



**SKYRIDGE**  
MOUNTAIN COMMUNITY

**ARCHITECTURAL GUIDELINES**  
**EXECUTIVE SUMMARY**

REFER TO FULL DOCUMENT FOR SPECIFIC REQUIREMENTS

JULY 2020

*SkyRidge seeks to create a sense of timeless quality with a balance of architecture and landscape that is authentic and inviting. Architectural styles incorporating the feel of a Mountain Resort whether Traditional Mountain or Contemporary Mountain Modern using materials and colors found in nature. Many interpretations of this style are anticipated and encouraged as the architectural character of our Community evolves.*

*These Guidelines are intended to provide clear direction to Owners, Architects, and Builders alike as they ensure the compatibility of all architectural philosophies. The design of each home shall be tailored to fit the unique landscape and topographic features of its own Homesite. A preconceived design which was initially suited or intended for another environment or landscape will never be permitted.*

**HOMESITE:** Residences should be sited to take full advantage of the topography. Each Homesite has defined areas - the Improvement Envelope (IE), Limit of Disturbance or LOD, and 2 landscape zones: the Private Area and the Transitional Area as explained below. Proposed Site Plan for each Homesite will be reviewed during the Concept Review.

**IMPROVEMENT ENVELOPE:** Most Homesites will utilize the standard Wasatch County yard setbacks to determine the Improvement Envelope (IE). Owners are required to vegetate, irrigate, and maintain the area along the front of each Homesite from the edge of asphalt to the Private Area with plants and trees selected from the approved plant list. Areas along the sides and rear of the Homesite that were disturbed by site development are to be restored to reflect the characteristics of the natural environment and/or may be enhanced with plants selected from the approved plant list.

**TRANSITIONAL AREA:** The Transitional Area is where the landscape design should gradually transition from the Private Area to naturally blend into the native landscape. Areas disturbed by Site development are to be restored to reflect the characteristics of the natural environment and/or may be enhanced with plants selected from the approved plant list.

**PRIVATE AREA:** The Private Area surrounds the Residence within which an Owner may create as varied a landscape as desired.

**MINIMUM TREE AND SHRUB PLANTING REQUIREMENT:** SkyRidge Owners shall develop a quality landscape design that incorporates trees and shrubs:

	<b>Min 11'</b>	<b>2" Caliper</b>	<b>4.5" Caliper</b>	<b>5 Gallon</b>
<b>Homesite Size</b>	<b>Conifer Trees</b>	<b>Trees</b>	<b>Trees</b>	<b>Shrubs</b>
Less than 10,000 sf	4 Trees	3 Trees	3 Trees	7 Shrubs
10,001 - 22,000 sf.	6 Trees	5 Trees	5 Trees	10 Shrubs
Greater than 22,000 sf	9 Trees	10 Trees	10 Trees	12 Shrubs

**HOMESITE RESTRICTIONS:** SkyRidge discourages combining two Homesites into a single Homesite which will only be allowed in rare circumstances, as approved by the ARC.

**BUILDING SITING AND SETBACKS:** Setbacks have been established to maintain a balance between buildings and the natural setting.

Residential Structure Setbacks:

Front Setbacks – 10’ from front property line (Residences over 6,000 may have additional requirements)

Side Setbacks – 10’ from side property lines

Rear Setback – 20’ from rear property line

Corner Lots – Front Setbacks apply to both Homesite sides that face the street

**WILDFIRE MIGIGATION:** Fire safety and defensible space provisions on Homesites are required by Wasatch County and are the responsibility of the Homesite Owner.

**WALLS AND FENCING:** Foundations for garden fences and walls shall employ the same or complimentary materials as the buildings. Generally, fences shall not be allowed in the residential areas supporting an "open" feel and allowing for wildlife migration.

**LIGHTING:** All exterior lighting sources shall meet dark sky requirements and be pre-approved by the ARC.

**SWIMMING POOLS, SPAS, HOT TUBS, and WATER FEATURES:** Pools, spas, hot tubs and water features must be approved by the ARC to ensure compliance with the Governing Documents.

**PLAY STRUCTURES AND FLAG POLES:** On a case-by-case basis, play structures, trampolines, swing sets, slides, flag poles or other such devices may be allowed if they meet requirements established in the Governing Documents or are *pre-approved* by the ARC, in its discretion.

**APPROVED PLANT LIST:** A list of approved plants and trees deemed to be inherently compatible with the SkyRidge natural landscape, including both indigenous and non-indigenous species. Since the plant species that are permitted for revegetation are limited, and the growth process is long; every method to preserve existing vegetation must be employed. Gambel Oak is protected in the JSPA.

**ARCHITECTURAL DESIGN STANDARDS:** The architectural character at SkyRidge is a combination of Traditional Mountain and Contemporary Mountain Modern styles.

**STYLE DESCRIPTIONS:** Contemporary Mountain Modern is a more refined home style characterized by clean lines, flat to low-pitched mono-slope roofs, minimal gable roof shapes, minimal heavy trim details, with larger expanses of window systems used as exterior walls.

Traditional Mountain architecture vernacular consists of somewhat steeper roof slopes, bold trim details, natural and textured materials.

**ARCHITECTURAL REVIEW FEES:** Owners shall be responsible for paying a Concept Review Fee and Architectural Review Fee for each Homesite Design submitted to the ARC for review.

The Concept Review Fee of \$250.00 is *due and payable in full* by the Owner to the Board upon the Owner's Concept Review Application Form to the ARC.

The Architectural Review Fee of \$3,500.00 is *due and payable in full* by the Owner to the Board upon the Owner's first Preliminary Plan Application to the ARC.

Mail Checks for Fee Payment to SkyRidge Mountain Community HOA, C/O Cooper's HOA Management at 1750 Sun Peak Dr, Suite 175, Park City, UT 84098.

**PERFORMANCE AGREEMENT AND DEPOSIT:** Owners shall execute a Performance Agreement and pay a Performance Deposit to be held in escrow pending the completion of any and all construction and cleanup of all Improvement(s) on and around the Owner's Homesite.

The Performance Agreement and Performance Deposit shall be due and payable in full by the Owner to the Board concurrent with Final Submittal and prior to receiving written documentation of ARC Final Approval. The amount of the Deposit is Ten Thousand and No/100's Dollars (\$10,000.00).

## **RESIDENCE SIZE:**

Homesite Size 7,000 - 10,000 sf = Home Size Minimum 2,000 - Maximum 4,500 sf Livable Space

Homesite Size 10,001 - 22,000 sf = Home Size Minimum 2,500 - Maximum 6,000 sf Livable Space

Homesite Size Over 22,000 sf = Home Size Minimum 3,000 - Maximum 8,000 sf Livable Space

**LIVABLE SPACE OR LIVABLE AREA:** Livable Space or Livable Area of a Residence shall be all heated square footage measured from interior wall to interior wall, as specified by the International Building Code. Not included in the Livable Space; Garage vehicle parking areas or mechanical rooms/crawl spaces with a floor to ceiling height of less than 7'.

**PRECONSTRUCTED BUILDINGS:** Custom preconstruction methods can be effective and desirable and are subject to all *Architectural Guidelines* requirements and pre-approval of the ARC.

**HEIGHT AND MASSING OF STRUCTURES:** The primary purpose of building height restrictions is to create and maintain the overall project appearance of the SkyRidge Community. Residence heights are limited to 35' or 2 ½ Stories, whichever is greater. Heights will be determined by the vertical distance measured from the natural grade at each face of the building wall to the highest point of the roof. A Story as defined in the County Code should range from 8' – 12'. The *Guidelines* intend for roof forms on sloping Homesites to step down with the grade, so that these Residences integrate with the natural landscape.

**EXTERIOR COLORS:** Exterior walls shall match the medium color and values of the Site's natural landscape. See color palette for acceptable hues.

**EXTERIOR MATERIALS:** Building materials shall reflect the natural surroundings and complement the architectural style of the building. Foundation walls shall create a strong connection to the ground. For purposes of this section the Adjusted Exterior Surface Area (AESA) shall be defined as the combined total exterior wall area of all facades, including all exposed foundation walls, deducting all window and door openings. A minimum of 30% of the total AESA shall be natural stone or natural stone veneer, and the remaining exterior surface area shall be wood, corten or blackened steel, fiber board, Cemlank or cementitious siding with the appearance of stained natural wood. Stucco accents are acceptable and shall be less than 10% of the AESA. Large unbroken surfaces of stucco are not permitted. Architectural or board formed concrete accents are acceptable with ARC approval, large unbroken surfaces are not permitted. Prohibited materials include cementitious siding products and cement board without the appearance of natural wood, cultured or faux stone, colored or exposed concrete block, split face concrete block, aluminum, vinyl or fiberglass siding, brick, modular brick, wood paneling, plywood panels, corrugated metal, round logs, and reflective metal surface.

All exterior accent materials are to be pre-finished with a non-reflective coating that blends with the primary colors of the Residence.

Additional materials may be approved on a case by case basis by the ARC if the ARC deems the material appropriate to the overall character, goals, and objectives of the Project. Exterior walls shall match the medium color and values of the Sites natural landscape. Proposed colors will be indicated during Concept Review. Color samples shall be submitted to the ARC at the Preliminary Plan Application and Final Plan Review for approvals. White and lighter colors and/or black and darker colors are strongly discouraged but may be permitted on a limited basis as approved by the ARC.

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

**WINDOWS AND SKYLIGHTS:** SkyRidge Residences should have expanses of glass, as the windows provide a refined touch and celebrate the fantastic views. Window design is an integral component of the building architecture and should enhance the visual interest of the building. All facades must contain doors, windows, or other openings in the walls and be treated with the same attention to detail given to the front or street elevation. Windows shall have appropriate treatment or design to break the wall plane. Roof overhangs should be used to shade large glass areas and avoid reflective glare.

Window frames shall be constructed of the following materials: thermally broken aluminum frames, thermally broken steel frames, wood frames with exterior extruded aluminum cladding, fiberglass, or other composite windows.

**GARAGES ENTRANCES AND DOORS:** Garage doors shall be designed to complement the architecture of a building and not become the dominant facade feature. Garages which accommodate at least 2 automobiles are required and may be either attached or detached. Carports are strictly prohibited.

1. Garage doors shall be constructed of steel, wood, fiberglass, or wood composites with windows that complement the structure. All doors shall have a natural-appearing “wood-look” treatment. Doors that are primarily glass may have frames that are aluminum, steel, fiberglass or wood which are painted in natural tones.
2. Garage doors shall be setback a minimum one (1’) foot six (6”) inches from face of Residence.
3. Eaves shall overhang garage doors a minimum of four (4’) feet.
4. Garage doors shall be less than ten (10’) feet wide, ten (10’) feet high.
5. Only two (2) garage doors may face the street.
6. Garage shall be set back a minimum of twelve feet (12’) from property line.
7. Minimum parking area for two (2) vehicles shall be required on all Homesites. Required parking shall be within the IE for Homesites over eight thousand (8,000) square feet.
8. Maximum curb cuts at the street shall be no wider than twelve (12’) feet.
9. Front facing two (2) bay garage doors shall be set back an additional four (4) feet from the required one (1) foot six (6) inches. Eaves cannot be moved back. Maximum door size of eighteen (18) feet wide and nine (9) feet six (6) inches high.

Recreational Vehicle garages may not face the street and shall meet all other requirements except size restrictions. Recreational Vehicles must always be stored in garage with doors closed. Oversized garage doors cannot not be discerned from the street.

**ONSITE PARKING:** Minimum parking area for two (2) vehicles shall be required on all Homesites. Required parking shall be within the IE for Homesites over eight thousand (8,000) square feet No exterior storage of Recreational Vehicles will be permitted.

**CHIMNEYS, FLUES, VENTS, ROOFTOP EQUIPMENT & FIREPLACES:** Chimneys and roof mechanical equipment enclosures shall be clad in natural stone, corten or blackened steel. All roof vents shall be incorporated into the roof design and shall be nonreflective and complimentary to the building architecture. Flues, vent stacks, roof mechanical equipment, and other penetrations must be ganged together using as few stacks as possible and surrounded with an artificial chimney enclosure. To preserve the high quality of the mountain air at SkyRidge, natural gas fireplaces are highly encouraged. Each Homesite is allowed one interior wood burning fireplace. Only natural gas outdoor fire pits are allowed.

**PORCHES, TERRACES, DECKS, RAILINGS AND AWNINGS:** Balusters and railings shall be designed in a simple, straight-forward manner. Acceptable baluster and railing materials are combinations of wood, metal, glass and/or plexiglass.

**ROOFS:** Roof materials must be non-reflective and match the darkest values and hues of the background environment. Eaves shall project a minimum of 24’ (inclusive of rain gutters) beyond the building walls. Roof designs should include snow safety measure. Snow guards must match the roof color.

Roof Pitches: Main roof slopes shall range from 2/12 slopes to 6/12 slopes. Secondary roof slopes shall have a minimum pitch of one and one half to twelve inches (1.5:12"). Small sections of roof constituting less than 25% of the total roof area may have a lesser slope, as long as it is in compliance with the approved Utah State Building Code as described in the (*Section 16.21.27 (B)* of the Wasatch County Code).

Permitted Roofing Materials: Painted standing seam metal roof, corten or blackened steel, patinaed copper, patinaed zinc, Vail metal tile, and environmentally sensitive composite shingles such as a substantial 40-year approved wood-like shake profile.

Other Roof Materials that may be acceptable include: Concrete, slate tiles, superior grade asphalt shingles similar in quality to "Presidential Shake," and thermoplastic polyolefin (as permitted by the Wasatch County Building Code). On a case by case basis other materials may be deemed appropriate by the ARC.

**SOLAR APPLICATIONS AND OTHER STRUCTURES:** Passive and active solar designs are encouraged if they meet Architectural Guidelines and are pre-approved by the ARC.

**ANIMALS AND DOG HOUSES:** Any and all dog houses and other permanently installed equipment shall be integrated into the Homesite Design and meet all Governing Document requirements and be pre-approved by the ARC before its construction. Invisible fencing is encouraged and must be pre-approved by the ARC. Please refer to County Codes, regulations, and ordinances regarding animals.

**PLEASE NOTE: THIS IS ONLY A SUMMARY COMPLETE REQUIRED INFORMATION IS IN THE SKYRIDGE ARCHITECTURAL GUIDELINES.**