

February 3, 2026

WHITE HORSE HOMEOWNERS ASSOCIATION ARCHITECTURAL DESIGN GUIDELINES

In accordance with Article 5 of the CC&R's the guidelines provide specific design and construction standards which require all improvements to be designed in harmony with existing homes, which is generally a southwestern ranch style. No improvements, including grading, will start without written approval of the Architectural Committee, including any exterior remodeling projects. In addition to meeting all Covenants and Guidelines, all structures must follow state and local statues and regulations.

1. BUILDING EXTERIOR

- a. The goal of this section is to preserve and protect view sheds for all homeowners. All homes will be 1 Story in height with a maximum plate height of 10'-0". The maximum height of the highest roof ridge is 18' above the lowest point at which finished grade intersects the perimeter of the building. The finished floor elevation must be specified on the drawings relative to an established benchmark and approved by the Architectural Committee prior to excavation. The builder will erect poles to represent the roof heights above finished grade at the primary roof lines determined by the AC.
- b. The poles should remain for at least two weeks during the neighbor review period. A semi-permanent finished grade stake shall be required to be installed in an undisturbed location on the lot to represent the finished floor elevation as well as a description of grade to street level. Building up or raising the lot level from its existing pre-construction level is discouraged. Corners of the lot must be marked with survey medallions.
- c. The minimum living space shall be 1725 s.f. and a maximum of 3125 s.f. The garage is not included in this calculation. Garage space shall be at least 680 s.f. and a maximum of 1300 s.f. Basements are permitted and are not included in the gross square footage calculation so long as they are entirely below grade. Detached buildings shall be considered on a case-by-case basis; i.e will be site specific. Carports are not permitted.
- d. Accessory Dwelling Units (ADU) internal or external are not permitted.
- e. Roof slopes should be a maximum of 6:12 pitch and a minimum of 3:12 pitch. Flat roofs are permitted with a parapet of 12" minimum and must be mixed with pitched roofs on the home and garage.

- f. Walls over 30' will be broken up by stepping forward or back or another architectural feature.
- g. Window coverings are addressed in the CC&Rs 4.15. The use of window coverings is encouraged to keep light pollution to a minimum at night and to avoid shining lights from being a nuisance in accordance with CC&Rs 4.5.
- h. Materials are arranged to break up the elevation of mass and create interest.
- i. The exterior walls will have various plate heights to break up the mass.
- j. Sky lights are allowed. Extensive sloped glazing must be approved by the Architectural Committee.
- k. Covered porches are allowed.
- l. Gutters and downspouts are encouraged with cistern water collection; dry sumps or infiltrator suggested. Provision needs to be made for drainage to prevent erosion to your, neighboring and HOA property.
- m. The overall building shape is designed to surround 1 or more courtyards. Patios are to be colored concrete.
- n. Exterior showers are allowed in a discreet location.
- o. Colors for exterior materials should be earth tone and complementary to the surrounding homes and environment. All color selections to be approved by the Architectural Committee.
- p. Shiny reflective surfaces should be avoided where possible, including window placement and size.
- q. Solar panels are allowed and encouraged, with consideration of placement to reduce any impacts on neighboring lots.
- r. Privacy screening and fencing are not encouraged but where deemed necessary to shield unsightly views, ensure privacy, or to contain dogs, the least obstructive option is preferred and must be approved by the HOA Board. Fences are limited to rock, wood, rusty metal or heavy gage welded wire and cannot extend past the closest point of the house facing the street. Welded wire fencing must be supported by heavy wood or metal posts and should appear high quality to match the harmony and look of the homes.
- s. Hot tubs and small pools are allowed as approved by the Architectural Committee.
- t. Landscape waterfalls and ponds are allowed as approved by the Architectural Committee.
- u. Driveways shall be asphalt, colored concrete or gravel paved. Gravel driveways are required to be well maintained. Driveway skirt, if replacing the curb, should match or compliment the curb color which is harvest gold.
- v. Exterior gas fireplaces and small woodburning fire pits are allowed.

- w. Any improvements in or over HOA drainage easements must be approved by the Board and be in compliance with Utah Code 73-1-15.5; in particular section (2), which may require the homeowner to obtain plans to be designed and approved by a licensed engineer.

2. MATERIALS

- a. Sloped roofs shall be rusted metal, corrugated or standing seam in a non-gloss earth tone color to be approved by the Architectural Committee.
- b. Flat roofs shall be a single ply membrane and an earthtone color approved by the Architectural Committee is recommended
- c. Facias are to be 2x6 or 2x8 with exposed framing members and enclosed soffits are discouraged.
- d. Heavy timber accents are encouraged at the entry and elsewhere. Posts are to be minimum 6x6. Trusses can be comprised of 4x 6, 4x 8, and larger framing members.
- e. Flat roofs will drain through conductor heads and downspouts in a color to match other gutters and downspouts.
- f. All flashings are encouraged to be metal to match the roofing.
- g. Garage doors should be rusted metal or a metal color which complements the cladding or other color on the home. Garage door windows are allowed in frosted glass.
- h. Siding shall be 2 or more of the following materials:
 - i. Synthetic stucco, color approved by the Architectural Committee.
 - ii. Rusted corrugated metal as accent walls or skirting.
 - iii. Stone veneer, concrete or real, that compliments the house colors, as approved by the Architectural Committee.
 - iv. 1x10 rough sawn vertical board and batten wood siding is allowed but not recommended due to maintenance Stain color and wood approved by the Architectural Committee.
 - v. Board and batten fiber cement board colored to look like wood. 3 ft x 3 ft sample to be provided to the Architect Committee for approval.
 - vi. Other siding products will be considered by the Architectural Committee on a case-by-case basis based on a 3 ft by 3 ft sample.
- i. No prefabricated or offsite built homes or buildings of any kind, including mobile homes, manufactured homes or modular homes, shall be allowed. All homes and buildings must be constructed predominantly onsite except for engineered components commonly used in homes, such as trusses, framed doors, joists and windows.

3. SETBACKS

- a. 25' front setback.
- b. 10' side setbacks
- c. 10' rear setback
- d. All setbacks are to the building exterior face of the wall. Overhangs are allowed to encroach into the setback.
- e. Driveways are allowed to encroach into the setback with consideration for the neighboring properties subject to the Architectural Committee for approval.

4. EXTERIOR LIGHTING

- a. Maximum 3000 Kelvin bulbs, with warm lamps preferred.
- b. All exterior lighting shall be full cutoff, downward directed and fully shielded so that neither glare nor reflection reaches neighboring properties, and night lighting of the sky is minimized.
- c. No up lighted landscaping or wall washing allowed.
- d. 18" max. high hooded landscaping lighting allowed. No runway style lighting on the driveways allowed.
- f. No spotlights or directional lighting allowed.
- g. All exterior lighting, not including landscaping lighting, needs to be on a timer or manually turned off, by a reasonable hour to avoid having lights on all night long. Illumination for late arrivals is permitted when needed.
- h. Light associated with or triggered by a motion sensor needs to comply with the Grand County Lighting Ordinance: i.e., downward directed and fully shielded. Said lighting needs to be auto shut off after a reasonable amount of time.
- i. Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by January 10 of the following year; no audible music or offensively bright or flashing, as opposed to blinking, lights shall be allowed at any time; lights must be off by 10 pm; other holiday decorations shall be removed within 1 week following the celebrated holiday; no decoration shall be displayed in such a manner as to offensive to the neighborhood or create a public nuisance.

5. LANDSCAPING;

A. Landscaping Plan (where required):

1. All new construction requires a Landscaping Plan approved by the AC and the Landscaping Committee and said landscaping is to be completed within 1 year of the date of the Certificate of Occupancy. Extensions to this completion date may be made upon a new application and approval by the AC.
2. All Landscaping Plans shall include identification of the types of plants, grasses, trees, and shrubs to be planted.

3. The Landscaping Plan shall include plans to stabilize and prevent erosion on slopes, including drainage plans to remove water from the house and away from neighboring lots.
4. Note that large trees or shrubs planted within 6-8 feet of the roadway are within the right of way and potentially could be disturbed by utility or road work.
5. Consideration must be given to the size of trees and any encroachment of neighbors' view sheds.
6. B. Xeriscape low water use drip irrigation landscaping is encouraged. Xeriscape for purposes of these guidelines and landscaping plans refers to designs using little or no irrigation (drip v sprinkler), incorporating native plants which are drought resistant/tolerant requiring little or no water, providing ground cover of some sort (natural plantings or stone/gravel) and overall requiring little to no maintenance.
7. When rough and finish grading a site consideration must be given to neighboring lots and drainage and soil cannot be placed on a neighboring lot without that lot owner's permission. The goal of grading between a new construction site and an adjacent White Horse property is to transition, taper to the natural grade of the property that existed prior to construction changes and elevation changes. A runoff or drainage plan reflecting impact on neighboring properties is required as part of the plan submittal.
8. Exterior garden sculptures smaller than 4 x 4 ft are allowed. Larger sculptures require Architectural Committee approval.

6. MAINTENANCE

- a. There is a general maintenance obligation for every lot, developed or vacant, which is to maintain the lot and improvement including home exteriors and landscaping in a neat and orderly manner, acknowledging that failing to fulfill this obligation affects other Owners.
- b. The exterior of homes including paint, woodwork, doors, window frames, roofs and eaves etc. must be kept in good condition.
- c. Prevention of the spread of noxious weeds and invasive species is part of this maintenance obligation. Removing the plants before they go to seed is the optimal solution.

7. CONSTRUCTION RULES

- a. See CC&R's 10.2.b and Construction Rules