

LAKE ROCKPORT ESTATES

Property Owners Association, Inc.

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ARCHITECTURAL GUIDELINES

In addition to Summit County building and development codes, Lake Rockport Estates will implement the following guidelines:

A. SETBACKS:

1. All buildings setbacks are a minimum of twenty-five feet (25') from the back and side property lines and fifty-five feet (55') from the center of the road for frontage property boundaries.
2. A property survey is required in order to properly determine the recorded property lines, location of all dwellings and structures with setbacks indicated on the property, and location of the driveway.

B. GRADING AND DRAINAGE:

1. Concentrating drainage onto the Association's or neighboring properties in excess of pre-existing natural occurring volume is not permitted. This includes runoff from driveways onto the Association's roads.
2. Major natural drainages, drainage ditches that traverse the property and general topography must be maintained in their original condition. Where driveways must cross natural drainages (perennial or intermittent) or drainage ditches, bridges or culverts must be used.

C. DRIVEWAYS:

1. A culvert pipe, with a diameter of eighteen inches (18") or greater, must be installed beneath each access driveway. All culverts and ditches are to be installed and maintained by the property owner.

D. SEWAGE DISPOSAL:

1. Septic Systems: A site plan indicating the location of the septic system, a County approved septic plan and permit must be submitted to property management company prior to commencement of work performed.

E. UTILITIES:

1. There is a Water Connection Assessment for the installation of a water meter and service connection from the Association (see Assessment Schedule).
2. Water shut off valves, stop and waste valves are required to be installed on the property owner's side of the water meter. Back Flow: Per the State of Utah, an approved back flow is required if water storage holding tanks and/or pressure pumps are installed. The back flow must be within the utility easement and must be accessible at all times. Back flows are required to be inspected annually at the property owners expense.
3. Pressure Regulator: The Association's water system is gravity fed and can sometimes fluctuate in pressure. Pressure regulators are required to be installed to help avoid any damage when fluctuations may occur.
4. Thermal Expansion Tank: An expansion tank is required to be installed for water heaters.
5. There is a Utility Extension Assessment for the installation of an electrical line in the Association's utility easement and/or right of way (see Assessment Schedule).
6. Extension site plans, indicating location of utility lines and linear feet of lines, from the utility company are required to be submitted to the property management company prior to proceeding.

F. ADEQUATE FIRE SUPPRESSION:

1. Property must meet county and state requirements for firebreaks and wildfire management.

G. BUILDING SIZE:

1. The minimum size requirement for the primary dwelling is one-thousand (1,000) square feet of finished living space.
2. The maximum footprint is determined by the lot size, rounded to the closest half acre, in combination with the setbacks and height restrictions. Larger builds require a larger fee. (See table below):

Lot Size	Allowed Footprint
Less than 1 Acre	3,000 square foot maximum
From 1 Acre up to 1.5 Acres	3,500 square foot maximum
From 1.5 Acres up to 2 Acres	4,000 square foot maximum
2 Acres or greater	4,500 square foot maximum

H. HEIGHT:

3. Structure ridgelines must not exceed twenty-five feet (25') on the uphill side of the property's natural grade and perpendicular from the twenty-five foot (25') mark down.
4. No structure should exceed thirty-two feet (32') on the downhill side of the property's natural grade. Stepping the ridgeline of the roof may be required to meet the thirty-two feet (32') maximum exposure on the downhill side of the property grade.

I. ROOFING:

1. Roofing materials must be non-reflective, with color value and hues of the natural landscape or earth tones. Unfinished metallic surfaces are not permitted.

J. REQUIRED SIGNATURES:

I, _____, of lot number _____, have received and understand these Architectural Guidelines. By signing below, I hereby agree to comply fully with Architectural Guidelines and agree to pay an associated fines as noted in the Assessment Schedule and any associated fines or damage with non-compliance of construction regulations.

Signature of Owner:	Date:
Signature of Property Management Company:	Date:
Signature of LRE President or LREBOT ARC Member:	Date: