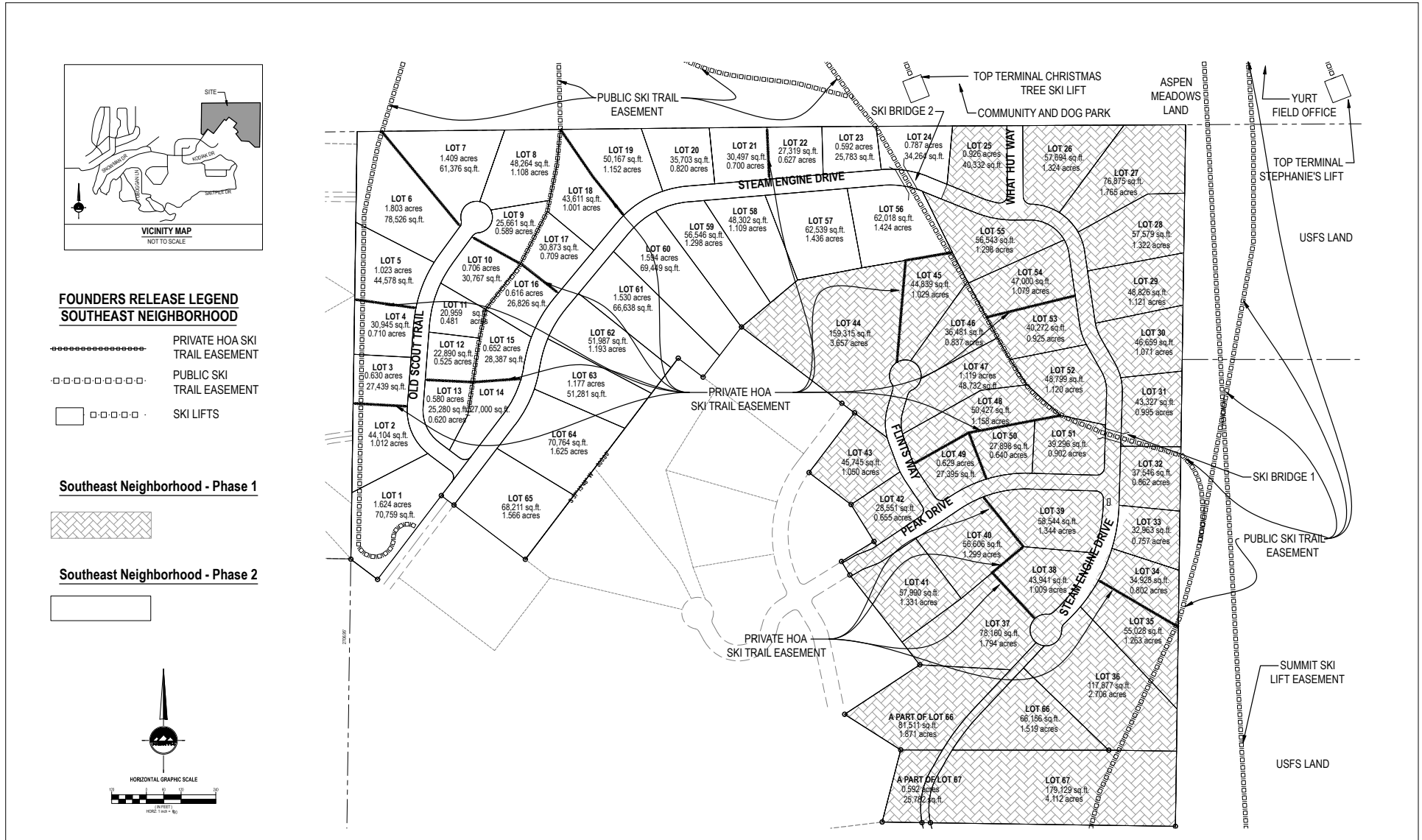


SITE PLAN SOUTHEAST NEIGHBORHOOD PHASE ONE AND PHASE TWO



ASPEN MEADOWS MASTER PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE: The Aspen Meadows Club Master Plan is subject to change without notice. All information presented herein is based on current conceptual development plans for Aspen Meadows Club, a legacy master-planned ski and summer mountain resort community located within Brian Head Town. All land areas, phasing, pricing, lot sizes, and square footage figures are estimates only and may be modified at any time without prior notice. All proposed ski-related infrastructure and amenities, including but not limited to ski lifts, trails, snowmaking systems, ski bridges, resort amenities, and interconnect lifts, are subject to design changes, additions, elimination of, and/or realignments of all ski-related infrastructure and amenities. Aspen Meadows will obtain all required approvals from applicable governing entities, including UDOT, the U.S. Forest Service, Brian Head Resort, and Brian Head Town. All development phases, easements, ski-ways, equestrian trails, hiking trails, or biking trails, and associated roadways will be designated as either public or private as determined and recorded in the final approved plat.

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ASPEN MEADOWS SITE ARCHITECTURAL REVIEW COMMITTEE (SARC) COMPLEMENTARY REVIEW PROCESS - PRIOR TO LOT PURCHASE

A complementary Aspen Meadows SARC initial review meeting is made available to all interested buyers who have gone under written contract with earnest money received and during their due diligence period, prior to a new homesite lot purchase. This initial review meeting has been designed to encourage early, initial dialogue by a representative member of the SARC with potential owners, their design team, and other affected parties, prior to an acquisition and closing of their new homesite lot.

The goal is to help define the basic physical factors and aesthetic qualities of their chosen homesite lot meets their needs.

Required review: Review of the (a) Aspen Meadows Design and Development Guidelines, (b) the Aspen Meadows Mountain Zoning Requirements, and (c) Chapter 9 – Land Management Code with Chapter 7 – Zone District Regulation requirements 9-7-1: R-1 Single Family Residential section.

CONCEPTUAL HOMESITE – SPECIFIC SITE PLANS BY LOT

An initial Conceptual Homesite Site Plan (“Site Plan”) has been prepared by the developer to reflect the analysis for each Homesite to highlight the site-specific constraints, easements, elevations, view-sheds, and opportunities that should be considered in site planning and to define the general location of all homesite zones required and approved by SARC prior to purchase, including the development envelope, the entrance and location for the driveway corridor and the remaining open space zones.

Site Plans are available for all adjoining lots, for all adjoining owners, to best understand neighboring impacts upon request.

FINAL HOMESITE - UPDATED SITE PLANS - PREPARED FOR AMENDMENT PRIOR TO CLOSING, SETTLEMENT AND RECORDATION

A final Homesite Site Plan (“Final Site Plan”) will be prepared for each buyer, reflecting final locations of all three (3) homesite zones including the development envelope zone, the driveway corridor zone, and the natural open space zone, by the developer, prior to closing, settlement and recordation of all homesites.

HOMESITE ZONES

Each Aspen Meadows lot parcel is referred to as a “Homesite” and is comprised of three zones:

1. The development envelope zone;
2. The driveway corridor zone; and
3. The natural open space zone.

HOMESITE LOT PARCEL TYPES AND SIZES

Each Homesite lot parcel size overall envisioned in Aspen Meadows is comprised of three lot types:

NEW HOME LOTS:	Just under 1 acre to 2 acres.
ESTATE HOME LOTS:	2 acres to 5 acres.
RANCH LOTS:	5 acres and larger.

A mix of Homesite lot parcel “types” and Homesite lot “sizes” in acres, will purposely exist in various neighborhoods envisioned throughout the development based on utility conditions, privacy goals, recreational amenities, circulation walking paths for each neighborhood, slope conditions and view-sheds.

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