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LIONSBACK RESORT

PRELIMINARY DESIGN GUIDELINES

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LIONSBACK PRELIMINARY DESIGN GUIDELINES

1. INTRODUCTION

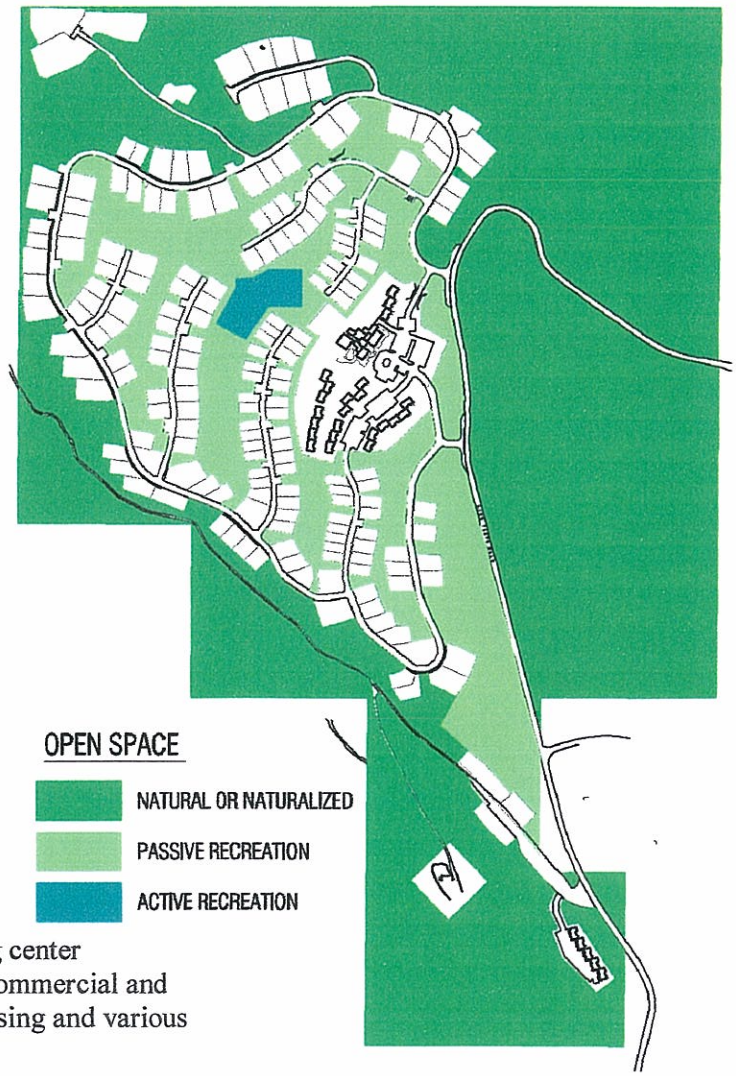
A. Purpose of the Lionsback Resort Guidelines

Lionsback Resort is intended to be designed and developed as a Pueblo Styled, pedestrian friendly resort community committed to high desert open space preservation, energy and water conservation, protecting views of the night sky, and green building methods.

The "Pueblo Style" was chosen because the low adobe, flat roofed, and earth tone colors to be incorporated in the design and construction of each structure will minimize the visual impact of the development against the "fins" viewed from the Spanish valley. The recessed portals, trellises, and patios walls minimize the spillage of light to the night sky.

Lionsback Resort is designed to be a pedestrian friendly community. All the facilities are connected by pedestrian and bike trails. The width of the streets in the resort will be minimized and are better characterized as landscaped alleys which will be used to access the rear of each residence, where the garage and backdoor will be installed. The front (main) entrances of the residences face the common open space and accessed the trail system which provides pedestrian access to all the resort/community facilities and neighbors.

The Resort has 73% dedicated open space. Of the open space, 77% of the open space is natural high desert, 23% is passive recreation (trails, sitting areas, gazeboes, etc), and 1% active recreation (tennis courts, volleyball, platform tennis, etc.). Lionsback Resort is committed to be a zealot steward in maintaining and preserving this open space.



The Lionsback Resort consists of certain lots ("**Residential Lots**") intended to accommodate single family homes or "casitas'. The Club Casitas are both attached and detached. The Club Casita lots are modest in size and are for residences of 1,300 to 1500 square feet, The Village Casita lots are detached and for single family residences of 1,800-2,100 square feet. The Hillside Casita lots are detached and for single family residences of 2,500-3,000 square feet.

The Lionsback Resort also consists of various other "lots" and "parcels" ("**Parcels**") accommodating other components of the project, including the Lionsback Resort lodging center (inclusive of the recreation center, restaurant, commercial and conference facilities), workforce/employee housing and various community facilities.

There are many reasons for regulation of various aspects of development - regulation of the design and construction of buildings, of utility infrastructure, and of the alteration of the natural landscape. Substantial regulation of development is already exercised by federal, state, and local governments on the basis of public health and safety and protection of the environment.

In regard to the Lionsback Resort, the federal government exercises regulation through the Clean Air Act, the Clean Water Act, the Environmental Protection Act, and many other pieces of legislation. The State of Utah exercises regulation in regard to potable water standards, wastewater treatment standards, effects on wildlife, suitability of soils and geology, etc. The City of Moab ("**City**") exercises regulation through the City of Moab Land Use Code and the Uniform Building Code.

With all these layers of regulation and control already in place, why have the developers of the Lionsback Resort chosen to impose even more regulation? The reason for the regulation of design in the Lionsback Resort is to protect and enhance the investment of lot purchasers by insisting on a consistent high quality of architectural design and construction as well as minimize impacts to the land that makes up the project. Environment. This provides a mutual benefit to all homeowners in the Lionsback Resort.

An Owner is obligated to comply with these Guidelines and all other applicable laws and regulations. Compliance with these Guidelines do not alone mean that the proposed development complies with all such other laws and regulations. An Owner is responsible for determining and securing compliance with all such other laws and regulations. In the event of any conflict, the more stringent requirement or criteria shall control.

The Lionsback Resort's Guidelines are part of a series of governing documents ("**Lionsback Governing Documents**") which will be used to manage and administer Lionsback Resort, the Residential Lots, the Lodging Center and other community facilities located on other Parcels and the Lionsback Resort Homeowners Association ("**Association**"). The Residential Lots and the Parcels will be separately owned by various persons/parties and are referred to as an "**Owner**".

The Lionsback Resort's Guidelines ("**Guidelines**") are intended to be utilized to implement the design goals and philosophy stated in the Lionsback Governing Documents by providing a guide for site planning, architectural, landscape, and construction standards to ensure that an aesthetically and community sensitive approach is taken in the development of the individual residences located on the Residential Lots and the Lodging Center and other community facilities located on other lots/parcels. The Guidelines will be administered by a Design Review Committee ("**Committee**") formed in accordance with the Lionsback Governing Documents. All Improvements (as defined in the Lionsback Governing Documents) must conform to and comply with the Guidelines as finally determined by the Committee.

The Guidelines ensure that the Improvements are compatible with each other. No Improvement should stand so apart in its design or construction as to detract from the overall design goals and objectives of the Lionsback Resort. Creativity and innovative design are encouraged, so long as the final result is consistent with the Guidelines and their overall philosophy as judged by the Committee. In an effort to achieve a synthesis of nature and buildings, it is expected that the design of each building in Lionsback Resort will be tailored to take advantage of the unique features of each Residential Lot or Parcel.

To preserve the natural features of each lot, such as views, topography, and existing trees and ground cover, each residence must be individually sited to minimize disruption of the existing fragile environment, which will be determined by the Owner and the Committee.

B. Lionsback Resort Energy Conservation

The Committee encourages the minimum use of all non-renewable energies and encourages the adoption of appropriate passive energy technologies and the use of renewable resources. Good planning is essential to ensure the most efficient use of energy and to minimize waste.

The use of high efficiency lighting will reduce energy and our carbon footprint.

Solar hot water heating and photovoltaic can generate heat and power locally further reducing energy requirements.

Using high value green insulation can reduce the requirement for heating and cooling.

All appliances to be Energy Star Qualified.

C. Lionsback Resort Water Conservation

In keeping with the development's concern for the natural environment, the Committee encourages the conscientious consideration of water as a precious natural resource.

The following items are required by the Guidelines in an effort to conserve water consumption:

Water saving fixtures shall be installed in all new construction. Water saving fixtures shall include, but not be limited to, low flush toilets, low flow fixtures, and insulation of hot water pipes. Toilets shall use no more than 1.6 gallons per flush; showerhead flows shall not exceed 2.5 gallons per minute; and faucet flow shall not exceed 2.5 gallons per minute.

Evaporative coolers must circulate bleed-off water.

Dishwashers shall use no more than 3 gallons in a regular cycle and shall have a cycle adjustment, which allows reduced water to be used for reduced loads.

Washing machines shall use no more than 18 gallons in the regular cycle and shall have cycle or water level adjustments, which permit reduced amounts of water to be used for reduced loads.

Hot water systems for potable water must have a recalculating pump or must utilize so-called "instant" hot water heaters near points of use to minimize the waste of water while waiting for it to become hot.

All appliances to be Energy Star Qualified.

D. Green Building

Lionsback Resort supports and encourages the whole building design principles and an integrated energy approach rooted in passive solar technology. By applying a whole building approach in the design and development of homes, improve comfort, water-efficiency savings, improved indoor environmental quality, and a more material-efficient home can be achieved. The whole design approach looks at materials, systems, and assemblies from many different perspectives. The design is evaluated for cost, quality-of-life, future flexibility, ease of maintenance, energy and resource efficiency, overall environmental impact, productivity, creativity, and ways the occupants will be enriched and enlivened by their surroundings.

This approach is best explained and illustrated in "Green Building Guidelines, Meeting the demand for low-energy, resource-efficient homes" produced by the Sustainable Building Industry Council (SBIC). Lionsback Resort encourages all owners and architects to read this Guideline. There are many cost effective ways to promote and endorse Green Building from Site Planning, Construction Procedures, Passive Solar Design, Energy-Efficient Equipment, Heating, Insulation, Efficient Water Use, Indoor Environmental Quality, Material Selection, and Operations and Maintenance.

The Committee recommends that you and your Architect read the guidelines prior to commencing the Design Process.

The Committee will make the Current SBIC Guidelines available for loan or you can purchase the Guidelines at the SBIC web site www.SBICouncil.org, or (202)628-7400, ext.210.

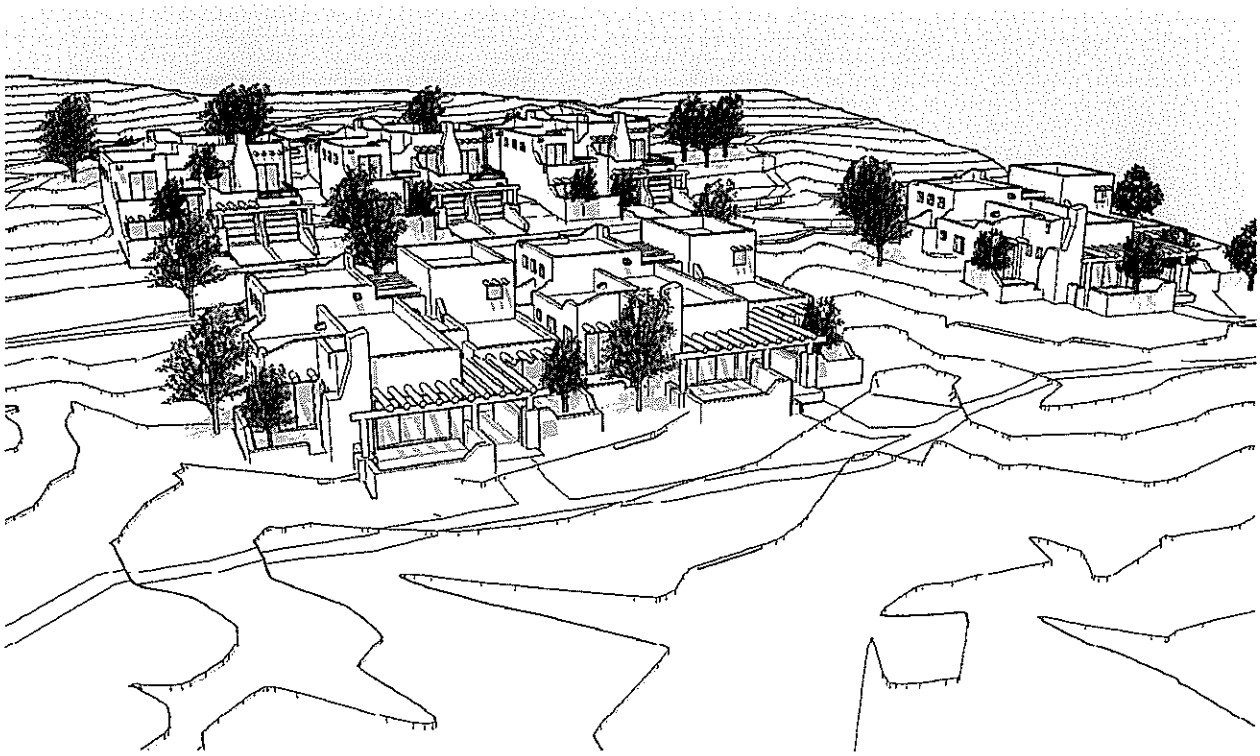
2. SITE DEVELOPMENT

A. General Site Planning

1) Attached as **Exhibit "A"** is the "Lionsback Resort Master Plan", which provides an overview of the project and depicts how the land included in the project are established and relate to each other. These "pods" are composed of natural open space, passive open space, active open space, detached and attached casita Residential Lots, the Parcel for the resort/recreational center, a Parcel for the workforce/employee housing, a Parcel for the maintenance area and a Parcel for the storage units.

2) It resembles two hands pointing at each other but not quite touching. The fingers are dead end streets and the space between the fingers and hands is dedicated common open space. Pedestrian and bike trails connect the Resort facilities and Residences.

3) The streets do not have sidewalks, but function as an alley, which provide vehicular access to the garage and rear entrance. Aesthetically they will be treated as streets with garden walls, trees, and other landscaping.



4) When site planning a residence, the entrance which accesses the open space, should be designed as the main entrance.

5) The common open space is the core of Lionsback Resort. The designer should not only be concerned with site planning their Residential Lot, attention shall be given to how the Improvements relate to and enhance the Community Common Open Space as defined in the Lionsback Governing Documents and described in the Lionsback Resort Master Plan.

6) The casita Residential Lots have building set backs and designers are encouraged to enclose the remaining lot in the pueblo tradition with garden and patio walls. This will provide privacy, protect the Community Common Open Space, and provide a strong delineation between private and dedicated Community Common Open Space.

7) Evaluate the quality of both daytime and nighttime views and arrange the living spaces accordingly. Consider the potential impact future homes built on neighboring and nearby lots might have upon the views and privacy of the residences. Conversely, consider the impact of the home upon the views and privacy of the neighbors.

8) Carefully consider the daily and seasonal paths of the sun and take advantage of Moab's potential for passive solar heating.

9) Residences should be nestled into the land, remaining low so as to be part of the site. Buildings should not appear to be perched on the site, and should avoid the appearance of unnecessary height. Step buildings and improvements down or up slopes so that the split and multi-level finished floor elevations are related to the existing contours. In order to achieve a nestled appearance, it is generally required that site preparation achieves an approximate balance of cut and fill. Exceptions to this requirement are allowed providing the residence appears to rest naturally within its immediate environment.

10) While the natural topography in Lionsback Resort varies considerably from lot to lot, the following general limitations apply in the absence of special circumstances:

a. Cut and fill slopes may not be exposed following completion of construction. When the construction is finished, the earth around the residence and site walls should lay against the walls as near as possible to the original angle of slope.

b. No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another Lot.

c. No protected healthy plants or earth from the dedicated open space shall be damaged, destroyed or removed, except that a limited amount of relocation, clearing and/or thinning of vegetation may occur if part of an approved landscape plan.

11) In the event of any violation above, the Committee may require the Owner to immediately restore the Community Common Open Space to its existing state prior to such violation. The Committee has the right to require complete or partial restoration of cut and fill areas. In the event of any violation of these standards, the Committee may require the replacement of any protected plants or trees that were improperly removed or destroyed. Each improperly removed or destroyed plant must be replaced with a plant or tree of similar type and size or with another variety deemed appropriate by the Committee. In the event that the replacement of improperly removed or destroyed plants or trees is undertaken by the Developer, the lot Owner shall reimburse the Committee for all expenses reasonably incurred. In addition, certain fines might be imposed as provided by the Declaration.

B. Parking Spaces

1) Each residence must include parking space within the lot for at least two automobiles in an enclosed garage. The garage may be either attached to or detached from the main structure of the residence. A minimum of two additional exterior parking spaces must be provided on the lot to accommodate guest parking. Except for special events, no on-street parking will be permitted for residents' or guests' vehicles.

2) Guest parking is intended for temporary use by guests and vehicles belonging to the owner shall be parked inside the garage. The Declaration prohibits parking or storage of recreational vehicles, boats, trailers and other items on a lot; please refer to the Declaration for details.

C. Site Drainage and Grading

1) Site drainage and grading must be done with the goal of minimum disruption to the lot. Surface drainage shall not drain to adjoining lots or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces.

2) Structures, driveways, and any improvements should be designed to fit the existing contours of the site as nearly as possible and should require minimal excavation.

3) Ensure that when driveways intersect streets, existing road-shoulder drainage patterns are maintained. Any drainage damage that may occur from one lot to other lots or common areas because of a change in natural conditions will be the responsibility of the Owner of the lot that caused the unnatural drainage flow. Approval of a drainage plan by the Committee does not make the Committee liable or responsible to the Owner or others with respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Guidelines. Committee approval does not eliminate or reduce the obligation of the Owner to comply with all legal requirements and to be responsible for all damages arising from changes in natural conditions.

4) On lots downhill from the street, all roof drainage may be discharged into the rear yard as a drainage management technique. Drainage from the rear yard may be drained through openings in the privacy wall at no less than four foot Intervals.

5) Uphill from streets, the same technique may be used in front yard or courtyard areas.

6) On lots downhill from the street, extreme care and attention shall be paid to the grading of driveways to insure storm water run-off will not enter the garage or the house.

7) For the lots uphill from the street, all down spouts shall discharge to the front of the house and onto the driveway, or piped to the street through the curb.

8) All approved drainage improvements must be completed and functioning properly at the time the house is completed. The drainage improvements must be installed at the time of construction of the house, not later, as a part of the landscape plan implementation.

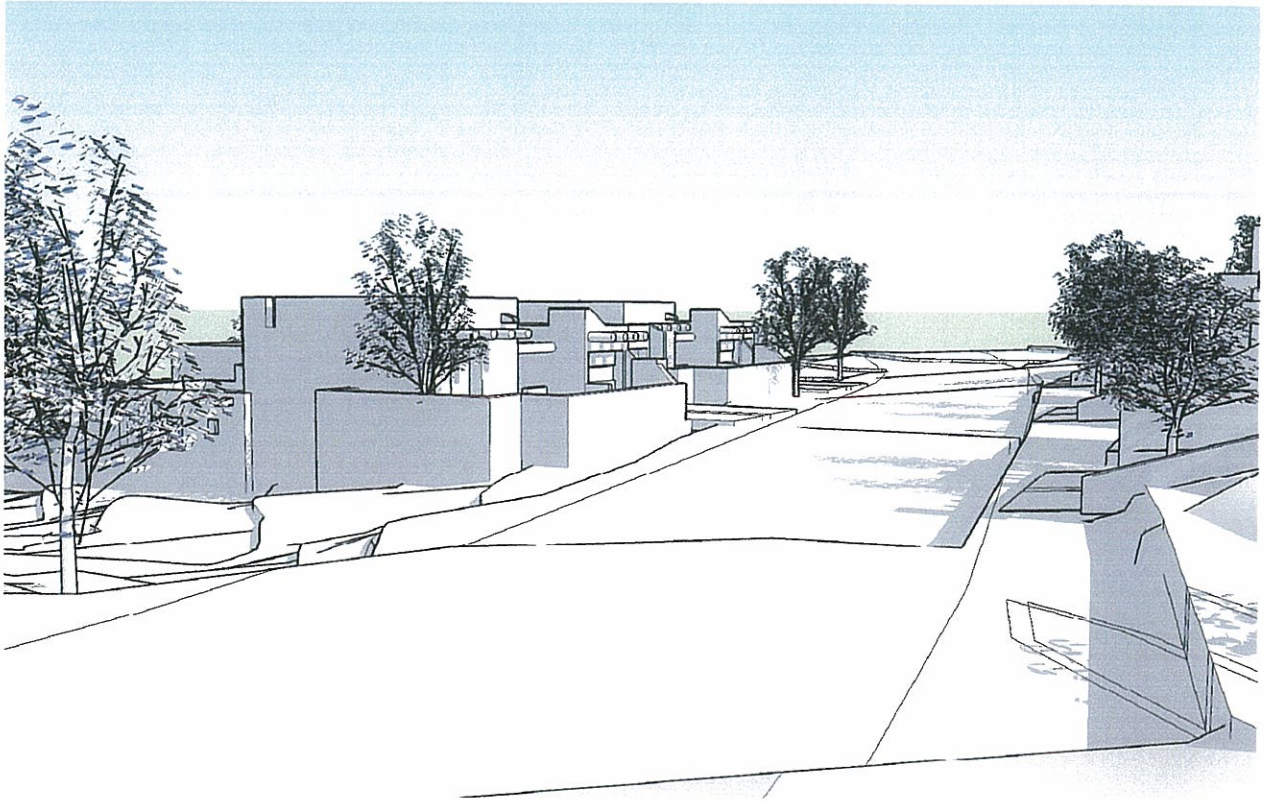
9) The lot owner (designer, builder and engineer) is responsible for foundation design and its relationship to drainage management techniques employed.

10) All grading and drainage improvements must be constructed in substantial compliance with the grading and drainage plan approved by the Committee.

D. Driveway and Driveway Entrance

1) Only one driveway entrance is permitted for each Residential Lot. Multiple driveways may be used in connection with the development of the Resort lodging and recreational core area.

2) Subject to the approval of the Committee, freestanding site walls no greater than 15 square feet on each side, bollards, planters and gateposts are allowed at the driveway entrance to the street. They must be setback from the street a minimum of 4'-0". No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and, except as provided below, no driveway entrance feature shall exceed 4' 8'' in height.



3) Subject to approval by the Committee, colored stamped concrete, exposed aggregate concrete (utilizing integral coloring), colored concrete, and flagstone are all acceptable driveway-paving materials. All concrete shall be integrally or acid-wash colored. Uncolored concrete is not allowed for any visible exterior use. Feature strips of separate materials and special aggregates in exposed aggregate concrete will be encouraged. Colors and textures must be compliment wall colors.

4) The finished gradient of any proposed driveway is not to exceed 10% for any part of its length. Excavation of an existing hillside that is required for construction of the driveway or any proposed structure cannot result in any combined cut or fill slope that exceeds 8 vertical feet unless approved in advance by the Committee. All areas are to be revegetated as per the minimum landscape requirements or covered with an appropriate stone. Special precautions and landscape techniques must be used to prevent erosion on sloped areas.

E. Utilities

1) Driveway design should provide adequate access to all utility meters and hook-up points, including those for gas, water, electricity, sewer, telephone and cable TV. Owners who wish to place the driveway in a location that interferes with any existing utility must bear the full cost of moving the utility. Whenever possible, utilities should be run underneath the driveway to minimize disturbance to the lot. No later than the conclusion of construction, electric meters must be relocated on an exterior wall of the house, unless utility company prohibits that location.

F. Perimeter Walls

1) Individual Lots may be enclosed by walls or otherwise identified by landscaping. See Walls section for materials and heights. Walls must be setback from the street a minimum of 4'-0".

G. Fences

2) Due to their impermanence and high maintenance, fences of organic materials, living or dead, are prohibited. Fences must be setback from the street a minimum of 4'-0".

H. Hot Tubs, Sundecks, and Swimming Pools

1) Hot tubs and sundecks should be visually connected to the residence through the use of walls or courtyards, and must be reasonably screened from view from adjacent lots, streets and public areas. They must be constructed according to all applicable regulations and manufacturer's specifications.

2) Because plant materials are impermanent, the Committee will require that walls be used for screening.

3) Swimming pools are prohibited except by variance.

I. Outdoor Barbeques, Fireplaces, and Fire Pits

1) No open fire pits are allowed on Residential Lots.

2) All barbeques and fireplaces shall be gas.

3) All allowable exterior fireplaces shall be of be compatible in color and material with the wall construction.

4) Barbeques and fireplaces shall be screened from other lots, streets and public areas.

J. Address Identification

1) Each residence on Residential Lots must have an address identification sign showing its address number. The lettering shall be a minimum of 6" high and be reflective. Street names, Owner's names, and house names are not permitted on address identification signs. These signs are limited to a maximum size of 1.5 square feet.

2) They may be lighted by one low-voltage light fixture that must not exceed 20 watts and should be mounted on the sign as a down light. Such devices must utilize the same materials and colors as the residence and must reflect its design character.

3) No "unique" identification devices will be permitted. No additional detached signage will be permitted, with the exception of one temporary construction sign or other signs as permitted by the Declaration. The design for the lot identification device should be included in the Complete Landscape Plan submitted to the Committee

3. LANDSCAPE GUIDLINES

A. Introduction

1) A principal concern of the Lionsback Resort Landscape Guidelines is the preservation and restoration of the high desert open space landscape.

2) Preservation standards designed to protect the natural environment at Lionsback Resort also apply to ground cover and shrubs. The native wild grasses, wild flowers, and shrubs shall be preserved as the predominant ground cover on all Common Open Space. The use of cultivated grasses, flowers, and shrubs will be allowed only on the Lot where it cannot be viewed from other lots, streets, or public areas, except on the Hotel Lot. The use of certain non-native flowering ground covers, shrubs, annuals, and perennials is limited to areas where it cannot be viewed from other lots, streets, or public areas.

3) A variety of trees other than piñon pine and junipers are included in the Approved Plant Lists. The use of these trees must comply with the Design Guidelines. Any trees with mature heights expected to exceed 25 feet are to be planted in a group of at least three trees to avoid single tall specimens from breaking the skyline. The planting of any trees whose mature height can be expected to exceed 35 feet requires review and approval by the Committee...

4) Lionsback Resort is located in a semi-arid region that requires water conservation. Extensive planting areas that require a high demand for water are not allowed. Three distinct planting areas, or hydro zones, have been identified, each of which is based on a different set of plants and water requirements. These three areas are the enclosed areas, transition areas and open space.

5) Each of these three planting areas has been provided with its own Approved Plant List. Any plants that do not appear on these lists, but are nevertheless being proposed in a landscaping submittal, must be itemized as exceptions to the list, and will require written approval from the Committee.

6) Certain plants are never allowed for lots at Lionsback Resort. Landscape designers who wish to use a plant that is not included in the Approved Plant List should first refer to the Prohibited Plant List.

B. Enclosed Area

1) Enclosed Areas on Residential Lots include courtyards, walled patios, atriums, and other walled areas that are not directly viewed from other lots, streets or public areas. This "Private Area" may be designed as a mini-oasis area and can be as lush and varied as desired by the Owner. Approved plants include those plant materials listed in the Lot Area Approved Plant List and, if first approved in writing by the Committee, any other plants not included in the Prohibited Plant List. However, all plants that can be seen from another lot, street, or public area must be one of the plants listed in the Transition Approved Plant List, Open Space Approved Plant List or must be approved by the Committee.

2) Grass lawns located within the Enclosed Areas may not be visible from adjacent lots, streets, or public areas. PLEASE NOTE: Owners that include grass in their landscaping plan are encouraged to plant native grasses by seed or plug. High water use grasses such as blue and fescue, together with high water use ground cover, cannot exceed 400 total square feet.

C. Transition Areas

1) Areas immediately outside the building walls (i.e. entry areas, portals, patios not enclosed by walls, etc.) may be planted with a combination of plants that will require permanent watering but which provide a visual transition to the Open Space Area beyond. In addition to the Transition Zone Approved Plant List, acceptable plants for this area may be chosen from the Open Space Area Approved Plant List. Portions of his area disturbed during construction will require revegetation.

D. Dedicated Open Space

1) Natural Open Space Area is to remain in a natural state, and grooming of such area is not allowed.

2) The dedicated open space must be protected at all times. Landscaping of the Natural Open Space Area is not permitted unless needed to repair vegetation that has been destroyed. If disturbed during construction, disturbed portions of the Natural Open Space Area must be revegetated as soon as possible. Such repair must be done under the supervision of the Committee with indigenous materials only, using plants from the Natural Open Space Approved Plant List. This re-vegetation and any required temporary irrigation is the responsibility of the lot Owner.

3) The plants that make up the Open Space Approved Plant List are drought-tolerant and wind resistant native plants, and plants that have proven to be adaptable to local conditions with a minimum of additional water and care. Most of the plants on this list will require additional watering for the first two years and then will survive with natural rainfall alone. A few of the plants will require minimal additional watering during their lifetime in order to thrive and present their best appearance.

4) Grasses used in the Open Space Area should be a mixture of native grasses. Additional watering will be required for the first few years to establish a solid cover. After establishment, minimal additional watering will be needed to maintain best appearance

E. Prohibited Plants

1). The prohibited plants include species with characteristics that are potentially destructive to the Natural Areas and indigenous plants that may be undesirable due to profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands, and similar traits. No plant on the Prohibited Plant List may be planted in Lionsback Resort.

F. Protecting and Preserving Plants

1) The maximum amount of existing native vegetation should be preserved and extra care in site planning is required to minimize disturbance to the natural vegetation. The largest trees on the lot and ground cover and root structures on steep slopes should be preserved.

2) Care should be taken to protect all plants at Lionsback Resort. Therefore, all improvements should be sited to avoid existing trees as much as possible. The Committee recommends that reasonable efforts be made to transplant all significant transplantable materials. It is recommended that professionals be consulted prior to transplanting any natural materials.

G. Revised Landscape Plan

1) All changes to the approved Complete Landscape Plan must be submitted to the Committee for further approval. This pertains equally to changes in either an unfinished or completed Landscape Plan. Homeowners who intend to re-landscape their property are also required to submit their plans to the Committee.

H. Open Space Approved Plant List

See **Appendix "A"**

I. Transition Area Approved Plant List

See **Appendix "B"**

J. Enclosed/Private Area Approved Plant List

See **Appendix "C"**

Prohibited Plant List

See **Appendix "A", "B", and "C"**

4. ARCHITECTURAL DESIGN

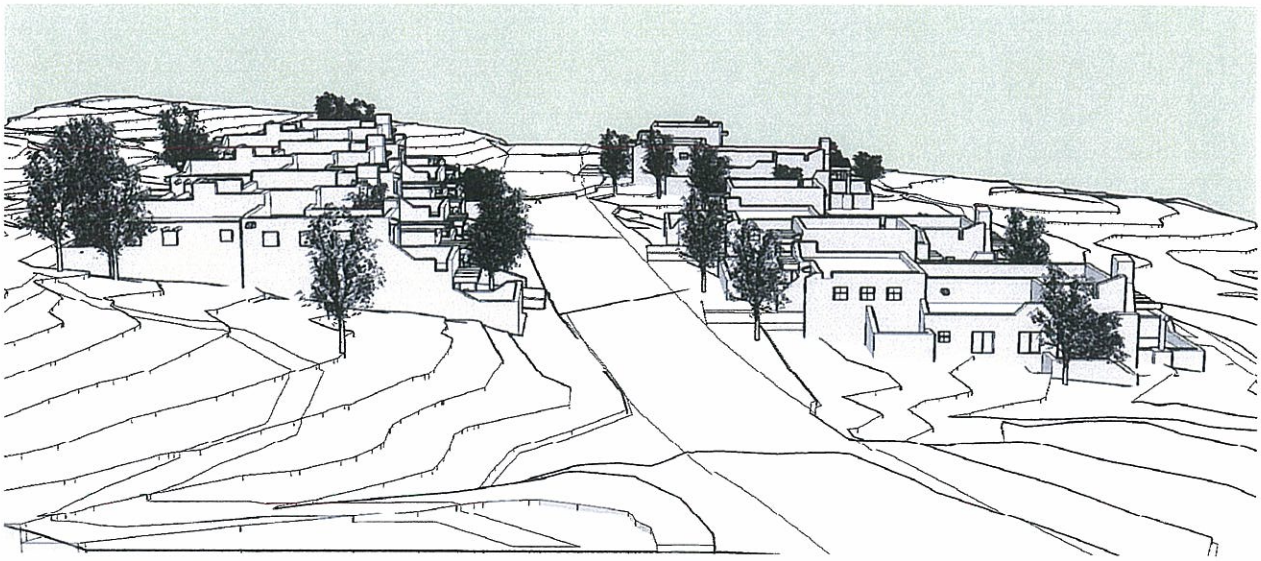
A. Pueblo Style

1) Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians and characterized by the "Pueblo Revival" buildings of historic Moab. Pueblo style incorporates deep set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius comers and edges, and is always finished in earth tones. The Pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.

2) With skill and sensitivity, contemporary interpretations of the Pueblo style can successfully incorporate large glass areas and higher ceilings and walls without losing the sense of strength and mass of the thick adobe walls.

B. Minimum Building Area

1) Residences must contain at least 1,000 square feet of living area. However, the Committee may approve smaller residences if, in its opinion, the design would not be out of character or value with the other residences in the area



C. Building Height

1) The building height restrictions in these Guidelines help to ensure that the residential development of Lionsback Resorts conforms to the Pueblo style architectural traditions. In particular, the building height restrictions promote an architectural style that is well integrated with the natural environment and help avoid the creation of overbearing structures.

2) The design guidelines to not permit any building to exceed the 30' (thirty feet) building height, as measured by the City of Moab. However, Lionsback has its own height regulations. Each lot has a height restriction, as indicated on the plat (either 15' or 30'). The building height is measured from the elevation of the garage entrance. In general this establishes a one story elevation from the street on downhill lots, and a two story elevation on the uphill lots. This helps to preserve the scale of the streets and views of the uphill lots.

3) The terrain at Lionsback Resort is varied and unique. These differences in elevation may cause an otherwise acceptable design to appear excessive in height and out of character with its surroundings. In such circumstances, the Committee may require that the height of specific parapets and/or flat roofs be decreased, even though such heights (before being decreased) would otherwise be in compliance with the Guidelines.

D. Benchmark

1) At any time during or after framing, the Committee may require the Owner or Builder to certify that the finished height of the residence complies with these requirements and Final Approved plans. Should the heights exceed the guidelines set forth herein or an approved variance there from, the Owner or Builder must immediately bring the residence into full compliance prior to completing construction.

E. Building Massing

1) In order to ensure that buildings blend with their surroundings, building masses should be predominantly horizontal rather than vertical, yet not create long unbroken horizontal elements. Building masses should follow natural site contours, as much as possible. In keeping with this purpose, the Committee may require additional vertical and/or horizontal offsets, as well as other design elements, to help bring further character to the massing of the building.

2) Each building must have a minimum of three distinct masses. At least three of the building masses must be visible in each building elevation and shall be distinguished by both horizontal and vertical offsets of at least 2 feet.

3) Any wall, portal or elevation that, in the opinion of the Committee, is too plain in appearance may be required to be of a shorter wall length with more offsets vertically and/or horizontally. Generally, the exterior walls of the building should not have an unbroken horizontal length greater than 25 feet. The Committee may require the addition of buttresses, pilasters, windows, lintels, or other detailing to create interest and consistency in the design.

4) While it is anticipated that building masses will follow natural site contours, nothing in these guidelines shall prohibit residences with a single floor, provided the building height and massing requirements, as well as grading guidelines, are met.

F. Doors and Entries

1) Doors and entrances should have simple clean lines accentuating Southwest features and contemporary shapes.

2) Exterior doorways and entryways should provide shade protection, depth and a strong shadow-line. They should provide a focal point at the entryway.

3) Courtyards at or near the entry are encouraged.

G. Garage Doors

1) Garage Doors must be integrated into the design of the main house and materials must be integrated with the residence.

2) The maximum garage door width is 8 feet.

3) Any additional garage, after the first single door, must be offset in massing by at least two feet horizontally.

4) Garage doors must be setback from the face of the main wall a minimum 12 inches.

H. Screens, Shades, and Accessory Structures

1) Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the architectural style of the building.

2). Accessory structures, gazebos, play houses, cabanas, ramadas, equipment structures and enclosures, etc., shall be constructed of materials and colors to match or complement the architectural style of the residence.

3) Fabric, metal, or plastic awnings, either fixed or retractable are inappropriate and may not be used.

I. Materials and Exterior Surfaces

1) Exterior surfaces must generally consist of materials that harmonize with the natural landscape and should be able to withstand climate extremes. Stucco is the exterior surface of choice in pueblo architecture. Only traditional cementatious stuccos are acceptable at Lionsback Resort.

2) Specifically prohibited materials are metal or wood siding, opaque glass, vinyl and plastics, reflective materials, and other materials whose appearance, in the judgment of the Committee, does not convey strength, permanence or durability. Glass may not be mirrored.

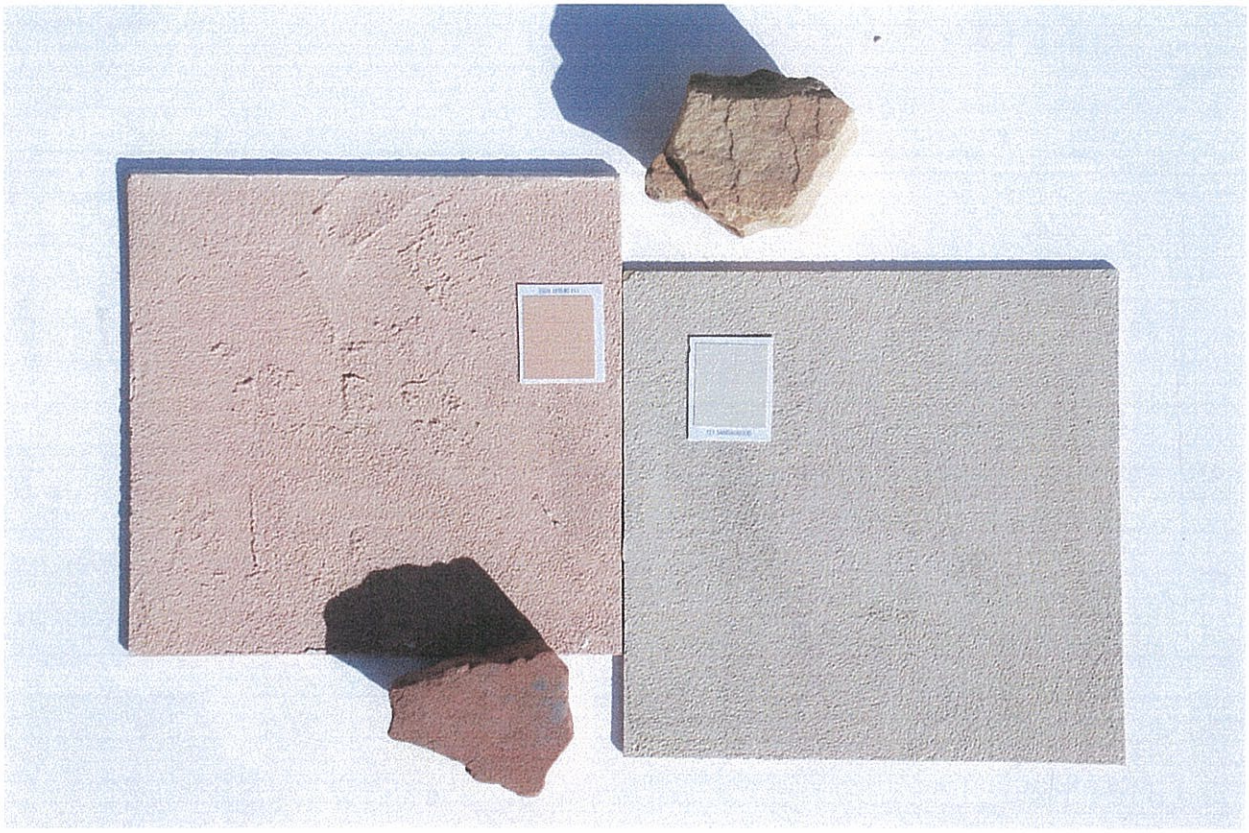
3) Experimental and high technology materials, or materials commonly associated with commercial or industrial buildings, are strongly discouraged and may be rejected by the Committee in its sole discretion.

4) All concrete shall be integrally colored. Uncolored concrete is not allowed for any visible exterior use.

K. Exterior Wall Colors

1) Exterior wall colors must be chosen from the set of Lionsback Resort Pre-Approved Building Colors (see list). These colors have been carefully chosen for their compatibility with the natural environment, as well as for their harmony with each another. Finish materials on all walls must be continued down to finish grade, thereby eliminating unfinished foundation walls.

2) All of the pre-approved colors have a Light Reflective Value (L.R.V.) of 40% or less. Other colors may be submitted to the Committee for consideration but must have an L.R.V. of 40% or less. Specially requested colors that are not on the pre-approved list are not generally approved.



L. Accent Colors

1) In keeping with the Pueblo architectural tradition, accent colors such as lighter stucco under the entry portal, a brighter color on the window frames, front door or other deeply covered doors are allowed subject to approval of the actual accent color by the Committee. Other incidental elements may be allowed with accent colors at the sole and complete discretion of the Committee.

M. Roofs

1) Roofscapes form an important part of the visual environment and their design requires particular care. In keeping with the predominant pueblo architectural style, flat roofs with parapets are required for the architectural mass. Incidental locations such as portals may not require a parapet but must be trimmed with copper or suitably painted metal.

Gutters, down spouts, scuppers, overflows, canals, and other water capture control devices must be an integral component of the building's design.

2) "Cool" roofing materials greatly reduce energy usage and in turn reduce the carbon foot print. Roofing material must have a cool roof rating (CRRC): greater than .65 Solar Reflection.

3) Pitched roofs are prohibited except that they may be used at incidental locations such as entry portals and in the opinion of the Committee, the pitched roof areas do not detract from the home's visual integrity.

4) Incidental pitched roofs must comply with the following:

a. Maximum 3.1/2 in 12 slope

b. No ridges or peaks against the skyline (abutting parapet or wall must be higher than sloped roof).

c. No skylights or mechanical equipment shall be located on pitched roofs

d. No metal roofs or asphalt shingled roofs are allowed

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5) Tile roofs must be as follows:

a. Two-part molded tile (no one-part or extruded)

b. Variegated dark colors (no solid or light color)

c. Non reflective surface

6) Roof-mounted mechanical equipment is prohibited on any roof unless it is not visible from other lots, streets or public areas. The Committee must approve all roof materials used at Lionsback Resort. All vents and miscellaneous roof-mounted metals shall be painted to match the exterior wall color.

N. Roof Decks

4) A roof deck is allowed. Each residence may have only one roof deck; multiple roof decks are not permitted. A roof deck must not exceed 300 square feet, and the roof deck parapet must not be part of the highest mass of the residence. Access to a roof deck must be shielded from other lots, roads, and public spaces. Roof deck furniture and accessories may not include umbrellas and must not be visible from other lots, streets, or public areas.

5) Open railings may partially enclose a roof deck provided they are used on only a single side of the roof deck, begin no less than 2 feet from a parapet corner, and have no single span of railing greater than 8 feet in length. The top of the railing must be at least 4 inches below the adjacent top of the parapet. Railings must be metal, and their design must be attractive and visually appropriate to the design of the house. Open railings must comply with government code requirements.

O. Skylights, Windows, and Glass Block

1) Windows are prominent features and should be considered carefully to blend with or complement the style of the home.

2) Skylights and windows are important sources of natural light and can be positive contributors of passive solar heat. They can, however, also be sources of undesirable reflections and glare, particularly at night. Care must be taken in locating, positioning, and sizing all windows and skylights.

3) Skylights may not be visible from other lots, streets or public areas; must be either tinted bronze or gray (not white or clear); and must be the low-profile type. No high-domed skylights are allowed.

4) Skylights are to be completely screened by parapets such that no part of the skylight extends above the horizontal plane of the top of the adjacent parapet. Houses that can be seen from higher ground will require higher parapets to adequately screen skylights.

5) Windows must generally be recessed a minimum of 4 inches from the plane of the glass to the exterior face of the wall to protect and shelter the glass, as well as give an appearance of substantial wall thickness, strength, and durability.

6) Larger expanses of glass and all patio doors must be covered by a portal or other overhang, and/or be recessed into the wall at least 12 inches.

7) Windows may be metal clad wood windows, thermally broken anodized aluminum, or vinyl, with double glazed low-e glazing. Un-anodized and clear anodized aluminum window frames or mullions may not be used.

8) Glass block will be allowed on a limited basis only in those private areas in which additional natural light would be beneficial, such as bathrooms, unless otherwise approved by the Committee

P. Doors Recessed

1) Doors (including sliding glass doors) must be covered by a portal or other overhang, and/or be recessed into the wall at least 12 inches.

Q. Patios and Courtyards

2) Patios and courtyards are encouraged and should be designed as integral parts of the residence so they maximize the enjoyment of Moab's climate and capitalize on the views of and from the lot. By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled, and privacy can be maintained.

R. Walls

1) Residences and related landscaping may utilize walls that are not building walls including walls used for screening, yard walls and retaining walls. (Retaining walls are covered elsewhere in these Guidelines and are not covered by this section.) Such related walls, other than retaining walls, are sometimes referred to in these guidelines by various names such as screen walls and yard walls.

2) Walls should be visual extensions of the architectural design of the residence. They may be used to distinguish private areas and patios, and as screening for hot tubs, sun decks, mechanical equipment, guest parking, and service areas.

3) Freestanding walls may not exceed 4' 8'' in height, while walls attached to and visually integrated with the residence may not exceed 8 feet in height. No continuous wall shall continue for more than 25 linear feet. Such walls should be varied with offsets and/or buttressing. Planters, curves and gates may also be introduced to enhance their aesthetic quality.

4) Wall colors are subject to the same color standards described in Exterior Wall Colors.

5) Finish materials on all walls must be continued down to finish grade, thereby eliminating unfinished foundation walls.

S. Retaining Walls

1) By planning for balanced cut and fill on the site, the need for tall retaining walls is to be minimized. When retaining walls are required in a cut, they may not exceed 8 feet in height and may not continue as an unbroken plane for more than 20 linear feet. When retaining walls are used for fill, they may not exceed 4' 8'' from the lowest adjacent grade to the top of wall, and may not continue as an unbroken plane for more than 20 linear feet.

2) Stucco retaining wall colors are subject to the same color standards described in Exterior Wall Colors. Finish materials on all retaining walls must be continued down to finish grade, thereby eliminating unfinished foundation walls. Tops of walls should be rounded.

T. Building Projections, Including Chimneys

1) All projections from a building, including, but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways, shall be visually integrated into the overall design and match the color of the building. All rooftop projections shall be screened to the maximum extent reasonably practicable. Chimneys, vents or other rooftop projections which are, in the opinion of the Committee, of excessive height will not be allowed. To reduce heights of vent stacks, all gas fired mechanical equipment must be power vented. The Committee may also require power venting for other projections not fully screened. All building projections must be contained within the building envelope.

U. Solar Applications

1) Passive solar design is encouraged.

a. Orient the house so that its patios, courtyards, and windows take maximum advantage of the sun's heat in the winter.

b. Properly distribute areas of thermal mass and properly locate high-resistance insulation to help stabilize the interior's mean radiant temperature.

c. Protect all glass areas exposed in summer with deep recesses, overhangs, or other devices to minimize heat gain.

2) Solar hot water and photovoltaic is encouraged. Solar hot water may be the most cost effective because of the short payback time and that it is easier to incorporate into the design because of the limited number of panels (area required).

a. The use of non reflective glass is required.

b. The optimum orientation and angle may not be possible.

c. The panels must be integrated into the architecture or landscape.

d. Minimize the view of the panels from other lots, streets or public areas

V. Mechanical Equipment

1) Due to the potential of noise pollution, outdoor mechanical equipment should be placed in areas away from adjacent lots, streets, or public areas. To the extent practicable, outdoor mechanical equipment shall be selected, designed, installed and screened in such a manner as to reduce, or preferably eliminate, noise from traveling to other lots, streets or public areas. Owners are encouraged to utilize equipment with low sound output, so as to reduce the need for other sound abatement actions.

2) All outdoor mechanical equipment, such as air-conditioning condensers and generators, must be fully screened by walls from other lots, streets and public areas, regardless of sound levels.

3) Whenever outdoor mechanical equipment is determined to be creating an unacceptably high level of noise for other lots, streets or public areas, the Owner is responsible for taking further sound abatement measures. These may include but not be limited to raising the height of the screen walls, adding screen walls, planting additional trees and/or plants, introducing sound-absorbing material to the interior of the equipment enclosure, and/or providing a sound absorbing cover for the equipment.

4) Owners and designers should ensure that the design and placement of the mechanical equipment enclosure allows for regular access for maintenance personnel.

5) All equipment should be Energy Star Qualified.

W. Satellite Dish/TV Antennas/Roof Mounted Equipment

1) All Preliminary Submittals for new construction must show the proposed location of any satellite dish, TV antennas, and/or roof-mounted equipment, including necessary false parapets or other wall screening. This information is required before the Committee grants final approval.

2) Homeowners who wish to install a satellite dish, TV antenna, or any roof-mounted equipment onto an existing house or guesthouse are also required to submit their plan to the Committee for approval. It is recommended that Homeowners discuss the design, placement and shielding of these devices with a representative of the Committee prior to purchasing any equipment.

3) To the extent reasonably practicable, satellite dishes and TV antennas shall be located as to reduce, and preferably eliminate, their visibility from other lots, streets or public areas. In no event shall a satellite dish or TV antenna be located such that it is outlined against the sky. The Committee or the Owners Association may require the relocation of a satellite dish or TV antenna to another location at which it will also function properly if the Committee or Owners Association, in its judgment, believes such location better meets the provisions of these Guidelines. Satellite dishes shall be painted to be, a non reflective color at least as dark as the exterior color of the house on which they are mounted.

X. Artwork, Sculpture and Water Features

1) Water features shall not be visible from other lots, streets, or public areas; water features must be submitted to the Committee for approval of placement and screening.

2) All exterior artwork, including sculpture and applied art, must be screened from other lots, streets and public areas. No such exterior artwork shall be located on a lot on which no residence has been constructed. Furthermore, all exterior artwork must be submitted to the Design Review Committee for approval of placement and method of screening from other lots, streets and public areas.

3) Notwithstanding such rules requiring screening of exterior artwork, a particular piece of sculpture may not be required to be fully screened if it meets the following criteria:

a. Its placement, and scale, and other characteristics, are not such as to draw undue attention to it from other lots, streets and public areas (including that it shall substantially not be outlined against the sky when viewed from other lots, streets or public areas) in the opinion of the Committee.

b. Its color or colors are all muted tones (generally earth tones).

c. It does not include any reflective materials.

d. It is wholly static, does not contain any moving parts.

e. Its height, including any pedestal or other structure on which it is placed, does not exceed eight feet.

d. It is visually integrated with the residence and is compatible with the architecture of the residence in the opinion of the committee

4) The overall objective of the Guidelines that "Lionsback Resort homes harmonize with the environment and each other" must be met in the opinion of the Committee. The Committee shall have sole discretion in approving, or disapproving, any such exception from the general rules on screening.

5. LIGHTING

A. Lighting Philosophy

1) The developer's philosophy of preserving the undisturbed high desert applies to both its daytime and nighttime appearance. The goal is to allow for the minimum lighting necessary to provide for safety, security, and the enjoyment of outdoor living, while not impairing views of dramatic natural darkness of the desert sky.

2) Lionsback is committed to limiting its effect on the view as see from Moab and the Spanish Valley, by reducing the spillage of light from the interior and exterior.

3) Compatible with Lionsback commitment to energy conservation, the use of high efficiency lighting lamps and fixtures to reduce energy consumption and carbon footprint is required.

4) High efficiency lamp shall be considered those which produce equal or more than 50 Lumens/Watt. At the present, those which fit this criterion are Compact Fluorescent and LED lamps. This is a 2/3 reduction of energy per lumen over incandescent or about a 30% reduction of the total residential energy use.

5) To accomplish this goal these Guidelines address common fixture types, location, quantity, type, and wattage of lamps. The Committee will consider the acceptability of each installation, light levels and visual impact on the lots surrounding areas on a case-by-case basis.

6) The life span of lamps is limited and operation and use of lighting by means of switches, time clocks, interlocked circuitry, etc., is subject to failure, change and abuse. Therefore, an installation that is determined acceptable during its initial operation may later be found to be in non-compliance and will, thus, require being brought into compliance.

B. Interior Lighting

1) Interior lighting becomes a neighborhood concern when the light that spills to the exterior of the residence causes glare when seen from other lots, streets or public areas.

2) 50% of the total wattage (not fixtures) must be "High Efficient", Energy Star(T24-2005) labeled lamp/fixtures.

3) Those lamps that are not "High Efficient" must be on separate circuits and have dimmers or manual-on occupancy sensors.

4) Recessed down lights are recommended.

5) All chandeliers should be down light type and shielded lamps.

6) Special care and attention should be given to the orientation and brightness of intense accent lighting that may be reflected to the exterior, particularly through high windows, clerestories, or skylights.

7) No light sources pointing up or out, or visible through high windows, clerestories, or skylights are allowed.

C. Exterior Lighting

1) Even though light spilling from interior spaces contributes to the lighting of the exterior and should be accounted for in the overall lighting design, "exterior lighting" as used here shall mean light sources that are located outside the home.

2) 75% of the total wattage (not fixtures) must be "High Efficient" (Energy Star) lamp/fixtures.

3) Lamps to be 2700K (Kelvin).

4) The maximum total wattage permitted for any exterior incandescent light fixture with multiple bulbs is 40 watts or 500 mean lumens. Lantern type fixtures, and other fixtures with horizontal illumination, wattage shall not exceed 25 watt incandescent coated bulbs. Florescent shall not exceed 4-5 watts. If other types of light source are used, the source may not produce more than 250 mean lumens.

5) Lighting that is used to illuminate vehicular and pedestrian areas, and is to be used only when residents are receiving guests or circulating outdoors should be on a timer or motion detector. Driveway down-lighting may be used to provide illumination for access from the street to a garage provided the lights are at grade, mounted on posts or otherwise mounted not over 18 inches above the ground, with covers or canopies so that light is cast downward and are consistent with low wattage landscape path lighting. Such lights also must otherwise comply with requirements for down lights in these Guidelines.

6) Lighting intended to illuminate exterior living areas such as patios, hot tubs, or decks behind walls or in Private Areas, and may be used only during waking hours.

7) No vertical building or wall surface visible from street, another Lot or open space shall be illuminated.

8) Illuminated horizontal exterior surface should not exceed 5 foot-candles.

9) Unless otherwise approved by the Committee, all exterior light fixtures shall be mounted as follows:

a. On a post not exceeding 18 inches above the ground, or at grade for driveways;

b. In or on a site or structure wall not exceeding 24 inches above the ground.

10) All exterior lighting should be shielded from view to minimize the potential glare toward other lots, streets or open space. Exposed light bulbs are not permitted under any circumstances.

11) Lantern type fixtures will not be permitted other than in very limited numbers under portals and must use translucent lenses. Hand blown seeded glass is not permitted

12) All exterior lights shall be considered either up-lights or down-lights in accordance with the following requirements:

a. Up-lighting shall not be permitted.

b. No maximum number of downward-directed lights has been determined. No down light shall illuminate any visible vertical surface or landscape. Down-lights must not have visible light sources. The Committee reserves the right to reject a downward directed light if, in its sole discretion, the light appears excessive, inappropriate, or not in conformance with the lighting philosophy of Lionsback Resort.

6. CONSTRUCTION REGULATIONS

A. Introduction

1) The natural terrain at Lionsback Resort is a fragile environment and may take years to recover from construction damage. Therefore, the Committee has developed regulations to provide protection for the terrain during construction.

2) The Committee recognizes and appreciates the valuable role that Builders play in the on going evolution of our development. Their high levels of skill, professionalism and dedication have helped give Lionsback Resort the exceptional reputation it enjoys.

3) To help promote continued close relations, and in order to assure that the natural desert landscape of Lionsback Resort is not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each residence or other improvements on a lot. All Builders and Owners shall be bound by these regulations, and any violation by a Builder shall be deemed to be a violation by the Owner of the lot.

4) Committee members, the Design Review Coordinator, and Owners Association representatives police building sites during construction.

5) Violations of the Construction Regulations are regarded as a serious matter and Builders will be required, either verbally or by letter, to correct any violation within a stated period of time.

6) Copies of all correspondence will be sent to the lot Owner, as well as the Owners Association, and the Committee.

7) We ask that you remain aware of the fragility of the desert terrain at Lionsback Resort and disturb the existing vegetation as little as possible during construction. This also avoids costly irrigation and re-vegetation after the construction process.

B. Daily Operation

1) Construction working hours are as follows: Monday – Friday: 7:00 a.m. to 6:00 p.m., Saturday 8:00 a.m. to 4:00 p.m. working on Sunday and Holidays is prohibited. The Committee must approve any variance to these regulations in writing.

C. Occupational Safety and Health Act Compliance (OSHA)

1) All applicable OSHA regulation and guidelines must be strictly observed at all times.

D. Construction Trailers, Portable Field Offices, and Temporary Facilities

1) Any Owner or Builder who intends to use a construction trailer, field office, or the like in Lionsback Resort shall first apply for and obtain written approval from the Committee. To obtain such approval, you must submit a copy of the Architect's site plan that notes proposed locations of the construction trailer or field office.

2) Whenever possible, Builders are asked to place all portable toilets and trash receptacles in locations that are not conspicuous to other lots, streets, or public areas.

3) The Committee and the Owners Association reserve the right to require any construction trailers, portable field offices, and temporary facilities to be moved to alternative locations on the site.

4) All temporary structures and facilities shall be removed upon completion of construction.

E. Open Space Protection

1) To protect the Natural Area of a lot from damage due to construction operations, a chain link fence at least six feet high shall be installed to completely separate the Lot from other Lots and Common Open Space approved on the Final Submittal plans. The temporary fence must be installed immediately after the foundation is poured. The location of this fence shall follow the perimeter of the Lot, shall enclose the driveway, and shall have a single entrance located at the driveway entrance. The fence shall be maintained and remain intact until the completion of construction. The construction trailer (if any), portable toilets, construction material storage and dumpsters must all be contained within the chain link fence.

2) If it is necessary to conduct construction activities outside of the Lot (other than utility runs), the Owners of the lot may submit a boundary description of the proposed encroachment to the Committee. The Committee will permit construction outside of the approved Building Envelope only when construction is unreasonably difficult without encroachment beyond the Lot. The construction area outside the Lot must be returned as closely as possible to its original condition.

F. Debris and Trash Removal

1) Each construction site must have a dumpster and approved trash containers on-site during the entire construction period. These must be located within the Lot, and must be emptied regularly.

2) Builders must clean up all trash and debris on the construction site after lunch and at the end of each day. Trash and debris shall be removed from each construction site frequently and shall not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent them from being blown from the construction site.

3) Builders are prohibited from dumping, burying, or burning trash anywhere on Lionsback Resort except as expressly permitted by the Committee. During the construction period, each construction site and the route to and from the construction site must be kept neat and clean. Sites will be policed to prevent them from becoming public eyesores or adversely affecting other lots or open spaces. Unsightly dirt, mud, and debris from activity on each construction site shall be promptly removed and the general area cleaned up.

G. Sanitary Facilities

1) Each Builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Lot or in area approved by the Committee. Sanitary facilities must be screened from view of other lots, streets and public areas as much as possible and must be serviced regularly.

H. Vehicles and Parking Areas

1) Following Final Approval, the Owners Association shall issue vehicle permits in the form of vehicle stickers. These are required for all vehicles working at a construction site. The vehicle stickers shall be attached to the windshield of the vehicle in a clearly visible location. In order to receive the Lionsback Resort permit sticker the construction documents must have been received and reviewed for compliance with any Committee stipulations required for Final Approval. No construction activity of any kind can take place until the vehicle stickers are issued. Only the jobsite foreman can request stickers.

2) Construction crews shall not park on, or otherwise use, other lots or any open space. All construction vehicles and machinery are, to the extent possible, required to park within the Lot. When no space is available, automobiles and pick-up trucks are allowed to park on the street. In such cases, all vehicles should be parallel parked on just one side of the street.

3) Builders are responsible for restoring the road shoulder to its original condition. Vehicles and construction equipment should not be parked in the Common Open Space, and heavy construction equipment should not be parked on the road.

4) Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted on all public/private roadways within the development. Fines will be imposed against the Builder and/or the Builder's Bond for repeated violations. Compliance with the speed limits shall be a condition included in the contract between the Builder and its subcontractors/suppliers. The Committee may deny repeat offenders future access to Lionsback Resort.

I. Conservation of Landscaping Materials

1) Builders are advised that the lots and open spaces of Lionsback Resort contain valuable native plants and other natural features, such as topsoil, that should be absolutely protected during construction.

J. Excavation Materials

1) Excess excavation materials must be hauled away from Lionsback Resort.

K. Blasting

1) Blasting is not allowed in Lionsback Resort except by variance.

L. Restoration or Repair of Other Property Damages

1) Damage and scarring to any property, open space or other lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation, and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Builder. In the event of default by the Builder in meeting these obligations, the lot Owner who has retained the Builder shall be responsible.

M. Miscellaneous Prohibited Practices

1) All Owners will be held responsible for the conduct of their agents, representatives, Builders, contractors, and sub-contractors while on the premises of Lionsback Resort. The following rules must be followed:

a. Careless disposal of cigarettes or any other flammable material is prohibited. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

b. Concrete suppliers, plasterers, painters, and other subcontractors may not clean their equipment anywhere but at the location specifically designated, if any, for that purpose by the Committee. No cement, plaster, stucco, paint, or other building material may be released onto the site or other Lionsback Resort properties during the process of cleaning.

c. Removing any rocks, plant material, topsoil, or similar items from any property within Lionsback Resort, including other construction sites, is prohibited.

d. Discharging any type of firearms within Lionsback Resort prohibited.

e. Using disposal methods or equipment other than those approved by the Committee is prohibited.

f. Changing oil on any vehicle or equipment on the site itself or at any other location within Lionsback Resort other than at a location, if any, designated for that purpose by the Committee is prohibited.

g. Careless treatment or removal of protected plants, trees or topsoil not previously approved for removal by the Committee is prohibited.

h. Construction personnel may not bring pets (dogs or other animals) into Lionsback Resort.

i. The use of radios and other audio equipment is not permitted on the exterior of construction sites at Lionsback Resort. After "dry-in" they may be used inside as long as they do not disturb neighboring Lots.

j. Catering trucks will not be permitted.

k. Littering is not permitted on construction sites or elsewhere within Lionsback Resort.

N. Construction Access

1) While a residence or improvement is under construction, the construction sites may be accessed only via the approved driveway for the lot unless the Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any lot.

2) The location of Lionsback Resort construction entrance, along with the standard procedures and operation of the entrance gate, will be reviewed from time to time and information will be issued to each Builder working within the development.

3) The Builder is required to apply base course to the construction access road to help keep mud and dirt off the main thoroughfares in the communities.

O. Dust and Noise

1) The Builder shall be responsible for controlling dust and noise.

P. Construction Signage

1) Temporary construction signs shall be limited to one sign per lot and may not exceed 10 square feet of total surface area. The sign shall be free standing within the Building Envelope, and the design and location shall be subject to the review and approval of the Committee.

2) The Building Approval Form issued by the Committee shall be displayed, at a location visible from the street.

3) In an effort to maintain the residential character of Lionsback Resort, the Committee will require all construction signs to meet the following criteria:

a. Signs shall be single-faced, panel type, with a maximum area of 10 square feet. No additional signs may be attached to the main sign or be suspended below it.

b. Only the following information may appear on a construction sign:

- Builder's name and Architect's name

- Owner's name and one phone number

- Construction site lot number and street address

c. Words such as "For Sale" or "Available" or descriptive phrases such as "3-bedroom" may not appear on any construction sign.

d. Colors on sign backgrounds should be muted earth tones that harmonize with the desert colors rather than sharply contrast with them. Letter colors should blend with the background colors while providing sufficient contrast to enable the sign to be read from a distance of approximately 20 feet.

3) Construction signs may be installed only after the Pre-Construction Meeting has taken place and must be removed at the time the house is substantially complete or when the Committee directs the sign to be removed.

4) Signs must be posted and removed in a timely manner.

7. THE DESIGN REVIEW AND APPROVAL PROCESS

A. The Design Review Committee

1) Each Owner of a Residential Lot is required to comply with the Design Review and Approval Process prior to the initiation of the construction of any Improvements or alterations to any exiting Improvements on the Residential Lot. Improvements undertaken by the Developer are exempt from the Design Review and Approval Process, but shall meet the design standards contained in these Guideline.

2) The Design Review and Approval Process involves a series of meetings between the Owner, his/her design team and the Committee. This process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check-points, designed to ensure a smooth and efficient review of the home design. The Committee is committed to assisting owners through the design review process. As opposed to a "regulatory review agency," the Committee should be thought of as a member of the owner's design team.

3) Fees will be charged in connection with the design review process and inspections as per the adopted fee schedule. The Committee may require of an Owner applicant tests and submissions beyond those specified in these Guidelines if deemed necessary to evaluate a proposed Improvement.

4) At its sole discretion the Committee may specify abbreviated procedures and reduced submission requirements, either at its initiative or at the request of an Owner applicant, and generally will do so for minor Improvements which do not involve large-scale construction or significant alteration of the landscape.

5) The Committee is initially comprised of three members plus one alternate who are appointed by the Homeowners Association Committee of Directors, as provided in the Declaration, to represent a cross-section of design professionals and others familiar with Lionsback Resort's challenges involved with designing and building in fragile high desert environments. No member may review an adjacent (continuous) lot to which a members has ownership. The Committee meets on an as needed basis on the first Wednesday of each month or more frequently if necessary as determined by the Committee and is responsible for reviewing all new construction and modifications to existing buildings, and landscape.

6) The Committee evaluates all development proposals on the basis of the Guidelines. Some of the design guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the Committee. Other guidelines such as roof height, roof form and exterior wall materials are more clearly stated as definitive or absolute design parameters. It is the intention of this design review process that all building designs comply with these absolute standards.

7) The Committee will have each new development application reviewed by a Registered Architect for compliance with the Design Guidelines and that report will assist the Committee in their preliminary review. The final submission will be reviewed by a Registered Architect for compliance with the Committee Preliminary Approval.

8) The Guidelines may periodically be revised or amended so that different standards will apply to different parts of Lionsback Resort to address variances in topography, housing types, lot sizes and orientation or other relevant factors affecting appearance and general aesthetic considerations. Each Owner is responsible for determining whether any additional revisions or supplements have been adopted since the original purchase of the lot or building of their residence. Prior to commencing the design phase of a residence, Owners should make certain their Architect and Builder have both received the most recent version of the Guidelines and any applicable supplements, and that they are familiar with these documents.

9) Please contact the Committee Design Review Administrator (???)-???-???? for the most current information or any clarification regarding these Guidelines and to schedule meetings required by the Guidelines with Committee members.

B. Other Development Regulations

1) While these design guidelines constitute the primary tool for controlling the development of Lionsback Resort, other material must also be considered during the design process. In addition to these Guidelines, each owner must comply with the covenants, conditions and restrictions contained in the Declaration, and with all applicable City of Moab land use and development regulations. Each of these documents establishes regulations that apply to the development of Lionsback Resort. In some cases, there will be conflicting provisions within two or more of these control documents. In the event of such conflict, the most restrictive provision shall apply.

C. Professional Design Team

1) A high quality development team is required to create a harmonious resort community within the size limitations and fragile high desert climate at Lionsback Resort. It is crucial that only qualified designers, engineers, and contractors participate. This is essential to protect the community member's investment in Lionsback Resort. The development team unless waived by the Committee is to consist of:

a. Only Registered Architects shall be permitted to design buildings in Lionsback Resort.

b. Only Registered Soils Engineer shall prepare soils report.

c. Only Registered Structural Engineer shall prepare structural drawings.

d. Only Landscape Architects/Designers and Contractors experienced in designing in desert environments will be permitted to design and install landscape improvements.

e. All general Contractors must be approved in accordance with the provisions of the Construction Regulations prior to working in Lionsback Resort.

D. The Design Review Process

1) The Design Review and Approval Process provides strategic checkpoints designed to minimize time and money spent on residential and commercial designs that do not comply with the Guidelines, or are not compatible with the overall philosophy of Lionsback Resort. Each Owner is responsible for complying with the Guidelines and all other applicable provisions of the Lionsback Community Documents, as well as rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

2) The Committee conducts project reviews during regular scheduled meetings or at such other times deemed appropriate. Owners, Architects, and Builders shall have the right to attend any Design Review meeting and shall do so if specifically requested to do so by the Committee. Owners, Architects, Designers and Builders should contact the Design Review Coordinator to determine submittal deadlines for approaching Design Review meetings. Any responses to issues contained in the Committee's notice following review of submittals should be addressed to the Committee in writing.

3) In general, the Design Review and Inspection Process are comprised of the following critical phases:

a. On-Site Pre-Design Meeting

b. Preliminary Plan Submittal & Review

c. Final Submittal & Approval

d. Pre-Construction Meeting

e. Construction Permit

f. Independent Survey of Poured Foundations and Pad

g. Framing Inspection

h. Independent Survey of Tops of Parapets and Roof Structures

i. Site Inspection

j. Final Inspection

k. Owner's Bond Compliance

l. Builder's Bond Compliance

4) In reviewing both Preliminary and Final Submittals, the Committee may approve a design with conditions or stipulations attached. All conditions and stipulations must be satisfactorily met before the next phase of the Design Review process can take place. The Committee may also make recommendations when, in its opinion, a design could benefit from a slight alteration or addition, even when the design is in full compliance with the Guidelines. Such recommendations shall be differentiated from stipulated changes that are required in order to be in compliance with the Guidelines. The decision to adopt any stated recommendations from the Committee is entirely that of the Owner.

5) In the event of disapproval by the Committee of either a Preliminary or Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal.

E. On-Site Pre-Design Meeting

1) To initiate the review and approval process and prior to preparing any detailed drawings for a proposed improvement, the Owner and/or his or her Architect must meet with a Committee representative at an On-Site meeting to review the home site and discuss the proposed residence.

2) This meeting is an opportunity to address any questions regarding building requirements, interpretation of the Guidelines, or the Design Review process. This informal review is also an opportunity for the Committee representative to offer suggestions prior to the initiation of preliminary design.

3) An appointment for the Pre-Design Meeting should be made at least one week in advance. Please call the Design Review Coordinator to schedule this meeting. While not required, a Sketch plan of the proposed development and site would be beneficial to discuss during the Pre-Design site visit.

F. Preliminary Plan Submittal

1) Preliminary Plan drawings, including all of the exhibits outlined below, must be submitted to the Committee after the Pre-Design Meeting. All drawings must be submitted in duplicate. Incomplete submittals will not be reviewed.

a. Drawings Sheet Size: 24" x 36". Size of lettering on plans is to be a minimum of 1/8" unless otherwise note or approved by the Coordinator.

b. Lot Survey: Must be prepared by a registered land surveyor. Show lot boundaries and dimensions, and two (2) foot contour lines. Surveyor is to establish a benchmark to be used with required certifications and is to show benchmark on Lot Survey. Any sales information survey received upon closing is incomplete and is not acceptable for submittal purposes.

c. Site Plans: Grading and Drainage Plan and Lot Survey shall be prepared at a uniform scale no less than 1" = 20'. Show boundaries, setbacks, dimensions, the building footprint and other structures, distances from proposed structures to nearest structures (If any) on adjacent Lots, driveway, parking areas, patios, pools, walls, trash enclosures, location of and type of exterior lighting, proposed utility service facilities and routes, site grading, including existing and proposed utility service facilities and general routes, including existing and proposed contours at two foot intervals, and topographic features such as, rock outcroppings and existing trees and major shrubs to be retained and relocated, and elevations of all building floors, patios, and terraces, shown in relation to site contour elevations. All accessory uses contemplated on the Lot must be shown in his drawing. Grades, elevations, and boundaries must be field verified by Owners surveyor, or engineer.

d. Plans: Minimum scale 1/4"=1'-0". Show all floor plans and roof plans indicating areas of flat and sloped roofs and skylights, roof mounted equipment such as air conditioning units, if permitted, solar collectors, etc. All uses and structures contemplated on the Lot must be shown.

e. Elevations: Minimum scale 1/4"=1'-0". Show both existing (natural) and proposed grade lines and spot elevations, indicate all exterior materials and general colors, window specifications as well as elevations (heights) of all parapets and roof ridgelines. All dimensions must be shown and masses Indicated. The natural grade elevations, at the low point and the high point, adjacent to the proposed structure must be indicated. The elevation of the highest point on the proposed structure from the garage entrance, excluding chimneys. Indicate the height as measured by the City of Moab.

f. Details: Window and Door details showing required recesses.

g. Preliminary Landscape Plans: Scale no less than 1" = 20'. Show the general locations, sizes, quantities and species of plant materials proposed, including proposed transplanting plan.

h. Model: A scale Model shall be submitted illustrating Building mass and proportion, existing vegetation and Site contours (2' intervals).

i. Supplemental Material: Any other drawings, materials, or samples requested by the Committee.

j. Staking: To assist the Committee in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking at the locations of the corners of the residence or major improvement and at such other locations as the Committee may request. The staking will be at such heights as may be necessary to indicate proposed elevations.

k. Design Review Fee: A fee must accompany the Preliminary Plan Submittal. See Fee Schedule. If any submittal is rejected more than twice, an additional review fee will be charged for further review.

G. Preliminary Review

1) After a Preliminary Submittal has been accepted as complete, the Committee will post a notice on the Residential Lot stating that exhibits have been submitted with respect to the Residential Lot and will be available for review by other Owners during the period stated in the notice. The Owner shall send written

notice by first class mail to those Owners within a radius of 75 feet from the corners of the Residential Lot and submit an affidavit stating that this was done within 5 days of the notification of acceptance of the submission.

2) Written comments may be submitted to the Committee regarding the posted lot within 20 calendar days of the date of posting the notice. The date of the last day for comments shall be noted on the posted notice.

3) The Committee may begin review of the submittal prior to the expiration of such time period, but shall not grant final approval until such time period has expired. The Committee within 30 days of posting the notice will provide a written response, which may include a marked up set of Preliminary documents.

H. Final Submittal

1) After written Preliminary Approval is obtained and any stipulations have been met, the following additional documents must be submitted to the Committee in duplicate to obtain Final Review and Approval. Provide an additional set of drawings highlighted showing any changes from the Preliminary Submittal.

a. Complete Construction Documents: Minimum scale 1/4"=1'-0". These must be provided for the main structure and all auxiliary buildings. Additional documentation shall include building and wall sections, and all utility locations including the final connection to the existing sewer main, electric meter, and transformer locations. Interior and exterior electrical plans must be included which shows the location and type. Additionally, manufacturer's catalog cut-sheets of all interior and exterior light fixtures, keyed to the electrical plans, are required. Design details for any metal railings must be included. Any revision to building design from the approved Preliminary Submittal must be clearly noted. If the Final Submittal differs significantly from the approved Preliminary Submittal the committee may consider it a Preliminary Submittal.

b. Site Plan: Minimum scale 1"=20'-0". The plan requirements are the same as the Preliminary Submittal requirements, but finalized and further detailed. In addition, the plan should indicate the position of all scuppers and drainage devices on the roof, as well as all drainage pipes and courses leading to drainage swales, retention ponds, catch basin systems, cisterns, etc.

c. Final Landscape Plan: The Final Landscape Plan must be drawn at the same scale as the Site Plan showing the entire lot and indicating all areas to receive temporary or permanent irrigation, as well as locations, size and species of all trees and other plants to be added. Plans for areas requiring detailed landscape design must be drawn at a scale of 1''= 10' or larger.

- The location of all trees existing prior to construction shall be shown and those trees saved, removed, or transplanted (or still to be saved, removed or transplanted) during the course of construction should be clearly indicated, as should trees which have been or are to be selectively cleared to open up view corridors. Note: All plants proposed for transplanting shall be marked on site using blue flags and their respective locations for transplanting shall be staked. Any trees to be cut are to be marked with red flags.

- Designs for driveway monuments and address sign must be provided with a detail. All exterior walks, drives, patios, and other decorative features, including imported rocks, water features, sculpture, and landscape lighting, must also be shown, as must any landscaping elements that relate to land restoration, grading and drainage work. Special attention shall be given to parking areas, hot tubs, patios and other areas that may require additional screening.

- Planting areas must be clearly indicated on the landscape plan along with their respective plant lists. Each plant list and legend shall include only those plants actually used, and shall not consist

of a "boiler plate" list of plants. Any plants that are proposed that do not appear on the Approved Plant Lists must be clearly indicated as an exception.

The design for any permanent irrigation system must be included in the design.

Not withstanding anything to the contrary in this section, it shall not be necessary to show on the landscape plan (either on the plan itself or on any plant list) any plants (other than trees) which will not be visible at mature size from any other lots, streets or common areas. Plants must still be chosen from the Approved Plant List.

d. Material and Color Samples: This must include samples of all exterior materials and colors, window and glass specifications, and specifications for accent items, including color photographs of any exterior artwork. These should be mounted on an 18'' x 24'' sample board clearly marked with Owner's name, filing date, and lot number, and identified with manufacturer's name, color, and/or number.

e. Notification of Changes: The Design Review Coordinator requires written notification of all changes that are required by city plan review.

f. Construction Schedule: The Committee requires a schedule indicating estimated dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Such schedule shall be appropriate to the size and nature of the project. Construction progress shall not fall behind that which is indicated will occur, by the construction schedule furnished, without good cause being demonstrated to the Committee. If construction is does fall behind such schedule, and good cause is not shown, the Committee may take such actions as may be permitted by the Guidelines and the Declaration (including, without limitation, assessing fines as provided for in the Declaration).

g. Design Review Fee: A fee must accompany the Final Plan Submittal. See Fee Schedule. If any submittal is rejected more than twice, an additional review fee will be charged for further review.

I. Final Approval

1) After a Final Submittal has been accepted as complete, the Committee will review the submittal for conformance to these Guidelines and any Preliminary Approval stipulations. The Committee will provide a written response to the Owner or Owner's representative as described in the beginning of this section within 21 calendar days.

2) Approval of the plans by the Committee does not relieve the applicant from responsibility for compliance with the Guidelines and the requirements of all other approval agencies.

J. On-Site Pre-Construction Meeting

1) Prior to commencing construction, the Builder must meet on-site with the Design Review Coordinator to review construction procedures and to coordinate construction activities. Builders shall provide a list of subcontractors and suppliers in order for these parties to gain access to the project.

2) At the on-site Pre-Construction Meeting the Owner shall document that Committee stipulations have been met.

K. Radon Gas Protection

Although there has been no indication that significant amounts of radon gas are present in the soil at Lionsback Resort, the Committee recommends that Owners arrange for their lot to be tested for the presence of radon gas.

L. Construction Permit

1) The Owner is responsible to secure any and all construction and occupancy permits. Construction shall be in accordance with the Final Submittal approved by the Committee and in accordance with all applicable governmental rules and regulations. The builder shall obtain a Building Approval Permit from the Design Review Coordinator's office and display it on site where it can be seen from the street.

M. Compliance Bond

2) To guarantee the regulations within these Guidelines are adhered to and the Improvements are constructed in accordance with the plans approved by the Committee, each Owner, before beginning construction on a new project, shall post a cash bond. See fee schedule for the amount of the Construction Bond. Should it become necessary for either the Committee or the Association to remedy any violation of the Design Guidelines or the approved Final Submittal, the costs of such remedy will be charged against the bond.

3) A Compliance Bond is also required for any other projects involving additional construction or landscaping activities, including without limitation, installation of air conditioning equipment, modifications to existing construction even though they do not add square footage to roof area, yard walls, and landscape revisions. See the fee schedule for the amount of the Compliance Bond for these activities.

4) The check for the Compliance Bond shall be made out to the "Lionsback Resort Master Association", and is to be submitted at the time of the on site Pre-Construction Meeting. The memo line of the check should clearly state that the check is for the Compliance Bond and give the lot number.

5) Compliance with the Guidelines is the sole responsibility of the Owner. Following the Final Inspection, the Compliance Bond will be returned to the Owner only after all building and landscaping are determined to appear to be substantially complete, and in full compliance with the Guidelines and plans approved by the Committee.

N. Builder's Bond

1) A Builder's Bond, see fee schedule, is required to insure that the construction site is kept free of all construction equipment and materials, trash, debris, or piles of earth, etc. This cash bond is required for all new construction and renovations.

2) The check for the Builder's Bond shall be made out to the "Lionsback Resort Master Association", and is to be submitted at the time of the on site Pre-Construction Meeting. The memo line of the check should clearly state that the check is for the Builder's Bond and indicate the lot number.

O. Independent Survey of Poured Foundations and Pad

The Committee requires confirmation that all foundation stem-walls and poured pads comply with the elevations and locations provided and approved in the Final Submittal. This confirmation must be conducted by an independent licensed surveyor, and must be submitted to the Design Review Coordinator for approval within seven business days of pouring. No walls may be raised until the Design Review Coordinator has received and approved the survey report. If yard walls, retaining walls, screen walls or other structures which do not utilize the poured pads or foundation stem walls are contemplated, such

confirmation shall include the location of such walls and structures (or the bases thereof), and if the same (or such bases) are not yet constructed, a follow up confirmation is required.

P. Framing Inspection

1) The Design Review Coordinator will conduct a Framing Inspection to confirm that all parapets are as shown on the drawings provided and approved in the Final Submittal. Particular attention will also be given to the type of skylights being installed, as well as their location and screening, and to all rooftop equipment and vents, and their location and screening. Chimney masses and chimney heights will also be reviewed to confirm that they are as shown on the drawings provided and approved in the Final Submittal. If the Committee finds that such work was not done in strict compliance with the approved Final Submittal and the Guidelines, the Owner will be notified in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance. The Owner will be required to remedy the situation.

Q. Independent Survey of Tops of Parapets and Roof Structures

1) The Committee requires confirmation that all tops of parapets and roof structures (including chimneys) comply with the elevations and locations provided and approved in the Final Submittal. This confirmation must be conducted by an independent licensed surveyor, and must be submitted to the Design Review Coordinator for approval at the Framing Inspection.

R. Site Inspection

1) After a Builder has completed all contractual responsibilities, the Builder should arrange for the Design Review Coordinator to carry out a Site Inspection of the project. The Site Inspection determines whether the construction is substantially complete, whether all exterior metal (excluding copper flashing) has been painted as per the stucco and whether the site is clean, orderly and free of all building materials and equipment.

2) If the Design Review Coordinator determines that further cleaning is required, the Builder will be given written notice to clean the site within three working days. If the site is not cleaned within the time given, the Committee will contract for the cleaning of the site and the cost will be deducted from the Builder's Bond.

3) The Builder's Bond will only be released after a project has passed the Final Inspection.

S. Final Inspection

1) Upon completion of any project or other improvement the Owners shall give written notice of completion to the Design Review Coordinator.

2) Within 10 working days of receiving written notice of completion, the Design Review Coordinator will undertake the Final Inspection of the residence and/or improvements. If it finds that the work is in compliance with the approved Final Submittal and the Guidelines, the Compliance Bond will be returned. If it finds that the work is not done in strict compliance with the approved Final Submittal and the Guidelines, the Owner shall be notified in writing, and in reasonable detail, of the particulars of non-compliance. The Owner will be given 30 days from the date of the notice of non-compliance to remedy the situation.

3) If after 30 days from the date of non-compliance notification the Owner has failed to remedy such non-compliance, the Committee may take action to remedy the non-compliance as is provided for in these Guidelines or the Declaration. These actions include, but are not limited to, seeking injunctive relief or imposing a fine.

4) Before the Compliance Bond is released to the Owner, all construction must be complete and landscaping must be substantially complete; all exterior metal (excluding copper flashing) must be painted according to the final approved plans; all exterior lighting must comply with the Guidelines; all plant

species must conform with the Landscape Plan; the permanent and temporary irrigation systems must be in place; the required reseeding and re- vegetation must be receiving water from the temporary irrigation system; and the grading and drainage plans must have been faithfully undertaken.

T. Non-Waiver

1) Committee approval of any drawings, specifications, and work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval.

2) For example, the Committee may disapprove a design that is not in compliance at Final Submittal even though it may have been overlooked at the Preliminary Submittal. Furthermore, should the Committee overlook or not be aware of any item of non-compliance at anytime during the review process, construction process or during its Final Inspection, the Owner is in no way relieved from compliance with these Guidelines and all other applicable codes, ordinances, and laws.

U. Additional Construction and/or Exterior Changes

1) Prior to undertaking any construction which varies from approved drawings or any construction which is an addition or modification to existing construction, the owner must submit (including appropriate drawings) to the Committee, and obtain Committee approval for such variations, additions or modifications, whether the same occur during (or in the case of changes to plans, before) or after initial construction or any subsequent construction. If such variations, additions or modifications affect 25% or more of the floor plan, or if they affect the building massing or the siting, the Committee will require a complete resubmittal and a Design Review fee. If such additions or changes do not demand a complete resubmittal, all changes must be shaded or otherwise identified on all affected drawings and all drawings must be accurately drawn and coordinated with each other. For all projects which involve additional construction or modifications to existing construction, the Committee requires a schedule indicating approximate dates for starting and completion of work and the work shall be completed substantially in accordance with such schedule. The Committee may require revision of such schedule if it feels too much time has been projected for completion of the work.

V. Requests for Variance

1) Requests for and consideration of waivers and variances shall be handled as provided for in the Lionsback Governing Documents. A request for variance is to be addressed to the Committee and must be submitted as a separate document from the Preliminary Submittal, the Final Submittal, and all other documentation. The request for variance must be clearly titled as a Request for Variance, and the reasons for the request must be clearly stated. The Committee will make every effort to reply to the Request for Variance in a timely fashion. The Committee will inform the Owners or their designated representative in writing of their decision.

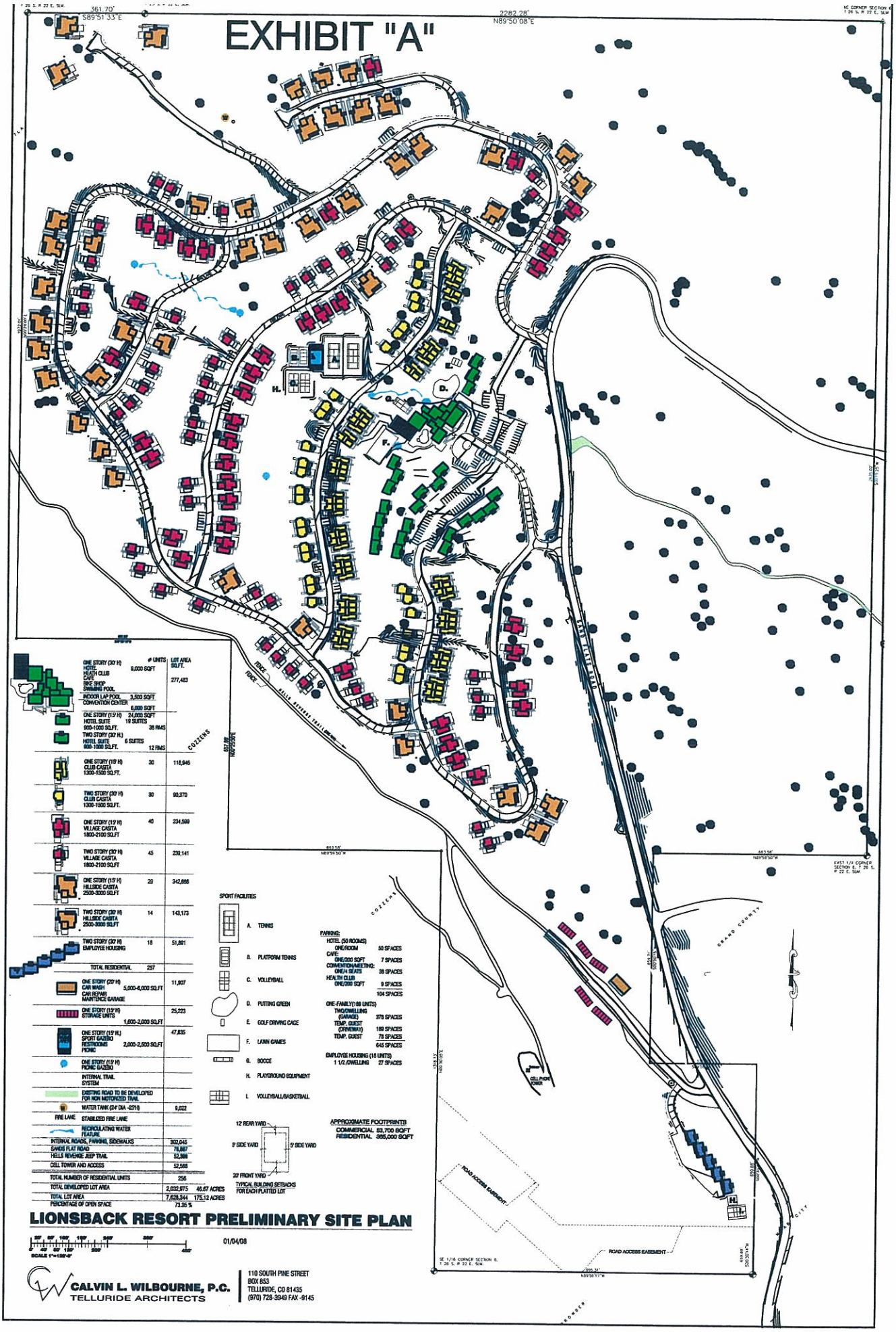
X. Appeals.

1) Any appeal of a decision of the Committee may be reviewed by the Board of Directors of the Association if allowed and as provided for in the Lionsback Governing Documents.

Y. Delegation

1) The Committee may, from time to time, delegate to the Design Review Coordinator and/or the Committee Chairman the review and approval of certain submittals and other matters that, in its judgment, are minor or ministerial. Such delegation can be approved by a resolution at any regular Committee meeting. Any such delegations may, at any time, be rescinded in whole or in part, but any such decision shall have no effect on approvals theretofore granted.

EXHIBIT "A"



		# UNITS	LOT AREA SQ.FT.
	ONE STORY (30' H) HOTEL HEALTH CLUB CAFE BIKE SHOP SWIMING POOL	9,000 SQFT	277,483
	INDOOR LAP POOL CONVENTION CENTER	3,500 SQFT	
		6,000 SQFT	
	ONE STORY (15' H) HOTEL SUITE 600-1000 SQ.FT.	24,000 SQFT 19 SUITES 35 RMS	
	TWO STORY (30' H.) HOTEL SUITE 600-1000 SQ.FT.	6 SUITES 12 RMS	
	ONE STORY (15' H) CLUB CASITA 1300-1500 SQ.FT.	30	118,946
	TWO STORY (30' H) CLUB CASITA 1300-1500 SQ.FT.	30	90,570
	ONE STORY (15' H) VILLAGE CASITA 1800-2100 SQ.FT	40	234,509
	TWO STORY (30' H) VILLAGE CASITA 1800-2100 SQ.FT	45	230,141
	ONE STORY (15' H) HILLSIDE CASITA 2500-3000 SQ.FT	20	342,866
	TWO STORY (30' H) HILLSIDE CASITA 2500-3000 SQ.FT	14	143,173
	TWO STORY (30' H) EMPLOYEE HOUSING	18	51,891
	TOTAL RESIDENTIAL	257	
	ONE STORY (20' H) CAR WASH 5,000-6,000 SQ.FT CAR REPAIR MAINTENCE GARAGE		11,907
	ONE STORY (15' H) STORAGE UNITS 1,600-2,000 SQ.FT		25,223
	ONE STORY (15' H.) SPORT GAZEBO RESTROOMS 2,000-2,500 SQ.FT PICNIC		47,835
	ONE STORY (15' H) PICNIC GAZEBO		
	INTERNAL TRAIL SYSTEM		
	EXISTING ROAD TO BE DEVELOPED FOR NON MOTORIZED TRAIL		
	WATER TANK (24' DIA -2516)		9,022
FIRE LANE	STABILIZED FIRE LANE		
	RECIRCULATING WATER FEATURE		
	INTERNAL ROADS, PARKING, SIDEWALKS		302,045
	EAMES FLAT ROAD		78,887
	HELLS REVENGE JEEP TRAIL		52,566
	CELL TOWER AND ACCESS		52,566
	TOTAL NUMBER OF RESIDENTIAL UNITS		256
	TOTAL DEVELOPED LOT AREA	2,032,975	46.67 ACRES
	TOTAL LOT AREA	7,628,344	175.12 ACRES
	PERCENTAGE OF OPEN SPACE		73.35 %

SPORT FACILITIES

A. TENNIS
B. PLATFORM TENNIS
C. VOLLEYBALL
D. PUTTING GREEN
E. GOLF DRIVING CAGE
F. LAWN GAMES
G. BOCCE
H. PLAYGROUND EQUIPMENT
I. VOLLEYBALL/BASKETBALL

PARKING:

HOTEL (50 ROOMS) ONE/ROOM	50 SPACES
CAFE: ONE/200 SQFT.	7 SPACES
COMMENTION/MEETING: ONE/4 SEATS	35 SPACES
HEALTH CLUB ONE/200 SQFT	9 SPACES
	104 SPACES
ONE-FAMILY(169 UNITS) TWO/DWELLING (GARAGE)	378 SPACES
TEMP. GUEST (DRIVEWAY)	189 SPACES
TEMP. GUEST	78 SPACES
	645 SPACES
EMPLOYEE HOUSING (18 UNITS) 1 1/2 /DWELLING	27 SPACES

TYPICAL BUILDING SETBACKS FOR EACH PLATTED LOT

APPROXIMATE FOOTPRINTS

COMMERCIAL	69,700 SQFT
RESIDENTIAL	395,000 SQFT

LIONSBACK RESORT PRELIMINARY SITE PLAN

SCALE 1"=120'-0"

01/04/08

CALVIN L. WILBOURNE, P.C.
TELLURIDE ARCHITECTS

110 SOUTH PINE STREET
BOX 853
TELLURIDE, CO 81435
(970) 728-3949 FAX -9145

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
TREES

SCREENING (tend to be multi trunked or form thickets, except specimen noted)

common name	Latin Name	origin	water use	eaten by: deer	rabbit
Arizona Cypress	*Cupressus arizonica*	AZ	low to med	fence when young	
Desert Willow	*Chilopsis linearis*	AZ	low	fence when young	
Pinyon Pine	*Pinud edulis*	UT	med to low	resistant	
Single leaf ash	*Faxinus anomala*	UT	low	seldom	??
Utah Juniper	*Juniperus utahensis*	UT	low	resistant	

SPECIMEN (can also provide shade but 25' or less)

common name	Latin Name	origin	water use	deer	rabbit
Bristle cone pine	*Pinus aristitata*	MT	low		
Gambel oak	*Quercus gambelii*	UT	med	recovers	
Netleaf hackberry	*Celtis reticulata*	UT	med	resistant	

Shade Trees (over 25 ' tall to be used in clusters and specific places only)

common name	Latin Name	origin	water use	deer	rabbit
Burr Oak	*Quercus macrocarpa*	MT,NM	low		

SHRUBS

TALL SCREENS/small trees

common name	Latin Name	origin	water use	deer	rabbit
Alderleaf Mtn Mahogany	*Cercocarpus montanus*	UT	med		
Curlleaf Mtn Mahogany	*Cercocarpus ledifolius*	UT	med low	don't eat	
Silverleaf Buffalo Berry	*Sheperdia argentea*	UT	med low	resistant	
Utah Holly	*Mahonia fremontii*	UT	med low	resistant	
Utah Service Berrry	*Amelanchier utahensis*	UT	med	recovers	

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	origin	water use	deer	rabbit
Antelope Bitterbrush	*Purshia tridendata*	UT	low	recovers	
Big Sage	*Artemisia tridentata*	UT	low	recovers	resistant
Cliffrose	*Purshia neomexicana (Cowiana nec*	UT	low	resistant	
Little Leaf Mtn Mahogany	*Cecrocarpus intricatus*	UT	low	don't eat	
Mormon tea	*Ephedra viridis*	UT	low		

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
SHRUBS (continued)

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	origin	water use	deer	rabbit
Rabbit brush	*Chrysothamnus nauseosus*	UT	low	resistant	resistant
Squawbush (lemonade berry)	*Rhus trilobata*	UT	med to low	recovers	
Saltbush	*Atriplex canescens*	UT	low	recovers	

EDGING OR SPECIMEN (less than 4' tall)

common name	Latin Name	origin	water use	deer	rabbit
Apache plume	*Falugia paradoxa*	UT	low	recovers	resistant
Dorr Sage	*Salvia dorrii*	UT,NV	low		resistant
Leadplant	*Amphora canescens*	midwest	med to low	resistant	
Little leaf Mock Orange	*Philadelphus microphyllus*	UT	med	resistant	
Roundleaf buffalo berry	*Shepardia rotundifolia*	UT	low	resistant	
Sand penstemon (bush penstemon)	*Penstemon ambiguous*	UT, AZ	low	resistant	
Threadleaf sage	*Artemisia filifolia*	UT	low	don't eat	
Woods Rose	*Rosa woodsii*	UT	med	recovers	

SUB SHRUBS (less than 2' tall)

common name	Latin Name	origin	water use	deer	rabbit
Gardners saltbush	*Atriplex gardeneri*	UT	low		
Princes plume	*Stenleya pinnata*	UT	low	resistant	resistant
Shadscale	*Atriplex confertifolia*	UT	low		
Snake weed	*Guterizzia sarathoe*	UT	low		
Winterfat	*Arenaria macradenia*	UT	low	recovers	

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
FORBES AND PERENNIALS

NO annuals are included in this list. Container plantings may contain annual plant varieties.

WET AREAS - shade tolerant unless noted otherwise

common name	Latin Name	origin	water use	deer	rabbit
Columbine ssp	*Aquilegia ssp*	assorted	high	don't eat	
Oregon grape	*Mahonia repens*	UT	med	recovers	
Rocky mountain penstemon	*Penstemon strictus*	UT	med	resistant	
Showy goldeneye	*Viguiera multiflora*	UT	med	resistant	
Whipples penstemon	*Penstemon whippleanus*	UT	med	resistant	

MEDIUM Water Zones - shade ok on some of these

common name	Latin Name	origin	water use	deer	rabbit
Iris	*Iris ssp*	assorted	med	resistant	eats
Rock Columbine	*Aquilegia scopularum*	UT	med low		
Rocky mountain penstemon	*Penstemon strictus*	UT	med	resistant	
Wall flower	*Erysimum capitatum*	UT	med		
Wasatch penstemon	*Penstemon cyananthus*	UT	med	resistant	
Whipple pesntemon	*Penstemon whippelanus*	UT	med	resistant	

DRY and HOT FORBS AND PERENNIALS

common name	Latin Name	origin	water use	deer	rabbit
Blackfoot daisy	*Melampodium leucanthum*	CO	low	resistant	
Blanket flower	*Gallaridia arisitida*	UT	low	resistant	
Blue flax	*Linum perrene or lewisii*	UT	low		
Bridges penstemon	*Penstemon rostriflorus*	UT	low	resistant	
Buckwheat species	*Eriogonum ssp*	UT	low		
Desert four oclock	*Miribalis multiflora*	UT	low	resistant	resistant
Desert penstemon	*Penstemon psuedospectabilis*	UT	low	resistant	
Firecracker penstemon	*Penstemon eatonii*	UT	low	resistant	
Fringed sage	*Artemisia frigida*	UT	low		
Globemallow ssp	*Sphaeralcea ssp*	UT	low	resistant	
Indian pantbrush	*Castilleja chromosa and others*	UT	low		
Mulesears	*Wyehtia scabera*	UT	low		

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
FORBES AND PERENNIALS (continued)

DRY and HOT FORBS AND PERENNIALS

common name	Latin Name	origin	water use	deer	rabbit
Palmers penstemon	*Penstemon palmerii*	UT	low	resistant	
Prickly poppy	*Argemone munita*	UT	low		
Sego lily	*Calochortus nuttalli*	UT	low		
Sundancer daisy	*Hymenoxys aucalis*	UT	low		
Sundrops	*Calylophus hartwegii fendlerii*	UT	low		
Tufted evening primrose	*Oenothera ceaspitosa*	UT	low	resistant	resistant
Utah penstemon	*Penstemon utahenisis*	UT	low	resistant	
Vetch ssp	*Astragalus ssp*	UT	low		
Whirling butterflies	*Gaura lindheimeri*	UT	low		
Zinnia	*Zinnia grandiflora*	CO, AZ	low		resistant

GROUNDCOVERS	Latin Name	origin	water use	deer	rabbit
Mat penstemon	*Penstemon caespitosus*	UT	med low	resistant	
Sand verbena	*Abronia villosa*	UT	low		

GRASSES

DRY HOT LOCATIONS

common name	Latin Name	origin	water use	deer	rabbit
blue grama	*Bouteloua gracilis*	UT	low		
galletta grass	*Hilaria jamseii*	UT	low		
indian ricegrass	*Achnatherum hymeonoides (Oryzo*	UT	low		
needle and thread grass	*Stipa comata*	UT	low		
purple three awn	*Aristida purpurea*	UT	low		
sand dropseed	*Sporobolus cryptandrus*	UT	low		

SOME SHADE and/or MOIST LOCATIONS

common name	Latin Name	origin	water use	deer	rabbit
NONE					

SCREENING GRASSES VERY TALL (good pampas alternatives)

common name	Latin Name	origin	water use	deer	rabbit

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List

great basin wildrye	*Leymus cinereus*	UT	med
alkali sacaton	*Sporobolus airoides*	UT	med low
Big bluestem	*Andropogon gerardi*	UT	low
giant sacaton	*Sporobolus wrightii*	UT	low
giant dropseed	*Sporobolus giganteus*	UT	low

OTHERS -- yuccas and cactus etc....

common name	Latin Name	origin	water use	deer	rabbit
Agave ssp	*Agave ssp*	assorted US	low	seldom	resistant
Banana yucca	*Yucca baccata*	UT	low	seldom	resistant
Beaked yucca (tree form)	*Yucca rostrata*	AZ	low	seldom	resistant
Harriman yucca	*Yucca harrimanii*	UT	low	seldom - but I have s	
Soaptree yucca (tree form)	*Yucca elata*	UT	low	seldom	resistant
Thompsons yucca (tree form)	*Yucca thompsoniana*	AZ	low	seldom	resistant
Engelman hedgehog cactus	*Echinocereus engelmannii*	UT	low	seldom	
Claret cup cactus	*Echinocereus triglochidiatus*	UT	low	seldom	
Prickly pear ssp	*Opuntia ssp*	UT	low	seldom	
Simpson footcactus	*Echinocereus / Esscobaria ssp*	UT	low	seldom	

SPECIALTY PLANTS -- need extra care but great for courtyard spaces and will do well here

common name	Latin Name	origin	water use	deer	rabbit
NONE					

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
PROHIBITED PLANT LIST

common name	Latin Name	origin	water use
Tamarisk	*Tamarix ssp*	Eurasia	high
Russian olive	*Elaeagnus angustifolia*	Eurasia	variable
Siberian elm (Chinese elm also pı	*Ulmus pumila*	Asia	high
Tree of Heaven	*Ailanthus altissima*	China	high
Black locusts	*Robinia pseudoacacia*	Ncentral USA	high
Female mulberry trees	female *Morus alba*		high
Pampas grass	*Cortaderia selloana*	Brazil	med
Ravenna grass	*Saccharum ravennae*	Eurasisa/africa	med
Giant Reed (locally called bambo	*Arundo donax*	Africa/Asia	med low
Rabbit brush	Chrysothamnus nauseosus	UT	low

GRASSES not expressly listed are prohibited. Many grasses that do well in dry hot habitats have been known to escape into surrounding areas. An example is miscanthus species in the Las Vegas and Lake Mead areas.

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
TREES

SCREENING (tend to be multi trunked or form thickets, except specime

common name	Latin Name	other information for planting and cultivation
Arizona Cypress	*Cupressus arizonica*	water to establish; will grow with water after established
Desert Willow	*Chilopsis linearis*	good specimen
Pinyon Pine	*Pinud edulis*	good specimen
Single leaf ash	*Faxinus anomala*	slow grow
Utah Juniper	*Juniperus utahensis*	good specimen; (J. monosperma and J osteospema ok)

SPECIMEN (can also provide shade but 25' or less)

common name	Latin Name	other info
Bristle cone pine	*Pinus aristitata*	
Gambel oak	*Quercus gambelii*	
Netleaf hackberry	*Celtis reticulata*	provides shade too

Shade Trees (over 25 ' tall to be used in clusters and specific places on

common name	Latin Name	other info
Burr Oak	*Quercus macrocarpa*	

SHRUBS

TALL SCREENS/small trees

common name	Latin Name	other info
Alderleaf Mtn Mahogany	*Cercocarpus montanus*	
Curlleaf Mtn Mahogany	*Cercocarpus ledifolius*	evergreen
Silverleaf Buffalo Berry	*Sheperdia argentea*	
Utah Holly	*Mahonia fremontii*	evergreen
Utah Service Berrry	*Amelanchier utahensis*	

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	other info
Antelope Bitterbrush	*Purshia tridendata*	evergreen
Big Sage	*Artemisia tridentata*	evergreen
Cliffrose	*Purshia neomexicana (Cowiana nec*	evergreen
Little Leaf Mtn Mahogany	*Cecrocarpus intricatus*	evergreen
Mormon tea	*Ephedra viridis*	evergreen; *E. nevadaensis* ok

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
SHRUBS (continued)

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	other info
Rabbit brush	*Chrysothamnus nauseosus*	for LARGE areas only
Squawbush (lemonade berry)	*Rhus trilobata*	
Saltbush	*Atriplex canescens*	(only 5' but fast!! -- good for fast screen , dies young)

EDGING OR SPECIMEN (less than 4' tall)

common name	Latin Name	other info
Apache plume	*Falugia paradoxa*	
Dorr Sage	*Salvia dorrii*	long blooming blue, evergreen
Leadplant	*Amphora canescens*	cage to protect from deer until established
Little leaf Mock Orange	*Philadelphus microphyllus*	fragrant!
Roundleaf buffalo berry	*Shepardia rotundifolia*	slow but beautiful
Sand penstemon (bush penstemon)	*Penstemon ambiguous*	
Threadleaf sage	*Artemisia filifolia*	delicate sage, deciduous, to 3 feet
Woods Rose	*Rosa woodsii*	native rose, pink flowers once in spring, forms thickets with water

SUB SHRUBS (less than 2' tall)

common name	Latin Name	other info
Gardners saltbush	*Atriplex gardeneri*	
Princes plume	*Stenleya pinnata*	plumes to 4', foliage to 1'
Shadscale	*Atriplex confertifolia*	
Snake weed	*Guterizzia sarathoe*	
Winterfat	*Arenaria macradenia*	with water can reach 3 feet

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
FORBES AND PERENNIALS

NO annuals are included in this list. Container plantings may contain a

WET AREAS - shade tolerant unless noted otherwise

common name	Latin Name	other info
Columbine ssp	*Aquilegia ssp*	
Oregon grape	*Mahonia repens*	evergreen/purple groundcover
Rocky mountain penstemon	*Penstemon strictus*	evergreen
Showy goldeneye	*Viguiera multiflora*	can be weedy when has lots of water
Whipples penstemon	*Penstemon whippleanus*	evergreen

MEDIUM Water Zones - shade ok on some of these

common name	Latin Name	other info
Iris	*Iris ssp*	
Rock Columbine	*Aquilegia scopularum*	no known source at this time (WLS may work on this one!)
Rocky mountain penstemon	*Penstemon strictus*	
Wall flower	*Erysimum capitatum*	
Wasatch penstemon	*Penstemon cyananthus*	
Whipple pesntemon	*Penstemon whippelanus*	

DRY and HOT FORBS AND PERENNIALS

common name	Latin Name	other info
Blackfoot daisy	*Melampodium leucanthum*	
Blanket flower	*Gallaridia arisitida*	be careful to get the native one for dry areas
Blue flax	*Linum perrene or lewisii*	weedy when watered too much
Bridges penstemon	*Penstemon rostriflorus*	
Buckwheat species	*Eriogonum ssp*	
Desert four oclock	*Miribalis multiflora*	
Desert penstemon	*Penstemon psuedospectabilis*	
Firecracker penstemon	*Penstemon eatonii*	
Fringed sage	*Artemisia frigida*	
Globemallow ssp	*Sphaeralcea ssp*	
Indian pantbrush	*Castilleja chromosa and others*	
Mulesears	*Wyehtia scabera*	

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
FORBES AND PERENNIALS (continued)

DRY and HOT FORBS AND PERENNIALS

common name	Latin Name	other info
Palmers penstemon	*Penstemon palmerii*	
Prickly poppy	*Argemone munita*	
Sego lily	*Calochortus nuttalli*	hard to find, can get bulbs
Sundancer daisy	*Hymenoxys aucalis*	
Sundrops	*Calylophus hartwegii fendlerii*	
Tufted evening primrose	*Oenothera ceaspitosa*	other oenotheras are also good
Utah penstemon	*Penstemon utahenisis*	
Vetch ssp	*Astragalus ssp*	
Whirling butterflies	*Gaura lindheimeri*	
Zinnia	*Zinnia grandiflora*	

GROUNDCOVERS	Latin Name	other info
Mat penstemon	*Penstemon caespitosus*	
Sand verbena	*Abronia villosa*	

GRASSES

DRY HOT LOCATIONS

common name	Latin Name	other info
blue grama	*Bouteloua gracilis*	
galletta grass	*Hilaria jamseii*	
indian ricegrass	*Achnatherum hymeonoides (Oryzo)*	
needle and thread grass	*Stipa comata*	
purple three awn	*Aristida purpurea*	
sand dropseed	*Sporobolus cryptandrus*	can be weedy in areas with higher water

SOME SHADE and/or MOIST LOCATIONS

common name	Latin Name	other info
NONE		

SCREENING GRASSES VERY TALL (good pampas alternatives)

common name	Latin Name	other info

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List

great basin wildrye	*Leymus cinereus*
alkali sacaton	*Sporobolus airoides*
Big bluestem	*Andropogon gerardi*
giant sacaton	*Sporobolus wrightii*
giant dropseed	*Sporobolus giganteus*

OTHERS -- yuccas and cactus etc....

common name	Latin Name	other info
Agave ssp	*Agave ssp*	be careful to get cold hardy ssp.
Banana yucca	*Yucca baccata*	
Beaked yucca (tree form)	*Yucca rostrata*	
Harriman yucca	*Yucca harrimanii*	een it
Soaptree yucca (tree form)	*Yucca elata*	
Thompsons yucca (tree form)	*Yucca thompsoniana*	
Engelman hedgehog cactus	*Echinocereus engelmannii*	
Claret cup cactus	*Echinocereus triglochidiatus*	
Prickly pear ssp	*Opuntia ssp*	
Simpson footcactus	*Echinocereus / Esscobaria ssp*	

SPECIALTY PLANTS -- need extra care but great for courtyard spaces a

common name	Latin Name	other info
NONE		

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List
PROHIBITED PLANT LIST

common name	Latin Name	other info
Tamarisk	*Tamarix ssp*	
Russian olive	*Elaeagnus angustifolia*	
Siberian elm (Chinese elm also pı	*Ulmus pumila*	
Tree of Heaven	*Ailanthus altissima*	
Black locusts	*Robinia pseudoacacia*	very invasive on streams, while from US it is weedy
Female mulberry trees	female *Morus alba*	
Pampas grass	*Cortaderia selloana*	
Ravenna grass	*Saccharum ravennae*	
Giant Reed (locally called bambo	*Arundo donax*	
Rabbit brush	Chrysothamnus nauseosus	ONLY PLANT IN OPEN SPACE AREAS -- not appropriate for small spaces. Weedy near high water areas.

GRASSES not expressly listed are prohibited. Many grasses that do well in dry hot habitats have been known to escape into surrounding areas. An example is miscanthus species in the Las Vegas and Lake Mead areas.

APPENDIX "A"- LIONSBACK DESIGN GUIDELINES
Open Space Approved Plant List

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
TREES

SCREENING (tend to be multi trunked or form thickets, except specimen noted)

common name	Latin Name	origin	water use	eaten by: deer	rabbit
Arizona Cypress	*Cupressus arizonica*	AZ	low to med	fence when young	
Desert Willow	*Chilopsis linearis*	AZ	low water		
Douglas Hawthorne	*Crataegus douglasii*	UT	medium	recovers	yes - fence
Pinyon Pine	*Pinud edulis*	UT	medium	resistant	
Rocky mountain juniper	*Juniperus scopulorum*	CO	medium	resistant	
Single leaf ash	*Faxinus anomala*	UT	low water	seldom	??
Utah Juniper	*Juniperus utahensis*	UT	low water	resistant	

SPECIMEN (can also provide shade but 25' or less)

common name	Latin Name	origin	water use	deer	rabbit
Arizona Ash	Fraxinus velutina	AZ	med		
Bristle cone pine	*Pinus aristitata*	MT	low		
Chitalpa	*Chitalps tashkentensis*	hybrid	med		
Gambel oak	*Quercus gambelii*	UT	med	recovers	
Netleaf hackberry	*Celtis reticulata*	UT	med	resistant	
Water birch	*Betula nigra*	UT	med	seldom eaten	
Western Redbud	*Cercis occidentalis*	UT	med	fence when young	

Shade Trees (over 25 ' tall to be used in clusters and specific places only)

common name	Latin Name	origin	water use	deer	rabbit
Austrian Pine	*Pinus nigra*	Euasia	med high		
Autumn purple Ash	*Fraxinus americana*	CO and east	med		
Burr Oak	*Quercus macrocarpa*	MT,NM	low		
Box Elder	*Acer interius*	UT	med		
Chinese Pistache	*Pistacia chinensis*	Asia	med		
Cottonwood	*Populus fremontii*	UT	high		
Common Hackberry	*Celtis occidentalis*	UT	med high	resistant	
Male Mulberry (fruitless)	*Morus alba*	Asia	med high	fence when young	
Patmore Ash	*Fraxinus pennsylvanica*	SE USA	med		
Raywood Ash	*Fraxinus oxycarpa*		med		
Shademaster Honey Locust	*Gleditsia triacanthos*	E USA	med high	resistant	

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
SHRUBS

TALL SCREENS/small trees

common name	Latin Name	origin	water use	deer	rabbit
Alderleaf Mtn Mahogany	*Cercocarpus montanus*	UT	med		
Curlleaf Mtn Mahogany	*Cercocarpus ledifolius*	UT	med low	don't eat	
Desert Olive (NM Privet)	*Foresteria neomexicana*	UT	med		
New Mexico Locust	*Robinia neomexicana*	UT	med		
Silverleaf Buffalo Berry	*Sheperdia argentea*	UT	med low	resistant	
Utah Holly	*Mahonia fremontii*	UT	med low	resistant	
Utah Service Berrry	*Amelanchier utahensis*	UT	med	recovers	

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	origin	water use	deer	rabbit
Antelope Bitterbrush	*Purshia tridendata*	UT	low	recovers	
Big Sage	*Artemisia tridentata*	UT	low	recovers	resistant
Cliffrose	*Purshia neomexicana (Cowiana nec*	UT	low	resistant	
Fernbush	*Chamaebatiaria millefolium*	UT	med	resistant	
Golden Currant	*Rbes aureum*	UT	med high	recovers	
Little Leaf Mtn Mahogany	*Cecrocarpus intricatus*	UT	low	don't eat	
Mormon tea	*Ephedra viridis*	UT	low		
Rabbit brush	*Chrysothamnus nauseosus*	UT	low	resistant	resistant
Russian sage	*Perovskia atriplicifolia*	Eurasisa	med	resistant	resistant
Squawbush (lemonade berry)	*Rhus trilobata*	UT	med	recovers	
Saltbush	*Atriplex canescens*	UT	low		
Sand cherry	*Prunus bessyi*		med		
Smooth sumac	*Rhus glabara*	UT	med	recovers	
Staghorn sumac	*Rhus typhinia*	CANADA	med high		

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APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
SHRUBS (continued)

EDGING OR SPECIMEN (less than 4' tall)

common name	Latin Name	origin	water use	deer	rabbit
Apache plume	*Falugia paradoxa*	UT	low	recovers	resistant
Cherry sage	*Salvia gregii*	hybrid	med		resistant
Dorr Sage	*Salvia dorrii*	UT,NV	low		resistant
Grow low sumac	*Rhus aromatica*	hybrid	med		
Leadplant	*Amphora canescens*	midwest	med	resistant	
Little leaf Mock Orange	*Philadelphus microphyllus*	UT	med	resistant	
Mockorange	*Philadelphus lewisii*	ID	med	resistant	
Potentilla (cinquefoil)	*Potentilla fruticosa*	MT	med	resistant	
Powis castle sage	*Artemesia "powis castle"*	hybird	med	resistant	
Roundleaf buffalo berry	*Shepardia rotundifolia*	UT	low	resistant	
Sand penstemon (bush penstemon)	*Penstemon ambiguous*	UT, AZ	low	resistant	
Threadleaf sage	*Artemisia filifolia*	UT	low	don't eat	
Woods Rose	*Rosa woodsii*	UT	med	recovers	

SUB SHRUBS (less than 2' tall)

common name	Latin Name	origin	water use	deer	rabbit
Gardners saltbush	*Atriplex gardeneri*	UT	*low*		
Princes plume	*Stenleya pinnata*	UT	low	resistant	resistant
Shadscale	*Atriplex confertifolia*	UT	low		
Snake weed	*Guterizzia sarathoe*	UT	low		
Winterfat	*Arenaria macradenia*	UT	low	recovers	

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
FORBES AND PERENNIALS

NO annuals are included in this list. Container plantings may contain annual plant varieties.

WET AREAS - shade tolerant unless noted otherwise

common name	Latin Name	origin	water use	deer	rabbit
Columbine ssp	*Aquilegia ssp*	assorted	high	don't eat	
Daylilies	Hemerocallis ssp	hybrids	med high	resistant	
Echinacea	*Echinacea ssp*	hybrids	high		
Liriope	*Liriope spicata*	Asia	med		
Mint ssp	*Mentha ssp*	assorted	med high		resistant
Oregon grape	*Mahonia repens*	UT	med	recovers	
Rocky mountain penstemon	*Penstemon strictus*	UT	med	resistant	
Roses	*Rosa ssp*	assorted	med high	resistant	can eat
Showy goldeneye	*Viguiera multiflora*	UT	med	resistant	
Whipples penstemon	*Penstemon whippleanus*	UT	med	resistant	

MEDIUM Water Zones - shade ok on some of these

common name	Latin Name	origin	water use	deer	rabbit
Culinary sage	*Salvia ssp*	hybrid	med low	resistant	resistant
Hyssops	*Agastache ssp*	assorted	med	don't eat	
Iris	*Iris ssp*	assorted	med	resistant	eats
Lavendar	*Lavendula ssp*	hybrid	med	resistant	
Lavendar cotton	*Santolina chamaecyparissus*	hybrid	med		resistant
Maximillian sunflower	*Helianthus maximilianii*	UT	med		
Mtn hollyhock	*Iliamna rivularis*	UT	med		
Rock Columbine	*Aquilegia scopularum*	UT	med low		
Rocky mountain penstemon	*Penstemon strictus*	UT	med	resistant	
Rosemary	*Rosmarinus officinalis*	africa/asia	med		resistant
Wall flower	*Erysimum capitatum*	UT	med		
Wasatch penstemon	*Penstemon cyananthus*	UT	med	resistant	
Whipple pesntemon	*Penstemon whippelanus*	UT	med	resistant	
Yarrow ssp	*Achillea millefolium* and other ssp	UT	med	don't eat	

DRY and HOT FORBS AND PERENNIALS

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

common name	Latin Name	origin	water use	deer	rabbit
Beebalm	*Monarda ssp*	UT	med low	resistant	
Blackfoot daisy	*Melampodium leucanthum*	CO	low	resistant	
Blanket flower -	*Gallaridia arisitida*	UT	low	resistant	
Blue flax	*Linum perrene or lewisii*	UT	low		
Bridges penstemon	*Penstemon rostriflorus*	UT	low	resistant	
Butterfly weed	*Asclepia tuberosa*		low		
Buckwheat species	*Eriogonum ssp*	UT	low		
Chocolate flower	*Berlandiera lyrata*	CO, AZ	low	resistant	
Desert four oclock	*Miribalis multiflora*	UT	low	resistant	resistant
Desert penstemon	*Penstemon psuedospectabilis*	UT	low	resistant	
Fire chalice	*Zauchernia latifolia*	UT	low		resistant
Firecracker penstemon	*Penstemon eatonii*	UT	low	resistant	
Fringed sage	*Artemisia frigida*	UT	low		
Globemallow ssp	*Sphaeralcea ssp*	UT	low	resistant	
Hyssop ssp	*Agastache ssp*	UT	med	don't eat	
Indian pantbrush	*Castilleja chromosa and others*	UT	low		
Lupine	*Lupinus ssp*	UT	med		
Mulesears	*Wyehtia scabera*	UT	low		
Palmers penstemon	*Penstemon palmerii*	UT	low	resistant	
Pineleaf penstemon	*Penstemon piniflius*	UT	med	resistant	
Prairie sage	*Artemisia ludovicianna*	UT	med low		
Prickly poppy	*Argemone munita*	UT	low		
Sego lily	*Calochortus nuttalli*	UT	low		
Sundancer daisy	*Hymenoxys aucalis*	UT	low		
Sundrops	*Calylophus hartwegii fendlerii*	UT	low		
Tufted evening primrose	*Oenothera ceaspitosa*	UT	low	resistant	resistant
Utah penstemon	*Penstemon utahenisis*	UT	low	resistant	
Vetch ssp	*Astragalus ssp*	UT	low		
Whirling butterflies	*Gaura lindheimeri*	UT	low		
Zinnia	*Zinnia grandiflora*	CO, AZ	low		resistant

GROUNDCOVERS	Latin Name	origin	water use	deer	rabbit
Mat penstemon	*Penstemon caespitosus*	UT	med low	resistant	
Sand verbena	*Abronia villosa*	UT	low		
Thyme ssp	*thymnus ssp.*		med		resistant

GRASSES

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

DRY HOT LOCATIONS

common name	Latin Name	origin	water use	deer	rabbit
blue fescue	*Festuca ovinia var. glauca*	hybrid	med		
blue grama	*Bouteloua gracilis*	UT	low		
galletta grass	*Hilaria jamseii*	UT	low		
idaho fescue	*Festuca idahoensis*	UT	med		
indian ricegrass	*Achnatherum hymeonoides (Oryzo*	UT	low		
little bluestem	*Schizachyrium scoparium*	UT	low		
needle and thread grass	*Stipa comata*	UT	low		
purple three awn	*Aristida purpurea*	UT	low		
sanddropseed	*Sporobolus cryptandrus*	UT	low		
side oats grama	*Bouteloua curtipendula*	UT	low		

SOME SHADE and/or MOIST LOCATIONS

common name	Latin Name	origin	water use	deer	rabbit
Black mondo	*Opiopogon planisapus*		med high		
Karl Forester	*Calamagrostis ×acutiflora*	hybrid	med	resistant	
Mountain Broome	*Bromus marginatus*	UT	med		

SCREENING GRASSES VERY TALL (good pampas alternatives)

common name	Latin Name	origin	water use	deer	rabbit
True Bamboo -- yellow stripe	*Phyllostachys aureosulcata*	Asia	med high	resistant	
great basin wildrye	*Leymus cinereus*	UT	med		
alkali sacaton	*Sporobolus airoides*	UT	med low		
Big bluestem	*Andropogon gerardi*	UT	low		
giant sacaton	*Sporobolus wrightii*	UT	low		
giant dropseed	*Sporobolus giganteus*	UT	low		

OTHERS -- yuccas and cactus etc....

common name	Latin Name	origin	water use	deer	rabbit

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES

Transitional Space Approved Plant List

Agave ssp	*Agave ssp*	assorted US	low	seldom	resistant
Banana yucca	*Yucca baccata*	UT	low	seldom	resistant
Beaked yucca (tree form)	*Yucca rostrata*	AZ	low	seldom	resistant
Bear grass	*Nolina micricarpa*	AZ	low	seldom	resistant
Harriman yucca	*Yucca harrimanii*	UT	low	seldom - but I have s	
Red or yellow yucca	*Hesperaloe parviflora*	TX	low	??	
Soaptree yucca (tree form)	*Yucca elata*	UT	low	seldom	resistant
Sotol	*Dasylirion wheeleri*	AZ	low	seldom	resistant
Thompsons yucca (tree form)	*Yucca thompsoniana*	AZ	low	seldom	resistant
Engelman hedgehog cactus	*Echinocereus engelmannii*	UT	low	seldom	
Claret cup cactus	*Echinocereus triglochidiatus*	UT	low	seldom	
Prickly pear ssp	*Opuntia ssp*	UT	low	seldom	
Simpson footcactus	*Echinocereus / Esscobaria ssp*	UT	low	seldom	

SPECIALTY PLANTS -- need extra care but great for courtyard spaces and will do well here

common name	Latin Name	origin	water use	deer	rabbit
NONE					

PROHIBITED PLANT LIST

common name	Latin Name	origin	water use

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

Tamarisk	*Tamarix ssp*	Eurasia	high
Russian olive	*Elaeagnus angustifolia*	Eurasia	variable
Siberian elm (Chinese elm also pı	*Ulmus pumila*	Asia	high
Tree of Heaven	*Ailanthus altissima*	China	high
Black locusts	*Robinia pseudoacacia*	Ncentral USA	high
Female mulberry trees	female *Morus alba*		high
Pampas grass	*Cortaderia selloana*	Brazil	med
Ravenna grass	*Saccharum ravennae*	Eurasisa/africa	med
Giant Reed (locally called bambo	*Arundo donax*	Africa/Asia	med low
Rabbit brush	Chrysothamnus nauseosus	UT	low

GRASSES not expressly listed are prohibited. Many grasses that do well in dry hot habitats have been known to escape into surrounding areas. An example is miscanthus species in the Las Vegas and Lake Mead areas.

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
TREES

SCREENING (tend to be multi trunked or form thickets, except specime

common name	Latin Name	other information for planting and cultivation
Arizona Cypress	*Cupressus arizonica*	good specimen
Desert Willow	*Chilopsis linearis*	
Douglas Hawthorne	*Crataegus douglasii*	when young
Pinyon Pine	*Pinud edulis*	good specimen
Rocky mountain juniper	*Juniperus scopulorum*	good specimen
Single leaf ash	*Faxinus anomala*	slow grow
Utah Juniper	*Juniperus utahensis*	good specimen; (J. monosperma and J osteosperma ok)

SPECIMEN (can also provide shade but 25' or less)

common name	Latin Name	other info
Arizona Ash	Fraxinus velutina	30 ' MAX height
Bristle cone pine	*Pinus aristitata*	
Chitalpa	*Chitalps tashkentensis*	
Gambel oak	*Quercus gambelii*	
Netleaf hackberry	*Celtis reticulata*	provides shade too
Water birch	*Betula nigra*	can be a screen with high water
Western Redbud	*Cercis occidentalis*	hard to find, but worth it when you do

Shade Trees (over 25 ' tall to be used in clusters and specific places on

common name	Latin Name	other info
Austrian Pine	*Pinus nigra*	
Autumn purple Ash	*Fraxinus americana*	
Burr Oak	*Quercus macrocarpa*	
Box Elder	*Acer interius*	bugs can be present
Chinese Pistache	*Pistacia chinensis*	Red fall, not nut bearing
Cottonwood	*Populus fremontii*	??
Common Hackberry	*Celtis occidentalis*	
Male Mulberry (fruitless)	*Morus alba*	VERY large over time
Patmore Ash	*Fraxinus pennsylvanica*	nice basic tree shape, little pruning needed
Raywood Ash	*Fraxinus oxycarpa*	purple fall color
Shademaster Honey Locust	*Gleditsia triacanthos*	

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
SHRUBS

TALL SCREENS/small trees

common name	Latin Name	other info
Alderleaf Mtn Mahogany	*Cercocarpus montanus*	
Curlleaf Mtn Mahogany	*Cercocarpus ledifolius*	evergreen
Desert Olive (NM Privet)	*Foresteria neomexicana*	
New Mexico Locust	*Robinia neomexicana*	
Silverleaf Buffalo Berry	*Sheperdia argentea*	
Utah Holly	*Mahonia fremontii*	evergreen
Utah Service Berrry	*Amelanchier utahensis*	

SCREENING (to 8' but spreading or thicket forming)

common name	Latin Name	other info
Antelope Bitterbrush	*Purshia tridendata*	evergreen
Big Sage	*Artemisia tridentata*	evergreen
Cliffrose	*Purshia neomexicana (Cowiana nec*	evergreen
Fernbush	*Chamaebatiaria millefolium*	nice specimen
Golden Currant	*Rbes aureum*	
Little Leaf Mtn Mahogany	*Cecrocarpus intricatus*	evergreen
Mormon tea	*Ephedra viridis*	evergreen; *E. nevadaensis* ok
Rabbit brush	*Chrysothamnus nauseosus*	for LARGE areas only
Russian sage	*Perovskia atriplicifolia*	
Squawbush (lemonade berry)	*Rhus trilobata*	
Saltbush	*Atriplex canescens*	(only 5' but fast!! -- good for fast screen , dies young)
Sand cherry	*Prunus bessyi*	
Smooth sumac	*Rhus glabara*	
Staghorn sumac	*Rhus typhinia*	striking winter form, clumping to 5 feet when mature (slow)

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List
SHRUBS (continued)

EDGING OR SPECIMEN (less than 4' tall)

common name	Latin Name	other info
Apache plume	*Falugia paradoxa*	
Cherry sage	*Salvia gregii*	long blooming red
Dorr Sage	*Salvia dorrii*	long blooming blue, evergreen
Grow low sumac	*Rhus aromatica*	
Leadplant	*Amphora canescens*	cage to protect from deer until established
Little leaf Mock Orange	*Philadelphus microphyllus*	fragrant!
Mockorange	*Philadelphus lewisii*	taller, needs more care here than little leaf
Potentilla (cinquefoil)	*Potentilla fruticosa*	
Powis castle sage	*Artemesia "powis castle"*	
Roundleaf buffalo berry	*Shepardia rotundifolia*	slow but beautiful
Sand penstemon (bush penstemon)	*Penstemon ambiguous*	
Threadleaf sage	*Artemisia filifolia*	delicate sage, deciduous, to 3 feet
Woods Rose	*Rosa woodsii*	native rose, pink flowers once in spring, forms thickets with water

SUB SHRUBS (less than 2' tall)

common name	Latin Name	other info
Gardners saltbush	*Atriplex gardeneri*	
Princes plume	*Stenleya pinnata*	plumes to 4', foliage to 1'
Shadscale	*Atriplex confertifolia*	
Snake weed	*Guterizzia sarathoe*	
Winterfat	*Arenaria macradenia*	with water can reach 3 feet

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES

Transitional Space Approved Plant List

FORBES AND PERENNIALS

NO annuals are included in this list. Container plantings may contain a

WET AREAS - shade tolerant unless noted otherwise

common name	Latin Name	other info
Columbine ssp	*Aquilegia ssp*	
Daylilies	Hemerocallis ssp	
Echinacea	*Echinacea ssp*	must have shade
Liriope	*Liriope spicata*	good shade plant, evergreen
Mint ssp	*Mentha ssp*	edible
Oregon grape	*Mahonia repens*	evergreen/purple groundcover
Rocky mountain penstemon	*Penstemon strictus*	evergreen
Roses	*Rosa ssp*	do best with some nutrients
Showy goldeneye	*Viguiera multiflora*	can be weedy
Whipples penstemon	*Penstemon whippleanus*	evergreen

MEDIUM Water Zones - shade ok on some of these

common name	Latin Name	other info
Culinary sage	*Salvia ssp*	hot spot
Hyssops	*Agastache ssp*	hot spot
Iris	*Iris ssp*	
Lavendar	*Lavendula ssp*	Grosso variety looks best in our winters
Lavendar cotton	*Santolina chamaecyparissus*	
Maximillian sunflower	*Helianthus maximilianii*	
Mtn hollyhock	*Iliamna rivularis*	
Rock Columbine	*Aquilegia scopularum*	no known source at this time (we may work on this one!)
Rocky mountain penstemon	*Penstemon strictus*	
Rosemary	*Rosmarinus officinalis*	choose a cold hardy varieyt; hot spot in winter essential
Wall flower	*Erysimum capitatum*	
Wasatch penstemon	*Penstemon cyananthus*	
Whipple pesntemon	*Penstemon whippelanus*	
Yarrow ssp	*Achillea millefolium* and other ssp	

DRY and HOT FORBS AND PERENNIALS

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

common name	Latin Name	other info
Beebalm	*Monarda ssp*	
Blackfoot daisy	*Melampodium leucanthum*	
Blanket flower -	*Gallaridia arisitida*	be careful to get the native one for dry areas
Blue flax	*Linum perrene or lewisii*	weedy when watered too much
Bridges penstemon	*Penstemon rostriflorus*	
Butterfly weed	*Asclepia tuberosa*	
Buckwheat species	*Eriogonum ssp*	
Chocolate flower	*Berlandiera lyrata*	
Desert four oclock	*Miribalis multiflora*	
Desert penstemon	*Penstemon psuedospectabilis*	
Fire chalice	*Zauchernia latifolia*	
Firecracker penstemon	*Penstemon eatonii*	
Fringed sage	*Artemisia frigida*	
Globemallow ssp	*Sphaeralcea ssp*	
Hyssop ssp	*Agastache ssp*	
Indian pantbrush	*Castilleja chromosa and others*	
Lupine	*Lupinus ssp*	
Mulesears	*Wyehtia scabera*	
Palmers penstemon	*Penstemon palmerii*	
Pineleaf penstemon	*Penstemon piniflius*	
Prairie sage	*Artemisia ludovicianna*	
Prickly poppy	*Argemone munita*	
Sego lily	*Calochortus nuttalli*	
Sundancer daisy	*Hymenoxys aucalis*	
Sundrops	*Calylophus hartwegii fendlerii*	
Tufted evening primrose	*Oenothera ceaspitosa*	other oenotheras are also good
Utah penstemon	*Penstemon utahenisis*	
Vetch ssp	*Astragalus ssp*	
Whirling butterflies	*Gaura lindheimeri*	
Zinnia	*Zinnia grandiflora*	

GROUNDCOVERS	Latin Name	other info
Mat penstemon	*Penstemon caespitosus*	
Sand verbena	*Abronia villosa*	
Thyme ssp	*thymnus ssp.*	

GRASSES

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

DRY HOT LOCATIONS

common name	Latin Name	other info
blue fescue	*Festuca ovinia var. glauca*	
blue grama	*Bouteloua gracilis*	
galletta grass	*Hilaria jamseii*	
idaho fescue	*Festuca idahoensis*	
indian ricegrass	*Achnatherum hymeonoides (Oryzo*	
little bluestem	*Schizachyrium scoparium*	
needle and thread grass	*Stipa comata*	
purple three awn	*Aristida purpurea*	
sanddropseed	*Sporobolus cryptandrus*	can be weedy in areas with higher water
side oats grama	*Bouteloua curtipendula*	good edge grass

SOME SHADE and/or MOIST LOCATIONS

common name	Latin Name	other info
Black mondo	*Opiopogon planisapus*	lily family, tolerates full shade!!
Karl Forester	*Calamagrostis ×acutiflora*	can take heat too, but needs water
Mountain Broome	*Bromus marginatus*	

SCREENING GRASSES VERY TALL (good pampas alternatives)

common name	Latin Name	other info
True Bamboo -- yellow stripe	*Phyllostachys aureosulcata*	great screen, evergreen, high water, give acid/iron
great basin wildrye	*Leymus cinereus*	
alkali sacaton	*Sporobolus airoides*	
Big bluestem	*Andropogon gerardi*	
giant sacaton	*Sporobolus wrightii*	
giant dropseed	*Sporobolus giganteus*	

OTHERS -- yuccas and cactus etc....

common name	Latin Name	other info

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES

Transitional Space Approved Plant List

Agave ssp	*Agave ssp*	be careful to get cold hardy ssp.
Banana yucca	*Yucca baccata*	
Beaked yucca (tree form)	*Yucca rostrata*	
Bear grass	*Nolina micricarpa*	winter hot spots only
Harriman yucca	*Yucca harrimanii*	een it
Red or yellow yucca	*Hesperaloe parviflora*	
Soaptree yucca (tree form)	*Yucca elata*	
Sotol	*Dasylirion wheeleri*	
Thompsons yucca (tree form)	*Yucca thompsoniana*	

Engelman hedgehog cactus	*Echinocereus engelmannii*
Claret cup cactus	*Echinocereus triglochidiatus*
Prickly pear ssp	*Opuntia ssp*
Simpson footcactus	*Echinocereus / Esscobaria ssp*

SPECIALTY PLANTS -- need extra care but great for courtyard spaces ai

common name	Latin Name	other info
NONE		

PROHIBITED PLANT LIST

common name	Latin Name	other info

APPENDIX "B" - LIONSBACK DESIGN GUIDELINES
Transitional Space Approved Plant List

Tamarisk	*Tamarix ssp*	
Russian olive	*Elaeagnus angustifolia*	
Siberian elm (Chinese elm also pl	*Ulmus pumila*	
Tree of Heaven	*Ailanthus altissima*	
Black locusts	*Robinia pseudoacacia*	very invasive on streams, while from US it is weedy
Female mulberry trees	female *Morus alba*	
Pampas grass	*Cortaderia selloana*	
Ravenna grass	*Saccharum ravennae*	
Giant Reed (locally called bambo	*Arundo donax*	
Rabbit brush	Chrysothamnus nauseosus	ONLY PLANT IN OPEN SPACE AREAS -- not appropriate for small spaces. Weedy near high water areas.

GRASSES not expressly listed are prohibited. Many grasses that do well in dry hot habitats have been known to escape into surrounding areas. An example is miscanthus species in the Las Vegas and Lake Mead areas.

APPENDIX "C" - LIONSBACK DESIGN GUIDELINES

Private Space Approved Plant List

PRIVATE AREA PLANT LIST includes ALL plants allowed in transitional and open spaces. The following are plants known t do well in the Moab area with some care, but not constant tending.

TREES -- large shade trees, while allowed in the private spaces, are discouraged unless planted in groups of three. Many the smaller specimen trees make good shade for localized areas in yards.

LAWNS: while not prohibited are limited in size allowed. High water species are also not allowed. Acceptable lawn grass include: Buffalo grass, Blue grama grass, sand dropseed and sideoats grama. Other non grass species are also allowed create lawn areas including thyme, veronica and yarrow species. Most of these grasses need full sun, while the thyme, veronica and yarrow lawns will do best in part shade.

SPECIALTY PLANTS -- need extra care but great for courtyard spaces and will do well here

common name	Latin Name	origin	water use	deer	rabbit
Austrian copper rose	Rosa foetida "Bicolor"		med to high		
Blue mist spirea	Caryopteris x clandonensis		med to low		
Culinary herbs - most all do well in the Moab area. Need to be careful to give some sc			varied		
Eastern Redbud	*Cercis canadensis*		med high		
Horizontal juniper	Juniperus horizontalis varieties		med to low		
Hyacinth	*Muscari armeniacum*		med		
Iceplants	*Deloperma* ssp		med to low		PROTECT!!
Japanese Maples	*Acer palmatum and other ssp*		high		
Lilacs			med to high		
Mexican Bird of Paradise	*Caesalpinia pulcherrima*		low		
Pinks	*Dianthus ssp*		med		
Plumbago	*Ceratostigma plumbaginoides*		med		
red valarian	*Centranthus ruber*		med		
Sedum ssp	*Sedum ssp*		med to high		
Smoketree	*Cotinus coggygria*		med		
Snow in summer	*Cerastium tomentosum*		med		
torch lily/red hot poker	*Kniphofia uvaria*		med		
Veronica ssp	veronica ssp		med	?	?

PLANTS IN PRIVATE AREAS not visible from open space and other areas are unrestricted, except for plants on the prohibited list.

APPENDIX "C" - LIONSBACK DESIGN GUIDELINES
Private Space Approved Plant List
PROHIBITED PLANT LIST

common name	Latin Name	origin	water use
Tamarisk	*Tamarix ssp*	Eurasia	high
Russian olive	*Elaeagnus angustifolia*	Eurasia	variable
Siberian elm (Chinese elm also pr	*Ulmus pumila*	Asia	high
Tree of Heaven	*Ailanthus altissima*	China	high
Black locusts	*Robinia pseudoacacia*	Ncentral USA	high
Female mulberry trees	female *Morus alba*		high
Pampas grass	*Cortaderia selloana*	Brazil	med
Ravenna grass	*Saccharum ravennae*	Eurasisa/africa	med
Giant Reed (locally called bambo	*Arundo donax*	Africa/Asia	med low

GRASSES not expressly listed are prohibited. Many grasses that do well in dry hot habitats have been known to escape into surrounding areas. An example is miscanthus species in the Las Vegas and Lake Mead areas.

APPENDIX "C" - LIONSBACK DESIGN GUIDELINES

Private Space Approved Plant List

PRIVATE AREA PLANT LIST includes ALL plants allowed in transitional a:o do well in the Moab area with some care, but not constant tending.

TREES -- large shade trees, while allowed in the private spaces, are dis/ of the smaller specimen trees make good shade for localized areas in yarc

LAWNS: while not prohibited are limited in size allowed. High water spes include: Buffalo grass, Blue grama grass, sand dropseed and sideoats to create lawn areas including thyme, veronica and yarrow species. Most veronica and yarrow lawns will do best in part shade.

SPECIALTY PLANTS -- need extra care but great for courtyard spaces

common name	Latin Name	other info
Austrian copper rose	Rosa foetida "Bicolor"	nice hedge, backdrop, short brilliant flower display
Blue mist spirea	Caryopteris x clandonensis	sun or part shade, does not like wet feet
Culinary herbs - most all do well in the Moab area. Need to be careful		
Eastern Redbud	*Cercis canadensis*	
Horizontal juniper	Juniperus horizontalis varieties	nice ground covers, evergreen
Hyacinth	*Muscari armeniacum*	nice spring bulb
Iceplants	*Deloperma* ssp	
Japanese Maples	*Acer palmatum and other ssp*	acid!!! And iron needed
Lilacs		does well with water
Mexican Bird of Paradise	*Caesalpinia pulcherrima*	
Pinks	*Dianthus ssp*	varied flower color, low growing grey leaves
Plumbago	*Ceratostigma plumbaginoides*	deep electric blue flowers in summer and fall, deciduous
red valarian	*Centranthus ruber*	needs shade to do best here
Sedum ssp	*Sedum ssp*	great succulent does well here
Smoketree	*Cotinus coggygria*	burgundy leaves, small tree to 25', slow grower. Striking
Snow in summer	*Cerastium tomentosum*	grey green foliage, groundcover, white flowers in summer
torch lily/red hot poker	*Kniphofia uvaria*	grasslike plant with red and yellow tubular flower spires
Veronica ssp	veronica ssp	good "lawn" plant

PLANTS IN PRIVATE AREAS not visible from open space and other area: are unrestricted, except for plants on the prohibited list.

APPENDIX "C" - LIONSBACK DESIGN GUIDELINES
Private Space Approved Plant List
PROHIBITED PLANT LIST

common name	Latin Name	other info
Tamarisk	*Tamarix ssp*	
Russian olive	*Elaeagnus angustifolia*	
Siberian elm (Chinese elm also pı	*Ulmus pumila*	
Tree of Heaven	*Ailanthus altissima*	
Black locusts	*Robinia pseudoacacia*	very invasive on streams, while from US it is weedy
Female mulberry trees	female *Morus alba*	
Pampas grass	*Cortaderia selloana*	
Ravenna grass	*Saccharum ravennae*	
Giant Reed (locally called bambo	*Arundo donax*	

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