

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.

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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