts in value (light to dark) be allowed. This applies to both paint and stain. White is prohibited, “light-gray” siding stains that approach white or off-white in appearance will not be allowed. Garage and exterior doors are not considered “trim”. Proposed colors must be demonstrated

to the ARC in a sample format that adequately depicts the hue, tone and shade of the proposed color in its final application. It is required that an approved “kiosk” style mockup be built on site and is to be completed during the framing phase. The kiosk is to be placed near the road and facing the road. The mockup will be built as a shroud to cover three sides of the sanitation facility, including the roof (approximately H92”xL47”xW47”). The kiosk will be used to show ALL exterior finishes to include but not limited to masonry, grout (color and thickness), siding (metal, wood, or stucco), roofing (including stone for flat roof ballasts), soffit, facia, and gutters. Photos of exterior materials will not be accepted. All exterior materials must be placed on the approved mockup and approved by the Glenwild ARC before any exterior materials are installed on the build. Exterior materials will remain on the mockup until the building is given a final inspection by the assigned Glenwild architect. All colors must be within a Light Reflective Range (LRV) of 15-35. All existing approved home exterior colors prior to June 26, 2024, are not subject to penalty from the Glenwild ARC.

4.12 Windows, Skylights, Draperies and Shutters

Windows should not appear as openings cut into the side of a box, but rather as architectural features recessed, projected, or bordered by projections that provide a shadow pattern and reduce reflectivity. While the elevations will differ, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades must contain doors, windows, or other openings in the walls. Octagons, circles, hexagons, and triangles insensitively placed, will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line. Scissor trusses are not permitted to be visible from the outside. The glass of windows must not be highly reflective. The window frames must not be white or off-white.

The dome of skylights must be clear, gray or bronze. No white domes are allowed, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames that must be anodized or finished with baked enamel. Skylights must be placed on the roof in an organized pattern that compliments the roof design. All skylights must be low profile flat type. Bubble type skylights are prohibited.

Shutters and drapery linings must be in neutral color ranges when visible from outside the home. White or off-white is not considered a neutral color.

4.13 Building Projections

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match or complement the surface from which they project, or must be painted or stained an approved color to blend unobtrusively with adjacent materials. All building projections must be contained within the Building Envelope.

4.14 Garages And Garage Doors

Garages for each residence are required, either attached or detached, accommodating at least two automobiles; carports are prohibited. Garage doors shall not

When planning a house at Glenwild, attempt to minimize the potential view of the garage doors from the street. When this is not possible due to topography or other site constraints, the garage doors shall be placed further away from the street than the house facade, leaving the house form as the main focal point from the street. Overhangs above the doors and significant architectural detailing can also mitigate the visual impact of the garage entrance. Garage doors must relate to the remainder of the house's design elements. Garages must not present closed or unarticulated facades. Glazing in garage doors should be provided to reduce the impact of the doors on the rest of the community. Large or unbroken wall masses above garage doors will not be approved.

The garage doors should be either the same color as the body of the house; or a slightly darker shade of the same color. In either case, they should not be lighter or dark enough to call attention to themselves. Other design features include the use of single-bay doors in lieu of double-width doors. No door should exceed 10 feet in width. The ARC requires single-bay doors, to present a smaller-scale appearance relative to the rest of the structure. Some exceptions to the single bay door requirement may be granted when the applicant can demonstrate that it is not physically possible to use a single bay door or in cases in which the use of larger doors would lessen the impact. Where three or more garage bays are planned, care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. The third (and fourth) door(s) must occur in a secondary building plane, offset by a minimum of 32 inches from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors. All garage doors must be recessed a minimum of 12".

No garage doors over 9 feet in height will be allowed unless the door appears to be 9 feet in height when closed.

Light pollution from all windows in the garage will require mitigation by use of glazing or other means so as not to be seen from adjacent properties, roadways, the golf course and common areas.

4.15 Solar Applications

Passive solar design is encouraged. Active solar applications can result in excessive glare and reflection, and would only be approved by the ARC if the hardware is integrated in the structure or landscaping of a Lot and are not visible from any other Lot or common area.

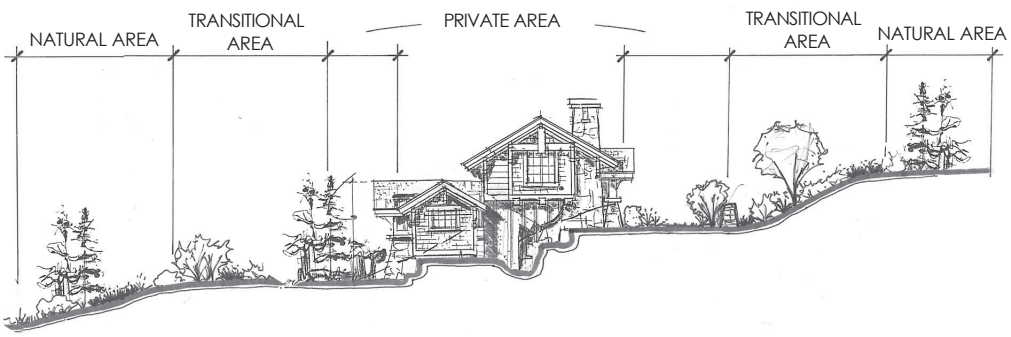
Solar applications must be presented in a Pre-Approval meeting. You must bring graphical renderings of the home with the panels in their proposed installation configuration and location. Plus illustrations of how the panels will appear to surrounding homes.

If approved by the ARC final engineered plans showing mounting systems, brackets, height projections, panel array and wiring infrastructure must be presented for final approval before the solar system will be allowed to be installed.

V. LANDSCAPE GUIDELINES

As homes are designed and built within Glenwild, care must be taken to preserve the rugged natural beauty intrinsic to this site. The native vegetation and unique site features are the fabric that weaves together a cohesive and distinct character for the community.

Home placement on the site as well as the owner's outdoor needs must be sensitive to the preservation and continuation of the existing natural fabric which is asymmetrical and consists of groupings of similar plant material. Trees, natural vegetation, and all other site features should be incorporated and utilized to enhance the overall appearance of the home and create a seamless transition to the undisturbed portions of the Lot and surrounding properties. Since the plant species permitted for revegetation is limited, and the growth process long, every method must be employed to preserve the maximum amount of existing vegetation. Landscaping desires must be considered at the Site Planning Phase. All soil that has been disturbed must be re-vegetated and temporary water applied until sufficient growth has been obtained.

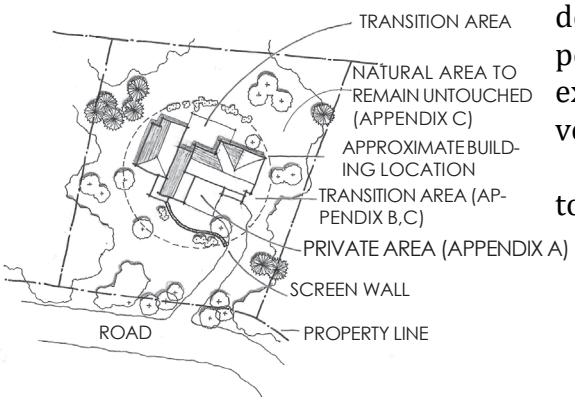


Each Lot has a Building Envelope, which is indicated on the Lot Features Map available from the ARC. It is designed to protect and preserve the natural landscape features. When thinking about the site plan and Landscape Design, three zones have been created for each lot. They are the Natural Area, the Transition Area and the Private Area. When developing a landscaping plan, homeowners and the landscaping contractor must consult the current Home Hardening Guidelines, Appendix E, to ensure compliance and to help reduce the risk and spread of wildfire.

5.1 NATURAL AREA

The Natural Area is that portion of the Lot that lies outside of the Building Envelope, and must remain as natural area, or revegetated area to the standards outlined in this section. On Lots with sparse natural vegetation, additional plant material may be added, if approved, or may be required in the Natural Area or within the Building Envelope by the ARC. If allowed, only plants indigenous to the general area of development may be used in the Natural Area found in the advised plantings lists, Appendix A . In addition, the density and mix of any added plant material in the natural area will be required to approximate the density and mix found in the general area. Excluding trees, permanent irrigation of the Natural Area on Lots with existing vegetation is not permitted, since the indigenous vegetation does not require additional water.

Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.



NOTE: The Glenwild Community Association prohibits the installation and use of dedicated external wildfire suppression systems that draw water from the main line servicing the community.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted. Clusters of trees or shrubs that block a neighbors view will not be allowed.

5.2 TRANSITIONAL AREA

The transitional area is that portion of a Lot within the Building Envelope, but outside of the residence or site walls, within which an Owner may enhance the landscape. All areas of the Lot which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the natural vegetation is reestablished.

Planting in this transitional zone should be selected from Appendices A & B, as the landscape blends back to the natural vegetation outside the Building Envelope. The line of interface between this transitional zone and the natural landscape outside the Building Envelope should occur along a soft edged irregular line which roughly approximates the building location line.

Care must be taken during the siting of the residence on the Lot to allow planting space for perimeter landscaping to occur, without encroachment outside the Building Envelope. The ARC must approve all supplementary landscaping plans prior to its application or implementation.

The Transitional Area of the Lot is that area where fire prevention thinning may occur. Removal of the native vegetation down to raw earth for the purpose off fire prevention thinning is not allowed. When the native vegetation is removed within the Transitional Area, it must be replaced with landscape material listed in Appendices A & B.

5.3 PRIVATE AREA

The private area is part of the Building Envelope, which is screened from view from adjacent Lots, the street, golf course, or public areas, by site walls or structures, within which an Owner may create as varied a landscape as desired.

5.4 TURF AND ARTIFICIAL TURF

Turf, when used, must not be a dominant component off the landscape. Artificial Turf must be approved by the ARC, depending on the type of turf used it may be required to be hidden from view from any adjacent lots or the golf course. Artificial turf allowed as a natural turf substitute may not be visible from any adjacent lots or the golf course.

5.5 MINIMUM TREE PLANTING REQUIREMENT

Each lot within Glenwild must develop a quality landscape design that incorporates, at a minimum seven or more conifers, 16 feet in height out of ground, in addition to deciduous trees. The number and type will increase based on the size, orientation and style of the home as it relates to its surroundings. Lot 99-104 are required to have a minimum of 10 conifer trees, in addition to deciduous trees. Trees must be placed outside the minimum 10-foot area around the home, pruned per home hardening guidelines and, spaced 10-15 feet apart. See Appendix E.

5.6 V-Ditch, Drainage Swale Construction and Road Edge Requirements

V-Ditch, Drainage Swale Construction and Road Edge Requirements
Road edges within the Community are intended to be maintained with naturally colored 3/4" road or river gravel and installed at a width of 18" - 24" along the road, while accommodating necessary drainage features. Existing homes will not be required to replace their current road edges. This area must be considered in all final landscape plans. Other road edge materials are not permitted, including, but not limited to cobblestone, aggregate, mulch, bark, turf, asphalt, etc.

Stone head walls connecting to driveway culverts should extend no more than 6' from edge of drive and must be constructed in accordance with the standards adopted by the Committee. (See Section 3.5)

Drainage swales and V-Ditches along front property lines must be identified on all site plans and constructed of approved stone. All drainage swales and V-Ditches must be reviewed and approved by the Committee.

(updated September 2025)

VI. CONSTRUCTION REGULATIONS

The preservation of the natural areas of Glenwild is critical to the community. To ensure that the natural area of each Lot is preserved to the maximum extent possible and that the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be strictly enforced during the construction period of all improvements at Glenwild. The Owner of a Lot is responsible for any violations of the Design Guide, including construction regulations contained therein, by any contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Glenwild, whether located on the Lot or elsewhere within Glenwild.

6.1 Building Envelope and Fencing Requirements

The Building Envelope, which is the limit of development on each Lot, is also the area within which all construction activities related to the improvements must be confined. To this end, the approved area of disturbance must be staked and fenced in with a minimum chain link or four-foot high black (LOD) construction fence during the full duration of construction. Construction fencing enclosing the Building Envelope must extend for the full street frontage so no contractors or suppliers park in the natural area. Stakes should be no more than four feet apart to help maintain the appearance and durability of the construction fence. Inspect the fence daily and repair or replace damaged areas of the fence immediately. Do not attempt to re-use fencing that has rips or is torn, as these areas require new fencing to be installed. Construction fencing must be installed prior to any work being done. When a utility trench does not follow the driveway, the trench area must have a chain link or black (LOD) construction fence no wider than 8 feet along the route, on each side, and be fully revegetated wherever the natural area is disturbed. In addition to construction fencing, the exact location of the dwelling(s) and driveway must be staked and approved by the ARC prior to the commencement of construction. Staking must be significant enough to clearly identify all dwelling footprints and driveway location.

6.2 Temporary Driveway Installation

Temporary asphalt driveways are preferred over gravel, they reduce the amount of debris on the Community roads. Benefit may come from recycling the asphalt into road base at the end of construction. If choosing gravel make sure area is compacted and place filter fabric on driveway a minimum of fifty feet in length and fifteen feet in width. Place course aggregate two to three inches in size to a minimum depth of six inches. Repair entrance and replace gravel as required to maintain sediment control on roadways.

The driveway must be inspected daily for loss of gravel/rocks. If adjacent roadway has sediment deposit it must be removed from the road within two hours (shoveling and sweeping).

6.3 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.

6.4 Field Offices

Upon approval of the Construction Site Plan a portable field office may be located on the building site within the Building Envelope, clear of all setbacks. The type, size and color of any portable office must be approved by the ARC as part of the construction site plan. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. At the same time, the provision of temporary power and telephone may be installed.

6.5 Construction Trash Receptacles and Debris Removal

Owners and builders must clean up all trash and debris at the end of each day; an approved trash receptacle or dumpster must remain on the site at all times. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Dumpsters must be on site before the commencement of foundation work. All trash receptacles and dumpsters must be emptied on a timely basis to avoid overflow of refuse and must be covered nightly or any time the wind is blowing. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Glenwild. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site immediately upon completion of the work of each trade that has generated the debris.

All concrete washout, from both trucks and mixers, must occur within a contained area of the Building Envelope of the Lot in a location where it will be ultimately concealed by structure or covered by backfill. Concrete washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site must be kept neat and must be properly policed by the Builder to prevent it from becoming a public eyesore or detriment to other Lots or open space. Any clean-up costs incurred by the ARC or the Association in enforcing these requirements shall be payable by the Owner/Contractor. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed (one hour after incident or being notified by Glenwild Community Association) from public or private roads, open spaces and driveways or other portions of Glenwild.

6.6 Sanitary Facilities

Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Each contractor must have a portable toilet at each site and at the location described on the construction mitigation plan before any construction begins. Portable toilets must be located within the Building Envelope, clear of all setbacks and in a discreet location as approved on site by the ARC.

6.7 Community Access

All construction access to and from the job site must be via the East Gate. Speed limit for all roads within Glenwild is 27 mph. Contractors, subcontractors, owners, and all others shall be subject to fines for speeding.

6.8 Vehicles and Parking Areas

Construction crews will not park on, or otherwise use, undeveloped portions of Lots or open space. All vehicles must be parked within an area agreed upon by the ARC. During very busy construction periods involving multiple trades, when all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the same side of the roadway, in locations and for

time periods solely as approved by the ARC. During these periods roadside parking must not impair continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder causes damage, all damage to the shoulder and landscape must be immediately repaired by the contractor. Vehicles may not be parked on neighboring Lots, in nearby driveways or on open space. A fine of $25 for the first offense and $50 thereafter will be enforced.

Changing oil or other vehicle maintenance is prohibited. All trailers must be removed from property after unloading. No vehicles trailers, equipment or materials may be left overnight or on weekends.

On specific lots it may be necessary to have vehicles parked off site in order to minimize the impact of blind corners and restricted roadways. A final construction/ day-labor parking plan will be completed during the Pre-Construction meeting.

6.9 Conservation of Native Landscape

Trees and all natural areas to be preserved must be marked and protected by flagging, fencing, or barriers. The ARC shall have the right to flag major terrain features or plants which are to be fenced for protection. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site, no exceptions.

6.10 Erosion Control

During construction, measures must be taken to limit erosion. All erosion control measures utilized must comply with Summit County ordinances. The following lists the required construction methods that must be performed by the contractor.

1- Erosion control measures must meet field conditions during construction and be constructed prior to any grading or disturbance of existing surface material on site.

2- Daily inspection and maintenance of all erosion control structures must be provided by the contractor. Erosion control measures must be in working condition at the end of each working day.

3- All points of construction ingress and egress must be protected to prevent tracking of mud onto private and public ways.

4- All sediment must be prevented from entering any storm drainage system through the use of straw bales, gravel, boards or other applicable methods.

5- After any significant rainfall, sediment control structures must be inspected for integrity. Any damaged device must be corrected immediately.

6.11 Excavation Materials and Blasting

If any blasting is to occur, the ARC must be notified two weeks in advance and appropriate approvals must be obtained from Summit County. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverages as mandated by county and state statutes. The ARC shall have the authority to require documentation of anticipated seismic effects, with confirmation such effects will not be injurious to other persons or properties, public or private, and that all appropriate protective measures have been utilized. The ARC may require additional insurance to cover potential damages from blasting to subdivision improvements and common areas. All excess material resulting from blasting, as well as all other excess excavation materials, must be promptly removed from Glenwild if not reused on the Project.

6.12 Dust and Noise Control

The contractor shall be responsible for controlling dust and noise from the construction site each day, including the removal of dirt and mud from public or private roads, resulting from construction activity on the site.

The sounds of radios or any other audio equipment used by construction personnel must not be audible beyond the property perimeter of any Lot; repeated violations of this provision will precipitate a total prohibition of any on-site use of radios or audio equipment during construction.

6.13 Material Deliveries and Construction Equipment

All building materials, equipment and machinery required to construct a residence on any Lot at Glenwild must be delivered to and remain within the Building Envelope of each Lot, clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes, cars, trucks and any other equipment or machinery that will remain at Glenwild overnight. Material delivery vehicles may not drive across adjacent Lots or common area parcels to access a construction site. All deliveries must be via East Gate.

6.14 Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, Lot, common area parcel or right-of-way at Glenwild is prohibited.

6.15 Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, Lot, common area parcel or right-of-way at Glenwild is prohibited.

6.16 Fires and Flammable Materials

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited.

At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers must be present and available in a conspicuous place on the construction site at all times. No on-site fires are allowed.

6.17 Animals

No member of any construction crew may bring any animals, including dogs, into Glenwild.

6.18 Preservation of Property

The use of or transit over any other Lot, common area or amenity, including the golf course, is prohibited. Similarly, the use of or transit over the natural area or setbacks outside the Building Envelope of any Lot is prohibited. Construction personnel must refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any neighboring Lot, common area parcel, or right-of-way.

6.19 Protection of Subdivision Improvements and Restoration of Property

Each Owner shall be liable for damage to any subdivision improvements, roadways, common areas, golf improvements, or improvements of any other Lot resulting from the activities of such Owner's contractors, subcontractors, agents, or employees.

Upon completion of construction, each Owner and builder must clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as recommended or required by the ARC, and repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and General Contractor shall be held financially responsible for site restoration/ revegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents. (See Penalty Fee Section)

6.20 Construction and Real Estate Signage

Temporary construction signs shall be limited to one standardized sign per site. A copy of the standardized sign requirements will be given out during the pre-construction conference. This sign is intended for job site identification only; therefore, it must be located adjacent to the access drive and facing the street in front of the Lot. The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a certificate of occupancy by the County, or immediately upon the passage of 30 calendar days without significant construction activity.

Real Estate "for sale" signs, are prohibited. Individual signs, or construction sign attachments, identifying individual sub-contractors, tradesmen, or suppliers are prohibited; identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit. Attachment of signs or similar material to trees is strictly prohibited.

6.21 Daily Operation

Construction work will be confined to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. Construction of any kind, either exterior or interior, is prohibited on Sunday. These times are subject to change and contractors will be notified when this occurs. There is no construction allowed on primary holidays; a list of associated holidays will be provided during the pre-construction meeting.

6.22 Site Visitations

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, ARC, sales personnel, and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

6.23 Construction Insurance Requirements

All contractors and sub-contractors must post evidence of insurance with their Lot Owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the Lot Owner and Glenwild Community Association, Inc. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less that $2,000,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage. Certificates of Insurance are required at the Pre-Construction Conference.

6.24 Vehicular Access

Prior to the start of construction activity at Glenwild, each general contractor must meet with HOA staff and prepare a "contractors vehicle pass list" and the supporting information relating to the description and identification of construction/employee vehicles. No person or vehicle will be allowed past the guardhouse until the requisite documents are on file and the appropriate passes have been issued. All entry must be via the East Gate. The speed limit is 27 mph.

6.25 Fines

The General Contractor and Owner shall be responsible for fines resulting from violations to the Design Guide, including construction regulations violated by any contractor, subcontractor or agent of a contractor performing any activities within Glenwild, whether located on the Lot or elsewhere within Glenwild. It will be the general contractor's responsibility to inform all subcontractors and agents of subcontractors working within Glenwild and on the Lot of all of the construction regulations. Fines will be administered by the Glenwild Community Association or ARC when Owners, General Contractors, or their subcontractors are in non-compliance. The complete list of Rules & Regulations and the associated fining schedules is available in the HOA Member Portal on www.glenwild.com.

VII. ARCHITECTURAL REVIEW COMMITTEE ORGANIZATION

7.1 Members

The Architectural Review Committee (ARC) shall be appointed by the Glenwild Board of Trustee. Each member must be a member of the Community Association and in good standing. Each Committee member shall hold his/her office until such time as he/she has resigned, been removed, or his/her term of appointment has expired. Additionally the ARC utilizes Architectural and other Consultants to advise them.

7.2 Address of the Architectural Review Committee

The address of the ARC shall be the address established for giving notice to the Association, unless otherwise specified by the Committee. Such address shall be the place for the submittal of plans and specifications, and the place where the current Design Guide shall be kept. The present address for the Architectural Review Committee:

Mailing:
Glenwild Architectural Review Committee
P.O. Box 980845 Park City, Utah 84098

Physical:
7085 Glenwild Dr, Park City, UT 84098

7.3 Resignation of Members

Any member of the ARC may, at any time, resign from the ARC upon written notice delivered to the Board.

7.4 Duties

It shall be the duty of the ARC to consider and act upon such proposals or plans related to the development of Glenwild that are submitted pursuant to this Design Guide, to enforce the Design Guide (subject to the direction of the Board), and to suggest to the Board amendments to this Design Guide when, and in a manner deemed appropriate by, the ARC.

7.5 Meetings

The ARC shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act by the ARC.

The ARC shall keep on file, for a reasonable period of time, all submittals and copies of all written responses to Owners to serve as record of all actions taken.

7.6 Compensation

Unless authorized by the Association, the members of the ARC shall not receive any compensation for services rendered. All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the ARC retained for assistance in the review process shall be paid such compensation as the ARC determines.

7.7 Amendment of Design Guide

The ARC may, from time to time and at its sole discretion, recommend to the Board changes and amendments to the Design Guide deemed appropriate by the ARC. The Board, alone, shall have authority to adopt amendments to the Design Guide. Amendments to the Design Guide which affect County approvals or processes require approval through a Low Impact Permit.

7.8 Obligation to Comply with Government Regulations

The approval by the ARC of any construction, installation, addition, alteration, repair, change, replacement or other work pursuant to this Section shall not be deemed a waiver of the ARC's right to withhold approval of any similar construction, installation, addition, alteration, repair, change, replacement work or other work subsequently submitted for approval.

Every Owner or other person, by submission of plans and specifications to the ARC for approval, agrees that it will not bring any action or suit against the ARC, any of its representatives, the Board, nor the developer, regarding any action taken by the ARC.

Approval by the ARC of any improvement at Glenwild only refers to the Glenwild Design Guide and in no way implies conformance with local government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.

7.9 Enforcement

The ARC may, at any time, inspect a homesite or improvement during or after construction and, upon discovering a violation of this Design Guide, provide a written notice of non-compliance to the Owner, including a reasonable time limit within which to correct the violation. The ARC may also record a notice of violation after the expiration of the time limit. If an Owner fails to comply within this time period, the ARC or its authorized agents may enter the homesite and correct the violation at the expense of the Owner of such homesite; said expense to be secured by a lien upon such homesite enforceable in accordance with the Declaration.

In the event of any violation of this Design Guide, the ARC may, at its sole discretion and in addition to corrective expenses, impose without limitation a punitive fine, commensurate with the severity of the violation, or seek injunctive or other relief from a court of competent jurisdiction. (reference attached fee schedule)

In the event the ARC deems it necessary to retain legal counsel in connection with the enforcement of this Design Guide, the Owner against whom such enforcement is sought shall be liable for all legal fees and other out-of-pocket expenses incurred by the ARC or the Glenwild Community Association, Inc. in enforcing the Design Guide.

7.10 Delegation of Authority

The ARC may delegate any or all of its responsibilities to one or more of its members, a subcommittee of members, any Association staff, any Association Employee, the Association Manager or Independent Contractors of the Association, retained by the ARC on behalf of the Association.

7.11 Additional Obligations in Plat Maps and Declarations

The Plat Maps and Declaration have limitations and restrictions on the development and use of lots, some of which may be included in these design guidelines. Those limitations and restrictions apply regardless of whether the they are included in these guidelines and may not be waived or modified by the ARC unless the Plat Maps or Declaration allow that discretion.

7.12 Owner Ultimate Responsibility for Compliance

Each Owner is ultimately solely responsible for that Owner's compliance with the Declaration, Plat Maps, Government Regulations, and this Design Guide. No owner may rely on the ARC, any approval of the ARC, or any statement of any ARC or other Association member to avoid responsibility for compliance. The ARC cannot grant approval to deviate from the requirements of the Declaration or the Design Guide, except as specifically allowed in those documents.

Design Review Fee Schedule

Design Review & 5 part inspection fee	$7000
Design Review – Remodel/Additions Submittals	$200/HR

Hourly review fee applies to any post construction improvements including, but not limited to, landscaping, entry monuments and additions.

Refundable Bond	$65,000
Road Impact Fees	$5000 Glenwild
Includes Bitner Ranch Road & Glenwild Road Impact Fee	$5000 Bitner Ranch Road
Extra Inspection Fee (During Construction)	$200/HR
Excessive Haul Out Fee (Over 100 loads)	$2500

This fee will be charged in 100 load increments over initial 100 loads

Landscape Review 3rd party	$120/HR

Associated only with complex grading plans.

ARC Compliance:	$1000

Failure to receive approval from the ARC for any improvement or making an improvement to any Lot that does not comply with the Declaration or Design Guidelines. Improvements may be subject to removal.

CONSTRUCTION COMPLETION VIOLATIONS

Any new construction or remodel in Glenwild must be completed within 18 months under the plans and conditions required by the Architectural Review Committee ("ARC"). Any project that goes beyond this time period is subject to a fine. Fines will be applied under the schedule outlined below. This fine schedule applies to new projects as well as projects currently under construction.

MONTHLY FINE SCHEDULE:

Month 19: Written warning

Month 20: $1800

Months 21-thru completion: Prior months fine plus $500 additional each month. At 24 months, if the exterior has not been finished, the fine will be a minimum of $10,000.00 per month until the exterior is complete. When the exterior is complete, the fine will revert to previous levels and continue to increase by $500 each month.

Month 30: $50,000 one-time incremental fine
The accruing fines will continue to the end of the project and a final release is signed by the HOA.

ADDITIONAL CHARGES:
The Glenwild Board and ARC, at its discretion, will take into consideration certain hardships such as weather, natural disasters, or unforeseen conditions caused by the Community. These rule and fines replace the "Construction Compliance Fee Schedule" find in the existing Architectural Design Guideline and Standards.

VIII. RECOMMENDED PLANT LIST

Included is a partial lists of plants recommended to be used in Glenwild. The ARC recommends you contact a local Nursery or Landscape Specialist on which species of plants are best suited for our mountain environment and your specific property location. Additionally you should take into consideration the wild animals that live around our area and the destruction they may cause to certain species of plants.

All plants must be approved by the ARC and submitted with your Final Design Submittal.

RECOMMENDED PLANT LIST

Refer to Chapter 5.0 Landscape Guidelines for clarification on planting zones and plant lists selections.

APPENDIX A - NATURAL AREA

Indigenous plants-Permanent irrigation restricted to trees only

TREES

Juniperus scopulorum-Rocky Mountain Juniper

Type:
Conifer
Height:
20 - 30 ft.
Zone:
3-7
Culture:
This juniper is very pH adaptable, prefers full sun, well-drained soil, and has moderate water requirements.

Description:
Rocky Mountain Juniper is native to dry, rocky areas along the eastern Rocky Mountain Front Range. It forms a dense conical or pyramidal formed tree that grows to 20 or 30 feet in height. Can be used for screens or hedges, or to provide a vertical accent in the landscape.

Picea pungens - Colorado Green Spruce

Type:
Conifer
Height:
30-60 ft.
Zone:
2-7(8)
Culture:
Prefers organic, moist soil. Very adaptable and somewhat drought tolerant. Plant in full sun.

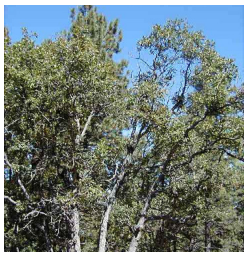
Description:
Very stiff, regular, horizontal branches forming broad pyramid. Spruce aphid is a serious pest. For control, spray with acephate on March 1.

Populus tremuloides - Quaking Aspen

Type:
Deciduous
Height:
20-60 ft.
Zone:
1-7
Culture:
Prefers moist soils and is soil tolerant.

Description:
Trunk and limbs smooth, pale gray green to whitish. Dainty, light green, round leaves flutter and quake in slightest air movement. Yellow fall color.

Quercus gambelii - Gambel Oak



Type:
Deciduous
Height:
20-30 ft.
Zone:
1-3, 10
Soils:
Prefers dry soils

Description:
Leaves 3"-7" long half as wide, dark green turning yellow, orange or red in fall.

Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry

Type:
Deciduous Shrub
Height:
4-6 ft. high
Bloom Color:
White
Exposure:
Full sun to partial shade

Description:
Dropping clusters of white or pinkish flowers in spring are showy but short lived. Purplish new foliage turns deep green, then yellow and red in the fall.

Artemisia tridentata - Big Sage

Type:
Evergreen shrub
Height:
1-10 ft. high
Bloom Color:
Insignificant flower
Exposure:
Full sun

Description:
Narrow, hairy gray leaves 3/4" long, usually with three teeth at tip, very aromatic. Likes well drained soil.

Chrysothamnus nauseosus - Rubber Rabbitbrush

Type:
Deciduous shrub
Height:
6 ft.
Zone:
1-3, 10, 11
Soils:
Tolerates alkaline soil,and sand

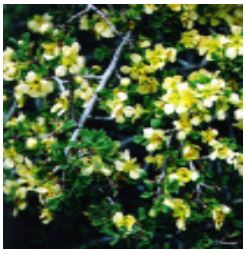
Description:
Narrow gray-green leaves that usually drop by flowering time in late summer, early autumn. Masses of golden yellow, fluffy flowers in broad, flat-topped clusters.

Gutierrezia Sarothrae - Snakeweed

Type:
Perennial Shrub
Height:
8 in. -2 ft. high
Bloom Color:
Yellow
Exposure:
Sun

Description:
Short lived shrub. It flowers in summer, reproduces from seed. Growth is generally poor on saline or alkaline soils.

Purshia tridentata - Antelope Bitterbrush



Type:
Deciduous Shrub
Height:
6-8 ft high
Bloom Color:
Cream to Yellow
Exposure:
Full sun

Description:
A large sprawling shrub with grayish three-lobed leaves. It flowers profusely in early May, turning the entire plant yellow with the delicacy and fragrance of wild roses.

Rosa Woodsii - Wood's Rose

Type:
Shrub
Heigh:
4-5 ft. high
Bloom Color:
Pink
Exposure:
Full sun

Description:
This native is filled with delicate pink blossoms in the springtime that change to large red hips that add color to the winter garden.

Symphoricarpos occidentalis - Western Snowberry

Type:
Deciduous
Height:
3 ft.
Bloom Color:
Pinish white
Exposure:
Full to partial sun

Description:
It is adapted to moist areas. Small greenish-white berries, which contain the seeds, remain on the stems after the snow falls.

Perennials

Achillea millefolium - Western Yarrow

Type:
Perennial
Height:
3 ft.
Bloom Color:
White
Soil:
well-drained soil and good air circulation

Description:
White flower cluster grow on long stems. Narrow, fernlike, green or gray-green leaves.

Allium acuminatum - Tapertip or Wild Onion

Type:
Perennial herb
Height:
6-8 in.
Bloom Color:
Dark rose to reddish purple
Soil:
Adapted to a variety of soils, most abundant on dry, gravelly soils

Description:
Prefers a sunny position in a light well-drained soil. The bulbs tend to rot when grown in cool wet climates, even if they are given sharp drainage.

Aster spp. - Aster

Type:
Perennial herb
Height:
6-8 in.
Bloom Color:
Varies
Soil:
Adapted to a variety of soils, most abundant on dry, gravelly soils

Description:
Prefers a sunny position in a light well-drained soil. The bulbs tend to rot when grown in cool wet climates, even if they are given sharp drainage.

Balsamorhiza sagittata - Arrowleaf Balsamroot

Type:
Perennial
Height/Spread:
1-2 ft.
Bloom Color:
Yellow
Soil:
Dry Soil

Description:
Blooms from April to July, coloring entire hillsides gold. The large bright yellow sunflower-like flowers are 4 to 5 inches across with a yellow center.

Calochortus nuttallii - Sego Lily

Type:
Widflower
Height:
1 1/2 ft.
Bloom Color:
White, marked lilac or purple
Soil:
Well drained soil

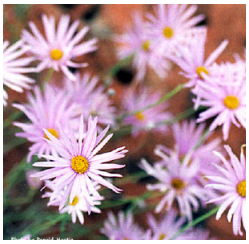
Description:
A monocot, with a single stem having a single, large terminal flower. This plant is one of the most conspicuous and beautiful early-blooming flowers of the semidesert. It dries up shortly after blossoming.

Castilleja chromosa - Indian Paintbrush

Type:
Wildflower
Height:
4-6 in.
Bloom Color:
Red to Orange
Soil:
Dry soil

Description:
The most common of the dry paintbrushes, is but one of a large, easily recognizable genus of early bloomers. It has leaves that are 1 to 2 inches long, the upper being divided into as many as 5 narrow lobes

Erigeron spp. - Fleabane



Type:
Wildflower
Height:
24 in.
Bloom Color:
Blue, Violet
Soil:
Dry soil

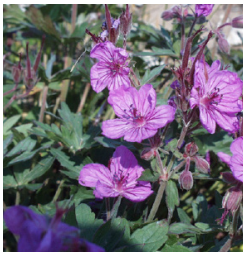
Description:
Use in masses in front of borders, rock gardens, cut flowers, and containers. Remove old flowers (deadhead) to prolong bloom period; generally plants 2' tall or more need staking.

Eriogonum umbellatum - Sulphur Flower

Type:
Herbaceous perennial
Height:
18 in.
Bloom Color:
Yellow
Soil:
Dry soil

Description:
It is a low, spreading plant that will form a mat about 3 feet across. The yellow flowers are produced through much of the summer. The plant is quite tolerant of heat and drought.

Geranium spp. - Geranium



Type:
Herbaceous perennial
Height:
18 in.
Bloom Color:
Various
Soil:
Dry soil

Description:
A terrific accent to perennial beds and rock gardens spring into summer. Spreads quickly on trailing stems. Great red fall foliage color. A herbaceous perennial. Full to partial sun.

Helianthus - Sunflower

Type:
Annual
Height:
3-10 ft.
Bloom Color:
Yellow
Soil:
Rich, well-drained soil

Description:
Sunflower is a large plant that produces large, yellow flowers followed by edible seeds. Grow the plants in full sun. Birds can offer stiff competition for the seeds as the seed heads mature.

Lupinus spp. - Lupine

Type:
Annual
Height:
1-2 ft.
Bloom Color:
Blue, Violet
Soil:
Well-drained soil

Description:
Lilac-blue flowers atop gray-green foliage. Tolerates dry sunny areas. Many varieties native to the intermountain region.

Oenothera spp. - Evening Primrose

Type:
Annual
Height:
1-2 ft.
Bloom Color:
Pink, Yellow
Soil:
Rich, well-drained soil

Description:
Nearly everblooming delicate, light pink flowers belie the tough nature of this plant that thrives with little or no care. Great ground cover for dry slopes and other low maintenance areas. Blooms in daytime. Herbaceous perennial. Full sun.

Penstemon spp. - Penstemon

Type:
Annual
Height:
1-3 ft.
Bloom Color:
Red, blue, pink
Soil:
Well-drained soil

Description:
Hardy perennial with many varieties native to the intermountain region. Drought tolerant. Blooms in late spring.

Sphaeralcea spp. - Globemallow

Type:
Annual
Height:
6-12 in.
Bloom Color:
Orange, red, pink
Soil:
Dry, well-drained soil

Description:
An excellent spreading plant or ground cover. Blooms June to July.

Vicia americana - American Vetch

Type:
Perennial
Height:
3 ft.
Bloom Color:
Pink
Soil:
Prefers acid, neutral and alkaline soils

Description:
It is in flower in July. The flowers are hermaphrodite (have both male and female organs) and are pollinated by Insects. The plant is self-fertile and adds nitrogen to the soil.

Wyethia amplexicaulis - Mule's Ear

Type:
Perennial
Height:
2-3 ft.
Bloom Color:
Yellow

Description:
It has large shiny leaves and golden yellow heads four inches in diameter. It is strongly aromatic, and generally unpalatable to animals.

Grasses

Achnatherum hymenoides - Indian Ricegrass

Type:
Perennial sod forming grass
Height:
1-2 1/2 ft.
Soil:
Moderately alkaline soil

Description:
Erect bunchgrass, without rhizomes. Starts growth in early spring, flowers in late spring, reproduces from seeds and tillers.

Bromus marginatus - Mountain Brome

Type:
Perennial
Height:
3 ft.
Soil:
Grows well in a wide variety of soils including poorly drained types

Description:
An erect, rather short-lived bunchgrass. Cool season. It starts growth in early spring, and seeds mature by August. It reproduces from seeds and tillers.

Elymus lanceolatus spp. - Streambank Wheatgrass

Type:
Perennial
Height:
2-3 ft.
Soil:
Moist, well-drained soils

Description:
Cool season, drought tolerant grass.

Festuca longifolia - Hard Fescue

Type:
Perennial
Height:
12 in.
Soil:
Well-drained.

Description:
Cool season, long-lived perennial bunchgrass. Adapted to a wide range of soil conditions. Good palatability for livestock and wildlife. Good choice for erosion control and as an alternative turf grass.

Festuca ovina - Sheep Fescue

Type:
Perennial
Height:
12 in.
Soil:
Well-drained

Description:
Similar to Festuca longifolia but is more drought tolerant. Very attractive grass with deep blue-green color. May be used as a drought tolerant turf grass.

Festuca rubra - Red Fescue

Type:
Perennial
Height:
12 in.
Soil:
Well-drained

Description:
Cool season bunchgrass adapted to cool, shady areas. Can be used for erosion control and as turf grass.

Festuca rubra commutata - Chewing Fescue

Type:
Perennial
Height:
12 in.
Soil:
Well-drained

Description:
Similar to Red Fescue but has better heat tolerance.

Pascopyrum smithii - Western Wheatgrass

Type:
Perennial
Height:
2-3 ft.
Soil:
Well-drained

Description:
Cool season, drought tolerant grass.

Pseudoroegneria spicata - Bluebunch Wheatgrass

Type:
Perennial sod forming grass
Height:
1-2 ft.
Soil:
Adapted to a wide variety of soils, dry, well-drained

Description:
Erect bunchgrass, often with short rhizomes. Growth begins in April, and the plants stay green well into the summer. Regrowth occurs following fall rains. Reproduces from seeds, tillers, and rarely by rhizomes.

Poa bulbosa - Bulbous Bluegrass

Type:
Perennial
Height:
12 in.
Soil:
Well-drained

Description:
Small, cool-season bunchgrass. Good understory grass as it provides good ground cover and competes with cheatgrass and other early-growing weeds.

Sitanion elymoides - Bottlebrush Squirreltail

Type:
Perennial
Height:
4-24 in.
Soil:
Dry, rocky to moist soils

Description:
Characteristic bottlebrush appearance of its floral head. Its spikelets are large and bushy, with sprays of long, soft bristles that extend vertically from the spikelets. The leaf blades are long and flat or folded, and fairly tough.

Stipa viridula - Needle Grass

Type:
Perennial
Height:
2-4 ft.
Soil:
Heavy soils

Description:
Cool-season bunchgrass. Drought tolerant.

Appendix B - Transitional Area
Native and Adapted Plants - Supplemental irrigation

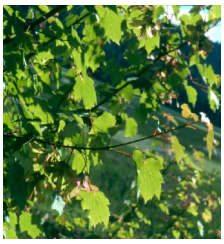
Trees

Acer ginnala - Amur Maple

Type:
Small Deciduous
Height:
15-20 ft.
Zone:
1-9, 14-16
Soils:
Well-drained soils

Description:
Three-lobed, toothed leaves. Striking red fall color. Clusters of small, fragrant yellowish flowers in early spring are followed by handsome bright red, winged seeds.

Acer glabrum - Rocky Mountain Maple



Type:
Small Deciduous
Height:
15-20 ft.
Zone:
3
Soils:
Well-drained soils

Description:
Tall multi-trunk tree. Shiny green leaves turn pale yellow to orange in fall. Faster growing and more drought tolerant than other maples. Native to the intermountain area.

Alnus incana - Alder

Type:
Deciduous
Height:
50 ft.
Zone:
2-6
Soils:
Prefers dry soils

Description:
Pyramidal tree with good cold tolerance. The smooth bark is gray as are the new shoots. The tree is grown more for its tolerance than its ornamental value.

Betula occidentalis - Western Water Birch

Type:
Small deciduous
Height:
12-15 ft.
Zone:
1-3, 10
Soils:
Moist, well-drained soil

Description:
Bark smooth, shiny, cinnamon brown. Leaves 2 in. long, turning pale clear yellow in fall.

Crataegus douglasii - Black Hawthorne

Type:
Small deciduous
Height:
15-20 ft.
Zone:
4
Soils:
Moist, well-drained soils

Description:
Rough, scaly bark, with sharp thorns. The leaves are alternate, somewhat leathery, oval with 5-9 lobes on the top half, and toothed. The flowers are small, white, and musky-smelling, and borne in clusters.

Picea omorika - Siberian Spruce

Type:
Evergreen conifer
Height:
40-60 ft.
Zone:
4-7
Soils:
Medium wet, well-drained soil

Description:
Medium sized, slow-growing, with a narrow, conical crown. Short, graceful branches are retained to ground level for a number of years. Scaly, dark brown bark. Glossy, dark green needles have white stomatal bands underneath lending a silvery, bicolored effect. Full sun/ part shade.

Pinus aristata - Bristlecone Pine

Type:
Evergreen
Height:
20 ft.
Zone:
4-7
Soils:
Tolerant of poor, rocky and dry soils

Description:
Dense, bushy, heavy trunked, with ground sweeping branches. Dwarf and irregular growth habit. Very attractive picturesque form. Medium texture. Very slow growth rate, making mature height irrelevant.

Pinus flexilis - Limber Pine

Type:
Evergreen
Height:
30-50 ft.
Zone:
4
Soils:
Moist, well-drained

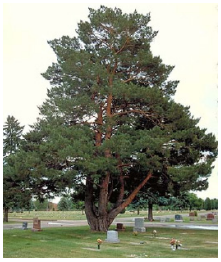
Description:
Slow-growing evergreen tree with blue-green color and an open, spreading form.

Pinus nigra - Austrian Pine

Type:
Evergreen
Height:
60 ft.
Zone:
3
Soils:
Tolerant of poor, rocky and dry soils

Description:
A handsome evergreen tree with densely branched conical form when young, becomes umbrella shaped with age. Needles are long and dark green. Superb for windbreaks or specimen.

Pinus silvestris - Scotch Pine



Type:
Evergreen
Height:
20 ft.
Zone:
3
Soils:
Tolerant of poor, rocky and dry soils

Description:
Moderate growing evergreen to 80 ft. with spread of 25 ft. Young trees are straight, well-branched with blue-green needles. Growth is irregular in aged trees.

Populus x acuminata - Laceleaf Cottonwood

Type:
Small deciduous
Height:
60 ft.
Zone:
All zones
Soils:
Moist, well-drained soils

Description:
Thrives at elevations to 7, 500 ft. Egg-shaped, sharply pointed leaves, glossy green above, pale beneath.

Atriplex canescens - Four Wing Saltbrush

Type:
Evergreen shrub
Height:
5 ft.
Zone:
3
Soils:
Soil should be dry to moist

Description:
Evergray shrub, 5ft, gray leaves, Native to dry areas, western U.S.. Needs full sun. It becomes very drought tolerant after a few good waterings.

Cercocarpus ledifolius - Curleaf Mountain Mahog-

Type:
Evergreen shrub
Height:
25 ft.
Zone:
All zones
Soils:
Soil should be dry to moist

Description:
Very slow growing, excellent hedge or small tree of character. Leaves leathery, resinous, dark green above, white beneath, with inrolled edges. The flowers are fairly small and produced in early summer.

Cornus sericea - Redtwig Dogwood

Type:
Deciduous shrub
Height:
15 ft.
Zone:
1-9, 14-21
Soils:
Organically rich, medium wet to wet soils

Description:
Brilliant show of red fall color and bright red winter twigs. Thrives in cold and hot climates. Tolerates shade. Creamy flowers in spring. Fruit is white or blush.

Fallugia paradoxa - Apache Plume

Type:
Deciduous to evergreen shrub
Height:
Grows normally to 3-4' but can grow to 6 ft
Soil:
Sandy or rocky soil

Description:
It has white rose flowers, small leaves that are finely divided, fruits are plume-like. Native to deserts to S. Calif. east to Texas. It likes full sun. It is drought tolerant, but likes a little indirect summer water. Use as lacy screen. It's usually used individually, which is too bad. I would love to try this as a high groundcover in an interior planting. It might be interesting with Salvia clevelandii or Salvia 'Pozo Blue'.

Mahonia repens - Creeping Oregon Grape

Type:
Evergreen groundcover
Height:
9-12 in.
Soil:
Medium wet, well-drained, acidic soil

Description:
This is a creeping plant with holly-like foliage that turns purplish in winter. The plant is an excellent choice as a ground cover. Covered with bright yellow flowers in spring, followed by blue grapelike berries.

Paxistima myrsinites - Mountain Lover or Oregon Boxwood

Type:
Evergreen shrub
Height:
2-4 ft.
Zone:
1-10, 14-21
Soils:
Well drained soil

Description:
Native to the mountains in the West. Dense growth; easily kept lower by pruning. More compact in the sun. Slow-growing, inconspicuous flowers, rather decorative, leaves 10-30mm long, ovate or oblong, serrate, shiny.

Physocarpus malvaceus - Ninebark

Type:
Deciduous shrub
Height:
2-7 ft.
Zone:
1-3, 10
Soils:
Rich, well-drained soil

Description:
Erect habit, shoots densely, stellate pubescence, bark exfoliating in long irregular strips. Leaves alternate, simple, 2-6 cm long, rounded to broadly ovate, Flowers in early summer. Fruit small, in pairs. Sun to shade.

Rhus glabra - Smooth Sumac

Type:
Deciduous large shrub
Height:
9-15 ft.
Zone:
1-10, 14-17
Soils:
Dry to medium moisture

Description:
Smooth Sumac is a spreading, suckering plant that is grown for its tolerant nature rather than its ornamental traits. The bright red fall color is its most important ornamental characteristic. The plant is an excellent choice on sites with poor soil.

Ribes alpinum - Alpine Currant

Type:
Deciduous shrub
Height:
3-6 ft.
Zone:
1-3, 10
Soils:
Medium wet, well-drained soil

Description:
Easily grown in average conditions. Tolerates full shade. Prune at any time of year or simply allow plant to grow naturally. Extremely winter hardy. Full sun to part shade. Flowers and fruit inconspicuous. Good hedge plant.

Salix spp. - Willow

Type:
Large shrubs to large trees
Height:
3-6 ft.
Zone:
2-5
Soils:
Medium wet, well-drained soil

Description:
Fast growing plants that are widely distributed throughout the country. Form and size vary from large shrub to very large trees.

Perennials

Aconitum columbianum - Monkshood

Type:
Perennial
Height:
1 1/2 ft.
Soil:
Thrives in most soils and in the light shade of trees. Grows well in heavy clay soils. Prefers a moist soil in sun or semi-shade.

Description:
Wet ground or moist woods in forest fringes from low to subalpine elevations. The whole plant is highly toxic - simple skin contact has caused numbness in some people. The roots and seeds are the most toxic and also the leaves just before the plant flowers. Members of this genus seem to be immune to the predations of rabbits and deer.

Agastache rupestris - Hyssop

Type:
Perennial
Height:
18-36 in.
Flower:
Colorful tubular blooms in colors of pink and orange.
Soil:
This plant likes a lean, well drained soil with plenty of summer heat.

Description:
The foliage is also extremely ornamental and fragrant with the thread-like gray-green leaves giving the entire plant a very soft, wispy look. Keep an eye out for the hummingbirds when this plant is in bloom. Its nectar-rich flowers are unsurpassed in bringing them into your garden.

Antennaria rosea - Pussy Toes

Type:
Perennial
Height:
2" - 1' 4"
Soil:
Prefers dry, well drained soils.

Description:
Antennaria rosea can survive very cold winters with annual averages as low as -40° Fahrenheit. It won't do well if the winter temperatures are consistently above 5° Fahrenheit. Rose pussy-toes do very well with hot summer days. Full sun is ideal for this plant. It does well in dry, well drained soils.

Aquilegia caerulea - Columbine

Type:
Perennial
Height:
3 ft.
Soil:
Provide a partially shaded growing area with a moist, well-drained soil.

Description:
A very ornamental plant. Most species are short-lived, dying out after 2 - 3 years, though they usually produce seed prolifically. However, they are very apt to hybridize with other members of the genus and so it becomes difficult to keep a species true to type if more than one is grown in the garden.

Arctostaphylos uva-ursi - Kinnikinnick

Type:
Evergreen groundcover
Height:
6" to 12" tall by 15" diameter
Soil:
prefers a well-drained, sandy soil

Description:
The foremost characteristic trait is the leathery broad-leaves. From there, tubular flowers - much incised towards the top - grow in small bundles. The red fruits are sour and very dry to the mouth. In regions where it does grow it is common and very much a major element in the vegetation.

Campanula spp. - Bellflower

Type:
Perennial
Height:
6-18 inches
Soil:
Plant in rich, well-composted and well-drained soil.

Description:
Campanulas vary greatly in size and height. Excellent in a mixed border - the blue color blending with many colors. Plant in a cool, sunny or semi-shaded area. Keep well watered in summer, especially in the drier areas and in the winter rainfall regions. Divide and replant every three to four years.

Fragaria spp. - Strawberry

Type:
Perennial groundcover
Height:
2 to 12 inches tall
Soil:
Sandy or rocky soil

Description:
Perennial herb bearing short, thick rootstalks connecting other strawberry plants by hairy runners. Leaves bearing 3 leaflets. Flowers white, up to 1-1/2" wide.

Gaillardia spp. - Gaillardia

Type:
Perennial
Height:
18-24 in.
Soil:
Sandy or rocky soil

Description:
Drought tolerant perennial with yellow and scarlet flowers. Blooms June to frost.

Linum spp. - Flax

Type:
Perennial
Height:
1 1/2 ft.
Soil:
Flaxes do best on well drained soils. Most types do well on infertile, disturbed soils.

Description
Flax is an annual or short-lived, semi-evergreen perennial forb, sometimes semi-woody at base with attractive flowers ranging from white to blue to yellow to red in color. They have excellent cold winter and drought tolerance. They are usually found in open areas, but will tolerate semi-shaded conditions.

Sedum spp. - Sedum

Type:
Perennial groundcover
Height:
8-14"
Soil:
Well-drained

Description:
Excellent choice for rock gardens or for use as a ground cover.

Solidago sphacelata - Goldenrod

Type:
Perennial
Height:
1 1/2 ft.
Soil:
Prefers dry to moist soils

Description:
Solidago sphacelata is a butterfly attractor. Despite its invasive tendency, this plant is still worthwhile to have. Autumn goldenrod can survive very cold winters with annual averages as low as -40° Fahrenheit. This plant needs summer days with high heat. This species does best in full sun to partial shade. This plant can survive for a while without water.

Viguirea multiflora (Heliomeris multiflora) - Showy Goldeneye

Type:
Perennial
Height:
3 ft.
Soil:
Works well on most soils, including gravelly slopes

Description:
Moderate moisture requirement; full sun to partial shade. Yellow sunflower-like flowers bloom July to October from foothills to upper montane, on open slopes and under trees. Recommended for mid to high elevation sites.

Appendix C - Private Area
Supplemental irrigation recommended

Trees

Celtis reticulata - Western Hackberry

Type:
Deciduous
Height:
25-30 ft.
Zone:
1-3, 10-13
Soils:
Moist soils

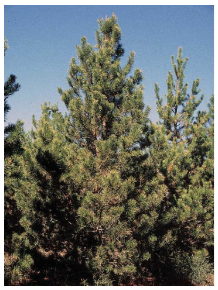
Description:
Ornamental tree, somewhat pendulous branches. oval leaves to 2 1/2 in. long, margins toothed, pale beneath, strongly veined. Grows best in full sun, with regular water but can become very drought tolerant as it ages, Tiny red berries, important bird tree.

Populus tremuloides 'Erecta' - Swedish Aspen

Type:
Small deciduous
Height:
30ft.
Zone:
2
Soils:
Moist, well-drained soils

Description:
Columnar aspen to 30 ft. with a spread of 5 ft. Serrated leaves turn orange-red in fall. Resistant to cancor and leaf rust.

Pinus contorta - Lodgepole Pine



Type:
Conifer
Height:
80-150 ft.
Zone:
3-6
Soils:
Well-drained soil

Description:
Evergreen tree up to 150 ft. tall occurring on well drained forest soils, 5,000 to 11,500 ft. in elevation. Species dominance is often maintained by fire. Provides high quality lumber.

Prunus padus - Mayday Tree

Type:
Small Deciduous
Height:
15-20 ft.
Zone:
1-3, 10
Soils:
Moist soils

Description:
Dark, dull green oval leaves 2-5 in. long are among the first to unfold in the spring. Small white flowers. Black egg-shaped fruit. Tolerates cold temperatures.

Shrubs

Caragana arborescens - Siberian Pea Shrub

Type:
Deciduous shrub
Height:
20 ft.
Zone:
2
Soils:
Soil should be dry to moist

Description:
Leaves divided into small leaflets. Spring flowers shaped like bright yellow sweet peas. Useful where choice is limited by cold, heat, wind, bright sun.

Cornus alba - Variegated Dogwood

Type:
Deciduous shrub
Height:
8 ft.
Zone:
1-21
Soils:
Tolerates most soil types

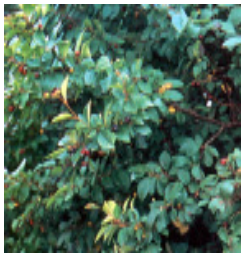
Description:
Grows in sun or partial shade. Young shrubs have erect branches that become more arching with age. The 2-inch clusters of white flowers are followed by white or bluish- white fruits. In winter the twigs are bright red. Variegated-leaved cultivars are not as vigorous as those with all green leaves. The shrub resembles Cornus stolonifera but does not spread as rapidly.

Cornus sericea flaviramea - Yellowtwig Dogwood

Type:
Deciduous shrub
Height:
5-6 ft.
Zone:
3-9
Soils:
Sun to light shade; range of soil types but prefers moist to wet, well-drained, highly organic soil

Description:
Loose, multi-stemmed shrub; broad-spreading rounded mound; upright stems with short horizontal branching. Dull white flowers on flat-topped cyme in spring; short-lived dark purple drupe in fall. Canary yellow stems in winter; ovate to lanceolate dark green leaves; 2 to 4" long; reddish purple fall color.

Cotoneaster acutifolius' - Peking Cotoneaster



Type:
Deciduous shrub
Height:
10 ft.
Zone:
1-3
Soils:
Moist, well-drained soils

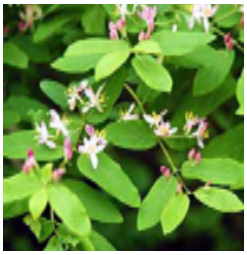
Description:
glossy green foliage turning red in fall. Fruit is black. Useful as hedge or screen.

Euonymus alatus ' compacta' - Burning Bush

Type:
Deciduous shrub
Height:
4-6 ft.
Zone:
1-9, 14-16
Soils:
Prefers moist, well-drained, slightly acidic soils

Description:
Darkgreen leaves turn rich rose red in fall (shown in photo). Inconspicuous flowers followed by sparse crop of bright orange-red fruit. Background, screen, or isolated plant.

Lonicera tatarica - Tatarian Honeysuckle



Type:
Deciduous shrub
Height:
10 ft.
Zone:
3-8
Soils:
Moist, well-drained soil

Description:
Tatarian Honeysuckle is a tolerant, reliable shrub with good flowering and fruiting habits. It grows in sun or partial shade. The fragrant red to white flowers are produced in mid-spring. The fruit is most ornamental during the summer.

Pinus mugo - Mugo Pine

Type:
Conifer, evergreen shrub
Height:
20 ft.
Zone:
2-7
Soils:
Medium wet, well-drained, organically rich, clay or sandy loams

Description:
Broad-spreading. Features unusually short, medium to dark green needles (to 1" long) in bundles of two.

Prunus besseyi - Western Sand Cherry

Type:
Deciduous shrub
Height:
3 -8 ft.
Zone:
2-6
Soils:
Well-drained soil is preferable, but it will adapt to most soils, including clay

Description:
Sand Cherry is one of the hardiest of deciduous shrubs. Prefering full sun, it adapts to heat and can be used in hot, dry areas of the landscape. This shrub is also cold tolerant and hardy to zone 2. Supplemental water needs are low to none. Western Sand Cherry is rarely bothered by insects or diseases.

Prunus x cistena - Purple-leaf Sand Cherry

Type:
Deciduous shrub
Height:
7 to14 ft.
Zone:
2-8
Soils:
Sun; moist well drained soil

Description:
Single, pinkish fragrant flowers after leaves have emerged; small blackish fruit.

Prunus tomentosa - Nanking Cherry

Type:
Deciduous shrub
Height:
7 ft.
Zone:
2-7
Soils:
Prefers loamy soils

Description:
Attractive, soft green foliage; grows 6-8' tall with a spread of about 6-10'. Lovely white flowers tinged pink in Spring followed by an edible scarlet fruit. Great accent plant for flower beds.

Sambucus spp. - Elderberry

Type:
Deciduous shrub
Height:
6 to16 ft.
Zone:
4-10
Soils:
Regular to little water needed when established, prefers moist, well drained, sunny sites

Description:
Common elder, and the four other species of Sambucus which reach tree size, are small trees or large shrubs of very mesic sites, from creekbanks to coves. Though tolerant, elders are most common in or near gaps. Elders are important wildlife species, providing fruits during the late fall and early winter.

Shepherdia argentia - Buffalo Berry

Type:
Deciduous shrub
Height:
6 to 20 ft.
Zone:
3-10
Soils:
Tolerates full sun, alkaline soil, no drainage,and seasonal flooding

Description:
Silver buffaloberry, is a deciduous, thorny shrub or small tree. The shrub is winter hardy and alkaline tolerant, but has only limited drought and shade tolerance. Fruits are reddish, globe-shaped "berries" (drupes) about 1/8 to 1/4 inch across; flowers are brownish-yellow, small. Stems are thorny, silvery-scurfy when young, brownish in age; roots are shallow and much branched, readily sprouting.

Syringa vulgaris - Lilac

Type:
Deciduous shrub
Height:
20 ft.
Zone:
1-11
Soils:
Soil should be dry to moist

Description:
Leaves roundish oval, pointed, dark green. Pinkish or bluish lavender flowers in clusters to 10 in. long or more. Flowers in may; fragrance is legendary.

Perennials

Alcea rosea - Hollyhock

Type:
Perennial
Height:
6-8 ft.
Bloom Color:
White, pink and red
Soil:
Medium wet, well-drained soil

Description:
Tolerates a wide range of soil conditions and some light shade, but will not tolerate wet winter soils. Considered a biennial or short-lived perennial.

Alchemilla spp. - Lady's Mantle

Type:
Perennial
Height:
6-8 ft.
Bloom Color:
White, pink and red
Soil:
Medium wet, well-drained soil in full sun to part shade

Description:
Prefers part afternoon shade in hot summer climates. Freely self-seeds in the garden to the point of being invasive in optimum growing conditions. Prompt removal of spent flower stems will not only prevent self-seeding but may also encourage a sparse, late summer rebloom. Border fronts. Edging for paths. Mass as ground cover.

Armeria maritima - Sea Thrift or Sea Pink

Type:
Perennial
Height/Spread:
1/2-1 ft.
Bloom Color:
Pink to white
Soil:
Dry, well-drained soil

Description:
Best grown in full sun. Foliage mounds tend to rot in the center if grown in moist, fertile soils or in heavy clay. Good drainage is essential. Deadhead spent flower stems to encourage additional bloom.

Artemisia spp. - Silermound

Type:
Perennial
Height:
6-18 in.
Boom Color:
Yellow
Soils:
Well-drained

Description:
Fine-textured, silvery, hair-like foliage occurs on mounds of hidden herbaceous stems, and is the primary feature of this low-spreading foliage, which tends to split apart at the center of the crown in mid-Summer if it is not annually divided.

Astilbe spp. - Astilbe

Type:
Perennial
Height:
6-36 in.
Boom Color:
White, Pink, Red
Soils:
Moist soil

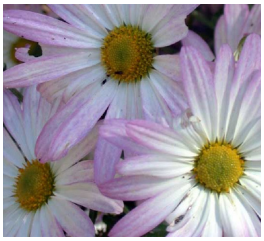
Description:
Tiny, pink flowers on graceful, arching plumes appear in mid-summer. Deep rich green foliage is finely dissected, and crinkley-edged. Accent plant, or massed as a ground cover.

Cerastium tomentosum - Snow in Summer

Type:
Perennial
Height:
1/2-1 ft.
Bloom Color:
White
Soil:
Dry, sandy, well-drained soils

Description:
Intolerant of the high summer heat. Spreads by runners to fill in areas, but is not considered to be invasive. Best to shear off flower stems after bloom or mow on high setting to shape foliage mat and hopefully reduce foliage decline.

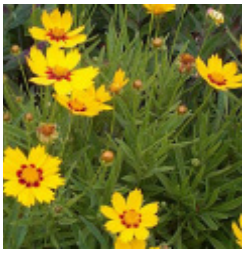
Chrysanthemum spp. - Daisy



Type:
Perennial
Height:
18-30 in.
Bloom Color:
White
Soil:
Dry, sandy, well-drained soils

Description:
Single white flowers on upright stems. Blooms June through October if deadheaded. Excellent cut flowers.

Coreopsis - Coreopsis



Type:
Perennial
Height/Spread:
15-20 in.
Bloom Color:
Yellow
Soil:
Dry, well-drained soil

Description:
Single daisy-like flowers bloom in late spring. Will bloom continuously if spent flowers are properly deadheaded.

Delphinium - Larkspur

Type:
Annual, Perennial
Height:
3 ft.
Bloom Color:
Blue
Soils:
Well-drained

Description:
Both annuals and perennials. They return from seed or perennial rootstocks every year.

Dianthus - Dianthus

Type:
Perennial, biennials and annual
Height:
10-20 in.
Bloom Color:
Pinks, reds, purples and white
Soil:
Well-drained soils

Description:
Easy to grow, producing lots of flowers with a sweet, spicy scent over a long period. Looks great massed in herb gardens and perennial borders.

Dicentra spectabilis - Bleeding Heart

Type:
Perennial
Height/Spread:
2-3 ft.
Bloom Color:
Pink
Soil:
Neutral to alkaline, well-drained

Description:
Very pretty, no maintenance necessary. Grows well in my poor soil. Dies back to nothing quite early in the season.

Doronicum spp. - Leopard's Bane

Type:
Perennial
Height/Spread:
24-30 in.
Bloom Color:
Yellow
Soil:
Well-drained

Description:
Large yellow daisy-like flowers on sturdy stems. Excellent cut flower.

Hemerocallis - Daylilly

Type:
Annual, Perennial
Height:
18-36 in.
Bloom Color:
yellow, red, orange
Soils:
Well-drained

Description:
Dense clumps of long slender leaves with colorful flowers emerging on long stems. Blooms throughout the summer.

Heuchera - Coral Bells

Type:
Perennial
Height:
12-18 in.
Bloom Color:
White, pink or red
Soil:
Light, loamy soil that is moist, but well-drained

Description:
Low maintenance, attractive foliage, that attract hummingbirds. Excellent border plants or woodland ground covers with excellent disease and drought resistance as well as sun and shade tolerance.

Iris missouriensis - Western Blue Flag

Type:
Perennial
Height/Spread:
1-2 ft.
Bloom Color:
Blue, White
Soil:
Requires Moist soils

Description:
Blue or lavender flowers veined on white ground with yellow signal. Long-lived perennial with a thick, underground rootstock which enables populations to maintain themselves over long periods of time.

Iris siberica - Siberian Iris

Type:
Annual, Perennial
Height:
4 ft.
Bloom Color:
Blue, pink, white, yellow, purple
Soils:
Moist to Well-drained

Description:
The plants will tolerate wet soil but will grow well under normal garden culture. Provide a light exposure of full sun or partial shade. Cut the plants back to a height of 6 inches in the fall.

Lavendula spp. - Lavender

Type:
Perennial
Height:
3 ft.
Bloom Color:
Lavender, purple
Soils:
Moist to Well-drained

Description:
An evergreen, perennial shrub with gray foliage and abundant, fragrant, deep purple flower spikes that attract butterflies.

Liatris spp. - Gayfeather

Type:
Annual, Perennial
Height:
18-24 inches
Bloom Color:
Purple, white
Soils:
Moist to Well-drained

Description:
Hardy perennial with long, spiked flowers excellent for cutting. Blooms mid-summer to frost. Tolerates poor soils. Plant in full sun.

Lysimachia pun ctata - Loosestrife

Type:
Perennial
Height:
2 ft.
Bloom Color:
Yellow
Soils:
Moist to Well-drained

Description:
The plants will tolerate wet soil but will grow well under normal garden culture. Adaptable plant tolerates full sun but prefers partial shade. Cut the plants back to a height of 6 inches in the fall.

Monarda didyma - Bee balm

Type:
Perennial
Height/Spread:
4 ft.
Bloom Color:
Vibrant red, white, purple, and lavender
Soil:
Sandy loam, moist, well drained

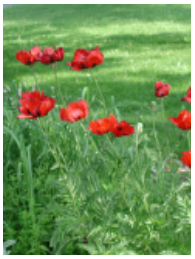
Description:
An aggressive spreader, rhizomes can reach over a foot in a season. Bee Balm is unsurpassed in its ability to attract humming birds. White tends to be the tallest, followed by red then purple.

Nepeta mussini - Catmint

Type:
Perennial
Height:
18 inches
Bloom Color:
Lavender
Soils:
Moist, Well-drained

Description:
Small mounding perennial featuring trumpet-shaped lavender flowers in spring. Shear flower spikes after initial flowering to promote continued bloom. Thrives in dry soils in full sun, and is very drought tolerant.

Papaver orientale - Oriental Poppy



Type:
Perennial
Height:
18 in. - 4 ft.
Bloom Color:
Pink, orange, red
Soil:
Well-drained/tight

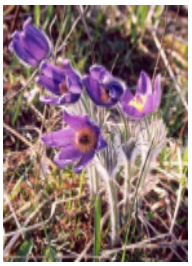
Description:
One of the most flamboyant of the early summer flowers, with enormous, often frilly double flowers around 6 inches across in loud colors many and most have black bases to the petals. Full sun.

Prunella - Prunella

Type:
Perennial
Height:
12 inches
Bloom Color:
Purplish-blue, pink
Soil:
Well-drained

Description:
Good choice for shrub borders. Prefers partial shade

Pulsatilla vulgaris. - Pasque Flower



Type:
Perennial
Height:
6-12 inches
Bloom Color:
violet
Soil:
Well-drained

Description:
Low-growing, clump-forming, early spring-flowering perennial. Flowers give way to feathery seed heads which are quite showy.

Rudbeckia spp. - Black-eyed Susan

Type:
Biennial, perennial
Height/Spread:
2-3 ft.
Bloom Color:
Orange to orange-yellow
Soil:
Dry to medium wet, well-drained soils

Description:
It blooms in the first year from seed planted in early spring, and is accordingly often grown as an annual. Tolerates heat, drought and a wide range of soils except poorly-drained wet ones.

Sagina subulata. - Irish Moss

Type:
Perennial
Height/Spread:
2-4 inch
Bloom Color:
white
Soil:
Moist, well-drained soils

Description:
Creeping, moss-like plant with dense, tiny, green, feathery leaves. Studded with white flowers in mid-summer.

Salvia spp. - Sage

Type:
Perennial
Height/Spread:
16-30"
Bloom Color:
purple, blue, pink
Soil:
Dry to medium wet, well-drained soils

Description:
Spiked perennial blooms in June-July. Tolerates drought. Prefers moist, gravelly or sandy soils with good drainage. Plants may repeat bloom throughout the summer. Flowers are attractive to bees and butterflies.

Tradescantia spp. - Spider Wart

Type:
Perennial
Height/Spread:
18-24 inches
Bloom Color:
blue, violet, pink
Soil:
Dry to medium wet, well-drained soils

Description:
Clump-forming perennial blooms from late May into early July. Each flower opens up for only one day.

Aristada purpurea - Purple Threeawn

Type:
Perennial bunchgrass
Height/Spread:
1-2 ft.
Soil:
Pefers dry, sandy soils.

Description:
It blooms in the first year from seed planted in early spring, and is accordingly often grown as an annual. Tolerates heat, drought and a wide range of soils except poorly-drained wet ones.

Bouteloua curtipendula - Side Oats Grama

Type:
Perennial bunchgrass
Height/Spread:
2-3 ft.
Soil:
Dry to medium wet, well-drained soils

Description:
Foliage turns golden brown in autumn, sometimes also developing interesting hues of orange and red. Cut clumps to the ground in late winter

Elymus cinerus - Great Basin Wild Rye

Type:
Perennial bunchgrass
Height/Spread:
4-7 ft.
Soil:
Dry to medium wet, well-drained soils

Description:
Large cool season grass makes an excellent screen, backdrop or border, and adds texture to the landscape. Shades of blue-green to green foliage forms the more ornamental. Large spikey seedheads in late spring or early summer.

Lolium spp. - Ryegrass

Type:
Perennial
Height/Spread:
2 ft.
Soil:
Dry to medium wet, well-drained soils

Description:
Cool season perennial bunchgrass adapted to a wide variety of sites. Establishes quickly and easily.

Miscanthus spp. - Maidengrass

Type:
Perennial bunchgrass
Height/Spread:
4 ft.
Soil:
Moist, well-drained soils

Description:
Adds visual excitement to shrub borders. Delicate reddish-bronze plumes in late summer. Herbaceous. Full sun for best foliage coloration. Accepts dry conditions.

Panicum spp. - Switchgrass

Type:
Perennial bunchgrass
Height/Spread:
2-3 ft.
Soil:
Dry to medium wet, well-drained soils

Description:
Stiffly erect blades blue-gray during the season, becoming yellow in autumn. Loose, broad, weeping plumes of purple-green spikelets, bloom stalks rise above the foliage. Full to partial sun.

Phalaris spp. - Ribbongrass

Type:
Perennial bunchgrass
Height/Spread:
2-3 ft.
Soil:
Dry to medium wet, well-drained soils

Description:
Bright green and white foliage with a strongly rhizomatous habit. Ribbon grass makes a problem-free ground cover.

Poa alpina - Alpine Bluegrass

Type:
Semi-evergreen
Height:
3-12 in.
Soil:
Well-drained

Description:
Bluegrass is a densely tufted bunchgrass. It has thick fleshy leaves that are dark green color. The roots are short and fibrous and do not creep. It is relatively long lived, not overly aggressive.

Poa pratensis spp. - Kentucky Bluegrass

Type:
Semi-evergreen
Height:
12-18 in.
Soil:
Moist, well-drained

Description:
Typically installed as sod for lawn areas.

Poa secunda - Sandberg Bluegrass

Type:
Semi-evergreen
Height:
2 feet
Soil:
Well-drained

Description:
Grass starts growth early in spring and matures and dries in midsummer. Valuable range grass.

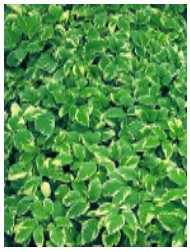
Schizachyrium spp. - Little Bluestem

Type:
Perennial bunchgrass
Height:
2-3 feet
Soil:
Average to dry

Description:
Compact, clumping form, striking reddish-gold color in the fall and feathery white seed heads combine to make a powerful display in the landscape. Tolerant of drought and poor soil.

Ground cover

Aegopodium podagraria - Bishop's Weed



Type:
Perennial groundcover
Height:
10 inches
Soil:
Well-drained

Description:
Quickly forms a low, dense mass of green leaves edged in white giving a luminous effect in the shade. Spreads by underground roots and should be contained to control the spread. An easy to grow and attractive groundcover.

Ajuga spp. - Bugleweed

Type:
Perennial groundcover
Height:
10 inches
Bloom color:
blue
Soil:
Well-drained

Description:
Excellent spreading ground cover featuring deep blue flower spikes and attractive large bronzy-blue foliage. Forms dense, carpet-like mat, even in shady areas. Thrives in either full sun or shade.

Gallium odoratum - Sweet Woodruff

Type:
Groundcover
Height:
10 inches
Bloom color:
white
Soil:
moist well drained soil

Description:
Grown in part shade to full shade. Spreads by both creeping roots and self-seeding to form an attractive ground cover in moist, shady areas.

Hypericum calycinum - St. John's Wort

Type:
Groundcover
Height:
12-18 inches
Bloom color:
yellow
Soil:
dry, sandy soil

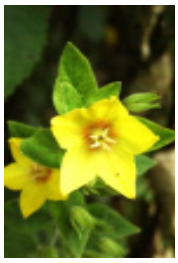
Description:
An easy to grow, spreading woody shrub. Bright sunny yellow 3 inch flowers with prominent stamens appear from summer into fall. Spreads by stolons to make a dense mat of flowering stems. Thrives in poor sandy soil. Drought tolerant when established. Full to partial sun.

Lamium spp. - Nettle

Type:
Groundcover
Height:
4-8 inches
Bloom color:
pink, white
Soil:
Medium wet to wet, well-drained soil

Description:
Groundcover with silver-white leaves and green margins. Foliage lasts through late fall. Flowers April-July.

Lysimachia nummularia - Creeping Jenny



Type:
Perennial
Height:
2 in.
Soil:
Moist, well-drained

Description:
Small yellow flowers appear mid summer and last several weeks. Spreading ground cover that forms a dense mat of coin-size gold/green foliage. Sun/part-shade.

Phlox - subulata - Creeping Phlox

Type:
Groundcover
Height:
6-8 in.
Soil:
Well-drained, sandy soil

Description:
Forms mats which produce a profusion of blooms in April or May. The plants benefit from fertilization and usually require much water. Best growth occurs when the plant is given a sunny location.

Thymus spp. - Thyme

Type:
Evergreen groundcover
Height:
6 in.
Soil:
Well drained neutral soil

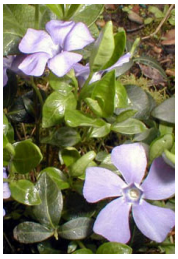
Description:
Fragrant, hairy, ovate green leaves 1/8 inch long. Golden coloring on new growth in spring. Tiny, purplish-white flowers in whorls. Full sun to light shade.

Veronica spp. - Veronica

Type:
Evergreen groundcover
Height:
12 in.
Bloom color:
purple
Soil:
Well drained

Description:
Produces tall stalks of violet-blue flowers throughout the summer. This easy-to-grow perennial adds a deep, vibrant accent wherever it is used: in decorative containers, low borders or mass plantings. Full sun. Herbaceous perennial. Moderate growth to 12 inches tall and as wide.

Vinca minor - Vinca



Type:
Groundcover
Height:
6-8 in.
Soil:
Rich, evenly moist, well-drained soils

Description:
Partial sun to full shade, but is adaptable to soils of average fertility, soils of various pH, and occasional drought, but is not tolerant of full sun.

Vines

Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet Honey-

Type:
Semi-evergreen Vine
Height:
3-12 in.
Soil:
Moist, well-drained

Description:
Twining climber. Trumpet shaped lightly scented scarlet flowers bloom over a long period then red berries. Sun/partial shade.

Parthenocissus quinquefolia - Virginia Creeper

Type:
Evergreen groundcover
Height:
30 ft.
Soil:
Well drained neutral soil

Description:
Leaves are reddish as they emerge then become green. The fall color is bright red. The plant forms a network of stems that cement themselves to structures. When the vine is removed it will leave a residue on buildings. The insignificant flowers are followed by blue fruit that are at least noticeable if not ornamental.

Park City Approved WUI Code Plantings
Appendix A

Trees

Aspens – Columnar Swedish, Quaking
Burr Oak
Canada Red Chokecherry
Common Hackberry
Crabapples
Japanese Tree Lilac
Kentucky Coffeetree
Lindens
Maples – **Amur, Bigtooth, Rocky Mountain, Sycamore, Tatarian,** Emerald Queen, Norway
May Day Tree
Narrowleaf Cottonwood
Sensation Boxelder
Serviceberry - Downy, Saskatoon or Juneberry
Thornless Hawthorn
Turkish Filbert
Western Catalpa

Shrubs

Adam's Needle
Antelope Bitterbrush
Barberry - **Crimson Pygmy**, Roseglow
Beauty Bush
Boulder Thimbleberry
Buckthorn – Sea, Tallhedge
Chokeberry - Black & Red
Chokecherry
Cliff Jamesia
Cliff Rose
Common Snowberry
Coralberry – Chenault, Indian Currant
Cottoneaster – Peking, Cranberry, **Spreading**
Currant – Alpine, Squaw, **Clove**
Elderberry
Euonymous - Dwarf Winged, Winged
Flowering Almond
Forsythia
Geranium, Sticky
Grape – Oregon, Compact Oregon
Greenleaf Manzanita
Harriman's Yucca
Honeysuckle
Leatherleaf Viburnum
Lilac - many common cultivars, Dwarf Korean
Mockorange - Lewis', **Littleleaf Mountain Lover**
Mahogany – **Mountain,** Curl-leaf Mountain, Dwarf Mountain
Mountain Snowberry
New Mexico Locust
Ninebark & Diabolo Ninebark
Pea Shrub – Pygmy, Siberian
Purple Sand Cherry
Serviceberry – Saskatoon or Juneberry
Shrubby Cinquefoil
Silver Buffaloberry
Silver Sage
Spirea – Ash Leaf False, **Blue Mist, Bridal Wreath, Bumald, Rock Spray**
Thinleaf Alder
Wayfaring Tree
Western Sand Cherry
Woods Rose
Yew

Bolded varieties are also approved Park City Water Wise Plantings.

Park City Approved WUI Code Plantings

Perennials

Bergenia/Saxifrage
Black Eyed Susan
Blanket Flower
Butterfly Milkweed
Candytuft
Chocolate Flower
Columbine – Rocky Mtn, Golden, Western
Coneflower- Orange, Ozark, **Prairie/Mexican Hat**, Prairie, **Purple**, Western
Coral Bells
Cranesbill – **Bloody**, Endress
Creeping Phlox
Daylily
Flax - **Blue**, Lewis
Globemallow
Green Santolina
Hen & Chicks
Iris – Siberian, Sweet, Bearded, German
Lady's Mantle
Leadplant
Licorice Hyssop
Mountain Atlas Daisy
Pasque Flower
Penstemon - Palmer, Pine-leaf, Desert, Rocky Mtn, Sand, Mat, Poppy Mallow/Prairie Winecup, Whipple's
Primrose - Bronze Evening, **Pale Evening, Siskiyou Pink Mexican, Missouri Evening Red**
Red Hot Poker
Salvia, Plume-flowered
Stonecrop/Sedum
Valerian

Bolded varieties are also approved Park City Water Wise Plantings.

Annuals

Annual Coreopsis
Bachelor's Buttons
Coleus
Cosmos
Creeping Zinnia
Daisy – Gloriosa, Mtn Atlas
Dusty Miller
Kale & Cabbage, Flowering
Forget-me-not
Petunia, Garden
Larkspur/Annual Delphinium
Lobelia
Marigolds
Nasturtium
Pansy/Viola
Garden Petunia
Poppy – California, Flanders Icelandic
Salvia/Flowering Sage
Snapdragon
Sweet Alyssum
Sweet Pea
Sweet William
Verbena, Garden

Grasses

Blue Grama/Sideoats
Great Basin Rye
Indian Rice Grass
Little Blue Stem

Ground Cover

Clematis
Creeping Oregon Grape
Japanese Honeysuckle
Lily of the Valley
Mountain Gold Alyssum
Rockspray Cottoneaster
Snow in Summer
Stonecrop
Sweet Woodruff

Appendix D - Noxious Weeds

Owners are required to eradicate noxious weeds on their lots at all times, including when the lot is vacant, construction of the home is in process, or the home is occupied. Below is a partial list of noxious weeds particularly found in Glenwild. Summit County has a full list on their website. (http://www.summitcounty.org/weed)

Each year the Glenwild HOA offers a community weed abatement program. You are encouraged to sign up for season long weed control. There is a nominal fee for this.

Carduus nutans - Musk Thistle

Background:
Native to southern Europe and western Asia, musk thistle thrives in pastures and range lands, in waste areas, stream banks, and road sides.

Other common names: Nodding thistle

Description:
Musk thistle is a biennial or winter annual. Four to six foot tall plants are common. Deeply lobed leaves are distinguished by a dark green blade with a prominent light green midrib. Flowers may be violet, purple, or rose colored. Flowers are typically "nodding' or bent over. Ends of stems supporting flowers are often nearly leafless. Bloom is in June and July.

Control:
Several biocontrol agents are available and offer good control. Herbicides can offer good to excellent control when applied between rosette and pre-bud stages. Mechanical means can be used for control by chopping the plant off at the ground. Contact your local state or county weed specialist for specific updated information.

Isatis tinctoria - Dyer's Woad

Background:
Dyer's woad was introduced from Europe for production of textile dyes. It thrives in waste areas, gravel pits, road sides, pastures, field edges, and disturbed soils.

Other common names: Woad

Description:
Dyer's woad may be a winter annual, biennial, or a short-lived perennial. Heights of one to four feet are common. A thick tap root may penetrate to five feet deep. Leaves are blue-green with a whitish midrib. The bright yellow flowers bloom and are highly visible in late spring. Club shaped seed pods each produce a single seed. As the fruits mature they turn from green to dark brown or nearly black.

Control:
Biocontrol rust fungus is naturally wide spread and other agents are currently undergoing research. Rust infected plants will have yellowish puckered leaves with dark spots on the underside. Herbicides can offer good to excellent control when applied to rosettes in spring and fall and during pre-bloom. Digging offers good control. Contact your local state or county weed specialist for specific updated information.

Onopordum acanthium - Scotch Thistle

Background:
Scotch thistle is native to Europe and eastern Asia. It grows well in waste areas, pastures, range land, and along canal and stream banks.

Other common names: Cotton Thistle

Description:
This biennial plant commonly grows three to eight feet tall, but it may grow as high as 12 feet. Rosettes may be four feet wide. Large spiny leaves up to two feet long and one foot wide are covered with dense hair, giving a grayish blue-green coloration. The flowers are violet to reddish with spine tipped bracts, blooming in mid summer.

Control:
Biocontrol research is currently being conducted. Herbicides can offer good to excellent control when applied between rosette and pre-bud stages. Contact your local state or county weed specialist for specific updated information.

Glenwild Wildfire Mitigation

Wildfire Home Hardening Quick Start Guide

Reasons for hardening your home against wildfires:

- Protect yourself from the horrible loss of your home.
- Help maintain your home insurance policy.
- Help protect the Glenwild community and your neighbor's home!

Home hardening is a combination of structural upgrades and maintenance and strategic landscaping.

Taking at least 1 or 2 initial improvement steps is appreciated and will help make a difference for yourself and the community!

STRUCTURAL RECOMMENDATIONS:

1. Roof and Gutters

- Use Class A fire-rated roofing materials (metal, tile, composition shingles).
- Install metal flashing where roof meets vertical walls.
- Keep gutters clear of pine needles and leaves; use metal gutter guards.

2. Vents ***(One of the MOST important steps in mitigating fire risk!!!)***

- Cover all vents with 1/8" metal mesh to prevent ember entry.
- Use ember- and flame-resistant vents where possible (e.g., Vulcan Vents).

3. Eaves, Soffits, and Fascia

- Box in eaves with non-combustible materials.
- Use vented soffits with ember-resistant mesh.

4. Siding and Walls

- Use non-combustible or ignition-resistant siding: fiber cement, stucco, metal, or brick.
- Keep vegetation and flammables away from walls.

5. Windows and Doors

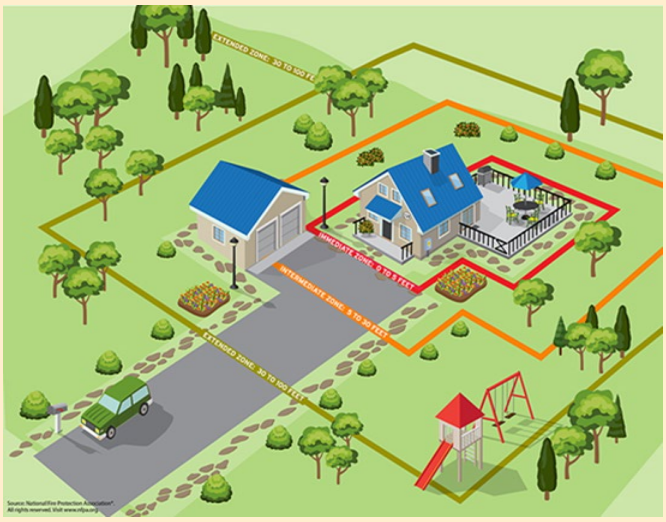
- Install dual- or triple-pane tempered glass windows.
- Use metal mesh screens on all windows.
- Use solid core or metal exterior doors.

6. Decks and Porches

- Use ignition-resistant decking materials (metal, composite).
- Box in the underside with non-combustible material.
- Clear underneath decks of vegetation and store nothing flammable there.

OVER

LANDSCAPING (Defensible Space Zones):



ZONE 0: Immediate Zone (0–5 feet around home)

Goal: Eliminate all combustible materials.

- Use non-combustible hardscaping (gravel, stone, concrete).
- Remove all mulch, dead vegetation, wood piles, and flammable plants.
- Use potted fire-resistant plants like succulents or alpine stonecrop.

ZONE 1: Intermediate Zone (5–30 feet)

Goal: Reduce flame height and intensity.

- Mow grasses to 4 inches or less.
- Prune trees up 6–10 feet from the ground or 1/3 of their height.
- Maintain 10–15 feet spacing between tree canopies.
- Choose fire-resistant plants:

  o Native grasses
  o Manzanita (low-growing types)
  o Serviceberry
  o Penstemon
  o Sagebrush (well-spaced)
  o Irrigate shrubs and plants regularly.

ZONE 2: Extended Zone (30–100+ feet)

Goal: Interrupt fire path and reduce ember travel.

- Thin trees to maintain proper spacing based on slope (steeper slope = wider spacing).
- Remove dead trees, ladder fuels, and heavy brush.
- Maintain healthy forest understory with low-flammability native plants.
- Create fuel breaks with driveways, gravel paths, or rock outcroppings.

Other Critical Hardening Tips

- Store firewood at least 30 feet from any structure.
- Use spark arresters on chimneys.
- Install metal mesh on open under-eave or crawlspace areas.
- Use non-combustible fencing materials adjacent to the house.
- Seal any gaps in roof tiles and siding where embers might enter.

THANKS FOR HELPING THE GLENWILD COMMUNITY!

Contact John Coyle at (435) 640-0650 with questions or for contractor recommendations