

EXHIBIT 'C'

DESIGN GUIDELINES

for

DEER RUN



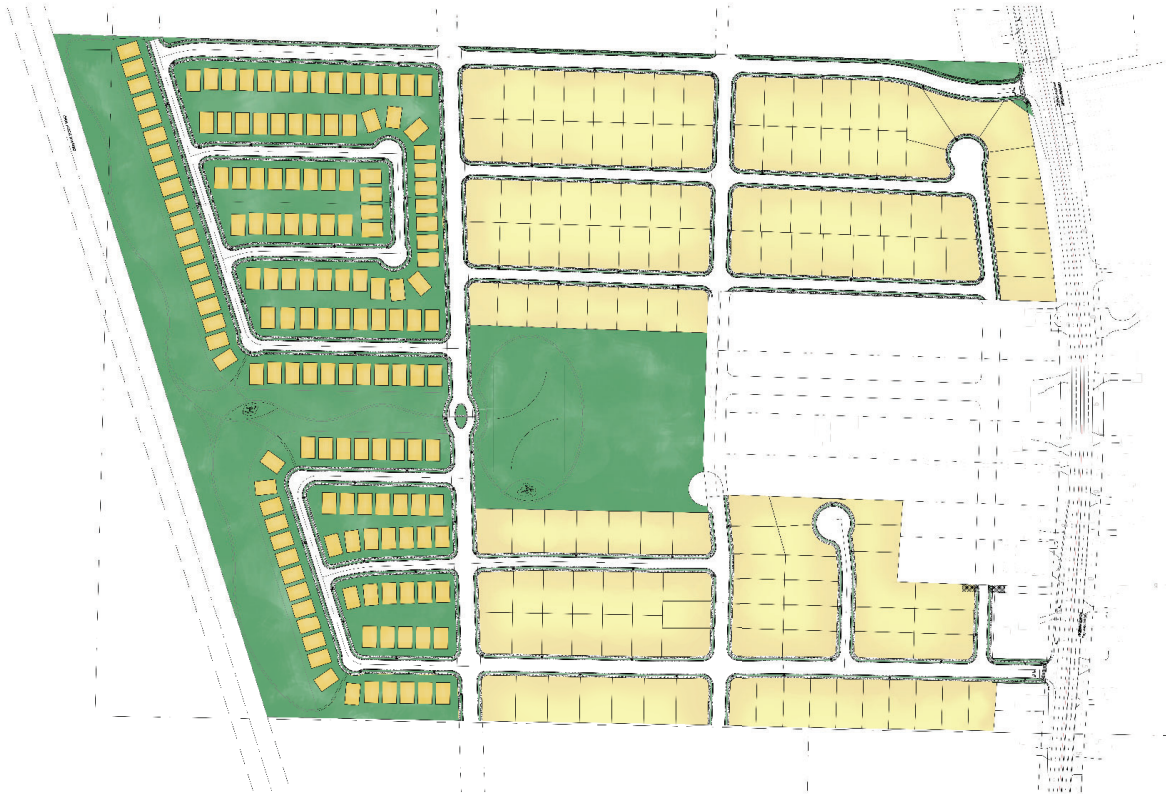
Table of Contents

Site, Landscape and Architectural Design Guidelines

1.0	Introduction to Deer Run	3
1.1	Overview	3
1.2	Vicinity Map	4
1.3	Neighborhood Map	5
1.4	Project Objectives	6
2.0	Open Space & Trails	7
2.1	Open Space	7
3.0	Design Guidelines	8
3.1	Unifying Design Elements	8
3.2	Community Entry Features	9
3.3	Walls & Monuments	10
4.0	Prototypical Architecture & Landscape	11
4.1	Overview	11
4.2	Architectural Styles	12
4.3	The Cottages at Deer Run (Pod 1)	13
4.4	The Patio Lots at Deer Run (Pod 2)	15

1.0 Introduction to Deer Run

Site, Landscape and Architectural Design Guidelines



Open space and greenways shown above connect residents to neighbors, churches, and opportunities for fitness and recreation.

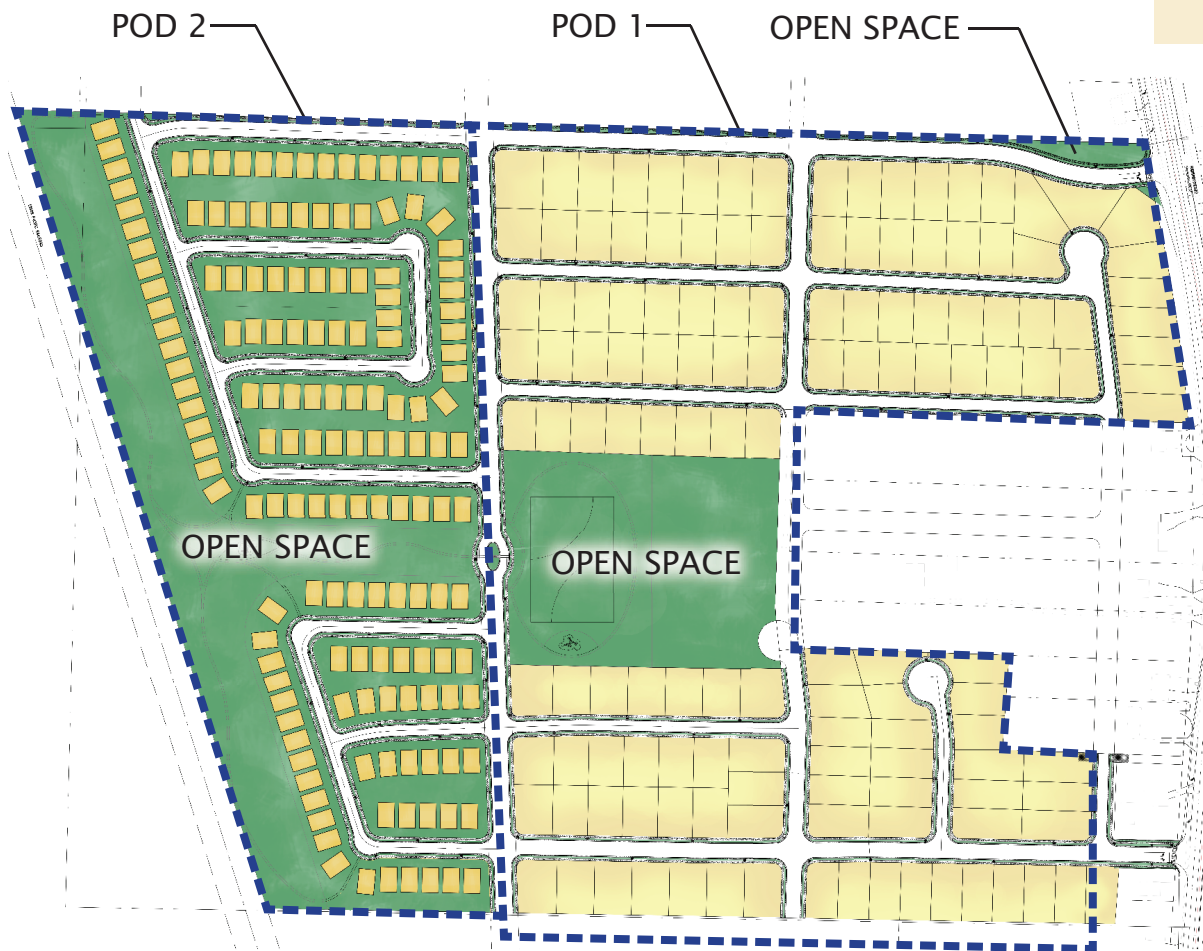
1.1 Overview

Deer Run is an 89.2 acre interconnected neighborhood with a unique character. The community is built upon a walkable network of trails connecting the residents to churches and opportunities for fitness and recreation. This document focuses on the neighborhood and amenities within Deer Run.

1.2 Vicinity Map

Deer Run is bounded on the north by 600 S, east by HWY 89 (Main Street), south just south of 825 S, and west by the rail line/I-15.





1.3 Neighborhood Map

Represented by the adjacent graphic, Deer Run will offer two residential products including: Single family Cottages (Pod 1), and single family Patio Homes (Pod 2).

SITE SUMMARY	
Total Site Area	89.2 ac
Total Residential Units	292 units
Open Space Area	31.6% (28.23 ac)
Density (UPA)	3.28

LAND USE SUMMARY			
POD #'S	LAND USE	ACRES	UNITS
1	Cottages	54.2	138
2	Patio Lots	35.0	154
TOTAL		89.2	292

1.4 Project Objectives

The natural environment surrounding Deer Run will provide the inspiration for design within the community. The Willard area has captivating mountain views to the east that should be maintained.

The three main objectives, shown to the right, are meant to guide owners and developers in creating high quality developments that support the interconnected community of Deer Run and enhance the sense of place experienced by the residents.

A. ***The Architecture and site planning are to reinforce community identity and allow future development to reflect the time in which it is built.*** Each neighborhood pod will have its own palette of architectural elements that will help to identify the neighborhood in addition to reinforcing and unifying the community identity.

B. ***Trails and landscape designs should emphasize and reinforce the community-wide circulation system that links and interconnects neighborhoods within Deer Run as well as the outlying Willard City area.*** Deer Run is designed as a pedestrian-friendly community with a vast trail network. All Residences at Deer Run are to include design principles that connect, enhance and support this community-wide system of trails and paths, offering recreation, fitness, and gathering spaces while utilizing the unifying elements described within these design guidelines.

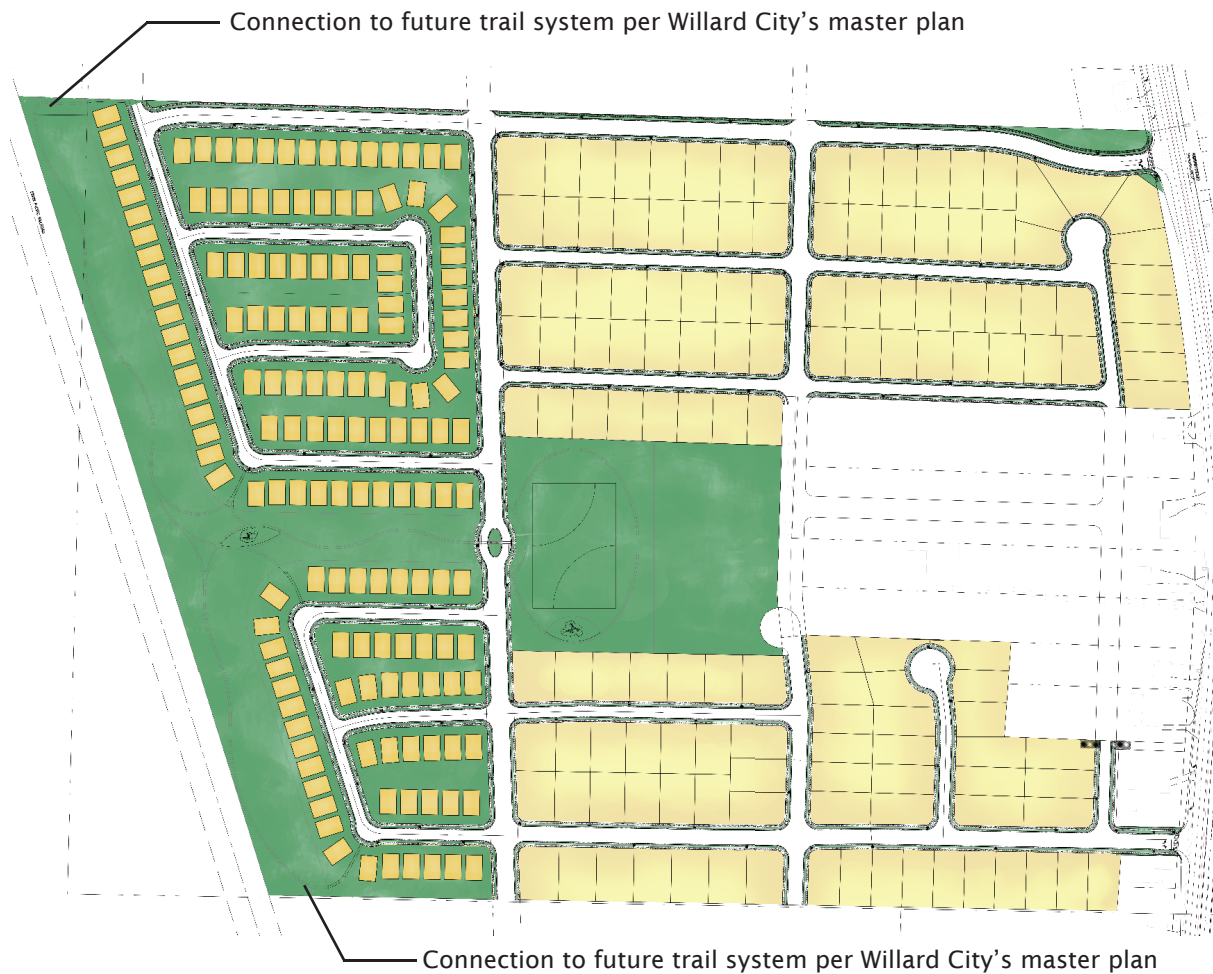
C. ***Unifying elements throughout Deer Run will strengthen community identity and are important to maintain as Deer Run develops.*** These elements are common throughout Deer Run, which are: lighting, monuments, fencing, and a common landscape theme.

2.0 Open Space & Trails

Site, Landscape and Architectural Design Guidelines

2.1 Open Space

One of the main elements that unites and connects Deer Run is the open space. It functions as the primary corridor of a trail network where trails branch off to offer the community pedestrian links to recreational and residential areas within Deer Run. The trail system will also link to the future trail network within Willard City.



3.0 Design Guidelines

Site, Landscape and Architectural Design Guidelines

3.1 Unifying Design Elements

The unifying elements identified to the right, will help to ensure that developments within Deer Run can be identified as part of the same community; providing visual links, landmarks, and these common elements will also ensure that the connectivity within Deer Run can continue through as the area is developed.

The idea is to create quality architecture and landscapes by requiring minimums of architectural and landscape elements demonstrated in examples within these design guidelines.

- **Entry Features**

A hierarchy of entrance features help with identifying and way-finding to streets, parks, trails, open space, and neighborhoods; signage and monumentation and community directional signage.

- **Monuments**

Monuments will act as visual landmarks, helping residents and visitors find their way through Deer Run.

- **Streetscapes**

The streetscapes within Deer Run will promote walkability and provide a strong unifying visual element to the neighborhoods of Deer Run.

- **Streets Lighting**

The street lighting is to be consistent throughout Deer Run, adding to its identity.

- **Fencing**

The fencing permitted within Deer Run will match the architectural style of the homes and tie into the neighborhood look.

- **Architectural Styles**

The architectural styles shown in this book, are to be used as inspiration for the design of Deer Run.



3.2 Community Entry Features

The identity of each pod may differ slightly in architectural style and character, but they will be unified by a number of elements. The entrance specs listed below provide visual cues to visitors and residents when they are within Deer Run. The elements common to the Deer Run character include a consistent landscape palette, lighting, fencing, and entrance features.

Entrance Specifications:

- *Monuments*
- *Monument Lighting*
- *Parkstrip ~ 5' wide*

3.3 Walls & Monuments

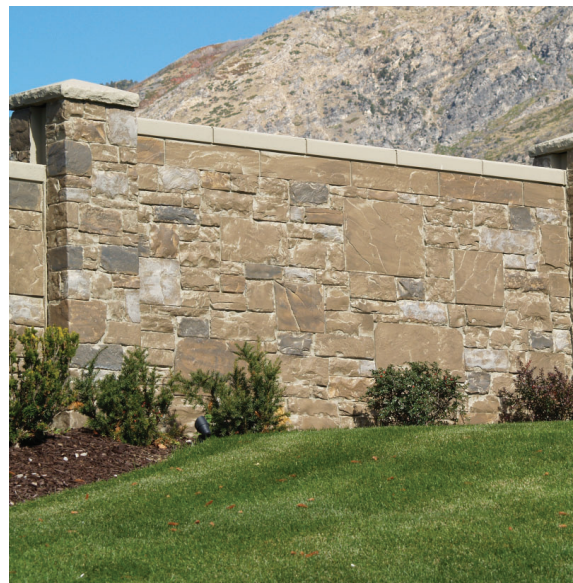
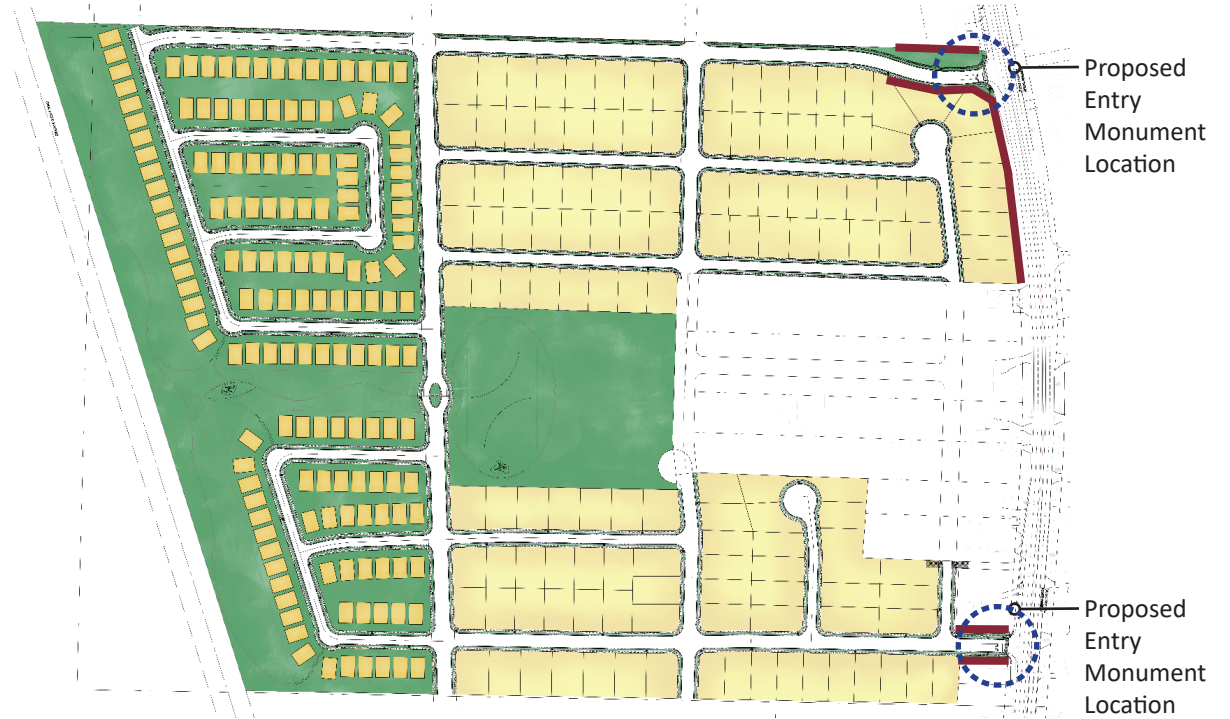
The map at right illustrates location of precast concrete walls around the development. Images below illustrate type of wall represented in locations shown.

- White vinyl permitted. All other fencing must be approved by the ARC.

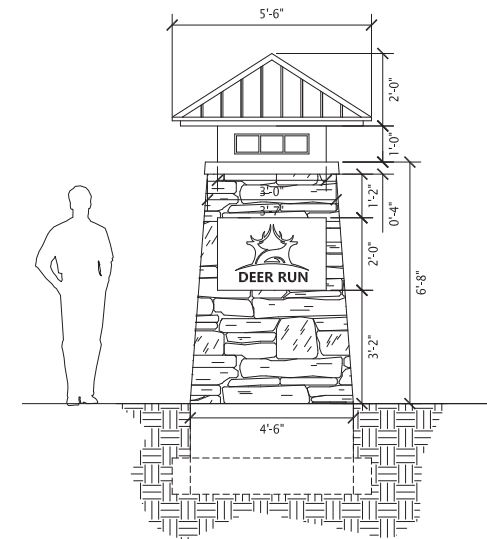
-Lot fencing must start 18" back from corner of home and 3' back of walk on side.

WALL LEGEND

 6' Olympus Precast Concrete Wall



6' Olympus Precast Concrete Wall



Entry Monument

4.0 Prototypical Architecture & Landscape

Site, Landscape and Architectural Design Guidelines

4.1 Overview

Design at Deer Run draws inspiration from Craftsman architecture, using common elements that help to unify a neighborhood; one example is demonstrated in the illustration below.



The Design Guidelines and these general characteristics provide opportunities for creative architectural design within Deer Run that still fits with the desired character.

Architectural designs:

- Buildings should be oriented to face the street whenever possible.
- Front elevations will have a minimum of three architectural elements visible.
- Side and rear elevations will have a minimum of two architectural elements visible.
- Permitted materials will consist of a mixture of Stone, Brick, Masonry Products, Stucco, and Wood.
- Vinyl Siding is prohibited.

Landscape designs:

- Street trees will be planted every 30' on center.
- One deciduous and one evergreen tree per lot (excludes street trees).
- Six 5 gal. Shrubs per front yard.
- Twelve 1 gal. Shrubs per front yard.

4.2 Architectural Styles



Home illustrations shown are representative of Craftsman exterior treatments that reflect traditional, farm, and timber styles, The actual home architecture is currently being developed and will reflect many of the design elements shown.

4.3 The Cottages at Deer Run (Pod 1)

The Cottages at Deer Run offers lots that are spacious with a minimum lot size of 10,000 square feet. Homes within Pod 1 will utilize current architectural styling with a flavor of country.

LAND USE SUMMARY			
POD #	LAND USE	ACRES	LOTS
1	Single Family	54.2	138



4.3 The Cottages at Deer Run (Pod 1)

The sample images to the right illustrate a few of the architectural design principles used in the Cottages area.

SETBACKS	Front Loaded
Front Yard	15'
Driveway	24'
Side Yard - Standard*	8' & 12'***
Side Yard - Corner Lot Street Side*	15'
Rear Yard/Deck	10'

* Porch may extend into side yard

**20' between homes

DESIGN ELEMENTS

Roof Pitch

-75% of roof surfaces 4/12 or steeper

Facade Treatment

-Minimum 3 design elements on front

-Minimum 2 design elements on side and rear

Minimum Requirements

-1,500 SF living area less garage

-2 car garage

Prohibited Items

-Vinyl Siding



Windows on Garage Doors



Architectural Ornamentation

Accentuated Entrance

*Images shown are only intended to represent design elements that may be utilized and do not necessarily represent the specific products that will be used in the community

4.4 The Patio Lots at Deer Run (Pod 2)

The Patio Homes at Deer Run features lots integrated with open space. Homes within Pod 2 will utilize current architectural styling with a flavor of country.

LAND USE SUMMARY			
POD #	LAND USE	ACRES	LOTS
2	Single Family	35.0	154



4.4 The Patio Homes at Deer Run (Pod 2)

The sample images to the right illustrate a few of the architectural design principles used in Pod 2 at Deer Run.

SETBACKS	Front Loaded
Front Yard	15'
Driveway	24'
Side Yard (Standard)*	10'
Side Yard (Corner Lot Street Side)*	15'
Rear Yard/Deck	10'

* Porch may extend into side yard



Windows on Garage Door

Variation of Materials

DESIGN ELEMENTS

Roof Pitch

-75% of roof surfaces 4/12 or steeper

Facade Treatment

-Minimum 3 design elements on front

-Minimum 2 design elements on side and rear

Minimum Home Size

-1,200 SF living area less garage

-2 car garage

Prohibited Items

-Vinyl Siding



Significant Overhang of Roof

Prominent Entry

Dormer

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