Pine Meadow Ranch
HOME OWNERS ASSOCIATION
P O BOX 95567, SOUTH JORDAN UTAH 84095-0567
WWW.PINEMEADOWRANCH.ORG

ARCHITECTURAL GUIDELINES
ARCHITECTURAL CONTROL

CCRs Section 5:No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the general nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.

DEFINITION OF TERMS

Pine Meadow Ranch Home Owners Association (PMR): An elected board for the purpose to oversee the operation of Pine Meadow Ranch | Forest Meadow Ranch is included in the general subdivision of Pine Meadow Ranch. The Pine Meadow Ranch Home Owner's Association (PMR) regulates the exterior appearance and materials of all construction within its boundaries on any permanent structure or vehicle.

Environmental Control Committee (Architectural) (ECC): A sub-committee of the Pine Meadow Owners Association. This is usually a three-member committee consisting of at least one member of the executive board and the area representative of the area in question.

CC&R (covenants): Covenants, Conditions, and Restrictions. Restrictive Declaration by the developer of the Ranch, filed in Summit County in 1973.

Pine Meadow Mutual Water Company: A separate private water company to access our water resources and provide safe water to all lots within Pine Meadow Ranch.

1.0 PURPOSE

PMR regulates the exterior appearance and architecture to promote cabin, home, and structure designs that fit aesthetically into the mountain environment. The PMR and/or the Environmental Control Committee (ECC) will consider the massing, materials, textures, color, and character of all permanent structures before approving construction plans. Although the PMR and ECC recognize that building technologies and materials are not static, these guidelines have been adopted to preserve the mountain experience for all owners within the Pine Meadow Ranch.

2.0 Permanent structures are defined as follows:

(Reservations and Protective Covenants #4).

> *Any structure or vehicle, including but not limited to: Cabins, homes, sheds, garages, barns, and any other outbuilding, a trailer, tent, teepee, or yurt that is erected or remains on a lot for more than 180 cumulative days per calendar year, shall be considered a permanent structure requiring approval by the PMRHOA. In the event*

any structure, vehicle, or similar improvement becomes an eyesore or appears to be abandoned, the PMRHOA reserves the right, in its sole discretion, to require removal from the property or another remedy acceptable to the Board. [adapted language approved June 18, 2013].

3.0 Plan submittal & Application to Build:

All permanent structures shall conform to Summit County planning, zoning, and building codes. Prospective builders must submit plans to the Pine Meadow Ranch Home Owners Association (PMR) Board of Directors before the start of construction.

a. After the Lot Improvement Plan is approved, construction must begin within 2 years of the initial approval date or a full resubmission of all paperwork is required and subject to the current construction assessment fees.
b. When resubmitting the Lot Improvement Plan, (2) copies are required and must be provided to be resubmitted for approval.
c. Lot Plan approval is non-transferrable between previous land/homeowner and new land/homeowner.
d. The PMR reserves the right to require a copy of the applicable permit for any proposed improvements before approval of the construction plans.

4.0 CABINS, HOMES, OUTBUILDINGS, AND OTHER STRUCTURES

ACCEPTABLE MATERIALS INCLUDE

4.1 SIDING

a. Natural Stone
b. Wood siding, logs, or milled logs, whether natural or engineered
c. Molded or stamped concrete and cement fiber materials, pre-finished to resemble woodgrain siding, logs, or milled logs
d Woodgrain, stamped, or textured metal panels, subject to limits
e. Engineered stone, pre-finished to resemble natural stone-Class A & B fire-rated (may or may not contain concrete)
f. Formed-and-finished poured foundation material, finished to resemble woodgrain siding.
g. Unfinished poured foundation material, subject to limits

SURFACE AREA LIMITS:

a. Natural stone – no limit
b. Wood – no limit
c. Formed and pre-finished concrete and cement fiber materials resembling woodgrain siding and logs – no limit

d. Formed-and finished metal panels:
    i. Up to 80% for primary structures and Accessory Dwelling Units (ADUs)
    ii. Up to 100% for secondary structures
e. Engineered stone – no limit
f. Woodgrain formed-and-finished poured foundation material – no limit
g. Unfinished poured foundation material – up to 10%

ACCEPTABLE FINISHES:
a. Finished siding materials are to be stained, painted, or sealed in colors that are earth-tone shades of browns, tans, dark greens, and grays
b. Wood siding may be finished in its natural color
c. Weathered steel is an acceptable finish

UNACCEPTABLE MATERIALS:
a. Prominent weeping joint lines in formed-and-finished poured foundation material
b. Unfinished concrete greater than 10% of surface area
c. Plywood and particle board
d. Stucco, brick, vinyl, PVC, and most other synthetic materials
e. Bright and/or reflective stain or paint colors like white, red, blue or yellow
f. Cinder blocks and Styrofoam blocks

4.2 ROOF

The primary roofline of all new structures shall have a 2.5:12 minimum roof pitch

a. A flat roof is unacceptable as the primary roof structure
b. Roof lines for dormers, breezeways, porches, decks, and other small areas, shall have a 1:12 minimum roof pitch, not to exceed 20% of the entire roof area.
c. Flat roof structures are acceptable only for finished areas underneath exterior decks where the roofing material is not visible
d. Roof coverings may be asphalt shingle, composites, painted or rusted steel or painted aluminum
e. Preferred roof colors are earth-tone shades of browns, blacks, tans, dark greens and dark grays
f. All roof coverings shall be non-reflective
g. Unacceptable Roof Materials: Bright and/or reflective materials and colors, such as white, red, blue, yellow, copper, silver are unacceptable
h. Wood shakes, treated or not, and EPDM rubber or similar membranes, pose a fire hazard and will not be approved.

4.3 LIGHTING: PMR supports the Dark Skies lighting philosophy and follows Summit County regulations.

a. All exterior lighting must be fully cut-off and/or controlled by a motion detector.
b. Permanent dusk-to-dawn fixtures are not allowed.
c. Exterior lighting fixtures must be fully shielded and downcast (per Summit County Ordinance).

4.4 SIZE:

Permanent structure minimum size of 400 square feet is regulated by the PMR Protective Covenants Section 5, *No structure constructed, erected, or maintained on any lot or portion thereof shall consist of less than 400 square feet of living area on the ground floor, not including carport or garages.*

The number of permanent dwellings allowed per lot is regulated by the PMR Protective Covenants Section 6, *Only one dwelling will be permitted per one-half acre, although a clustering of dwellings will be permitted on multi-acre lots when approved by the ECC [HOA Board]. Special permission must be obtained from the ECC [HOA Board], before more than two structures of any kind or size will be permitted on any lot, regardless of the lot size.*

a. Height and property setbacks are regulated by Summit County.
b. Construction limits are regulated by the HOA. The maximum allowable square footage (sf) for all combined structures on any property will be determined by lot size, measured in acres (ac), and according to the following table. No total shall exceed 8,500 sf.
c. All existing lot owners, as of July 19, 2022, are exempt from the maximum allowable square footage restrictions for a period of seven years. The exemption shall terminate upon the earlier of seven years or a transfer of title for value, whichever comes first.
d. Total Construction Square Footage Calculation: For purposes of compliance with the Architectural Guidelines, the HOA relies on the architect's stated square footage, which includes all enclosed areas of construction, including the Main Level, Upper Level(s), Lower Level(s), garages, and accessory structures such as sheds 120 square feet or greater. All new square footage—whether finished or unfinished—within a residence or any other structure is included in the calculation. Open features such as porches, patios, and decks

are not included unless they are enclosed or designed to be enclosed in the future.

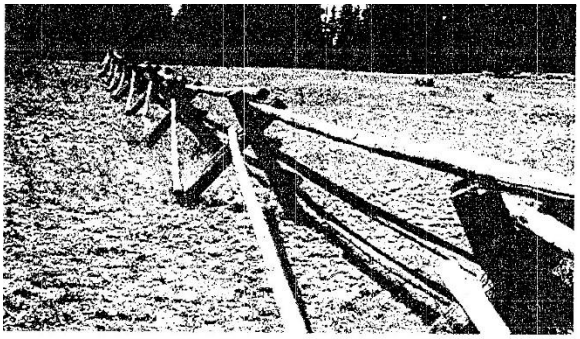
Max. sf	Lot Size	Max. sf	Lot Size	Max. sf	Lot Size
3,000 sf	0.00 to 0.25 ac	7,351 sf	6.76 to 7.00 ac	8,200 sf	13.51 to 13.75 ac
3,500 sf	0.26 to 0.50 ac	7,403 sf	7.01 to 7.25 ac	8,217 sf	13.76 to 14.00 ac
4,000 sf	0.51 to 0.75 ac	7,454 sf	7.26 to 7.50 ac	8,233 sf	14.01 to 14.25 ac
4,500 sf	0.76 to 1.00 ac	7,503 sf	7.51 to 7.75 ac	8,249 sf	14.26 to 14.50 ac
4,750 sf	1.01 to 1.25 ac	7,548 sf	7.76 to 8.00 ac	8,265 sf	14.51 to 14.75 ac
5,000 sf	1.26 to 1.50 ac	7,592 sf	8.01 to 8.25 ac	8,279 sf	14.76 to 15.00 ac
5,250 sf	1.51 to 1.75 ac	7,633 sf	8.26 to 8.50 ac	8,294 sf	15.01 to 15.25 ac
5,500 sf	1.76 to 2.00 ac	7,674 sf	8.51 to 8.75 ac	8,308 sf	15.26 to 15.50 ac
5,625 sf	2.01 to 2.25 ac	7,712 sf	8.76 to 9.00 ac	8,321 sf	15.51 to 15.75 ac
5,750 sf	2.26 to 2.50 ac	7,748 sf	9.01 to 9.25 ac	8,334 sf	15.76 to 16.00 ac
5,875 sf	2.51 to 2.75 ac	7,783 sf	9.26 to 9.50 ac	8,347 sf	16.01 to 16.25 ac
6,000 sf	2.76 to 3.00 ac	7,817 sf	9.51 to 9.75 ac	8,359 sf	16.26 to 16.50 ac
6,121 sf	3.01 to 3.25 ac	7,848 sf	9.76 to 10.00 ac	8,371 sf	16.51 to 16.75 ac
6,238 sf	3.26 to 3.50 ac	7,879 sf	10.01 to 10.25 ac	8,383 sf	16.76 to 17.00 ac
6,353 sf	3.51 to 3.75 ac	7,908 sf	10.26 to 10.50 ac	8,394 sf	17.01 to 17.25 ac
6,453 sf	3.76 to 4.00 ac	7,937 sf	10.51 to 10.75 ac	8,405 sf	17.26 to 17.50 ac
6,550 sf	4.01 to 4.25 ac	7,963 sf	10.76 to 11.00 ac	8,416 sf	17.51 to 17.75 ac
6,643 sf	4.26 to 4.50 ac	7,989 sf	11.01 to 11.25 ac	8,426 sf	17.76 to 18.00 ac
6,736 sf	4.51 to 4.75 ac	8,014 sf	11.26 to 11.50 ac	8,436 sf	18.01 to 18.25 ac
6,817 sf	4.76 to 5.00 ac	8,038 sf	11.51 to 11.75 ac	8,446 sf	18.26 to 18.50 ac
6,895 sf	5.01 to 5.25 ac	8,061 sf	11.76 to 12.00 ac	8,455 sf	18.51 to 18.75 ac
6,970 sf	5.26 to 5.50 ac	8,083 sf	12.01 to 12.25 ac	8,465 sf	18.76 to 19.00 ac
7,045 sf	5.51 to 5.75 ac	8,104 sf	12.26 to 12.50 ac	8,474 sf	19.01 to 19.25 ac
7,111 sf	5.76 to 6.00 ac	8,125 sf	12.51 to 12.75 ac	8,483 sf	19.26 to 19.50 ac
7,175 sf	6.01 to 6.25 ac	8,145 sf	12.76 to 13.00 ac	8,491 sf	19.51 to 19.75 ac
7,236 sf	6.26 to 6.50 ac	8,164 sf	13.01 to 13.25 ac	8,500 sf	19.76 to 20.00 ac
7,297 sf	6.51 to 6.75 ac	8,182 sf	13.26 to 13.50 ac	8,500 sf	20.00+ ac

4.5 **SHED:** Any building under 120 SF, as measured from the exterior dimensions, does not pay a construction fee.

a. No water or power is allowed.
b. Any Out Building, Garage, Addition, etc, of 120 SF and above pay per square for construction fee (see current Assessment Schedule). Water or power is allowed.

4.6 FENCES: Perimeter or decorative fencing is strongly discouraged. Fencing is only allowed by board approval on a case-by-case basis.

a. The goal is to maintain the open mountain setting - not to parcel off lots of areas with fencing but allow for free-roam for indigenous animal life.
b. Based on board approval, enclosure fencing for gardens, dog runs, or other small areas may be permitted.
c. Barbed wire or chain link fences are not permitted.
d. A Fence is restricted to a maximum height of 48 inches.
e. Fences are allowed with only natural coloring natural materials to blend into the background.
f. Decorative oversized entrance gates are discouraged, but functional entrance gates must be approved on a case-by-case basis.



(Example of Cross Buck Fencing)

4.7 NOTATIONS: EDC 11-16-6 (12)*: Plans must show locations for dumpster(s), portable toilet(s), material storage, construction fencing, and parking.

a. You will be subject to fines without warning for the disposal of construction waste in the Tollgate Canyon dumpsters.
b. You will be subject to fines without warning for all CCR violations.
***Eastern Development Code (Summit County)**

5.0 TRAILERS, TENTS, AND OTHER TEMPORARY STRUCTURES

Pine Meadow Ranch CC&Rs #4 *Only permanent structures that are in conformance with the specifications and requirements of and after proper approval from the ECC,*

Summit County, and any required State Agency or organization shall be constructed, erected, moved on to, or maintained on said property. No temporary structure of any kind or size shall be permitted except (I) when used for a reasonable period to aid in the construction of an approved structure, or (2) for brief vacation periods. The term structure shall mean for this paragraph and all other paragraphs of this document the following: Any building, improvement, shack, tent, trailer, mobile [motor]home, dwelling place, garage, storage shed, and any other type of structure having similar characteristics of the aforementioned items. To implement the procedure required herein a property owner shall follow these steps before taking any steps towards putting a structure on his property to restrict the erection and/or use of temporary structures of any kind. In keeping with the spirit of recreational usage, however, this section is designed to assist in the definition of when and what kind of temporary structure may be used on the Ranch, and the time frame these structures may be on the owner's property.

5.1 **Trailers:** Temporary travel trailers, up to 30 feet in length, will be allowed on the mountain from May through October [not to exceed 180 days].

a. Such trailers **must** have self-contained waste holding tank systems that require dumping in an approved disposal facility. ***Absolutely no dumping of waste (i.e. sewage) or "gray water" will be allowed on the mountai****n.*

5.2 **Temporary Construction Parking**: No parking on Roads. The contractor must define a marked area on the surveyed plans where there is vehicle/equipment parking.

a. Parking on the road, or blocking the road is subject to fines.

5.3 **Temporary Construction Fencing:** Requires board approval.

a. Chain-link fencing must have a brown scrim covering.
b. Once the structure has doors, windows, is enclosed, etc., the temporary fencing must be removed immediately.
c. The usage of temporary fencing is subject to fines without board approval or exceeding 180 days.

6.0 Pine Meadow Mutual Water Company (PMW): Rules:

Water supply lines (hoses) may not be connected on a permanent or semi-permanent basis to any trailer or unapproved hookup.

a. This is to prevent the potential backflow of contaminated water into the PMW water system.

b. A PMW approved backflow device at the hydrant or Water Storage Tank requires an annual inspection by the Water Company Water System Manager.
c. See water company guidelines. https://pinemeadowwater.com/water-letter-application

7.0 ROAD ACCESS: During November through May, only 4-WD pickup trucks may be used for construction activities on the private roads of the Ranch (one-ton or less). When roads are snow-covered or icy, chains are required. Prohibited vehicles include but are not limited to box trucks, trailers of any kind, cement trucks, semis, gravel trucks, and other large delivery trucks. Vehicles may be asked to leave the Ranch if not properly equipped for winter conditions

8.0 VARIANCE PROCESS: The PMR and/or ECC may consider other exterior materials and/or designs not specified here for the expansion of an existing structure approved before 2010, or higher percentages of secondary siding materials when integrated as part of an overall mountain-style exterior aesthetic. When presenting materials or percentages that do not specifically comply with the Architectural Guidelines, the burden of proof shall be on the owner to prove that the materials and/or designs of the structure meet the Purpose described above.

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CONSTRUCTION CHECKLIST

For new construction on a previously undeveloped lot or for a secondary, detached structure, please follow the items marked with "CABIN". For additions to an existing structure, construction of an outbuilding, shed, or other permanent structure, please follow the items marked with "ADDITION " for temporary uses and structures, see Architectural Guidelines 3

The following is a quick checklist of items to identify the steps necessary to receive PMR approval for any construction

1. **RESEARCH (CABIN, ADDITION)**
   a. Read the Eastern Development Code (Summit County) for building site requirements, fire code regulations, and architectural/building guidelines.
   b. Talk to your area representative for copies of all required property development applications and Architectural Guidelines or download them from the website: http://www.pinemeadowranch.org/important-documents.html.

2. **LOT IMPROVEMENT PLAN AND AGREEMENT (CABIN, ADDITION)**
   a. Review the Lot Improvement Plan and Agreement application and contract.
   b. This Agreement outlines all the details required for a development application for any property within the PMR boundaries.
   c. Fill out the details of your proposed lot development to include with your submittal package.
   d. Once approved, the Lot Improvement Plan and Agreement must be posted alongside your Building Permit at the Property during construction.

3. **LOT SURVEY (CABIN)**
   a. A certified stamped lot survey is required.
   b. The plat map provided by the County is not adequate for construction.

4. **SUMMIT COUNTY HEALTH DEPARTMENT (CABIN)**
   a. Contact the Summit County Health Department for information on installing a septic tank for your property.
   b. Percolation test and a septic tank permit are required.
   c. The results of the percolation test may determine where the septic tank can be located on the lot.

5. **ARCHITECTURAL PLANS (CABIN, ADDITION)**
   Prepare the architectural drawings for your new home, addition, or accessory structure to scale on the surveyed lot drawing.
   a. Plans must be approved by a Utah licensed structural engineer.

b. Applications must include a Site Plan showing cabin location, driveway access, culvert(s), utility access, meter pedestal, septic tank, propane tank, and drain field.
c. The road right-of-way extends 30 feet from the road center and no development (except utility connections) is permitted within this right-of-way.

6. WATER COMPANY LETTER (CABIN)

Request a Water Service Letter from the Pine Meadow Mutual Water Company (PMMWC), by mail at:

Pine Meadow Mutual Water Company
P.O. Box 95009
South Jordan, Utah 84095-0009
Or email: office@pinemeadowwater.com

For more information, visit PMMWC's website at
https://pinemeadowwater.com/water-letter-application/

7. SUBMITTAL (CABIN, ADDITION)

Submit the following to Architectural Committee

1. (1) certified stamped survey of the property which shows plot, property lines, corners, right-of-way, existing utilities, and existing structures. **(CABIN ONLY)**
2. (1) site plan showing proposed structures, driveways, utility connections, and septic tank and drain field locations.
   a. In addition to the location of any proposed development on the lot, the plans are required to indicate the outside siding material and color, the roofing type and color, and the location of existing improvements (if any).
   b. This is a non-returnable plan set.
3. (1) printed set of building plans in 11x17 format.
4. (1) digital set of all above plans in full-size PDF format emailed to building@pinemeadowranch.org.
5. (1) copy of your Water Service Letter from PMMWC. **(CABIN-ONLY)**
6. (2) completed, draft copies of the signed Lot Improvement Plan and Agreement.

7.1 TIMETABLE:

a. If the plans are received at least 1 week before the next regularly scheduled PMRHOA monthly Board meeting, the Lot plan set will be on the agenda for review at the regularly scheduled monthly Board meeting,

otherwise, it will be scheduled at the next regular monthly scheduled Board meeting.

8. CONSTRUCTION IMPACT FEE (CABIN, ADDITION)

Submit payment of the Impact Fee for the development. All fees are subject to change by review of the PMRHOA. Current fees are:

a. $8,000.00 for new construction on a previously undeveloped lot, not to exceed the structure of 3500 gross square feet.
b. Current Construction Fee per gross square foot for additions to existing structures, outbuildings, accessory structures, and excess square footage over 3500 gross square feet, etc. (See Current Assessment Schedule)

9. SUMMIT COUNTY BUILDING PERMIT (CABIN, ADDITION)

a. Apply for a Water Letter from the Pine Meadow Mutual Water Company.
b. Contact the Summit County Building Department to apply for a building permit.
c. Once your permit is approved, you are required to post a copy of the building permit in public view on the lot.

10. ROCKY MOUNTAIN POWER (CABIN)

Contact Rocky Mountain Power in Park City for an electrical connection for construction.