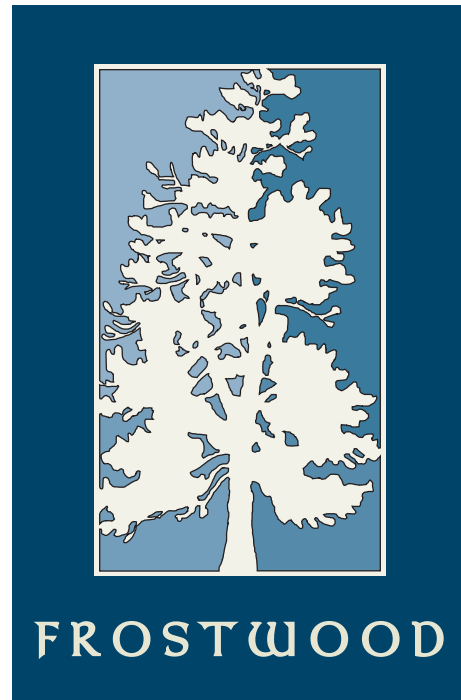




AT THE CANYONS RESORT, UT

guidelines

10.19.06

12.24.07

04.08.08

11.26.08

07.13.09

02.18.10

09.13.10

06.25.12 -- DRAFT REVISIONS

This is a guideline only and is intended to be dynamic and therefore subject to change. It establishes a minimum level of expectation and any changes from this document should reflect the same attention to detail and quality.

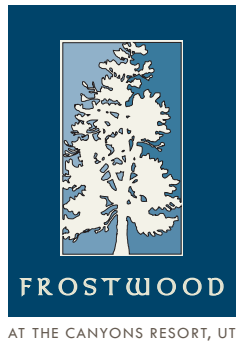
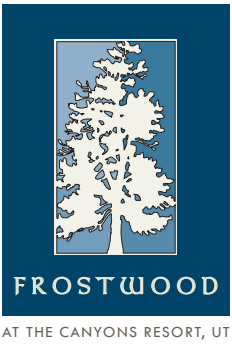


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INTEGRATION WITH THE CANYONS GUIDELINES

In an effort to create continuity within the SPA and a consistent quality of development, Frostwood hereby adopts THE CANYONS DESIGN, SIGN AND RETAIL GUIDELINES WITH THE FOLLOWING MODIFICATIONS: THE CANYONS LANDSCAPE GUIDELINES WILL BE ADOPTED FOR ALL INDIVIDUAL PROJECT SITES. Common area landscape will be subject to the guidelines contained herein.

1.0 FROSTWOOD MASTER OWNERS ASSOCIATION (FMOA) will take the lead to insure the Design and Maintenance of all major public spaces within the Frostwood Village. These spaces will be managed in the future by the Master Association as outlined in the Frostwood Master Declaration of Covenants and Restrictions.

The Roundabout will be a nodal point featuring a sculpture. See the drawings starting on page 23.

2.0 VILLAGE BUFFER/EDGE

The Golf Course and open space buffer will become the green open space buffer separating Frostwood neighborhoods from each other as well as Frostwood from its adjoining neighbors.

3.0 THE FROSTWOOD ARCHITECTURAL DESIGN GUIDELINES ROOF LINES shall be designed for snow management with gables, sheds, and hips directing snow away from pedestrian traffic. Roof pitches shall be a minimum of 4:12 and maximum of 8:12.

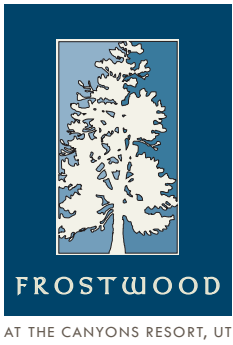
3.1 Building Height and Massing

Heights (as noted on page 3)

3.2 Building Design

Building design will be subject to The Canyons Comprehensive Design Guidelines with the following specific additional requirements:

- A maximum of three exterior wall materials (two wood and one stone) are to be used on any one building.
- No cultured (synthetic) stone allowed.
- Stone is to be used at building foundations and ground floor levels to give buildings the appearance of having a properly proportioned and load bearing foundation. Stone may also be used to define three-dimensional elements, such as entries and singular “pop-out” room-sized volumes. Stone is not to be used merely as a skirting strip around building bases.
- “Hardy” board (cementaceous) siding may be used in the place of wood siding only on the upper stories of a building and not on the ground floor.
- Metal roofs can create dangerous sliding snow conditions, especially from greater heights. Use snow cleats and fences to protect pedestrians and landscaping.
- Windows can be wood or metal clad in earth tone colors.
- Stucco will be limited to 70% maximum on the upper stories of buildings.



- Incorporate the Amendments to the Canyons Comprehensive Design Guidelines that were adopted on 9/23/2010 into these guidelines and allow one 1,500 sf Chicklet Building at the Gondola Plaza.

3.3 Roof Treatment

Roof pitches can vary from 4:12 to 8:12, gable roofs are allowed.

4.0 GRADING

Retaining walls shall be constructed of boulders or natural stone faced concrete.

5.0 APPROVAL PROCESS

All proposed development shall be reviewed first by the Frostwood Design Review Committee,(Frostwood DRC), as set forth in Article XIII of the Frostwood Master Declaration of Covenants, Conditions, Easements, and Restrictions Appendix I as amended at this time. The Frostwood DRC will issue a letter of compliance which will be required before the applicant may proceed to the RVMA Design Review Committee.

5.1 The Design Consultants, Hart Howerton, will be responsible for the overall Master Plan of Frostwood and developed initial hardscape elements for Frostwood. Hart Howerton is responsible for revising the Design Guidelines for Frostwood and may assist in the review of Development parcels on behalf of the Frostwood DRC.

Landscape Design Guidelines - The Frostwood Design Guidelines shall apply to all parcels within the Frostwood area of The Canyons.

Sign Design Guidelines - The Canyons Sign Guidelines will be applied to all development within Frostwood.

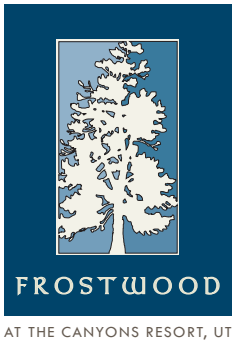
Parcel No.	Maximum Bldg. Height	Max Gross Building Area	Accommodation Area	Commercial/Retail Support Area	Principle Use
A	0	0	0	0	GOLF COURSE/OPEN SPACE
B	0	0	0	0	GOLF COURSE/OPEN SPACE
C	0	0	0	0	GOLF COURSE/OPEN SPACE
F1	3 TO 4	210,000	200,000	10,000	HOTEL/LODGING/RETAIL
F2-A	3 TO 3.5	82,500	72,500	10,000	HOTEL/LODGING/RETAIL
F2-B	3 TO 3.5	72,000	72,000	0	HOTEL/LODGING
F2-C	3 TO 3.5	75,000	75,000	0	HOTEL/LODGING
F3-A	3	104,000	104,000	0	RESIDENTIAL-MULTI-FAMILY/HOTEL/LODGING
F3-B	3	108,500	88,500	20,000	RESIDENTIAL-MULTI-FAMILY/HOTEL/LODGING/RETAIL
F4	2.5	38,000	38,000	0	RESIDENTIAL-MULTI-FAMILY
F5	2.5	87,500	87,500	0	RESIDENTIAL-MULTI-FAMILY
F6	2.5	50,000	50,000	0	RESIDENTIAL-MULTI-FAMILY
F7	2.5	20,000	20,000	0	RESIDENTIAL-MULTI-FAMILY
F8	2.5	10,000	10,000	0	RESIDENTIAL-MULTI-FAMILY
TOTALS		857,500	817,500	40,000	

FROSTWOOD MASTER PLAN

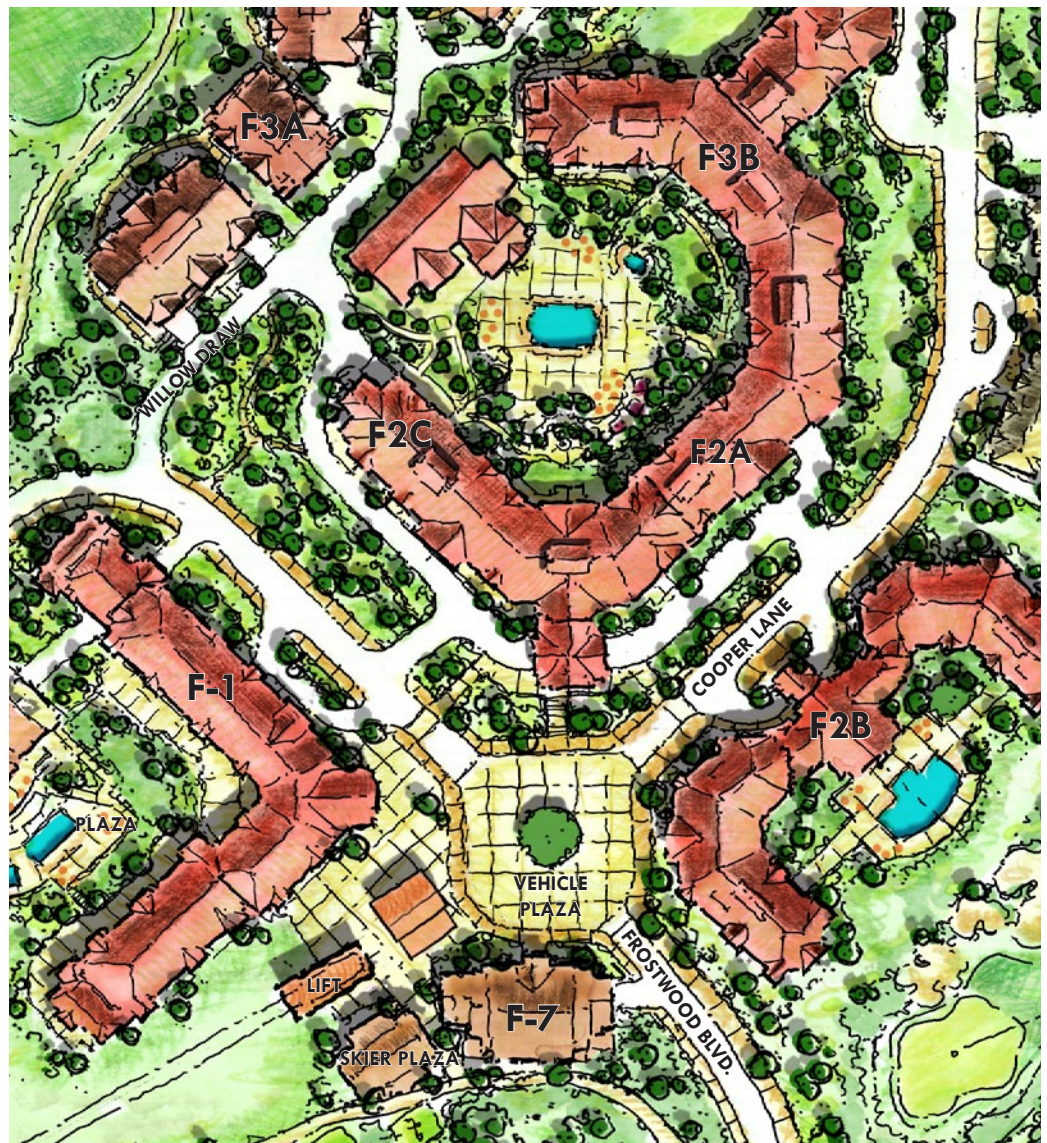
Frostwood is a planned unit development that is linked to The Canyons Resort Center by a gondola lift. Frostwood features golf with all or part of five golf holes located in this neighborhood. As such, the theme for this resort community shall be compatible with guidelines and themes of The Canyons Resort, yet unique as it fits into the context of its golf environment.

Graphic is for illustration purposes only and may not truly depict actual improvements proposed for Frostwood.





Frostwood has four private distinct areas as shown on the recorded plat attached as Appendix IV, which include: The High-Density core consists of the Miners Club, and other similar lodge pads of varying development types (see plat). The design guidelines for this area shall be consistent with The Canyons Design Guidelines including those parts of the urban design over view that are pertinent. The High-Density core will encompass a round about street statement that will denote the center of Frostwood. This feature will mix vehicular and pedestrian circulation, which will direct guests north toward Sun Peak or west toward Willow Draw. It will have a major perimeter pedestrian walk that will link the three retail nodes in the surrounding lodges and provide access to the chair lift and its neighborhood shuttle service. Hardscaping, landscaping, street furniture, signage and lighting will all be very important and will be consistent with or complementary to the standards set forth in The Canyons Design Guidelines.



Graphic is for illustration purposes only and may not truly depict actual improvements proposed for Frostwood.

Note: Drawing is for illustration only. All circulation patterns must be designed in compliance with the Frostwood Circulation Study (Appendix III).

CIRCULATION PLAN

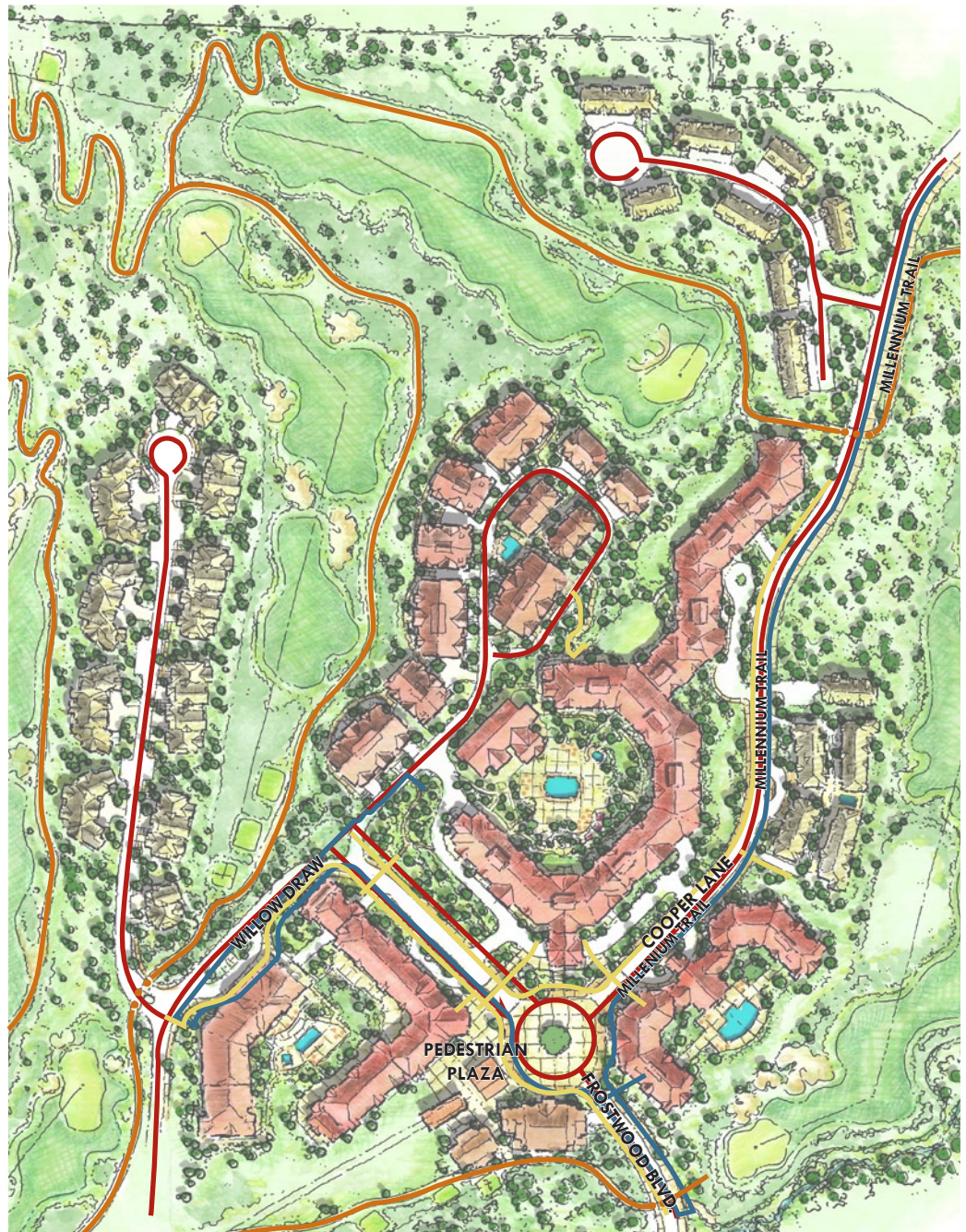
All circulation design must comply with the requirements outlined in the Frostwood Circulation Study attached hereto as Appendix III.

All golf course cart path crossings of Cooper Lane and Frostwood Boulevard should have enhanced features similar to pedestrian crossings noted on page 47.

Graphic is for illustration purposes only and may not truly depict actual improvements proposed for Frostwood.

Legend

- Public Vehicular
- Golf Cart Crossing
- Golf Cart
- Pedestrian
- Pedestrian



FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-1 - High Density Condo Hotel



Legend

1. Permitted height – 3-4 stories
2. 4 story entry statement
3. Water Theme at interior plaza
4. Emergency vehicle and pedestrian access to plaza
5. Residential access/portico – snow protection
6. Underground parking access
7. Pedestrian access to ski lift
8. Pedestrian access to parcel F2A, F2C, F3A & F3B as required per plat.
9. Commercial space at ground level. Setback residential for privacy buffer and snow management. Create significant architectural treatment facing vehicular plaza
10. Scale building down towards skier plaza to create a pedestrian scale.
11. Landscape, earth forms, water features and aesthetic lighting, to create focal points between buildings
12. Note: Modulate building forms and vary scale to create visual interest. All pedestrian and vehicle access to be protected from snow shed
13. 30' Golf course setback
14. 35' ski lift easement to the northern cable as approved by Utah Tram Board
15. 30' setback to edge of landscape for snow cat access
16. Skier services building

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-1

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee

The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

This parcel is a time share resort/hotel, with commercial use fronting the ski lift plaza.

Building Massing

1. Building massing should modulate in plan, responding to site contours. Building should slope down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it. Building should scale down towards the skier plaza and create a pedestrian scale.

Linkages

1. This parcel will link to the ski lift plaza, and county trail system.

Other Design Criteria

1. Take advantage of the southwest view corridor looking at White Pine and the ski resort.
2. Southeast corridor of building facing the ski plaza should create a significant architectural statement, as this will be the gateway into Frostwood.
3. Providing attractive commercial amenities facing onto skier plaza.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-7- Residential Multi-Family



12TH TEE BOX

Legend

1. Permitted height – 2.5 stories
2. Entry statement
3. Pedestrian access to plaza and gondola
4. Underground parking access
5. Landscape, earth forms, and aesthetic lighting, to create focal points and create major gateway statement
6. Golf cart crossing
7. Note: Modulate building forms and vary scale to create visual interest. All pedestrian and vehicle access to be protected from snow shed. Building should have unique architectural design which reinforces unique parcel shape and location at the entry to Frostwood.

Note: Final Circulation Pattern Must Comply with Frostwood Circulation Study.

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-7

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee

The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

Building Massing

1. Building massing should modulate in plan, responding to site contours. Building should slope down towards building ends and terrace with sloping grades.

Other Design Criteria

1. Take advantage of the southwest view corridor looking at White Pine and the ski resort.
2. Northwest corridor of building facing the ski plaza should create a significant architectural statement, as this will be the gateway into Frostwood.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-2B - Hotel Lodging



Note: Final circulation pattern must comply with Frostwood Circulation Study.

Note: Area adjacent to Parcel F4 should encourage a fluid design to include elements such as pedestrian connections and coordinated landscaping

12TH TEE BOX

Legend

1. Permitted height – 3 to 3 1/2 stories
2. 3 story entry statement
3. 30'-0" Setback from golf course
4. Residential access / portico – snow protection
5. Underground parking access
6. Exterior plaza and pool orientation to 11th green and mountain view.
7. Building form to create significant architectural elements and treatment facing road and golf parcel.
8. Pedestrian access to gondola and retail
9. Note: Modulate building forms and vary scale to create visual interest. Internal pedestrian and vehicle access to be snow melted.
10. Millennium Trail

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-2B

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee

The Canyons Design Review Committee(Master Association), Summit County Canyon Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

This site is intended as a lodge type structure.

Setbacks/Buffers

1. Building shall be setback as otherwise required per amended plat.

Building Massing

1. Building massing should modulate in plan, responding to site contours. Building should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it.

Linkages

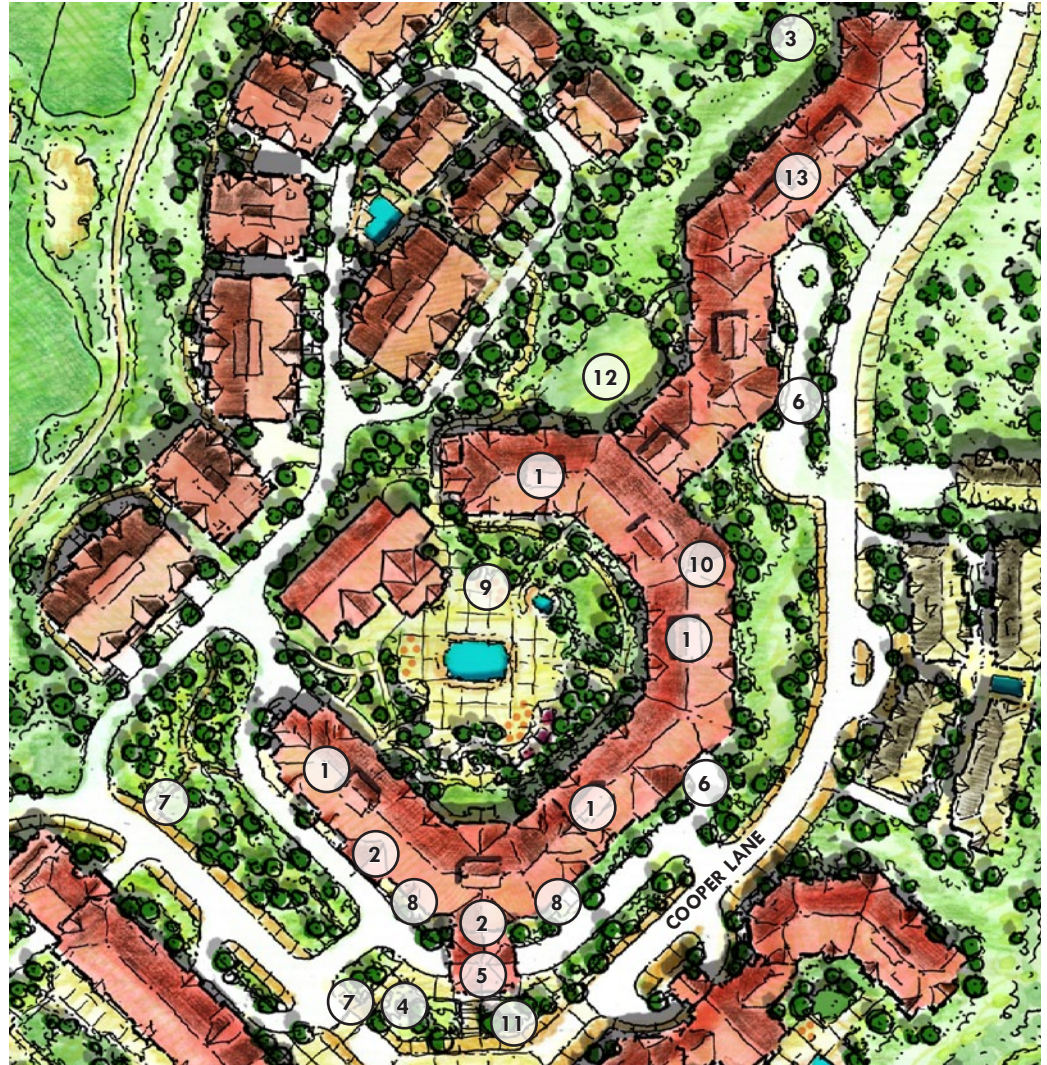
1. This site orients towards the 11th hole green and storm water retention ponds.

Other Design Criteria

1. The southern end of the building faces the project entrance from Frostwood Blvd. and should be designed as an appropriate architectural statement, that coordinates with building styles of F-1 and F-2A.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-2A, F-2C & F-3B - Condo Hotel



Legend

- | | |
|--|--|
| 1. Permitted height – 3 to 3 ½ stories | treatment facing vehicular plaza. |
| 2. Entry statement | 9. Public art to create focal point between buildings. |
| 3. 30'-0" Setback from golf course | 10. Note: Modulate building forms and vary scale to create visual interest. All pedestrian and vehicle access to be snow melted. |
| 4. Water Theme, Stream and Ponds | 11. Create architectural statement at street corner. |
| 5. Residential access / portico – snow protection. | 12. Event lawn |
| 6. Underground parking access | 13. Permitted height – 4 stories |
| 7. Pedestrian access to gondola | |
| 8. Commercial space at ground level.
Create significant architectural | |

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-2A, F-2C & F-3B

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee, The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

This parcel is designed for two lodge pads, creating a central quasi-public pedestrian, pool plaza.

Building Massing

1. Building massing should modulate in plan, responding to site contours. Buildings should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it.

Other Design Criteria

1. Building design should accommodate an event lawn in F-3B.
2. Southern portion of building faces roundabout and skier plaza. This should create a significant architectural statement and provide attractive commercial amenities at the street level.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-5 - Residential Multi Family



Buildings will terrace up and down the existing terrain with an attempt to minimize disturbance to the existing topography. Roof or ridgelines shall run parallel with contours as much as possible, understanding the need to shed snow from entries, garages, etc. Roof pitches will be flatter to match the slope of the topography.

Legend

1. Permitted height – 2 ½ stories. Buildings to terrace with slope of terrain.
2. Coordinate with golf course to provide heavy landscape buffer.
3. Island with signage opportunity to identify project.
4. All aprons to be a minimum of 20'-0" to provide offset parking. Driveways may be narrower.
5. Landscape island to provide visual termination of cul-de-sac.
6. Golf Cart path.
7. Maintain 30'-0" golf course buffer.

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-5

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee, The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

Uphill and downhill units with garages.

Building Massing

1. Building massing should modulate in plan, responding to site contours. Buildings should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it.

Linkages

1. Maximize the golf course exposure both uphill and downhill.

Other Design Criteria

1. Take advantage of east views over looking Snyderville basin and the Uinta Mountain beyond.
2. Design decks and windows to be protected from golf ball hazards. This should create a significant architectural statement.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-3A - Residential Multi-Family



Legend

1. Permitted height – 3 stories.
2. Permitted height – 3 stories with allowance for possible vertical architectural element (clock tower, cupola, etc.) for building identification.
3. Landscape buffer to provide visual interest.
4. Water theme.
5. Heavy landscaping to protect building from golf balls and to create parkscape for golf course.
6. Heavy landscaping to create park between condos.
7. Modulate building forms and vary scale to create visual interest. All pedestrian and vehicle access to be protected from snow shed. Provide a variety of exterior color and siding options to breakup visual patterns.
8. Maintain 30'-0" buffer for golf course.
9. Boulder retaining walls
10. Shuttle Stop, approx. location

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-3A

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee, The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

Town homes with garages.

Setbacks, Buffers

1. Buildings shall be setback as required by plat.

Building Massing

1. Building massing should modulate in plan, responding to site contours. Buildings should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top if it.

Linkages

1. Provide vehicle circulation from cul-de-sac.

Other Design Criteria

1. These units should maximize the golf course exposure yet be protective to golf ball hazards.

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcels F-4 & F-8 Residential Multi-Family

Note: Area adjacent to Parcel F2B should encourage a fluid design to include elements such as pedestrian connections and coordinated landscaping.

All units will have decks or patios on grade giving the maximum integration with their golf environments.



Legend

- | | |
|--|---|
| 1. Permitted height – 2 ½ stories | and vehicle access to be protected from snow shed. Provide a variety of exterior color and siding options to breakup visual patterns. |
| 2. Exterior unit orientation to 11th fairway | |
| 3. Millennium Trail | |
| 4. 10'-0" minimum driveway for shuttle pick-up and drop off. Landscape screening shall be required | |
| 5. Artistic statement of water feature at view area | 6. Existing spring to be protected |
| 6. Modulate building forms and vary scale to create visual interest. All pedestrian | 7. Entrance to underground parking |
| | 8. Permitted height – 2 ½ stories with allowance for possible vertical architectural element (clock tower, cupola, etc.) for building identification. |

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-4 & F-8

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee, The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

This parcel is designed with internal gardens and water features on F4 only.

Building Heights and Massing

1. Building massing should modulate in plan, responding to site contours. Buildings should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it.

Other Design Criteria

1. Provide clearance around existing spring. Protect water source.
2. Relocate spring run-out and coordinate with golf course design.
3. Protect windows and decks from golf ball hazards.
4. Take advantage of east facing views of Snyderville basin and the Uinta Mountains.
5. Millennium Trail

FROSTWOOD SITE SPECIFIC GUIDELINES

Parcel F-6 - Residential Multi-Family



TO RESORT VILLAGE

Legend

1. Permitted height – 2 ½ stories. Building to terrace with the slope of the hill
2. Minimum driveway width of 20'-0" to provide for off street parking.
3. Termination of cul-de-sac to meet emergency access requirements.
4. Provide heavy landscape buffer to protect buildings from golf balls and to create parkscape for golf course.
5. 30'-0" setback buffer from golf course.
6. Modulate building forms and vary scale to create visual interest. All pedestrian and vehicle access to be protected from snow shed. Provide a variety of exterior color and siding options to breakup visual patterns.
7. Must have enhancing landscape entry and edge.
8. 100'-0" open space set back.

FROSTWOOD SITE SPECIFIC GUIDELINES: SITE F-6

Applicable Guidelines

The Canyons SPA

The Canyons Design Guidelines

The Frostwood Design Guidelines--Amended

The Frostwood CC & R

Design Approvals Required

The Frostwood Design Review Committee, The Canyons Design Review Committee (Master Association), Summit County Planning Department, Snyderville Basin Planning Commission, Summit County Council

General Intent

Attached units with open space buffer to adjacent Sun Peak neighborhood.

Building Heights and Massing

1. Building massing should modulate in plan, responding to site contours. Buildings should step down towards building ends and terrace with sloping grades. This will help reduce apparent mass and encourage sitting into hillside rather than on top of it.

Other Design Criteria

1. Relocate spring run-out and coordinate with golf course design.
2. Protect windows and decks from golf ball hazards.
3. Take advantage of east facing views of Snyderville basin and the Uinta Mountains.

LANDSCAPE DESIGN GUIDELINES

The integration of landscaping and streetscape design into the developed area of the Frostwood area of The Canyons is intended to enhance the overall character of the resort and blend the built improvements with the natural setting. These Design Guidelines describe the landscape theme elements and design intent for those improvements.

Landscaping of all areas should:

- enhance the character of the roadway, building architecture and generally frame views with a unified palette and approach.
- screen service and back-of-house areas from public view.
- landscaping is not intended to create a vegetative barrier between pedestrian areas and project architecture.
- blend and transition into natural areas with appropriate transition to low-water use natives and naturalistic approach.

Components:

The Frostwood Development contains several distinct areas or zones as part of the overall landscape/development pattern for the site, described as Public Space, Private Space and Open Space. Each of these areas has features and requirements intended to address public safety and create a sense of place.



These landscape illustrations are conceptual only. Detailed landscape plans are required and are subject to review and approval of the Frostwood Design Review Committee, The Canyons RVMA Design Review Committee and appropriate County approvals.

Public Space: Public spaces are areas of the development which serve the resort community as gathering spaces, transportation corridors and focal points that provide project identification. The elements which fall into this category are the roundabout, Frostwood Boulevard, the Gondola Plaza and streetscape elements along Cooper Lane and Willow Draw. These elements establish the landscape character for the Frostwood area, and are intended to be a coherent design that complements the natural setting and reinforces the sense of place. The landscape is intended to be informal, and based on a simple palette, with repetition of a few elements and use of tree groupings and shrub massings to reinforce design themes. At the roundabout area and Lift Plaza, a distinctive streetscape character will be achieved through the use of informally massed large scale canopy trees ('Autumn Blaze' Maple trees).

Private Space: Private space refers to those areas of individual projects that cater to the needs of visitors and owners of that particular resort property. These areas include amenities such as swimming pools, patio areas, play areas, etc. These areas are not generally visible from the public spaces, but may be visible from adjacent development or the golf course. The level of amenities should provide for the needs of the residents and visitors to these projects and should reflect an appropriate level of quality to match the development it supports.

Open Space: Open space refers to areas within Frostwood designated as open space such as parcel F3-B and a portion of F-8. This component includes the golf course and areas adjacent to the golf course within individual parcels. These areas serve as transition zones from the developed portions of the project to the more natural and unbuilt areas of the project.

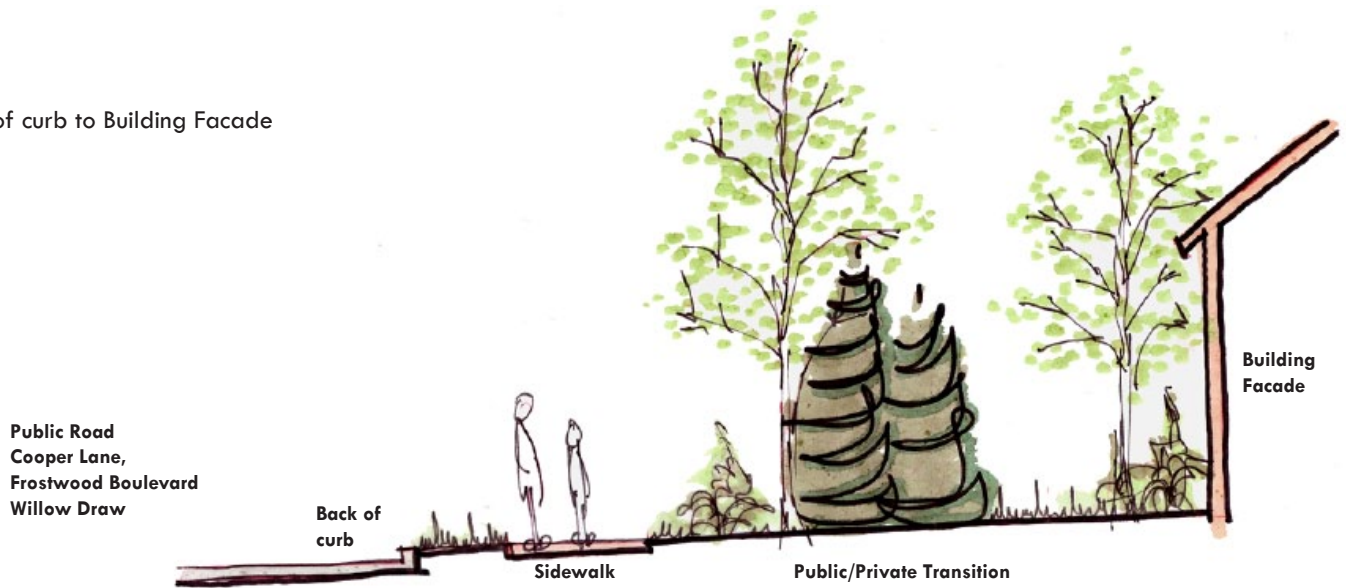
Public/Private Space Transition: The landscape guidelines will outline a minimum performance standard for the installation of design elements within development areas adjacent to the public way. The public transition area is generally considered to be the area which starts at the back of sidewalk and/or back of The Millenium Trail for Frostwood roadways and generally extends to either the building façade or internal circulation for an individual project. In the case of an internal circulation path defining the separation, the area between the circulation and the building façade will be considered as private space. All plantings required as part of the public transition area plantings must be located within the public transition area of the development. Installation and maintenance of these areas are the responsibility of each development unless alternative arrangement is established with the Frostwood MOA.

The default location for public space is the right of ways for all Frostwood streets. The location of the transition zone and elements to be located within the zone will be determined for all new projects during the site review and approval process and implemented during the construction period.

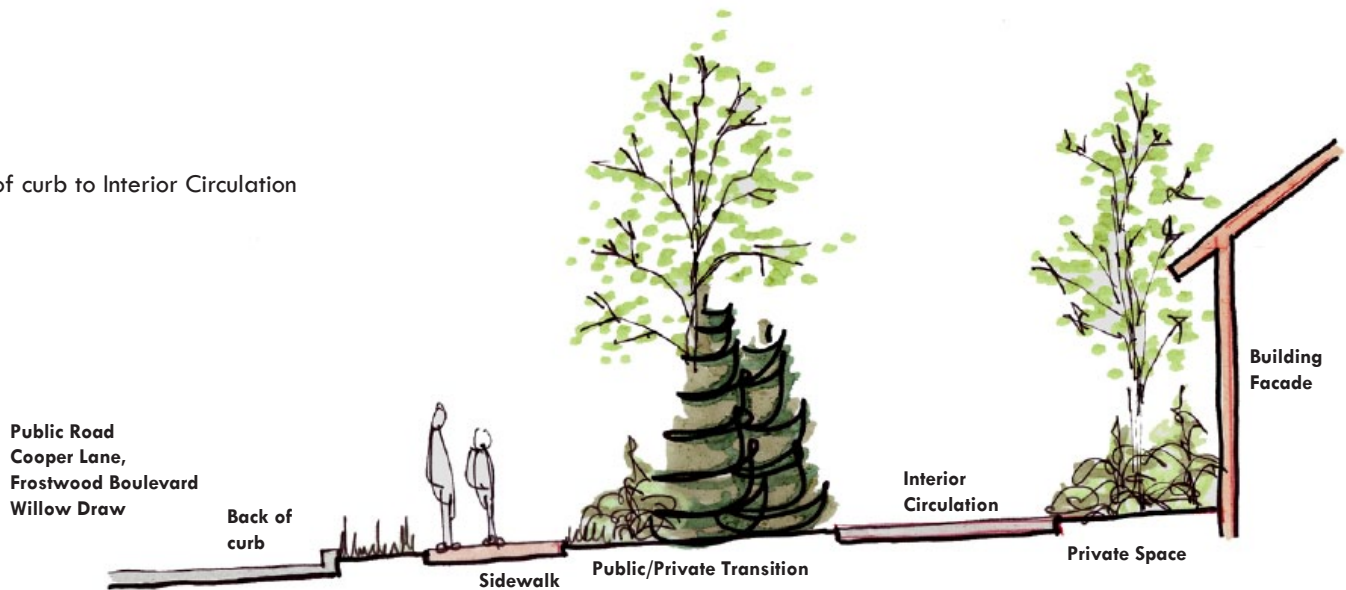
Public Space/Private Space Transition:

Cross-sections illustrating the public/private space transition zone.

Back of curb to Building Facade



Back of curb to Interior Circulation



Private Spaces:**Amenity Elements:**

Provide recreational/relaxation opportunities for visitors and owners

Create visual and sound buffer from adjacent properties and within the individual project from areas such as dining, residences and service areas

Specialty lighting to enhance visitor experience

Water features to add drama, create unique spaces within the project

Opportunities for individual projects to create “wow and sizzle”

Enhanced landscaping and expanded plant palettes

Open Spaces:

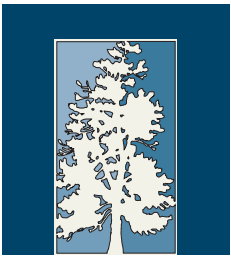
Preservation of open space areas in their current or natural state

Coordination of landscape transitioning from individual projects to the golf course

Golf course landscape to transition from course to adjacent open space/undeveloped areas of the development

Excluded Spaces:

Excluded spaces within the Frostwood development include those areas which may not be developed or landscaped due to existing natural features such as rock outcrops, natural stream corridors, wetlands or open space areas already covered by existing stands of trees. Excluded spaces may also include areas already constructed within the Frostwood development such as Phase One of the Miners Club.



These landscape guidelines are conceptual only. Detailed landscape plans are required and are subject to review and approval of the Frostwood Design Review Committee, The Canyons RVMA Design Review Committee and appropriate County approvals.

Public Space: includes the roundabout, lift plaza, Frostwood Blvd and streetscape elements

Private Space: includes all open space areas within individual parcels.

Open Space: designated open space parcels and other non developed areas outside individual parcels.

Golf Course: areas within individual parcels adjacent to golf course requires coordination between golf course landscaping and site landscaping.

Excluded Areas: areas within Frostwood which have preserved vegetation or areas such as rock outcrops which cannot be landscaped.

Public Spaces:

Gondola Plaza Elements:

Seating (benches and/or seat walls)

Skier Services such as Lift Ticket Sales Kiosk

Wayfinding Signage - providing Canyons Resort information such as entertainment, events and general wayfinding

Hardscape Gathering Space (accessible)

Plaza Lighting for Night-time use (pole lights)

Minimal Plantings for ease of snow removal; informal landscape character, provide shade tree canopy at seating areas ('Autumn Blaze' Maple)

Hardscape with snow melt

Roundabout Elements:

Road edge plantings are turf for ease of snow removal and pedestrian movement

Wayfinding Signage at roundabout to direct motorists

Wayfinding signage along paths to direct pedestrians

Crosswalks with specialty paving

Dropoff Zone paving at the Roundabout and Lift Plaza has elastomeric paint striping

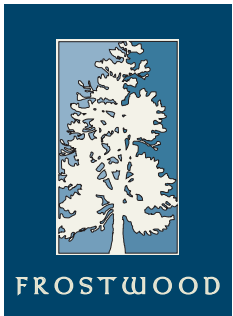
Street Lighting for motorist safety and to illuminate pedestrian crossings

Pedestrian Pathway lighting (pedestrian pole lights)

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See implementation schedule for timing of improvements installation beginning on Page 45.





AT THE CANYONS RESORT, UT



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See implementation schedule for timing of improvements installation beginning on Page 45.

Design Elements:

Sculpture at focal planting at roundabout with lighting (public art)
 Street lighting (Double Luminaire)
 Pedestrian crosswalks with specialty paving
 Wayfinding sign at roundabout (vehicular)

Wayfinding signs at paths (pedestrian)
 Hardscape snow removal by mechanical means
 Grass planter strip along road edge
 Street Trees
 Minimal Landscaping

Frostwood Boulevard Elements:

Landscape with informal tree planting and groundplane of low/medium shrub massings interspersed with drifts of flowering perennials
Street lighting
Pedestrian pole lighting at paths
Pedestrian crosswalks with specialty paving
Project signage
Wayfinding signage at paths

Design Elements:

Pedestrian connections to include accent paving and light bollards
Information kiosks at pedestrian nodes
Wayfinding signage and individual project signage
Streetscape style landscaping and quantities
Snow storage areas and mechanical snow removal

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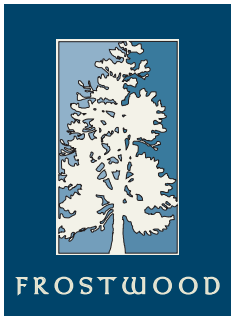
PROJECT
SIGNAGE

BOLLARD
LIGHTING

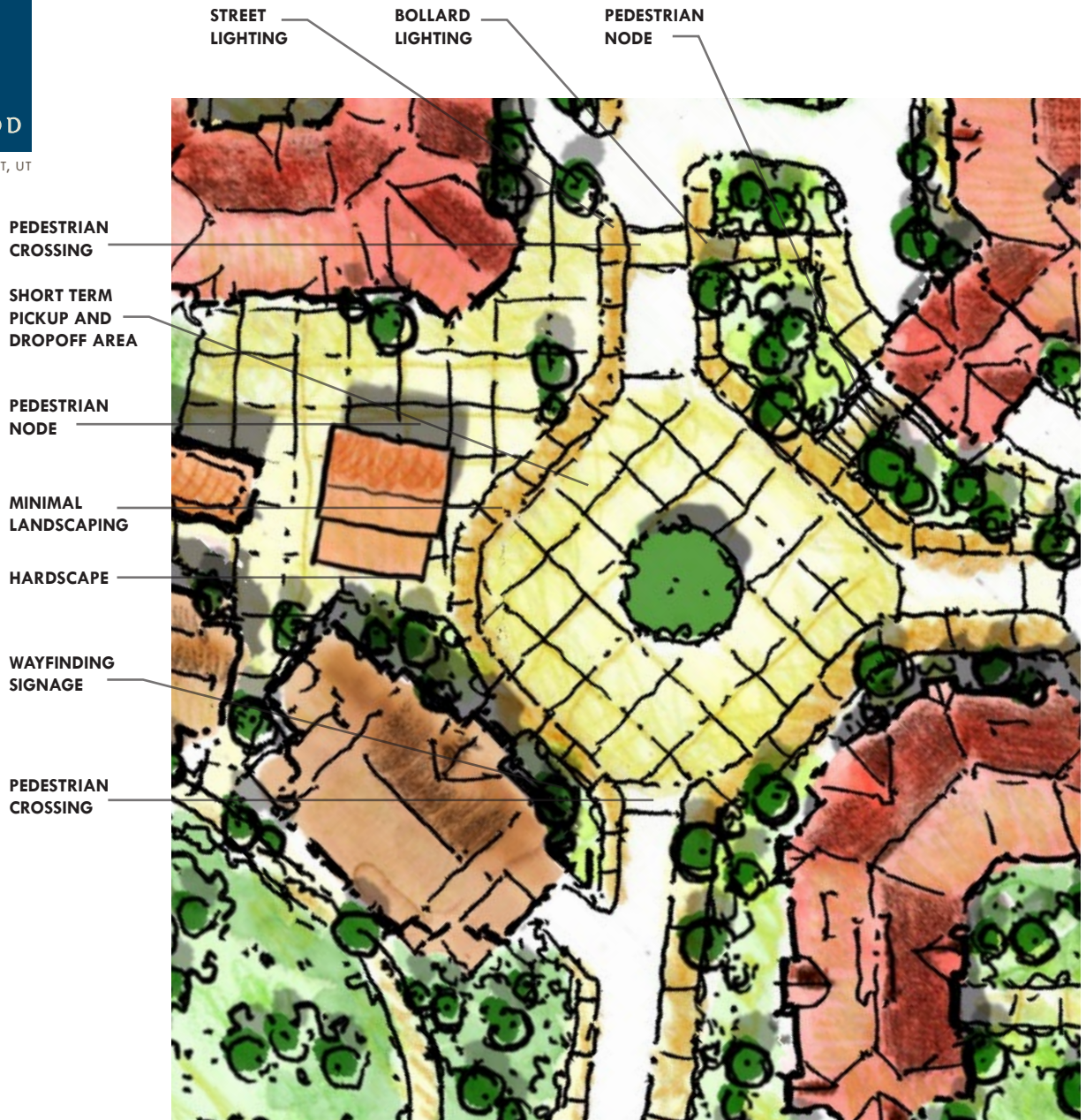
PEDESTRIAN
CROSSING

STREET
LIGHTING





AT THE CANYONS RESORT, UT



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See implementation schedule for timing of improvements installation beginning on Page 45.

Design Elements:

Skier Services – Lift-Ticket/Retail/Ski and Board Racks
 Information Kiosk
 Hardscape Terrace
 Minimal Landscaping
 Hardscape Snow Removal by snow melt
 Short-term skier dropoff-pick-up area with striped road paving
 Street Lighting
 Wayfinding Signage
 adhere to design criteria established within the adopted Frostwood traffic study

Streetscape Elements:

Elements to occur within the area designated at public space

Sidewalks/trails for movement from individual projects to areas of higher use

Wayfinding signage for pedestrians and motorists to individual projects within Frostwood and Willow Draw

Individual Project identification signage

Pedestrian nodes providing seating areas, information kiosks and specialty lighting

Areas designated for snow storage

Street lighting as needed to provide pedestrian safety

Reduced plant palette to insure uniform visual appearance and ease of maintenance

Grass planter strip along road edges (typical width 6 feet)

Concrete sidewalks (typical width 5 feet) parallel with the road edge, transition to a slight meander where space allows

Large scale canopy trees ('Autumn Blaze' Maple)

Massed conifers/ accent trees as background plantings

Groundplane at back of sidewalk relies on massings of low/medium shrubs interspersed with native grasses/wildflowers and perennials for color (low water use)

Design Elements:

Landscaping: Quantities based on 100 lineal feet of street frontage

(3) 2.5" Caliper deciduous street trees

(2) 8' Evergreen trees

(2) 10' Evergreen trees

(5) 1.5" Caliper ornamental trees

(25) Shrubs @ 4' on center spacing

See design guideline page 40 for plant species percentages

Streetscape: Pedestrian crossings with paver or stamped concrete accent paving

Bollard lighting at crosswalks

Seating at pedestrian nodes

Information kiosks at pedestrian nodes

Single luminaire street lighting

4-6' Wide snow storage area planted with perennials/native grasses

4-6' Sidewalks



See page 48 for pedestrian crosswalk suggested level of construction.

Site Lighting:

Site lighting of the Frostwood development area consists of several components relating to the safety of pedestrians and motorists, creating the resort atmosphere and ambience and providing direction within the development. Site lighting should be designed in a way to minimize light pollution and preserve the “dark skies” to the greatest extent possible.

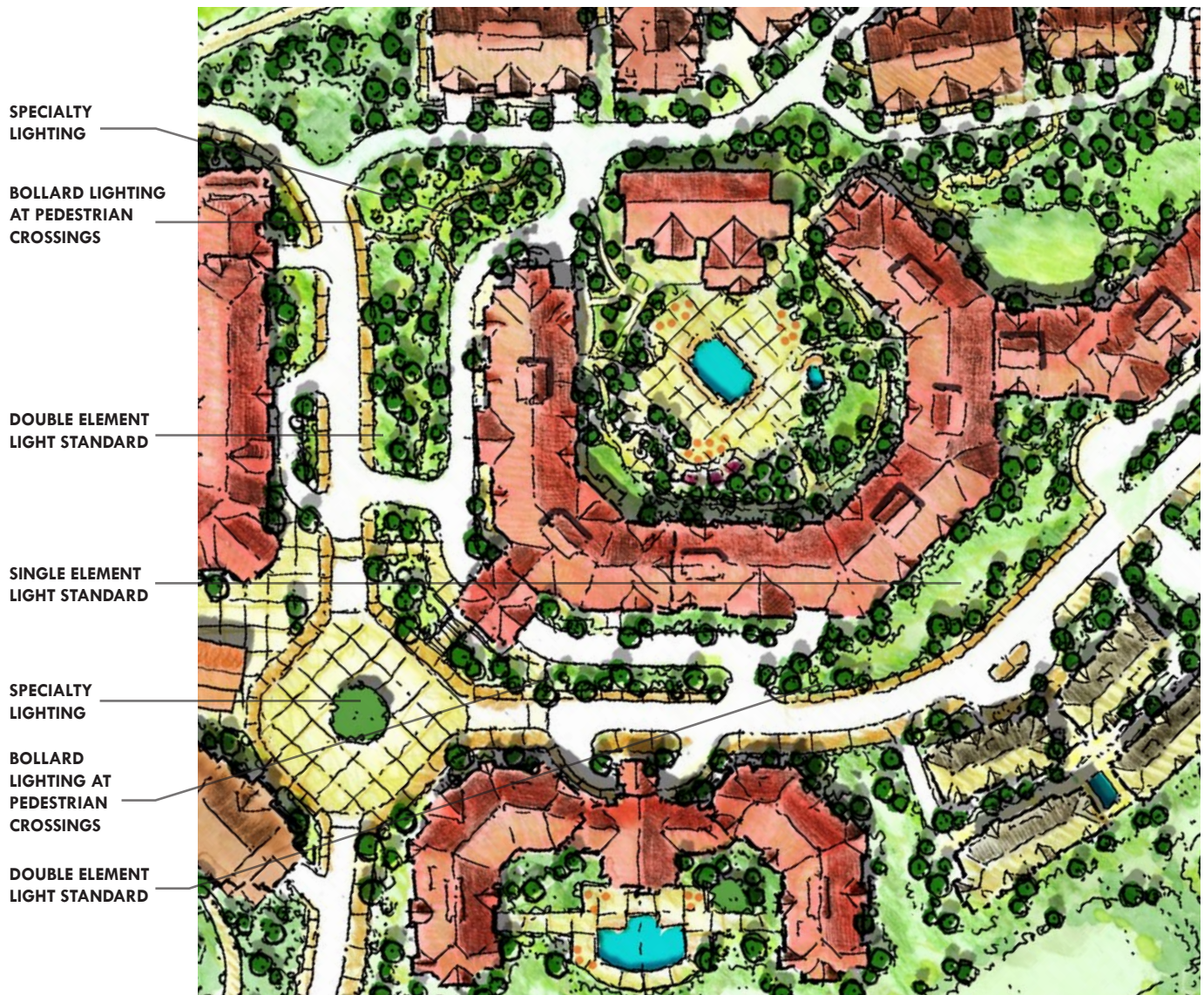
Street lighting will consist of a mixture of single and double luminaire structures with a pole height no greater than 14 feet. Double luminaire fixtures will be utilized in the areas adjacent to the roundabout, Frostwood Boulevard gondola plaza, and areas where internal circulation of individual projects and pedestrian sidewalks occur in close proximity. Single luminaire structures will be utilized along Cooper Lane and Willow Draw as the hierarchy of uses diminishes from the high visibility areas of the development core to the outer edges of the development area.

Specialty lighting refers to all lighting utilized to create the “resort atmosphere”. The areas where this is used include areas of high pedestrian traffic, areas of vehicle and pedestrian interaction, and focal points of attraction associated with the roundabout, the Frostwood Boulevard and the gondola plaza.

Bollard lighting will be utilized to indicate pedestrian crosswalks and provide illumination at pedestrian nodes and at the footbridges crossing the water features. Low voltage lighting will be used for lighting of the landscape areas. Seasonal lighting of trees will be restricted to the formal landscape areas in the roundabout and the gondola plaza areas. Lighting will need to match the lighting standards outlined in the Canyons Design Guidelines.

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Design Elements:

Street and element lighting:

- Double luminaire lighting in high traffic areas
- Single luminaire lighting in perimeter areas
- Bollard lighting at all pedestrian crossings
- Bollard lighting at pedestrian nodes
- Speciality lighting to include landscape and water feature lighting
- Seasonal lighting of trees
- Lighting of artwork

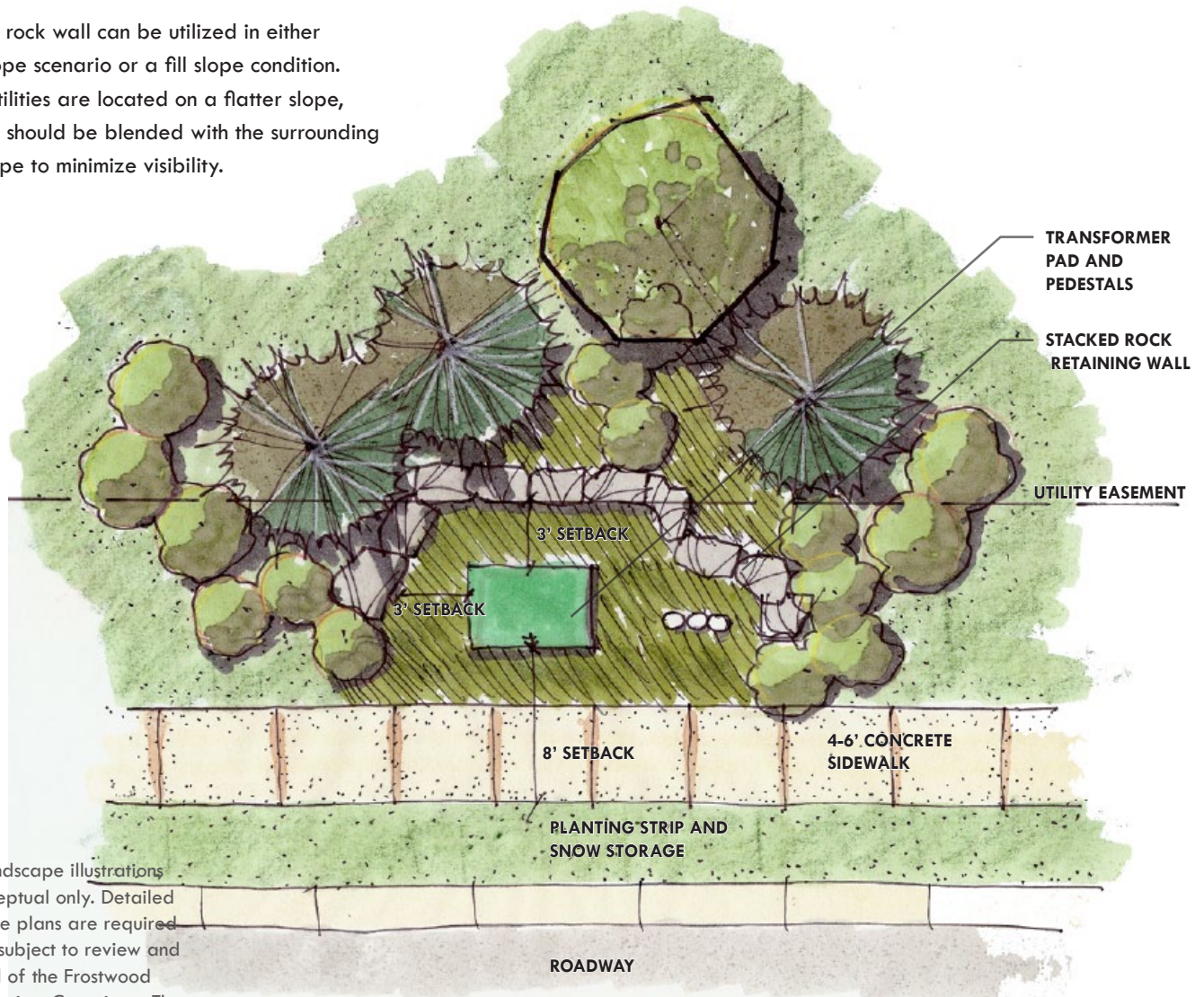
Project lighting to adhere to “dark skies” design principles

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Above Ground Utilities:

Above ground utilities continue to be an area which struggles to meet the conflicting agendas of providing safe and easy accessibility for the utility companies and screening of the utilities to lessen their visual impact. For all individual projects, the location of transformers, meter boxes, hydrants etc. should be located to minimize their intrusion into the public space. All utilities should be at a minimum, located behind sidewalks and other pedestrian pathways, out of designated snow storage areas and in locations which provide for the maximum amount of screening either through site grading, landscaping, landscape boulder placement or combinations thereof. Coordination with appropriate utility companies will be necessary prior to installation.

Stacked rock wall can be utilized in either A cut slope scenario or a fill slope condition. When utilities are located on a flatter slope, Berming should be blended with the surrounding Landscape to minimize visibility.



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Landscape Standards:

Public space landscaping within the Frostwood area should reflect a predominant landscape theme and plant palette. Individualized designs within the adjacent private property areas shall complement the public space landscape at the interface and avoid an abrupt transition within public view.

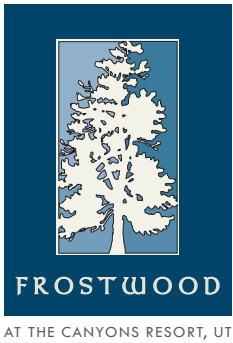
Roundabout and Lift Plaza:

The roundabout and lift plaza area will use a regular planting of a large scale canopy tree along the roadway and extending into the lift plaza. The selected tree is Autumn Blaze Maple. Trees will be planted informally at the roundabout and road edges, becoming a more formalized at the plaza where trees will be planted in tree pits with tree grates in the plaza hardscape.

At the roundabout, a large site sculpture design using large scale boulders will be accented with shrub plantings in the rock outcrops (Bigtooth Maple, 'Logro' Sumac, Dwarf Mugho Pine and yellow flowering Potentilla). The roundabout edges will be irrigated turf transitioning to shrubs and boulders at the center. Specimen Subalpine Fir trees will be spaced about the roundabout as groupings to frame views.



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Frostwood Blvd., Cooper Lane and Willow Draw:

Plantings in these areas are to be informal and shall use trees and shrubs as groupings that create an overall pattern repetition. Trees and shrubs along Cooper Lane and Willow Draw will be planted behind the sidewalk to maintain a 6' wide grass lawn/clear zone for snow storage.

Trees are to include an informal mix of canopy, evergreen and ornamental trees, based on the ratios provided below. The total number of trees would refer to overall numbers along a lineal frontage of an individual parcel including public and private space areas. The predominant canopy tree character is Aspen, planted in dense groves, alternating with conifers in groupings, with minor accents of Amur Maple and Bigtooth Maple as shrub tree accent massings for fall color.

Canopy Trees:

Quaking Aspen	50% of trees planted, multi-trunk doubles and triples, varied heights, informal spacing
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Evergreens:

Colorado Spruce	20% of trees planted
Bristlecone Pine	5% of trees planted
Pinyon Pine	5% of trees planted
White Fir	15% of trees planted

Ornamental Trees:

Amur Maple/Bigtooth Maple	10% of trees planted
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Note: multi-trunk form, combine two species in massings with tight spacing

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PLANT LIST

Streetscape Planting Area:

Canopy Trees

Autumn Blaze Maple
Patmore Ash
Quaking Aspen
Schubert Chokecherry

Acer freemanii 'Jeffersred'
Fraxinus pennsylvanica 'Patmore'
Populus tremuloides
Prunus virginiana 'Schuberti'

Evergreen Trees

White Fir
Bristlecone Pine
Pinyon Pine
Rocky Mountain Juniper

Abies concolor
Pinus longaeva
Pinus edulis
Juniperus scopulorum

Ornamental Trees

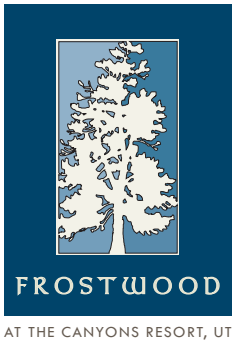
Amur Maple
Bigtooth Maple
Dolgo Crabapple
Mayday Tree

Acer ginnala
Acer grandidentatum
Malus 'dolgo'
Prunus padus

Shrubs

Serviceberry
Chokecherry
Variegated Dogwood
Redosier Dogwood
Ninebark
Shrubby cinquefoil
Western Sandcherry
Alpine currant
Elderberry
Snowberry

Amelanchier alnifolia
Aronia abutifolia
Cornus alba elegantissima
Cornus sericea
Physocarpus opulifolius
Potentilla fruticosa
Prunus besseyi
Ribes alpinum
Sambucus canadensis
Symphoricarpus alba



LANDSCAPE AREA GUIDELINES - PLANT LIST (continued)

Project Planting List:

Canopy Trees

'Autumn Blaze' Maple
Quaking Aspen

Acer freemanii 'Jeffersred'
Populus tremuloides

Evergreen Trees

Colorado Spruce
White Fir
Bristlecone Pine
Pinyon Pine
Rocky Mountain Juniper

Picea pungens
Abies concolor
Pinus longaeva
Pinus edulis
Juniperus scopulorum

Ornamental Trees: : note: multi-trunk form only

Amur Maple
Bigtooth Maple
'Canada Red' Chokecherry

Acer ginnala
Acer grandidentatum
Prunus virginiana 'Schuberti'

LANDSCAPE AREA GUIDELINES - PLANT LIST (continued)

Project Planting List:

Note: * denotes shrubs for transition to Private Space landscape from Public Space.

Large Shrubs (Height 6' and greater)

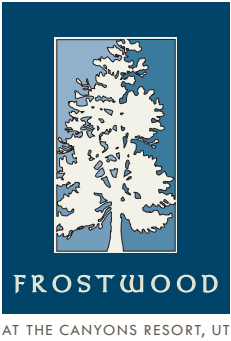
Serviceberry	Amelanchier alnifolia note: multi-trunk form only
Black Chokeberry	Aronia melanocarpa
Redosier Dogwood	Cornus sericea
Elderberry	Sambucus Canadensis
Viburnum dentatum*	Arrowwood Viburnum
Viburnum trilobum 'Bailey compact'*	Dwarf Cranberry Bush

Medium Shrubs (Height 3'-6')

Chokecherry	Aronia arbutifolia (transition)
Variegated Dogwood	Cornus alba elegantissima
Dwarf Mugho Pine	Pinus mugho 'Pumilio'
Ninebark	Physocarpus opulifolius
'Logro' Sumac	Rhus trilobata 'Logro' (transition)
Alpine Currant	Ribes alpinum
Golden Currant	Ribes aureum
Woods Rose*	Rosa woodsii
Spirea spp.*	Spirea
Snowberry*	Symphoricarpos alba

Low Shrubs (Height to 30")

Dwarf Kelsey Dogwood	Cornus sericea 'Kelsey' (drainages only)
Creeping Oregon Grape*	Mahonia repens (shade)
Shrubby cinquefoil	Potentilla fruticosa
Rabbitbrush	Chrysothamnus nauseosus (transition)
Russian Sage	Perovskia atriplicifolia



LANDSCAPE AREA GUIDELINES - PLANT LIST (continued)

Project Planting List:

Perennials/Groundcovers:

Note: many perennials are not listed here that may be used in Private Spaces. The following are specifically intended for the Public Space areas as thematic color plantings.

Penstemon spp.	Penstemon (several)
Native Lupine	Lupine (purple variety)
Gaillardia grandiflora	Blanket Flower

Native Grass Seed Mix

Western Wheatgrass	Agropyron smithii	25%
Bluebunch Wheatgrass	Agropyron spicatum	25%
Smooth Brome	Bromus inermis	25%
Sheep Fescue	Festuca ovina	15%
Blue Flax	Linum lewisii	5%
Rocky Mountain Penstemon	Penstemon strictus	5%

Lawns

- 'Low Maintenance Lawn Blend' (drought tolerant mix)
- 'Park City Premium Lawn Blend' (Kentucky bluegrass blend for altitude)

Note: the roundabout and Lift Plaza grass edge will use the Park City Blend. Other grass edges will use the Low maintenance Lawn Blend to reduce maintenance and water use.

Note: Plant list is a guide for plant selection within the landscape. Substitutions will be considered if suggested plant can be shown to be hardy to the Frostwood area or to a specific location within the project. All other plants are hardy or native to the Park City area and were identified as being in Hardiness Zones 2 & 3.

Landscape Irrigation:

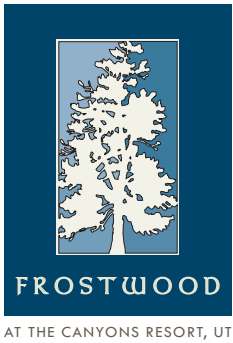
A fully automated irrigation system is required within the public space areas and should be of a consistent design and component selection to simplify maintenance and operations. Projects currently under construction or with existing irrigation systems will provide the basis for determining future irrigation systems.

Private Space irrigation systems are not subject to the same criteria listed above since they are the responsibility of each project.

Open Space areas will not require irrigation and areas subject to golf course maintenance will be the responsibility of the golf course.

Irrigation design for all areas within Frostwood should maximize efficiency of water use while maintaining a healthy environment for landscape plantings. All trees and shrubs shall be on a drip irrigation system. Perennial beds and lawn areas shall utilize pop up spray heads. Native grass areas shall include temporary irrigation until such time as substantial germination and growth has taken place. Irrigation design should minimize overwatering onto sidewalks and hardscape.

Planting plans should be developed which allow for plants of similar watering needs to be grouped together. Designs should eliminate plants which require significant amounts of water, unless located within areas that receive surface drainage. Plantings should integrate drought tolerant and native species. Lawn areas should be minimized and should incorporate drought tolerant grasses.



Specific Site Criteria:

Hardscape elements within Frostwood area will generally be consistent to provide a coherent visual appearance. Three distinct zones of pedestrian circulation are addressed by these guidelines, as described below.

Zone One: Pathways along Cooper Lane from Sun Peak to the roundabout and along Willow Draw connecting individual parcels to the Lift Plaza and roundabout. Sidewalk at Cooper Lane ends at pedestrian crossings associated with roundabout and Lift Plaza. Sidewalk at Willow Drive ends at intersection with Frostwood Blvd.

Sidewalk Standard: 5 feet wide, plain light gray concrete with a heavy broom finish, direction of texture pattern is perpendicular to travel direction, regular tooled score every 5 feet.

Zone Two: Roundabout, pedestrian crosswalks associated with roundabout, Lift Plaza, and the sidewalk adjacent Frostwood Blvd. extending from Willow Draw to the roundabout on Miner's Club side of road.

Sidewalk Standard: 5 feet wide, plain light gray concrete with a heavy broom finish, direction of texture pattern is perpendicular to travel direction, regular tooled score every 5 feet. Note: sidewalks generally run parallel to road edge and maintain 6 feet of turf for snow removal and pedestrian access from drop-off zone at Lift Plaza.

Crosswalk Standard: Stamped concrete with integral color 'Quarry Red' and stamp pattern as large brick in running bond 9" x 12" brick pattern. Orient running bond horizontal to direction of travel. Provide 12" wide edge banding in light gray smooth troweled concrete.

Zone three: The Millenium Trail is located along a portion of Frostwood Blvd. from the project's southern entrance up to the roundabout, continuing along Cooper Lane toward Sun Peak. This public trail will vary according to site conditions:

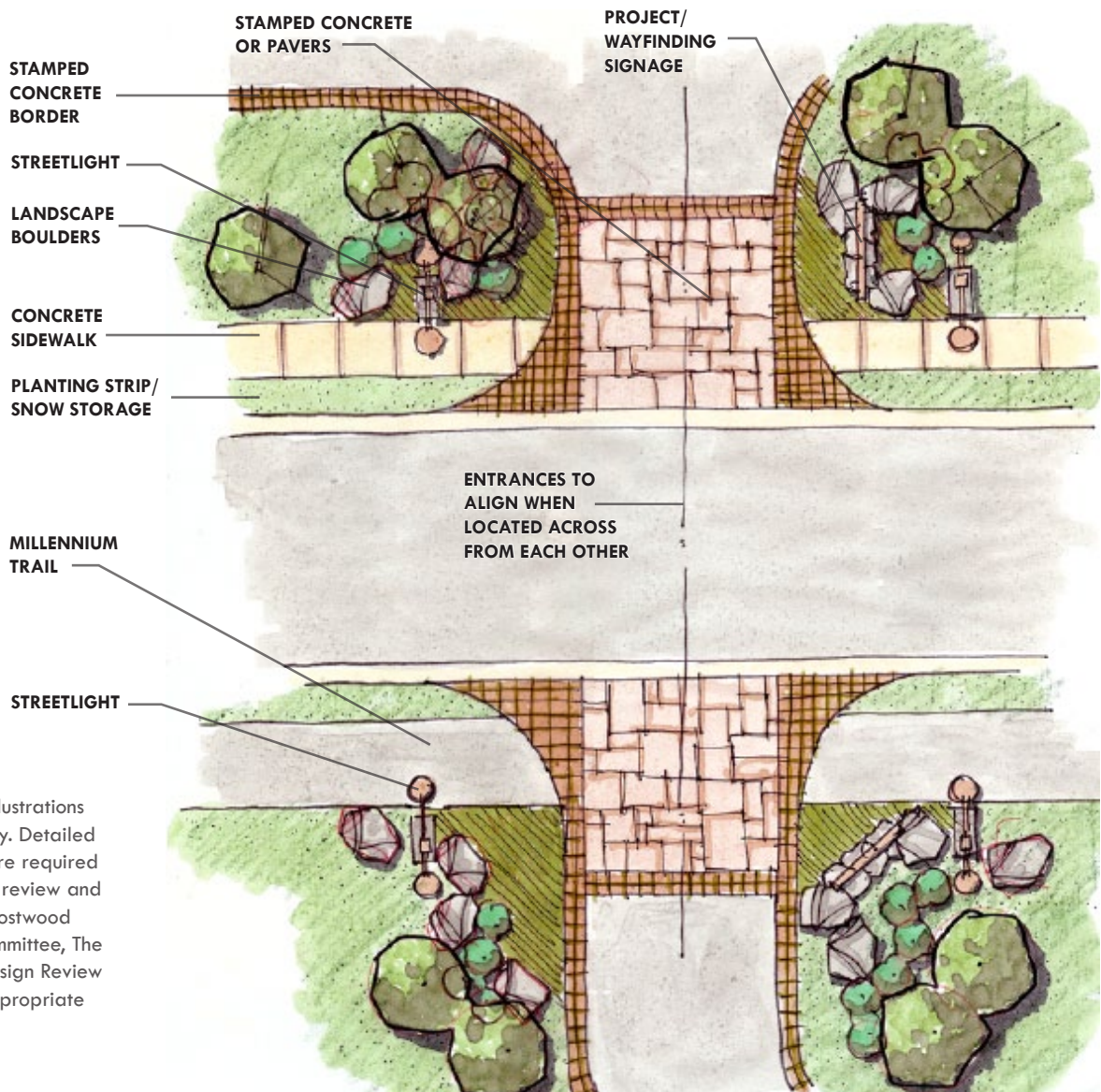
- At the Southern terminus, the trail is ten feet wide with an asphalt surface constructed on a compacted gravel subbase.
- From Parcel F-8 to Sun Peak, the trail will match the same standard described above.
- At the intersection with the roundabout and pedestrian crossings, the surface will match the same standard described above.
- Where the trail intersects individual projects access driveways, the paving materials of the project entry shall prevail.

Construction of the Millenium Trail will be coordinated with and subject to the approval of the Snyderville Basin Recreation District (SBSRD). Project site F-4 will incorporate the trail into its site access and circulation system again using some level of demarcation within the pattern to visually define the continuation of the trail.

Project Access Driveway Entry Paving:

All access points for individual projects within the Frostwood area should be a consistent material, color and pattern. Entrance driveways should also align where practicable and should meet all site distance requirements.

Paving Standard: Colored, stamped concrete which matches the color and pattern of the pedestrian crosswalks. Orient pattern of running bond horizontal to direction of travel. Extent of paving should extend from back of curb into the site twenty feet as the preferred minimum depth, and should terminate in relation to a curb return or sidewalk crossing if applicable. Entry paving materials interior to the site may be either asphalt or concrete, with or without snowmelt. The entry paving is intended as a threshold material, and may not continue into the property beyond the entry.



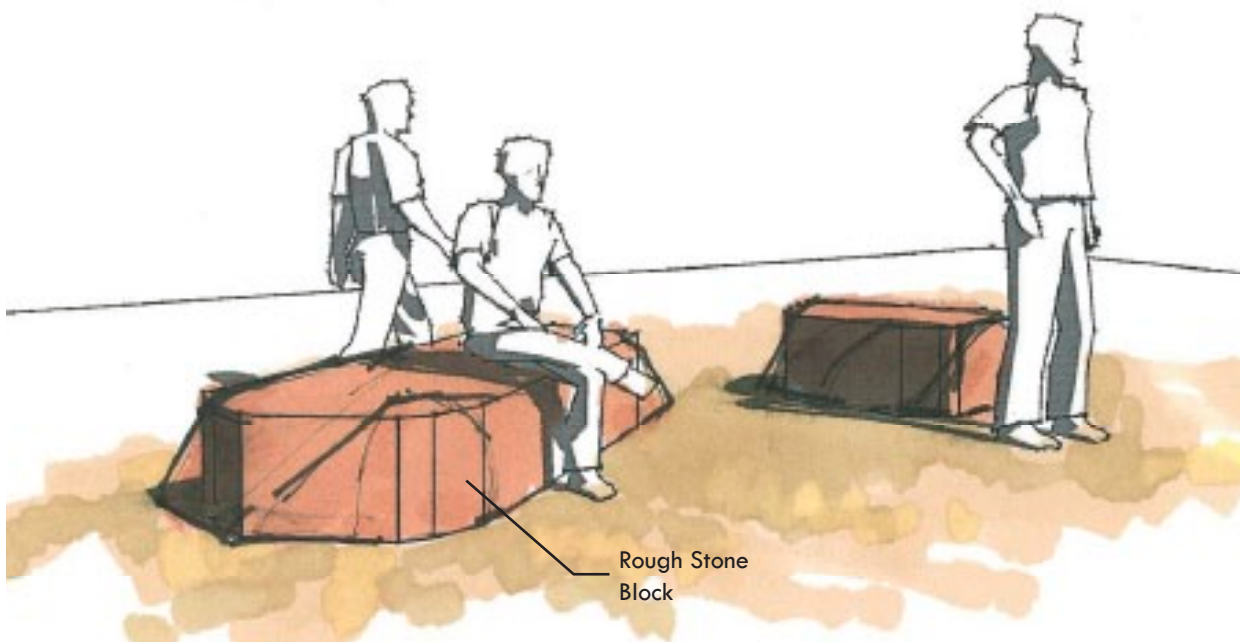
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Site Furnishings:

Site furnishings associated with public spaces are limited to the Lift Plaza. Furnishings would include an informational kiosk, pedestrian pole lights, benches, trash/recycling receptacles and bike racks. Trees planted in planting pits within the hardscape should have tree grates. The character of the furnishings should be consistent with other Canyons Resort site furnishings selections at the Upper Plaza (refer to images in the Canyons Design Guidelines).

Project recycling:

Development parcels within Frostwood are strongly encouraged to provide recycling opportunities for common areas within their respective projects and to promote recycling as part of daily operations and property management.



Bench

When installed in a public area the bench is to be installed and maintained by the FMOA. All others are to be installed and maintained by individual parcel owners.

