

ASPEN MEADOWS FREQUENTLY ASKED QUESTIONS (FAQ'S) Page 1

Q: Will we have to build on our homesite in a specific time frame?

A: This has been our #1 question asked since our first Founders Release, and the answer is no. No time limit, and you are welcome to begin designing your new mountain home as your plans evolve.

During your due diligence period, one (1) formal meeting with our Site Architectural Review Committee (SARC) is required so we may identify the three (3) development zones of your homesite together. Details are found within our Design and Development guidelines on our website under the community documents section.

Q: Is there an On-site Real Estate Gallery?

A: Yes. We have two (2) offices in Brian Head. Our first is our main development administrative office within the Brianhead Sports Shop, next to the Mall. Our second is our newly designed "Inspiration Home" located at One Peak Drive at the entrance to our first ski-in, ski-out neighborhood, The Southeast Neighborhood. Completed in May of 2025, here we have both our, on-mountain development office, as well as our main Founders Real Estate Gallery. In addition, we have our on-mountain Yurt, at the base of our planned community park and dog park. Weather permitting, tours on the property have begun and are available by appointment. Contact us at 435.901.2500.

Q: Who is the Architect of Record and Architectural Land Planning Firm?

A: ELLIOTT WORKGROUP and ARCADIS: The Elliott Workgroup was founded in Park City, Utah after the 2002 Salt Lake Olympic Winter Games.

Led by Craig Elliott, the firm specializes in mountain community design and has delivered major projects across Utah and internationally, including master-planned resorts and mountain homes. www.elliottworkgroup.com

ARCADIS is a global leader in resort and urban land planning, combining IBI Group and CRTKL in Utah. They deliver sustainable, human-centric design solutions for communities around the world, including venues for the 2024 Paris Summer Olympics. www.arcadis.com

Q: Who is the Ski Area, Ski Lift and Ski Trail Planning Firm?

A: SE GROUP: The world leader in Ski Resort design. Based in Burlington Vermont, Frisco, Colorado, and Salt Lake City, Utah has specialized in ski resort design for over 60 years and over 2500 projects including world class ski area designs at Deer Valley Resort, Jackson Hole Mountain Resort, Breckenridge Ski Resort, Stowe Mountain Resort Arapahoe Basin, Arizona Snowbowl, Snowbasin, Taos, and many more ski resorts. www.segroup.com

Q: And who is the Engineering Firm for Aspen Meadows?

A: ENSIGN ENGINEERING: Ensign Engineering and Land Surveying was founded in 1987. Today, Ensign Engineering is a full-service engineering and surveying firm with five key locations throughout Utah including locally in Cedar City and over 130 associates, specializing in civil engineering, structural engineering, water engineering, and land surveying. Licensed in 32 states and have served 10 countries around the world. www.ensignutah.com



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Q: What wellness and sustainability practices are contemplated for Aspen Meadows?

A: Sustainable architectural design strategies for Aspen Meadows in building on the landscape include: the integration of residential and commercial buildings into the site topography. Low massing on the earth for preservation of view sheds. Minimizing the footprints of buildings. Maximization of open spaces and passive solar orientations for the applications of the latest technologies deployed in energy-saving designs, low-water usage, low-pressure sewer designs, fresh air and heating systems, celebration of natural daylight designs, recreational activities and wellness components seen in home and commercial building design today.

Sustainable land uses include harvesting and creation of our own locally available and indigenous earth materials. These native materials come directly from the local lands of Aspen Meadows, as seen in stone, rock, top soils, and tree-based products from within our own tree harvesting goals. These combined local materials through their use, help provide a variety of finished construction aggregates and materials used, seen in precious materials such as sands, gravels, crushed stone, crushed road base, crushed sub base, and wood chips, applied to specific site developments, entrances, neighborhoods, roads, ski bridges and utility infrastructure.

Q: What is the Inspiration behind Aspen Meadows?

A: Aspen Meadows is designed to be the next generation of Brian Head Resort living, but also remain true “to itself”, meaning to its authentic sense of place; its own special serenity and solitude many have found visiting and living in Brian Head for decades. A special place to walk among the trees and take in the wonderful red rock mountain vistas and alpine high elevation meadows only found in Southern Utah.

This premium residential community combines stunning architecture in a naturally beautiful high alpine setting, especially unique to the Iron County landscape, the privacy of gated neighborhoods throughout the community, the convenience of ski-in, ski-out mountain access design from the beginning and unparalleled service and mountain resort amenities.

Aspen Meadows has been envisioned for over 60 years and is a 30-year, legacy community that will stand the test of time; a place owners, families, and their friends will cherish for generations to come. Brian Head's premier ski-in, ski-out community.



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Q: How is Aspen Meadows unique to the Brian Head Real Estate Market?

A: First, the location. Aspen Meadows owners will enjoy one of the quietest and most serene locations with stunning views in all directions in Brian Head.

Second, one word; recreation. The nearly 2000-acre site is surrounded by US Forest Service land to its eastern border with hundreds of acres of open space and ski terrain to celebrate outdoor living. Future home to Brian Head Resort's third lodge, the Aspen Meadows Founders base lodge, with miles of new skiing, hiking, and mountain biking trails - all connecting to established town trails and the Dark Hollow trail with two future lift serviced interconnects to Brian Head Resort.

Q: Will Aspen Meadows have an HOA?

A: Yes. The HOA monthly fee for the Aspen Meadows Southeast neighborhood is \$125.00 and begins at time of settlement. More information can be found within our community documents section at www.AspenMeadowsClub.com.

Q: Who determines the annual dues and what responsibilities does it have?

A: The master association for Aspen Meadows and its board of trustees. Aspen Meadows Master Association and its neighborhood sub-associations are responsible for snow removal, snow storage, road maintenance to all internal private gated roadways, common area landscaping, trash receptacles serviced by Brian Head Town, gate house staffing, gated entrances, operation of future community amenities and community security. The Town of Brian Head is responsible for the main road, Aspen Meadows Drive or locally known as "Burt's Road to Nowhere" which is nearly five miles long serving all of the planned neighborhoods of Aspen Meadows.

Q: Are pets allowed in Aspen Meadows? And is it true, a dog park?

A: Yes & Yes! We plan our first community park and neighborhood dog park at the base of our Southeast Neighborhood, at the top of our planned Christmas Tree Chair Lift top terminal.



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Q: Are Nightly Rentals allowed in Aspen Meadows?

A: Yes. Nightly rentals of homes are allowed through the Brian Head Enhanced Service Business Fee, which amounts to 1.5% on all taxable items, including all nightly rentals, plus an annual fee of \$248.00 plus license and fire inspection fees per home. This fee is sometimes called the “Shuttle Fee,” which is a misnomer as the fee is collected for both transit and commercial snow removal. Brian Head Town requires a business license and quarterly reporting. More information is available at the town offices with Nancy Leigh, our town clerk, at 435.677.2029. For more information visit www.brianheadtown.utah.gov.

Q: Will Brian Head Resort have a third base lodge in Aspen Meadow?

A: Yes. The third base area called Founders Base lodge, is planned in the Founders Neighborhood of Aspen Meadows and will be centrally located within our planned development at the heart of our main ski village area and future ski plan. For more information visit www.brianhead.com.

Q: Will Aspen Meadows have a interconnect lift system connecting with Brian Head Resort?

A: Yes. Aspen Meadows is planned to connect both to Navajo Lodge in the future via a new angled three-station gondola and to the Giant Steps area via the future Summit lift and Dragons Back lift. All ski lift designs, ski trail designs, ski bridges, and resort interconnectivity lifts are subject to change without notice and approvals by UDOT, USFS, and Brian Head Town.

Q: Will Aspen Meadows have a connected town hiking and mountain biking trail system?

A: Yes. Aspen Meadows will help expand and connect to the Town’s existing trail network and establish a new trailhead for ease of parking for residents and guests to Brian Head.

Q: What are the future plans for Aspen Meadows Club?

A: Future private club amenities are envisioned for Aspen Meadows, but we first plan to survey and discuss with all of our initial Founding Members what amenities are desired most.

Surveys and interviews will be scheduled with our early Founding Members. All Founders understand and agree that Aspen Meadows may establish a private club at the Aspen Meadows development (the “Club”) and that, in the event such Club is formed, all Founders and future buyers in Aspen Meadows shall be required to obtain an Aspen Meadows Club membership, according to the terms of the Declaration and any Club documents provided. Social memberships to club amenities are also being envisioned and considered for access by residents outside of Aspen Meadows in Brian Head. We wish a strong and vibrant community of those new to Brian Head but also with local residents and owners of second homes alike of Brian Head.

Visit www.AspenMeadowsClub.com for more information.



SKI. SUMMER. COMMUNITY.

ASPEN MEADOWS MASTER PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. Information contained herein is based upon current master development plans for Aspen Meadows - a master-planned, ski-in/ski-out mountain resort community and subject to change without prior notice, including phasing, pricing, and lot size, or square foot measurements, are an estimate only. Ski lift designs, ski trail designs, ski bridges, and resort interconnect lifts subject to change and approvals by UDOT, USFS, Brian Head Town.

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