

EXHIBIT B
DESIGN GUIDELINES FOR LOIS LANE SUBDIVISION

I. INTRODUCTION & DESIGN VISION

1.1 Introduction. These Design Guidelines are intended to encourage design freedom and allow room for self-expression. They provide parameters for the homes to be constructed, yet are intended to encourage flexibility for the design of site specific homes which are architecturally superior expressions.

1.2 Design Vision. The design vision for the Lois Lane Subdivision is to create a neighborhood that captures the essence of the rural lifestyle embodied throughout the Hooper City area – and is filled with quality homes with modern conveniences. The execution of this goal depends upon the adoption and adherence to fundamental design standards, whose objectives can be summarized as follows:

- Retain the rural qualities of the site whenever possible, accomplished primarily by conscientious and thoughtful design, landscaping and lighting;
- Build homes and outdoor spaces which are custom and/or semi-custom in nature of varied yet complimentary styles intended to integrate into the rural character of the neighborhood – homes which would feel out of place in typical “tract” subdivisions;
- Bring a commitment to design quality in the houses that is based upon a refined judgment of what it means to place a house carefully within a lot in visual terms, in construction and in relation to adjoining homes;
- Design, install and maintain landscaping and areas for animals (if applicable) with appropriate materials, scale, quantity and specimens to compliment the neighborhood.

II. AUTHORITY & ADMINISTRATION OF DESIGN GUIDELINES.

2.1 Covenants, Conditions and Restrictions. These Design Guidelines have been promulgated pursuant to Article II of the Covenants, Conditions and Restrictions for the Lois Lane Subdivision (herein called the “Declaration”). They shall be administered and enforced by the Lois Lane Subdivision Architectural Control Committee (“Committee”) in accordance with the Declaration and the procedures herein and therein set forth. In the event of any conflict or inconsistency between these Design Guidelines and the Declaration, the Declaration shall control.

2.2 Applicable for All Improvements. The Design Guidelines are applicable to and binding upon all persons who construct, refinish, or alter any part of the exterior of any building

or make any other improvements upon, under, or above any property; upon all persons who create, fill, or make any change in the existing surface contours or drainage, or install any utility line thereon.

2.3 Aesthetic Purposes Only. The review of the plans by the Committee is for aesthetic purposes only. No review has or will be made by the Committee with respect to code compliance, structural integrity or any other laws, rules or ordinances which may affect the property. Any design review process by the Committee is not in lieu of, but in addition to, any review and/or permitting process required by the City of Hooper or other applicable governing agencies or utilities. It is the lot owner's responsibility to ensure all such compliance.

2.4 Amendments. The Design Guidelines may be amended from time to time, and it is the responsibility of each owner or owner's representative to obtain and review a copy of the most recent revised Design Guidelines.

III. DESIGN & REVIEW PROCESS

3.1 Consultants and Design Review Fee. The Committee is hereby authorized to perform (or to retain the services of one or more consulting architects, landscape architects, or urban designers, who need not be licensed to practice in the State of Utah, to advise and assist the Committee in performing) the design review functions prescribed in these Design Guidelines and to carry out the provisions set forth therein.

Each Lot Owner may be required to pay a \$250 Design Review Fee to the Committee before any home plans shall be reviewed or approved by the Committee. The \$250 fee will be used by the Committee to pay the costs of architects and other professionals retained by the Committee to review home plans.

3.2 Steps in the Approval Process. The following section outlines the required steps, documentation and submittal procedures for the design review process of a new house. A limited review of "smaller" improvement projects shall be permitted pursuant to guidelines established by the Committee.

3.2.1 Step 1: Pre-Design Meeting. Prior to preparing either a schematic plan for your lot or any proposed improvement you and/or your architect should meet and discuss with the Committee your particular site and identify any initial concerns. If conceptual house plans are available at this time, they should be reviewed.

This meeting will provide you with guidance prior to the initiation of design work and will acquaint you with the expectations of the Committee. This meeting, in almost all cases, can help to define an orderly and efficient design and review process. Your Pre-Design Meeting should be scheduled at least 1-2 weeks prior to the proposed meeting date.

3.2.2 Step 2: Schematic Plan Submittal. After the Pre-Design Meeting, your architect should prepare a set of Schematic Plans (preliminary plans). The Schematic Plans will

be reviewed, along with any other preliminary information which is available, i.e., exterior colors or materials, by the Committee. The purpose of this submission is to present your design intentions to help ensure that your proposed design conforms to the concepts contained in these Design Guidelines. The objective is to save you time, money and effort before proceeding with more detailed design work.

If the Schematic Plans are consistent with the Design Guidelines, as determined by the Committee, you will be notified and should proceed towards your final documents. However, if the Committee determines these preliminary documents are inconsistent with the Design Guidelines, the Committee may request modifications to the plans and/or reject the submission, and a revised submittal will be required. Although variances to the Design Guidelines may be approved in certain circumstances, this will be the exception rather than the rule.

3.2.3 Step 3: Working Drawings Submittal. Following approval of your Schematic Plans, you must then submit the working drawings (“Working Drawings”) that conform to the approved Schematic Plans. Any changes from the Schematic Plans must be brought to the attention of the Committee, as small but significant changes in detailing may not be readily apparent to the Committee. The Working Drawings submittal shall include two copies of the following, plus an electronic copy (as applicable):

A. Site Plan / Vicinity Plan. Scale presented at 1" = 10'-0". Indicate proposed building footprint, top of foundations and/or finished floor elevations, roof plan, property boundaries, building development area, Open Space Area (if applicable), easements, utilities, tree locations, existing and proposed contour lines at 1'-0" intervals, utility meter locations, existing vegetation, existing and proposed roads, driveway, walks, patios or decks, and other accessory site improvements. Indicate scale and north direction. Show relationships to adjacent properties.

B. Floor Plans, Elevations & Details. Scale presented at a minimum of 1" = 50'-0". Indicate the exterior appearance of all views labeled in accordance with the Site Plan, height of chimney, natural and finished grade for elevations of all views. Describe all exterior materials, colors and finishes (walls, roofs, trim, chimneys, windows, doors, etc.). The elevation drawings should indicate material textures. Provide design details to sufficiently represent the visual expression of the building, exposed connections and material interfaces.

C. Building Sections. Scale presented at a minimum of 1" = 50'- 0". Indicate building walls, floats, interior relationships, existing and finished exterior grades and any other information needed to clearly describe the interior/exterior relationships of the building.

D. Sample Board. Provide appropriately sized samples for each material presented. This sample board will be retained by the Committee. The sample board must be marked with owner's name and address. Samples must be identified with manufacturer's name, color and/or number. This board must depict all exterior materials and colors including, but not limited to: roof, exterior walls, exterior trim, chimney (if applicable), windows, exterior doors and masonry.

E. Landscape Plan. Provide a landscape plan indicating drainage, sod and bed areas, plant legend, exterior patios, and other pertinent information.

F. Cost Estimate. A general cost estimate for the home and landscaping.

3.2.4 Step 4: Review and Approval. If, after reviewing the Working Drawings submittal, the Committee determines that the Working Drawings represent a logical and consistent development of the approved Schematic Plans, approval shall be automatic. Should the Working Drawings be in substantial variance with the approved Schematic Plans or if they violate any of the Design Guidelines, the Committee may reject them and a revised submittal will be required.

The Working Drawings are to be submitted to the Committee at least 10 days prior to a scheduled Design Review meeting.

3.3 Other Approval Information.

3.3.1 Building Permit and Construction. Upon your approval from the Committee of your Working Drawings you should then submit to the City of Hooper for your building permit. Once construction starts, it shall be pursued diligently in order to assure prompt completion of the work, in accordance with Article III of the Declaration.

3.3.2 Approval Expiration. Construction must be started within 180 days of the date of the Committee's approval of the applicable application or the Committee's approval shall be deemed withdrawn and plans must be re-submitted in accordance with these guidelines.

3.3.3 Submittal Contact. The contact for the Committee shall be the Declarant until such time as the Homeowner's Association is turned-over to the residents.

IV. **SQUARE FOOTAGE & GARAGE REQUIREMENTS**

4.1 Square Footage. The minimum square footage requirements of the homes are as follows:

- A. Ramblers: 1,650 finished square feet above finished grade
- B. Two Stories: 2,000 finished square feet above finished grade with a minimum of 900 square feet on the main floor above finished grade
- C. Tri-level plans: 1,650 finished square feet above finished grade with a minimum of 900 square feet on the main floor above finished grade.
- D. Split Entry: 1,650 finished square feet above finished grade with a minimum

of 900 square feet on the main floor above finished grade

- E. Raised Rambler: 3,000 finished square feet above finished grade with a minimum of 1,500 square feet on the main floor above finished grade

The calculation of square footage of any style shall exclude garages, porches, verandas, carports, patios, basements, porches, eaves, overhangs and steps. Any square footage with any portion thereof beneath the top grade of the foundations will not qualify to satisfy the minimum square footage requirement. Any deviations from this requirement must be approved in writing by the Committee.

- 4.2 Garage. Each home shall have a minimum of a two-car enclosed garage.

V. EXTERIOR MATERIALS & ELEMENTS

5.1 Introduction to Building Materials & Elements. Home plans and styles should be varied to express individuality but still be architecturally compatible. This will result in an inviting and attractive neighborhood. Homes with identical or nearly identical form and color are not permitted.

Only those exterior materials which will blend harmoniously with the natural environment, with special emphasis on earth-toned colors, shall be permitted. Homeowners can mix the use of stone, brick, stucco, and siding, and modify color schemes to vary street scenes. If an owner or builder has purchased more than one lot, reversing floor plans so garages and entries are adjacent to each other and altering side and front yard setbacks can enhance curb appeal.

Adding single story architectural components to a two-story home such a porch roofs, bay windows, or balconies will create visual interest. And, mixing stone or brick with siding and stucco on the front façade can provide balance and diversity.

Stone chimneys, decorative porch rails, window boxes and shutters, the use of timber trim over entries, wood window trim, and decorative corbels used over garage doors are a few of the elements that when included in the architectural styling add character and appeal to a home and overall neighborhood.

The exterior façade of each home should embody three of the primary building elements: stone, brick, siding, stucco, wood. Each should have three exterior colors, two primary and one trim.

5.2 Permitted Building Materials. The following represents the primary materials and building elements permitted for use at the Lois Lane Subdivision:

5.2.1 Stone & Brick. The use of stone and brick create a community-wide continuity. These materials “ground” the homes to the actual site and tie them to the true traditions of a rural setting. These masonry products offer significant substance and are used in

construction to express mass which evokes a rich and warm design. Typically, 20% of the front façade of each home should be either brick or stone. The installation of masonry products should not terminate on the corners of the building, allowing the side of the stone to be revealed. Rather, they should be “wrapped” around the corner to simulate mass or terminate at a logical return point such as a pop-out, cantilever, chimney, etc.

Acceptable stone will have warm undertones. Various methods of stacking and patterns will be encouraged, allowing different expressions. Full bed natural stone, natural stone veneer and “cultured” artificial stone are permitted.

Acceptable brick will be warm, natural earth tone colors. Only real brick is allowed, no simulated brick veneer will be permitted. Brick may also be used as an effective accent when used in conjunction with stucco and may be used as an accent above windows or garage doors.

5.2.2 Stucco. Stucco should be full coat, integrally colored, earth tones, cement plaster, hand-applied by experienced craftsmen. There should be a rich texture with subtle variations of both finish and color. Plaster wall surfaces should be thoughtfully detailed and transitioned to primary materials – wood, masonry, etc. Window trim on stucco walls in rough-sawn wood or compressed fiberboard material is encouraged. These elements may be stained or painted (as applicable) and provide considerable depth and detail compared to typical styrofoam “pop-outs”. Smooth, uniform, extensive stucco installations are discouraged.

5.2.3 Siding, Soffit & Fascia. Embossed fiber cement products such as Hardiplank™, various wood and vinyl siding materials are permitted. The embossed fiber cement products are durable and relatively low-maintenance. As a wall surface, the siding materials may be applied horizontally as lap siding, beveled, tongue-in-groove, board-on-board, or vertically as board and batten siding. Siding may be applied in a smooth, rough or rustic manner and the finish should be stained or painted with natural, subdued hues. Siding may also be used as an accent material at the top of gable ends, on building pop-outs, bay windows, etc. Timbers or decorative posts trimmed with siding material and/or a masonry base are encouraged for use as supporting structural members. Rough sawn or hand hewn, rectangular cut or semi-round timbers provide detail and texture that references the heritage of rural construction. Doors, windows, trim and fascia may also be constructed of wood. These building elements offer the opportunity to create accents, providing embellishment and texture. Stains of richer hues may be used on siding employed in these building elements. Siding should be limited to a maximum of 80% on the front façade. Aluminum may be used as a trim, soffit, and fascia. A minimum width of 6 inches shall be required on the fascia, except where exposed rafter tails and/or purlins are incorporated into the design.

5.2.4 Roofing. Wood shakes, synthetic wood shakes, or heavy dimensional asphalt shingles in natural tones are permitted. These materials provide a traditional appearance that is rich in texture, light and durable. Providing a cohesiveness of design, these materials allow roof forms to create large overhangs protecting the building surfaces from the harsh realities of sun and also from extensive snowfalls. Metal roofing in either standing seam or small scale corrugated panels provides the opportunity to present a great

variation in roof texture and finish. If utilized, metal roofing should primarily be used as an accent element and not as the main roofing material. Material finishes shall conform to the color section of these guidelines. No primary colors (i.e. reds, greens, etc.) shall be allowed. In no case shall the material after weathering be reflective.

VI. CORNER LOT HOME DESIGN

6.1 Sensitivity to Corner Design. Due to the higher visibility on these locations particular attention should be paid to enhanced design when building corner-specific home plans. Adding wrap-around architectural elements is important for proper aesthetics. Elements such as continuing the stone or brick wainscot present on the front façade onto the side façade, or adding a wraparound porch are two such ideas. Other elements could include a brick or stone chimney, pop-out or bay windows, or plant-ons over windows.

On the exposed street sides, two-story homes should incorporate rear elevation design elements such as varied wall planes, decorative siding, and enhanced window treatment such as shutters, window boxes, or added trim. Large wall expanses and the use of a single surface material should be avoided.

The Committee will review corner-lot home plans not only to assess individual compliance with the neighborhood design standards, but also to insure variation in architectural and building elements to enhance aesthetic appeal and streetscape.

VII. EXTERIOR COLORS

7.1 Exterior Color Guidelines. Colors in general should be subdued, warm colors for large field applications, allowing the building to recede into the site. Earth tones are recommended. Richer colors should be reserved for trim and accents. The color of exterior materials, whether applied or innate, should appear natural, rather than manmade or synthetic. Discrete application of accent colors will enliven and enhance the overall design of the buildings. Colors for metal roofing shall be of earth tones or for paint finishes of subdued hues. Primary colors such as reds, greens, blues, and yellow and drastic contrasts in value (light and dark) are discouraged. Weathered or aged finishes are permitted, however they should be thoughtfully applied to enhance the building. Reflective finishes are not allowed and white should only be used as an accent or trim color. Garage door colors should be complimentary to the other exterior colors on the home, and match with either the color of the body and/or the trim of the house. Stark contrast in the color of the garage door(s) to other elements of the home is discouraged.

VIII. DESIGN ELEMENTS

8.1 Entries. Entries make a significant impact on the character of a building and are generally the first tactile experience a person has when entering a building. As such, great care should be taken in developing an entry and the door associated with it. An entry

should capture the character of the entire building yet be easily identifiable.

In residential buildings, careful consideration should be given to the material and detail of the garage door. The use of materials such as iron banding, raised panels, and wood siding can help integrate the door with the adjacent materials of the building.

8.2 Exposed Foundation Wall. No more than eighteen (18) inches of exposed concrete foundation shall be exposed on any home. For homes which are raised out of the ground such as split-level designs or raised ramblers, the foundation wall shall be screened with landscaping, retaining walls and other aesthetically-pleasing elements as determined by the Committee.

8.3 Garages. The home, not the garage, should be the primary focus of attention when viewing the front elevation. The front entry of the home should be the focal point. Home plans should vary so garages are not at the same setback on every home. The garage can be de-emphasized by moving it back in the front elevation.

Varying garage door patterns and splitting one large door into two single doors can also enhance curb appeal. When homes of the same design are placed side-by-side, variation to the street scenes can be provided by reversing floor plans so that garages can be adjacent to each other, thereby creating an undulating setback. It is encouraged that some garage doors are oriented towards the side lot line.

8.4 Paving. Driveway and other flat paved areas may be concrete, exposed aggregate concrete, stamped concrete, asphalt, quarry tile, brick, or paving blocks. Gravel driveways are not permitted and gravel shall be permitted in bedding and walkway areas, or as otherwise approved per the landscape plan.

8.5 Windows. Windows of a building are an important part of its overall visual impact and should be carefully proportioned and detailed. Location, type, and size should be considered. Recessing windows in the wall surface can accentuate the appearance of wall depth. Openings should be grouped to express the organization of the building and the proportions should be studied carefully to provide an attractive, well-proportioned mass. The style of windows should include divided lights and allow for larger panes. Window materials may be wood, vinyl clad and aluminum clad in natural finishes. Accent colors may also be allowed subject the approval of the Committee. Triangular, arched, and round windows should be minimized.

8.6 Roof shape. The shape of the roof is an element in the organization of building massing and in developing the relationship of the buildings to their surroundings. Roof shape should be considered carefully to prevent the roof shape from dominating the architecture of the project. Roof designs should be simple, functional, and provide visual order to the buildings. A predominate shape should define the primary building form. Roof ridge alignments should consider primary views from the building and the visual impact of the form to the surrounding site.

Gable, intersecting gables, partial hip and full hip roofs are acceptable. All homes must have at least one gable on front and a minimum of one gable shall have roof returns. Shed

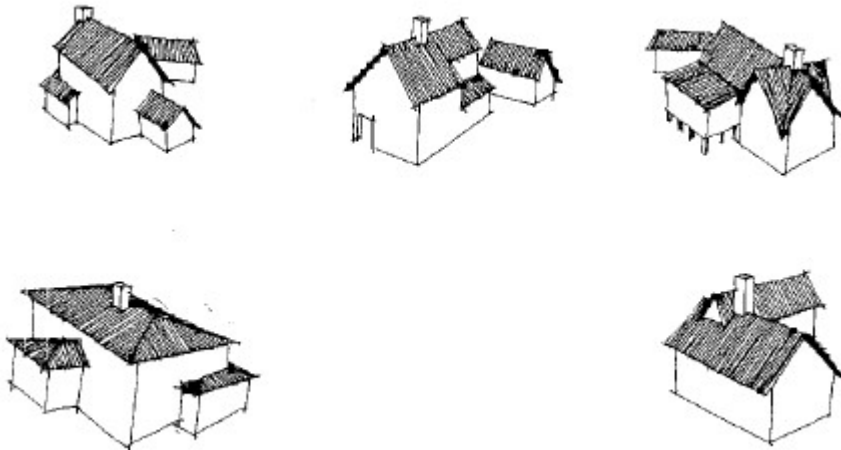
roofs will be allowed as ancillary or secondary roofs for sub-elements of the building but will require approval from the Design Review Committee.

Two story homes need to incorporate single story roof elements into their design to help scale the two story elements back to the ground. The profile for one and two story homes need to be varied with massing in sufficient size to create a balanced appearance.

8.7 Roof Slope. Roof Slope is a major contributing factor in establishing the impact a roof has on a building. It is also an important functional element, creating a surface to shed or retain rain, snow and ice. The slope of the main roof will be between 4/12 and 12/12. Front gables must have at least an 8/12 pitch. Significant roof overhangs will be required to protect wall surfaces and pedestrians from sun, rain, snow, and ice. Roof forms should be designed to direct shedding materials to desired locations and away from adjacent properties.

Appurtenances are functional items such as clerestories, ridge ventilators, skylights, and snow and rain diverters. These items should be designed as integral parts of the roof.

Roof massing should provide simple, geometric forms. Aesthetic merit should be derived from careful proportioning; good scale, thoughtful detail, and incorporate inherent qualities of natural materials. The function and residential use of these buildings and rooflines should be evident by exterior observation.

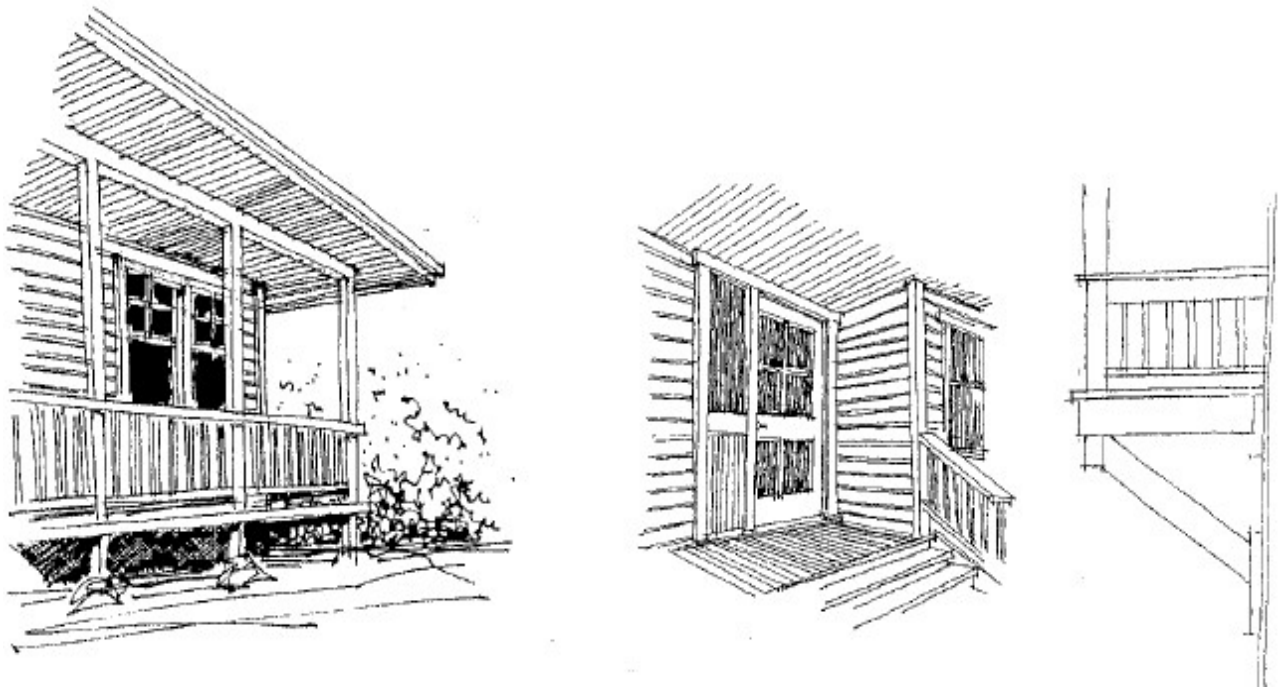


8.8 Chimneys. Chimneys make a dramatic statement on any building, providing a substantial and stable appearance if designed properly. Chimneys should be made of stone or siding and should complement the primary finishes of the building.

8.9 Solar Equipment. Solar panels are to be integrated into the roof design. Panels and frames must be compatible with roof colors, all equipment must be screened from view, and prior written approval must be obtained from the Committee.

8.10 Modular and/or Cubicle Home Design. Modular and/or cubicle home designs are not permitted. Mobile homes are not permitted.

8.11 Balconies and Railings. Balconies and railings are encouraged and should be designed as a natural extension of the architecture using porches that are part of the building. These elements should not project from the roof but be contained by it. Balconies and porches should be designed to prevent snow accumulation and ice build-up. They should be located so neither snow, nor ice will fall on pedestrian walkways. Balcony building materials shall be wood, stone, or other natural materials. Wood and metal railings will be allowed. Vinyl railings are allowed subject to the Design Review Committee approval.



IX. LIGHTING REGULATIONS

9.1 Intent of Lighting Regulations. The general intent of the outdoor lighting regulations are not to limit the enjoyment, quality design or safety aspects of outdoor lighting. Rather, they are intended to limit “light pollution” to adjoining properties and the neighborhood.

9.2 Height of Installation. Residential fixtures shall not be mounted more than 8 feet above driveway grade or 6 feet above porch grade as measured adjacent to structure.

9.3 Wattage and Orientation. The fixture shall house an incandescent, fluorescent or high pressure sodium lamp with no more than 60 watts of lamp per fixture.

9.4 Quantity. Fixture quantity is limited to one (1) at each exterior door and one (1) on each side of the garage door. Spot and/or flood lights are permitted but they shall be installed in a manner to limit exposure to adjoining neighbors and the use of such lights shall be restricted to security or nighttime activities when people are in the direct vicinity of the lights.

9.5 Light Spillage. The fixtures shall be openly located at appropriate distances from a property boundary (or reduced lamp wattages) in order to ensure that light does not inappropriately spill onto adjacent properties or open space.

9.6 Landscape Lighting. Landscape lighting should be installed in a manner to limit light spillage to adjoining neighbors.

X. FENCING REGULATIONS

10.1 Fencing Guidelines. Fences may be vinyl, decorative metal such as wrought iron, stone, masonry or decorative metal combined with stone or masonry or wood (such as cedar). However, the objective is to keep the overall landscape at the neighborhood open, so picket-style or open rail fencing up to a 4' in height is preferred. Privacy fencing is allowed in rear yards to provide desired space separation. Chain link (including vinyl coated) is not allowed. Decorative metal fences must be kept rust free.

10.2 Fencing Colors. Fencing shall utilize natural, earth-tone colors and should coordinate with the color of the house. Fence materials must not fade weather or discolor in any way over time. Fences with optional colors such as vinyl shall have a natural earth tone stain or color. White, tan and other earth-tone colors are allowed.

XI. LANDSCAPING

Landscape designs should be created to promote the unique rural characteristics of the

area, compliment the architecture of each home and contribute to an attractive neighborhood. Species, size, and placement of landscape elements shall be determined by the homeowner and approved by the Committee prior to commencement of landscaping, as follows:

11.1 Timing for Installation. As soon as possible after substantial completion of construction, but not later than the summer following substantial completion, each homeowner is required to landscape his/her lot consistent with these Design Guidelines.

11.2 Limitation. No planting or structures shall be placed or permitted which may damage or interfere with established yard drains, slope ratios, create erosion, or change the direction of drainage channels. All materials used to retain and contour the slope of any Lot or improvement must conform with the natural beauty and color of the Project.

11.3 Yard Landscape Requirements.

- Irrigation. All front yards, including the landscape boulevard (park strip), are required to have an underground automatic irrigation system.

- Trees & Plants. Each front yard must have (i) at least two trees including one deciduous tree (minimum 1 ½” caliper when planted) and one evergreen tree (minimum 6’ tall when planted) and (ii) an assortment of foundation shrubs or landscaping that helps cover the foundation of the home.

- Front Yard Landscaping. Front yards, (not including the park strip) must have at least 70% of the yard finished with grass or ground cover plants. The majority of the landscape boulevard (park strip) shall be grass with automatic irrigation and planted and maintained in accordance with the City of West Bountiful municipal code.

- Maintenance. All yards shall be maintained including but not limited to grass mowed regularly, lawn weeds treated, flower bed weeds removed, rock areas weeded, dead trees removed/replaced, dead shrubs removed/replaced, etc. Any trees, lawns, shrubs, or other planting provided by Declarant shall be properly nurtured and maintained by Owner.

- Stone and Aggregate. Crushed granite/aggregate stone must be limited to pathway areas. Landscape rocks will be allowed in flower beds.

- Artificial Vegetation. No artificial vegetation or grass is permitted except (i) front door decoration, (ii) holiday decoration, or (iii) under a covered roof or porch area.

- Lot Drainage. Lot drainage shall direct water toward the street where possible and shall not adversely impact surrounding properties.

- Vacant Lot Maintenance. No unsightliness, weeds, trash or other

debris shall be permitted to accumulate on any vacant lot in the Project. At all times (and particularly from April 1st through November 30th when weeds are growing) all lots shall be maintained so that weeds do not exceed 6” in height.

- Pools & Spas. Pools, spas, fountains, and game courts shall be located to avoid impacting adjacent properties with light or sound. Pool heaters and pumps must be screened from view and sound insulated from neighboring houses. All pools must be fenced in compliance with local ordinances.

- Game Courts. No game courts shall be located in front yards. Skateboard areas and/or similar areas and ramps shall not be a “noise nuisance” and shall only be permitted if adequately screened from view from adjoining neighbors and streets.