



ROSECREST

A Master-Planned Community

Plat X

Revised – 10/28/2015

DESIGN GUIDELINES

1.0 INTRODUCTION

The information in the Rosecrest Design Guidelines governs the appearance and use restrictions within the Plat X subdivision that are expressly different from the Rosecrest Technical Guidelines. The rules and regulations within this document will help to ensure that the visual quality and desirability, that form the basis for investing in the Rosecrest Development, remain stable for both current and future residents. These guidelines, in addition to the following documents:

Rosecrest Master Development Agreement (RMDA)

Rosecrest Master Plan (RMP)

Rosecrest Communities Covenants, Conditions and Restrictions (CC&R's)

Herriman Development Code (HDC)

Rosecrest Technical Guidelines (TG's)

shall guide the decisions that are made by the Rosecrest Design Review Committee (RDRC) when reviewing applications for development or construction. The Design Guidelines shall serve to modify existing municipal ordinances as allowed within the scope of both the RMDA and the CC&R's.

2.0 DESIGN GUIDELINES

2.1 Purpose and Intent •

These guidelines govern all Single Family Detached Residential development and construction within Plat X of the Rosecrest Development.

2.2 Use of Guidelines •

The RDRC shall utilize these guidelines when reviewing applications for Single Family construction. These guidelines shall be made available to each lot owner at the time of closing. Copies of these documents shall be available for review at the offices of Rosecrest Communities, LLC ("Rosecrest") during normal business hours. Additional copies may be purchased for a nominal fee that is determined solely by the RDRC.

2.3 Compliance with Guidelines •

See section 2.3 of the Technical Guidelines.

2.4 Modification of Guidelines •

See section 2.4 of the Technical Guidelines.

2.5 Exceptions & Exemptions •

See section 2.5 of the Technical Guidelines.

2.6 Resolution of Conflicting Conditions or Codes •

When a conflict arises between various governing documents the RDRC shall issue a 'Statement of Resolution'. In general, the order of priority for ruling documents shall be as follows:

1. Rosecrest Master Development Agreement
2. Rosecrest Conditions, Covenants and Restrictions
3. Rosecrest Design Guidelines
4. Rosecrest Technical Guidelines
5. Herriman Development Code

3.0 BUILDING DESIGN REVIEW PROCESS

The process for reviewing single-family residential applications within Rosecrest shall be as follows:

3.1 Rosecrest Design Review Committee •

See section 3.1 of the Technical Guidelines.

3.2 Review Submittals •

One set of plans detailing any improvements or changes to a lot or dwelling shall be submitted to the RDRC for approval based on the schedule described below. All plans shall be drawn to scale where appropriate, and sheet size should not exceed 24" x 36". The plan submittal shall include the following information:

- A. Rosecrest Design Review Committee Review Application

- B. Site Plot Plan that includes the following:
 - Lot boundary and dimensions
 - Locations of easements, rights-of-way and setbacks
 - Locations of any existing improvements or landscape elements
 - Location and size of all proposed improvements
 - Front, side and rear elevations of any architectural element or improvements (All finish materials used and their placement on the facade must be indicated accurately on the elevation rendering)
- C. List of all exterior materials and colors
 - Samples of any unusual or custom materials
- D. Landscape plans and plant materials
- E. Any additional information as required by the RDRC

3.3 Multiple Copies of Same Floor Plan •

A Builder that proposes to build multiple copies of the same home must provide this information for each model. All variations of Elevations for the model must be approved by the RDRC. Additionally, the Builder must submit all required site plan information to the RDRC for review each time the floor plan is to be placed upon an individual lot within the development. Multiple copies of the same home can only be constructed in accordance with the applicable rules within these guidelines, which require the following:

Multiple copies of same floor plan can be constructed every third house when counted on either side of the street. There must be at least (2) houses of differing floor plans between duplicative or the same floor plan.

To modify a duplicative floor plan so that it is not considered the same, the builder or owner must consider a number of the following design changes:

- Alter the rooflines
- Change color schemes
- Siding textures altered
- Move garages
- Increase or alter windows
- Increase or alter covered porches
- ** Any changes subject to approval by RDRC

3.4 Review Fees (All Fees are Privately Assessed) •

All plans submitted to the RDRC for approval will be reviewed within 30 days from the date received at the development office. A reasonable fee may be

charged for the review process. Any unusual request for construction may require the review of an expert in the field or a consultant. Fees for such review will be charged to the applicant. All review fees must be paid at the time of submittal or upon notification that a consultant will be used to complete the review.

A builder that proposes to construct multiple copies of the same home may request an adjusted fee schedule for reviews by the RDRC.

Applications, plans and fees shall be submitted to:

Rosecrest Design Review Committee
10421 S. Jordan Gateway Blvd. #200
South Jordan, Utah 84095
(801) 316-3215

3.5 Changes After Final Review •

See section 3.5 of the Technical Guidelines.

3.6 Decisions •

See section 3.6 of the Technical Guidelines.

3.7 No Liability for Approval of Plans •

See section 3.7 of the Technical Guidelines.

3.8 Accuracy of Information •

See section 3.8 of the Technical Guidelines.

4.0 (Intentionally Left Blank)

5.0 SITE DEVELOPMENT STANDARDS

Proposed construction of improvements within lots and building sites for Single Family homes shall be reviewed and approved according to compliance with the following standards.

5.1 Setbacks •

Residential building setbacks within Rosecrest Plat X are listed in the following chart. Additional setback modifications may be required along certain collector roadways as designated by the RDRC. Easements for utilities and drainage may exist along individual lot lines. These easements may be greater than the required setbacks that are listed below. All builders and homeowners shall be required to show any easement that affects the building lot on the documents that are submitted to the RDRC for review and approval.

Primary Structures -

<u>Lot Size</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>
All Lots	19'*	15'	5' min./10' total

* Front setback measurement is to be taken from "back of sidewalk" to the furthest protruding point on front of the home.

Additional Setbacks -

Detached Garage & Accessory Building	- Min. 5' Side and Rear Setbacks
Corner Lots	- Min. 2nd Front Setback of 17'
Rear Decks - 2' Above Grade	- Min. 5 Side/10' Rear Setback
Patios, Decks and Walks - at Grade	- 5' Side/5' Rear
Corner Lot Fencing and Walls	- 3' off Back of Sidewalk

5.2 Building Heights •

All Detached Single Family Residential construction shall be governed by the height restrictions as described in the Herriman City Code (HCC) with the exception that detached garages or accessory buildings in the rear of the lot may not exceed 16'. No second level shall be allowed in detached garages.

5.3 Garages and Accessory Buildings •

The use of recessed and side-turned garages is encouraged. Garages may be attached or detached from the primary residence. Front-loading garage doors must not protrude in front of the main building facade without specific approval of the RDRC. Buildings with front-loading garages flush with front of main building facade must have a covered porch. Garages will be allowed to protrude beyond main building facade up to the end of porch. Other front-loading garages will be evaluated on a case-by-case basis by the RDRC. The visual image of

attached garages should be minimized in the streetscape, and garage proportion and protrusion should be proportionate to the homes living space. Garage square footage must not exceed 35% of main floor living space square footage. This may be accomplished by the use of structural elements, variation within the building facade or decorative elements on the garage facade. Front porches and building entries may protrude in front of the garage as allowed by the lot setback. Detached garages must be similar in style and color to the primary residence. A detached garage must be placed within the rear yard area of the lot and must be clearly shown on the site plan that is submitted for review.

Accessory buildings shall be of a permanent nature and must be of similar construction, materials and color as the primary residence. Accessory buildings that are 200 square feet or less in size may be constructed of different material than the primary residence, however color and style should still be consistent with the primary residence. All Accessory Buildings must meet required setbacks as specified in this document, and must be screened from public view.

5.4 Porches, Decks and Overhangs •

Covered porches, decks and overhangs are encouraged to provide variety to the building facades of each residence while maintaining architectural integrity and unity within the structure. The appearance of 'add-on' elements should be avoided by integrating these elements into the design of the structure.

6.0 ARCHITECTURAL STANDARDS

The RDRC shall have broad discretionary powers in the review and approval of architecture.

6.1 Style and Character •

The general style and character of each residence shall be appropriate to the size of the lot, the location within the Development and topography. Homes on sloping lots that result in large retaining walls due to the poor integration of the home and topography may be denied by the RDRC. The incorporation of dormers, porches, wide roof overhangs and similar elements into the design of the home is encouraged. The RDRC may approve additional building styles based on location and merit.

6.2 Building Size •

The minimum building size for the Plat X shall be regulated based on the following chart. Square footage shall be based on above grade livable space. Garage square footage and finished space in accessory buildings may not be included in the total square footage.

Minimum Building Size (in Square Feet)

Lot Size-Sq.Ft.	Rambler	Two-Story
All Lots	1200	1800

Variances for minimum building size requirements will be considered for homes with a minimum of 40' frontage. Such homes should feature significant architectural details to offset small building and to receive RDRC approval.

6.3 Exterior Materials and Colors •

All exterior materials shall be suitable for the climate and exposure with a minimum of deterioration and wear. Materials shall be selected that will be maintenance free. The RDRC may reject any architectural material that it deems to be of inferior quality, or aesthetic appearance or problematic with regard to the intended use. New materials will be considered for use in the Development as they are developed by the building industry.

Architectural colors shall be harmonious with the setting and the neighboring properties. Subtle or muted tones as well as earth tones are best for the dominant areas of the structure. Pastels and bright colors shall not be used. Roof colors will be evaluated as they relate the character of the home as well as for compatibility with the neighboring structures.

6.4 Elevations •

The exterior of each home must meet or exceed the following minimum standards for finish and materials. All windows and doors should be trimmed or set apart from the plane of the facade by accent colors. The use of shutters or similar exterior trim elements is encouraged.

Front Building Elevation - Brick, rock or stone must be used for the finish system on the front building façade and must make up a minimum of 25% of the total area of the front facade. However, other architectural details may be used in lieu of brick/stone if approved by the RDRC. Manufactured materials may be

substituted for real stone products. The remainder of the front elevation may be finished with a combination of stucco, fiber cement material or brick. The use of vents in gables is encouraged. The use of vinyl and aluminum siding is prohibited. The use of more than three finish materials in the front elevation is discouraged. **All finish materials used and their placement on the facade must be indicated on the elevation rendering when submitted for review to the RDRC.**

Side Building Elevation –The windows should make-up 5% of the side façade for a standard lot. For corner lots the windows should make up 10% and must have similar window treatments as the front façade windows, i.e. Trim and/or shutters.

6.5 Roofs •

Roof planes for lots on a street without a cul-de-sac shall have a minimum pitch of 6:12 (vertical to horizontal). Lesser pitches may be utilized on small areas of the roof plane such as shed dormers and patio or porch roofs. The design of the roof should appear as an integrated architectural element. 30 year architectural grade roofing is the minimum requirement for roofs in the Rosecrest Development. Other shingle materials that meet or exceed the minimum requirement may be approved by the RDRC.

A minimum fascia height of 4" shall be required for all homes. These elements shall be finished to match the finish and color of the home. Exposed rafters and open soffits shall only be allowed by the RDRC when they relate to the style of the architecture. In such cases, the soffit and rafters must be painted to match the building. Soffit and fascia finish materials must be approved by the RDRC.

6.6 Porches and Decks •

The use of covered porches and decks to extend the living area outdoors is strongly encouraged. Front porches may extend into the front setback area as allowed in Section 5.1 - 'Setbacks'. The installation of railings on porches where appropriate is encouraged.

Rear decks shall be integrated into the design of the structure. The appearance of a deck supported by 'spindly legs' should be avoided with minimum size support posts of 6"x 6". The RDRC may require the use of structural elements beyond that required by building code to achieve visual balance between the deck and the support structure.

6.7 Fencing and Walls •

Fencing and walls around residential lots is permitted. All fences, walls, and screening must comply with the following standards. All fencing within the Rosecrest Community must be constructed of a tan vinyl product. In an effort to maintain and preserve continuity, aesthetics, and property values, no other fencing colors will be allowed by the RDRC. No chain link fencing shall be permitted with the exception of sport court fencing and small dog runs within the individual rear lots. Such fencing shall be screened from public view. All fences on sloping lots must comply with these standards while stepping with the grade with the exception that open, three rail fences may follow the contour of the lot. The top rail of stepped fences must be constructed in a level plane. On stepped fences the height shall be measured at a point that is midway between the posts. Fences must step in four or eight-foot lengths as determined between posts. Fencing along corner lots must be setback a minimum of 3 feet from the back of the sidewalk.

The following fence standards shall govern for areas along Development open spaces and parks, collector roadways, and commercial areas.

Parks and Open Spaces – Tan vinyl 6’ privacy fence along all areas adjacent to open space or three rail tan vinyl fence with 100% finished rear or side yard landscaping is required.

Front Yard - Tan vinyl fence product, 3' in height in the front yard setback area of the lot. Accent posts or columns may be used that exceed 3' provided they do not exceed 10 percent of the lot frontage. The maximum height of any front yard structure may not exceed 8'. Front yard fencing, walls and screening shall be constructed of tan vinyl products. Care must be taken at driveway entrances and at corner lots to not intrude on visual clear zones for traffic safety intersections.

Rear and Side Yard - Tan vinyl fence product, 6' in height in the rear or side yard setback area of the lot. For rear and side yards along open space areas, the standards under those sections shall govern. Accent posts or columns may be used that exceed 6' provided they do not exceed 10 percent of the rear lot boundary distance. The maximum height of any rear yard, non-habitable or landscape structure (gazebo, playground equipment, etc.) may not exceed 12'. Side yard fencing on corner lots shall be treated as a front yard fence and must not intrude on visual clear zones for traffic safety at intersections.

6.8 Garages •

Each home is required to have a two-car garage. The garage may be attached or detached from the main structure. All garages must match or complement the design of the home. The finish materials of the garage must match the finish of the home. Suggested Architectural enhancements that may be employed to mitigate garage protrusion are:

- Side loading garages
- Substantial front porches (see section 5.6)
- Courtyards
- Windows on the protruding garage wall
- Additional architectural details around and above garage door openings
- Double doors

7.0 LANDSCAPE STANDARDS

The following landscape standards shall apply to all Single Family lots or development. The Owner or Applicant for RDRC approval shall be required to implement these standards.

7.1 Landscape Planting •

Each lot or residential parcel shall meet or exceed the following landscape standards:

Front Yard Landscaping - The front yard area of each lot or parcel must be landscaped by the builder prior to occupancy. When closings occur during fall or winter months (defined as November 1 to February 28), the builder shall be required to install front yard landscaping by the following April 30th. It is the builder's responsibility to ensure that front yard landscaping is installed within the timeframes listed above.

The minimum requirements for front yard landscaping (based on square footage of front yard area) is as follows:

- A. 1 tree (2" caliper min.) located between the walk and home per 600 s.f. A minimum of one yard tree per lot required
- B. 3 shrubs (5 gallon) per 600 s.f.
- C. 1 evergreen shrub (5 gallon) per 600 s.f.

- D. Minimum 2 Street Trees (2" caliper min.) or 1 Street Tree (2" caliper min.) per 25' of frontage (i.e. 75' frontage requires 3 trees), whichever is greater. Street tree shall be planted according to the species of tree indicated on the 'Master Street Tree Plan'.
- E. Sod.

Park Strip Landscaping – All Park Strip areas adjacent to the front, rear, and side yard areas of each lot are to be landscaped by the homebuilder and maintained by the homeowner. No materials other than the approved trees or grass may be installed in park strip areas. Rocks, gravel, bark, or other types of xeriscaping are not accepted landscape materials for park strip areas. Street trees shall be located within the park strip between the sidewalk and curb. Clear zones for visibility and safety must be considered when locating street trees on corner lots. All street tree species shall be in conformance with the 'Master Street Tree Plan' shown in Exhibit "A". Any tree that is placed in the park strip that is contrary to the 'Master Street Tree Plan' may be removed by the RDRC at the lot owner's expense.

The balance of the front yard shall be landscaped with sod, ground cover or planting beds. Visual clearance for driveways and streets must be maintained.

Rear Yard Landscaping - The rear yard area of each lot or parcel must be landscaped by the homeowner within 120 days of issuance of the 'Certificate of Occupancy'. The minimum requirements for rear yard landscaping are as follows:

- A. Sod or hydroseeded grass.

The balance of the rear yard shall be landscaped with sod, ground cover, planting beds, or a vegetable garden.

Rear yards on corner lots shall be held to the same standards and timelines for landscaping completion as front yard areas or must be fenced from view.

Side Yard Landscaping - The side yard area of each lot or parcel must be landscaped by the builder at or prior to occupancy. When closings occur during fall or winter months (defined as November 1 to February 28), the builder shall be required to install side yard landscaping by the following April 30th. It is the builder's responsibility to ensure that side yard landscaping is installed within

the timeframes listed above.. The minimum requirements for side yard landscaping shall be the installation of sod or hydroseed, ground cover or planting beds. Gravel and decorative stone is not an acceptable landscape material on side yards.

All lots are required to install automatic irrigation systems at the time of installation of landscaping. . Irrigation systems must provide coverage within the front or side yard park strips.

7.2 Erosion Control Planting or Measures •

All graded areas of any lot may be required to install temporary erosion control plantings or similar erosion control measures in advance of the final landscape installation. All final landscape plans must address erosion control issues for the home, the lot and any drainage easements that may exist along the lot boundaries. Homeowners may not alter or remove any existing erosion control or drainage system improvements without prior approval from the RDRC. Erosion control plans shall be submitted to the RDRC for review and approval.

7.3 Park Strips, Easements and Rights-of-Way •

7.3.1 Front or Side Yard Park Strips

The planting of the front or side yard park strip is required to be completed by the homebuilder as outlined in section 6.1 for each residence. Planting shall consist of sod and flowerbeds as desired by the homeowner. Trees shall be placed within the park strips and must be selected from 'Plat X Street Tree Plan'. The lot owner is responsible to maintain the park strip area in a healthy and weed free condition. Any lot that shares a boundary with an access easement (except for public trail or landscape easements) to a common area or facility must also landscape and maintain the easement. Public trail and landscape easements will be planted and maintained by the Homeowner's Association or an appropriate governmental authority.

7.4 Preservation of Existing Trees and Revegetation •

Significant areas of native trees or exceptional specimens of native trees may exist within the Rosecrest Development. These trees should be identified on the RDRC submittal plans. Care should be taken to preserve as many of these native trees as possible within the building lots. Wherever possible, development plans shall strive to locate native trees in common areas.

7.5 Plantings Adjacent to Development Open Space •

Private residential plantings along Development open spaces should be planned to provide for screening and privacy where desired by the homeowner. A hard, mowable edge or a planting bed with a spun fabric weed barrier is recommended along the boundary. As maintenance within the common areas may vary and planting may be limited to native vegetation this will help to minimize weed intrusion into the residential landscape. Placement of private landscaping within the common area is not permitted. Any such plantings may be removed by future development without notice or compensation to the homeowner. Maintenance to control weeds and fire hazards within the common areas by the owner of an adjacent property may be permitted.

7.6 Maintenance •

See section 7.6 of the Technical Guidelines.

7.7 Weed Control •

See section 7.7 of the Technical Guidelines.

8.0 LIGHTING AND MISCELLANEOUS SITE FEATURES

See section 8.0 of the Technical Guidelines.

9.0 SIGNAGE

See section 9.0 of the Technical Guidelines.

10.0 GENERAL CONDITIONS AND MAINTENANCE

See section 10.0 of the Technical Guidelines.

11.0 (Intentionally Left Blank)

EXHIBIT "A" - RECOMMENDED PLANTING LIST

EVERGREEN TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ABIES CONCOLOR	CONCOLOR (WHITE) FIR
ABIES LASIOCARPA	SUB-ALPINE FIR
PICEA ABIES	NORWAY SPRUCE
PICEA PUNGENS	COLORADO GREEN SPRUCE
PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE
PINUS MUGO 'PUMILIO'	DWARF MUGO PINE
PINUS NIGRA	AUSTRIAN PINE
PINUS SYLVESTRA	SCOTCH PINE

DECIDUOUS TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER CAMPESTRE	HEDGE MAPLE
ACER GLABRUM	ROCKY MOUNTAIN MAPLE
ACER GRANDIDENTATUM	BIGTOOTH MAPLE
ACER PALMATUM	JAPANESE MAPLE
ACER PLATANOIDES *	NORWAY MAPLE
AESCULUS x CARNEA *	HORSECHESTNUT
BETULA OCCIDENTALIS	WATER BIRCH
CARPINUS BETULUS 'FASTIGIATA' *	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS *	HACKBERRY
CRATAEGUS OXYCANTHA	ENGLISH HAWTHORN
CRATAEGUS PHAENOPYRUM *	WASHINGTON HAWTHORN
FAGUS SYLVATICA *	EUROPEAN BEECH
FRAXINUS AMERICANA *	WHITE ASH
FRAXINUS PENNSYLVANICA *	GREEN ASH
GLEDITSIA TRICANTHOS *	THORNLESS HONEYLOCUST
MALUS 'HOPA'	HOPA CRAB
PLATANUS x ACERIFOLIA *	LONDON PLANE TREE
POPULUS ALBA 'PYRIMIDALIS'	BOLLEANA POPLAR
POPULUS DELTOIDES 'SOUIXLAND'	COTTONLESS COTTONWOOD
POPULUS TREMULOIDES	QUAKING ASPEN
PRUNUS CERA. 'THUNDERCLOUD'	THUNDERCLOUD PLUM
PRUNUS CISTENA	CISTENA PLUM
PRUNUS SUBHIRTELLA *	FLOWERING CHERRY
PYRUS CALLERYANA 'BRADFORD' *	BRADFORD FLOWERING PEAR
QUERCUS GAMBELII	GAMBEL (SCRUB) OAK
QUERCUS MACROCARPA *	BURR OAK
SALIX M. 'UMBRACULIFERA'	GLOBE WILLOW
TILIA CORDATA *	LITTLELEAF LINDEN

* DENOTES POTENTIAL STREET TREE VARIETY

EXHIBIT "A" - RECOMMENDED PLANTING LIST

EVERGREEN SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ILEX AQUIFOLIUM 'SAN GABRIEL'	GREEN ENGLISH HOLLY
JUNIPERUS S. 'TAMARISCIFOLIA'	TAM JUNIPER
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER
MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE
PHOTINIA FRASERI	FRASER PHOTINIA
PRUNUS LAUROCERASUS	ENGLISH LAUREL
TAXUS MEDIA 'HICKSII'	HICKS YEW

DECIDUOUS SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY
ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CORNUS STOLONIFERA	RED TWIG DOGWOOD
COTONEASTER APICULATA	CRANBERRY COTONEASTER
BUDDLEIA DAVIDII	BUTTERFLY BUSH
EUONYMUS ALATUS COMPACTA	DWARF WINGED EUONYMUS
FORSYTHIA I. 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA
POTENTILLA FRUTICOSA SP.	SHRUBBY CINQUEFOIL
PRUNUS VIRGINIANA	CHOKECHERRY
RHUS TRILOBATA 'WASATCH'	WASATCH OAKBRUSH SUMAC
RHUS TYPHINA	STAGHORN SUMAC
ROSA RUGOSA	RUGOSA ROSE
SPIRAEA B. 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
SPIRAEA VANHOUTTEI	BRIDAL WREATH SPIRAEA
SYRINGA VULGARIS	COMMON PURPLE LILAC
VIBURNUM SPECIES	VIBURNUM
YUCCA FILAMENTOSA	YUCCA

GROUND COVERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
EUONYMUS FORTUNEI 'COLORATUS'	WINTER CREEPER
HEDERA HELIX	ENGLISH IVY
LYSIMACHIA NUMMULARIA	CREEPING JENNY
MAHONIA REPENS	CREEPING MAHONIA
POTENTILLA VERNA	CINQUEFOIL
SEDUM UTAH	UTAH GREEN SEDUM
VINCA MINOR	DWARF PERIWINKLE

EXHIBIT "A" - RECOMMENDED PLANTING LIST

PERENNIAL FLOWERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACHILLEA F. 'CORONATION GOLD'	GOLD YARROW
ACHILLEA MILLEFOLIUM 'CHERRY'	CHERRY YARROW
ALCEA ROSEA 'CHATTERS MIXED'	HOLLYHOCK
AQUILEGIA 'BIEDERMEIER'	COLUMBINE
AQUILEGIA 'McKANA GIANT'	COLUMBINE
ARABIS CAUCASICA 'SNOW CAP'	WHITE ROCK CRESS
ASTER BONNEY BLUE	MICHAELMAS DAISY
ASTILBE 'BRIDAL VEIL'	GOAT'S BEARD
ASTILBE 'FANAL'	GOAT'S BEARD
AURINIA SAXATILE 'COMPACTA'	BASKET OF GOLD ALLYSSUM
CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	BLUE BELLS OF SCOTLAND
CENTAUREA MONTANA 'BLUE'	BACHELOR BUTTON
CHRYSANTHEMUM MAXIMUM 'ALASKA'	SHASTA DAISY
COREOPSIS GRANDIFLORA 'SUNRAY'	TICKSEED
COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED
DELPHINIUM PACIFIC GIANT	LARKSPUR
DIANTHUS DELTOIDES 'BRILLIANT'	MAIDEN PINKS
DIANTHUS PLUMARIUS 'ZING ROSE'	ZING ROSE COTAGE PINK
ECHINACEA PURPUREA	PURPLE CONEFLOWER
ECHINACEA PURPUREA 'ALBA'	CONEFLOWER
GAILLARDIA GRANDIFLORA 'GOBLIN'	BLANKET FLOWER
HEMEROCALLIS	DAYLILY
HOSTA 'ROYAL STANDARD'	PLANTAIN LILY
IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS
LAVANDULA A. 'HIDCOTE BLUE'	ENGLISH LAVENDER
LUPINUS 'RUSSELL HYBRIDS'	LUPINE
PAPAVER ORIENTALE	ORIENTAL POPPY
PENSTEMON 'PRAIRIE FIRE'	PENSTEMON
POLYSTICHUM SETIFERUM ANGULARE	ALASKAN FERN
RUDBECKIA FULGIDA 'GOLDSTUM'	BLACK EYED SUSAN
VERONICA SPICATA 'RED FOX'	SPIKE SPEEDWELL
VERONICA TEUCRIUM 'BLUE SPIRES'	HUNGARIAN SPEEDWELL

PROHIBITED PLANTS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER NEGUNDO	BOX ELDER
ELEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE
POPULUS SPECIES	COTTON FORMING COTTONWOOD
GINKGO - FEMALE CULTIVARS	FRUITING FEMALE GINKGO

*ANY PLANT OR SPECIES LISTED BY THE STATE OF UTAH AS A 'NOXIOUS WEED'.