

Lake Rockport Estates Property Owners Association
(“LRE” or “Association”)
100 Rockport Blvd, Coalville, Utah | 801.739.9480
lakerockportestates@gmail.com | www.lakerockportestates.com

ARCHITECTURAL 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 shall 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, shall be installed where necessary beneath each access driveway. (Contact an Architectural Committee member to determine if a culvert is required.) All culverts 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 the Architectural Committee 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.
3. 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. Contact the architectural committee for more information.
4. 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.
5. Thermal Expansion Tank: An expansion tank is required to be installed for water heaters.

6. 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). Extension site plans, indicating location of utility lines and linear feet of lines, from the utility company are required to be submitted to the Architectural Committee prior to proceeding.

F. WILDFIRE MANAGEMENT:

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 (defined as the combined square footage for all buildings/structures including decks and overhangs, as viewed from above) is determined by the lot size, rounded to the closest half acre, in combination with the setbacks and height restrictions (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:

1. Structure ridgelines shall 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.
2. No structure shall 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.

I, _____, of lot number _____, have received and understand these Architectural Guidelines. By signing below, I hereby agree to comply fully with these Architectural Guidelines.

Signature of Owner

Date

Signature of LRE Representative

Date