



## **Resident Guidebook Design Guidelines**

Landscaping

Sustainable Landscapes

Fencing

Architectural

**(Updated August 29, 2017 all previous versions are null and void.)**

## Table of Contents

<b>Important Requirements</b>	3
<b>Landscape Guidelines</b>	
• Planting Requirements	5
○ Foundation Planting	
○ Fence Planting	
○ Alley Lane Planting	
• Specific Plant Requirements	6
○ Lawn	
○ Shrubs	
○ Perennials	
○ Trees	
○ Ground Cover	
○ Hedges	
• Other Guidelines	8
○ Edging	
○ Paving	
○ Vegetable Gardens	
○ Lighting	
○ Boulders	
○ Flag Poles	
○ Garden Structures	
○ Play Elements	
○ Landscape Walls	
○ Dog Runs	
○ Water Features	
<b>Sustainable Landscapes</b>	10
• Reduction of Heat Island Effect	
• Water Conservation	
• Reduction of Stormwater Runoff	
<b>Fencing Guidelines</b>	11
• Fencing Material	
• Front Yard Fencing	
• Rear Yard Fencing	
• Street Side Yard Fencing (Corner Lots Only)	
• Trash Enclosures	
• Fence Design Requirements	
<b>Architecture Guidelines</b>	13
<b>Prohibited Plants and Trees</b>	15
<b>Definitions</b>	16

## **Important Requirements:**

### **Landscape Requirements**

- All landscaping and Architectural modifications must be approved by the Design Review Committee for Daybreak prior to installation to prevent any violation fines.
- Complete landscaping must be installed within 18 months from the original Owners' closing date on the home.
- Applications can be found at the Daybreak Community Association Office at 11347 S. Kestrel Rise Road, or online at [www.livedaybreak.com](http://www.livedaybreak.com).
- Any questions, please contact the Association Office at 801-254-8062.

### **Design Review Committee Fee Requirements**

- Fees must be paid by check or money order at the time of submittal to the Daybreak Community Association Office.
  - \$250.00 (non-refundable) for Architectural Modifications
    - Includes but not limited to: Additions/Alterations to exterior structure of the home
  - \$75.00 (non-refundable) for Major Modifications
    - Includes but not limited to: Landscaping projects, back yard completion, fences, pergolas, decks, patios, edging, retaining walls, play structures, trampolines, water features, fire pits, light posts, shade structures, flag poles, etc.
    - Repainting of home with new color palette or scheme.
  - \$125.00 (non-refundable) for Variance Requests
    - If more information is needed or if reviewed by the Covenants Committee and the Board of Directors.
  - FREE for Minor Modifications (No submittal is required for minor modifications)
    - Enhancements to existing flower beds and lawns consistent with approved guidelines such as: planting bulbs, planting annuals, fertilization, pruning, replacing mulch or ground covers, adding nonpermanent paths within flower beds and replanting or replacing dead plants in existing beds or replacing sod in lawn areas.
    - Repainting of a home with an identical color palette and scheme.

### **Blue Stakes**

- It is required by law to call Blue Stakes no matter how deep you are digging, since many cables and pipes lie at extremely shallow depths. Utah law defines "excavation" as "an operation in which earth, rock, or other material on or below the ground is moved or displaced by tools, equipment, or explosives."
- Call before you dig! Dial 811 from anywhere in Utah, 801-208-2100 in Salt Lake Metro or toll free at 800-662-4111 or submit your request online at [www.bluestakes.org](http://www.bluestakes.org).

### **Public Utility Easement (P.U.E.) – Utah Code 54-3-27**

- A public utility easement provides utility companies the right to install, maintain, operate, repair, remove, replace, or relocate public utility facilities.

- If a property owner places improvements to land that interfere with the easement rights, the property owner shall bear the risk of loss or damage to those improvements resulting from the utilities needing to be installed, maintained, operated, repaired, removed, replaced or relocated.

### **Swale Drainage Easement**

- A drainage swale is a shaped and sloped depression in the soil surface used to convey water run-off to a desired location and cannot be blocked, obscured or covered.
- Not all lots have a Swale Drainage Easement. If your lot has a drainage swale, it will be outlined on your plot plan that can be provided by the home builder or South Jordan City.

## Landscaping Guidelines

### Planting requirements

- All yards must have plantings surrounding the following locations:
  - Foundation
  - Fence\*
  - Alley
- All planting areas must contain a minimum of 12 inches of top soil and 3 inches of mulch or rock.
- Weed control fabric is not required in planting beds. However, a pre-emergent weed control product is recommended.
- There must be a continuous edger between the plant bed and lawn when planting. (Composite, steel or shovel-cut edging. Shovel-cut edging is the preferred type)

### Foundation Plantings

- Foundation plantings are required at the base of houses and garages.
- Foundation planter beds should be a minimum of 3-5 feet deep and screen the foundation with densely-planted shrubs.
- Plantings should be planted at denser-than-normal spacing to ensure good foundation coverage.
- Foundation plant layering.
  - Plantings should reflect a vertical layering effect composed of low, medium and tall plant material. Plant layering should terrace upward as it approaches a structure (house) with the tallest material next to the structure. For example:
    - Low = lawn and ground covers
    - Medium = perennials and smaller shrubs
    - Tall = foundation shrubs and hedges.

### Fence Plantings

- Must provide a minimum two foot deep foundation planter bed at the exterior of the fence's base, except when the exterior planter bed would be located on the adjacent owner's property.
- Must provide a minimum two foot deep foundation planter bed at the interior of the fence's base on picket style fencing
- Plant Spacing is dependant on each specific plant type. *See Specific Plant Requirements.*

### Alley Plantings

- Lane planting zones must be landscaped. These zones are the 2 feet between the rear yard fence and the alley paving. This area must be landscaped whether or not a fence is installed.
- Lane planting zones must utilize shrubs and perennials that do not exceed 3 to 4 feet in height and are tolerant of salt and snow loads.
- Plant spacing is dependant on each specific plant type. *See Specific Plant Requirements.*
- Plant material size requirements in the lane planting zones can be:
  - 1 gallon shrubs are acceptable
  - 4 inch pots are acceptable for perennials and ground covers.

## Specific Plant Requirements

### Lawn

- Lawn is preferred but not required. However, when provided, lawn areas must be large enough for practical use (minimum of 5' wide) and be located no closer than 3-5 feet from foundations (house and garage) and 2 feet from fences and tree trunks.
- Lawn must not exceed 60% yard coverage.
- Artificial turf is not permitted.

### Shrubs

- Minimum size at installation is 5 gallon; 1 gallon in alley planting zones.
- Shrub Spacing: varies depending on species type; never more than 5 feet on center.
- Planting plans are encouraged to have a mix of both evergreen and deciduous plants for all year color.

### Perennials

- Minimum plant size at installation is 1 gallon; (4 inch pot in alley planting zone)
- Spacing: 18 inches on center, depending on species type.
- Planting plans are encouraged to have a mix of both evergreen and deciduous plants for all year color.
- Annuals are permitted, however, limited to 25% of planter bed and must be dispersed throughout the planting area with perennials and shrubs for year round coverage.
- Hanging plant baskets and pots are encouraged on the front porch.

### Trees

- **Front Yards**
  - Installed by builder prior to closing.
  - Must contain a minimum of 1 deciduous tree in addition to trees located in the park strip.
  - 2 inch caliper minimum.
- **Park Strip**
  - Installed by builder or Kennecott Land however, homeowner is responsible to maintain once you have closed on the home.
  - Location and amount outlined on plot plan.
  - 2 inch caliper minimum.
- **Rear Yards**
  - Must contain a minimum of one deciduous shade tree.
  - 1 ½ inch caliper minimum.
  - Shall be placed at least 6 feet from property lines.
  - Variance may be granted for smaller lots that cannot meet this requirement.
- **All Trees**
  - A minimum of 2 feet mulched radius tree ring or rectangle from curb to sidewalk is required at the base of the tree and be consistent with the edging in the yard. (composite, steel, or shovel-cut)

- Deciduous trees should be located to provide summer shade on south/south-western exposures.
- Tree spacing is dependant on species type.
- Evergreens must be at least 6 feet in height at installation.

### **Ground Cover**

- Ground cover is defined as living material. (Large areas of stone, cobble, gravel, bark, or mulch are not permitted).
- Minimum plant size at installation: Flats.
- Spacing a minimum of 18 inches on center, depending on species type.

### **Hedges**

- Hedges are permitted on all lots and must be maintained on a regular basis.

## Other Guidelines

### Edging

- Edging is not intended to be the focal point when landscaping is viewed.
- Preferred edging is shovel-cut but edging material may consist of steel or composite.
- Concrete curbing is allowed in Village 1 only (Founders Park).

### Paving

- Pervious paving is required in medium-to-low traffic areas such as garden walks and secondary pathways through the yard.
- Permitted materials for the center of a Hollywood drive include lawn, brick, pavers, stamped concrete and ground cover. (See paving options in landscape patterns).
- Paved patios and decks must reflect the architecture of the home. (See architectural guidelines)
- Stained color concrete is acceptable; however, painted concrete is not allowed.

### Vegetable Gardens

- Visible vegetable, herb, and cut flower gardens must be raised, drip irrigated, tended to avoid blown soil and not allowed to remain fallow for more than 6 months of the year.

### Lighting *(See Christmas Light and Christmas Decoration Resolution at [www.livedaybreak.com](http://www.livedaybreak.com))*

- Simple, low voltage clear landscape lighting is permitted for practical night-time safety and pedestrian circulation.
- Fixtures should complement the architecture and encouraged to be downward firing to mitigate light pollution and nuisance to neighbors.

### Boulders

- Boulders are permitted, however, when they are used they must complement the architecture and landscape in size, color and placement and must be installed 1/3 below ground.
- Boulders are permitted for retaining walls in rear yards only.
- Boulders are not permitted for retaining walls in front yards or street side yards.

### Flag Poles *(See U.S. Flag Resolution and Novelty Flag Resolution at [www.livedaybreak.com](http://www.livedaybreak.com))*

- Permitted, but may not exceed 20 feet in height and should not detract from the home or landscape.

### Garden Structures (Trellises, Arbors, Fountains, Statues, Benches, Etc.)

- All garden structures should be consistent with the house's architectural and landscape character and located in a manner which complements both.
- Materials must be approved by Design Review Committee.



**Play Elements (Swings, Slides, Trampolines, Etc.)**

- Play elements must be submitted for approval and are only allowed in rear yards and must be hidden or screened from public view.

**Landscape Walls (Garden Walls and Retaining Walls)**

- Boulders are not allowed in front yards. (see boulder guidelines above)
- If wall is greater than 30 inches in height, it must terrace and include plantings.

**Dog Runs** (*See Dog Run Resolution at [www.livedaybreak.com](http://www.livedaybreak.com)*)**Water Features (Pool, Hot Tub/Spa, Pond, Etc.)**

- Water features are allowed however, must obtain approval by Design Review Committee.
- Pools, hot tubs, spas, etc. must be screened from public view.

## **Sustainable Landscapes**

Daybreak is committed to being a sustainable community by seeking a balance among social, economic and environmental conditions. Daybreak integrates sustainable landscape practices at the single-family-lot scale by reducing the urban heat island effect, conserving water, and reducing stormwater runoff.

### **Reduction of Heat Island Effect**

- Large expanses of impervious surfaces and the corresponding reduction in vegetation result in increased ambient temperatures – especially during the hot, arid Utah summers. Thoughtful design and implementation of the landscape can greatly reduce the heat island effect generated by buildings and paved surfaces.
  - Plant deciduous trees on southern and western exposures to create shade in the summer and allow sun in winter.
  - Plant for shade over impervious surfaces (concrete).
  - Minimize impervious surfaces where possible.

### **Water Conservation**

- The majority of household water is used for yard irrigation. Through careful planning and design using waterwise plant materials, the amount of water needed to support the landscape can be greatly reduced, resulting in resource conservation and cost savings.
  - Use waterwise plant material to reduce landscape water demand.
  - Utilize water-efficient irrigation systems such as smart irrigation control, low flow sprinkler heads and drip irrigation.
  - Mulch planting beds to maintain soil moisture, minimize evaporation, reduce weed growth and keep plant roots cool.
  - Limit turf areas that require a lot of supplemental watering.
  - Improve soil so that it can better absorb the water and also encourage deeper roots.
  - It is encouraged to obtain a FREE Water Audit from Jordan Valley Water Conservatory District. Phone #1-877-728-3420 or sign up at [www.jvwcd.org](http://www.jvwcd.org)

### **Reduction of Stormwater Runoff**

- Permeable ground surfaces allow for the exchange of water and air, thus recharging the groundwater table and aerating the soil. To allow this process to happen most effectively, large expanses of paving should incorporate pervious materials when possible.
  - Evaluate the circulation pattern and impact of the site to reduce the total amount of impervious surfaces.
  - Impervious paving should be utilized on only the heaviest trafficked areas.
  - In areas of high circulation, utilize permeable surfaces such as; pavers and flagstone.
  - Pavers, crusher fines, or gravel may be used in areas of less intensive use.
  - Employ “Hollywood Drive” in which masonry paver units are utilized to allow water to permeate through.

## **Daybreak Fencing Guidelines**

Fences help to define the edges of yards and give privacy to side and rear yards. At Daybreak, they are considered background elements that help to highlight landscaping and architecture.

### **Fencing Material**

- Cedar Fencing with Cabot's bleaching oil or Cabot's Stain. (Weathered gray in color)

### **Front Yard Fencing**

- Not permitted except where required by special address conditions. In these conditions; front yard fencing is approved by the developer for the builder to install.
- All front yard fencing should be consistent with the architectural style of the house.

### **Rear Yard & Interior Side Yard Fencing**

- Rear yard & Interior side yard fencing is optional.
  - Maximum height 72 inches from finish grade on high side of yard;
    - Top 18–24 inches of 72 inch fence facing streets and/or public space requires change in articulation and 40% opacity (semi-private fence).
    - Fence facing neighboring back and side yards may be 72 inch privacy design.
  - Setback Requirements
    - Fencing must be built on the pre-determined fence line outlined on your plot plan.
    - Double fencing is not allowed.
    - 5 feet from front façade of house (porch excluded).
    - 25 inches from alleyway. (1 inch from property line).

### **Street Side Yard Fencing (*Single Family Lots Only*)**

- Side yard fencing is optional
  - Maximum height is 36 inches and picket style;
  - There is a public utility easement 10 feet from the sidewalk in street side yards.
  - Setback Requirements
    - 5 feet from front façade of house (porch excluded).
    - 4 feet from sidewalk and must be planted on both the interior and exterior of the fence.

### **Street Side Yard Fencing (*Townhomes and/or Condominiums*)**

- Side yard fencing is optional however, special lot conditions apply.
- Contact the Association office at 801-254-8062 for specific conditions where fencing is allowed depending on product type.

### **Trash Enclosures**

- Trash enclosures screen trash and recycling receptacles from common views.
- Your builder has identified an area to accommodate your trash/recycling.
  - This area is either in the garage or in a trash enclosure. See Community Patterns section for specific lot type details.

- If builder chose to provide a trash enclosure or if you would like to add a trash enclosure, it must include a concrete pad sized to accommodate two standard sized municipal trash/recycling cans and fencing material to screen the cans from the street.

## **Fence Design Requirements**

Fences at Daybreak are made up of several required elements; pilasters (posts); horizontal rails at bottom, waistline, and top; and infill boards called the “main body” and “upper body”. Fencing may be site-constructed or prefabricated, in module widths between 6’ and 9’. Except for pilasters, all fencing components should be visually consistent with common lumber sized and construction. Depending on the slope of the lot, the DRC will determine whether fence stepping is required or fence sloping will be allowed. Fence design may be altered depending on architectural styles.

### **Pilasters**

- Pilasters should be sized appropriately to their material; for example wood products in 6”x 6”s.

### **Caps**

- Caps on pilasters are required and need to match the fence style.

### **Rails**

- Rails must be expressed externally to the body on the public side of the fence along alleyways, parks, streets and open spaces. Bottom and waistline rails must be at least 4” on the vertical, and are commonly 1x4 or 1x6 members. Top rails are often smaller elements, in keeping with a finer scale in the upper body.
- The main body of the fence may fully block views in order to create privacy in back yards. The upper body is located in the top 18”- 24” of the fence, and may be solid when facing other lots, but must have a transparency of at least 40% when facing streets, alleys, or other public spaces.
- Rails must be 4” wide and ¾” thick.

## Architectural Guidelines

**General Rule:** All architectural modifications must compliment/match the current architectural style of home. For more specific information pertaining to your architectural style see the Architectural Patterns.

### Roofs

- Roof penetrations and flat skylights may be placed on a roof not facing public thoroughfare, maximum of two skylights per roof plane.
- Roof vents of any kind must be painted to match roof shingles.

### Eaves

- Frieze board is 6 to 12 inches, either touching/lying on same plane with or no more than 8 inches above the window head trim.

### Soffits

- Aluminum soffits and fascia materials are not permitted in custom details and discouraged in others.
  - Common Material: Smooth fiber-cement boards.
  - Custom Material: Tongue and groove.

### Gutters and Downspouts

- Downspouts must be painted to match background house color, must be located away from prominent corners, and must drain away from window wells and foundations.
  - Common Material: Ogee profile gutters with round or rectangular downspouts or PVC is acceptable in a color that matches trim.
  - Custom Material: Half-round with round downspouts in Galvalume finish or copper.

### Trim

- Transitions between materials must be trimmed and flashed in a manner appropriate to the style.

### Cladding

- T-1-11, vinyl, or aluminum siding materials are not allowed and aluminum soffit and fascia materials are not permitted in custom details and discouraged in others.

### Siding

- No raised grain permitted.

### Shingles

- Weave at corners or terminate with appropriate corner trim board.

### Sheds

- Must match the architecture of the home. (See shed resolution at [www.livedaybreak.com](http://www.livedaybreak.com))

**Trellis and Pergolas**

- Material and design must match the architectural style of the home.

**Solar Panels**

- Solar panels are permitted. However, location must be approved by the Design Review Committee.

**Masonry**

- Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner.
- Trim with an appropriate masonry water table detail.
- Headers or lintels must span openings.

**Columns and Railings**

- Rails must be attached to porch columns.
- 4-inch maximum distance between porch pickets.
- Vinyl columns and railings are not permitted.
- Must be consistent with the Architectural style of the home.

**Color**

- All color modifications must match the style of home. Shifts in color are limited to the following locations; inside corners, horizontal breaks and changes in material, breaks between trim and wall plane, gable ends and accent panels, plane changes.

**Chimneys**

- Must match the architectural style of the home.

**Front Doors, Garage Doors and Storm Doors**

- Color and style must match the architectural design of the home.

**Windows**

- Slider windows are not permitted.
- Windows must match the architectural style of the home and must be approved by the Design Review Committee.

**Greenhouses**

- Greenhouses are permitted. However; location, size and style must be reviewed and approved by the Design Review Committee.

### **Prohibited Plants and Trees in Daybreak**

Most plants and trees are permitted in Daybreak however; below is a list of species that are prohibited due to their noxious and evasive growing habits.

Aspen Trees

Palm Trees

Russian Knapweed

Hoary Cress

Musk Thistle

Diffuse Knapweed

Yellow Starthistle

Spotted Knapweed

Squarrose Knapweed

Canada Thistle

Field Bindweed

Bermudagrass

Quackgrass

Leafy Spurge

Dyers Woad

Perennial Pepperweed

Purple Loosestrife

Scotch Thistle

Perennial Sorghum

Johnsongrass

Medusahead

## Definitions

**Annual:** Plant that lives only one growing season.

**Backflow Preventer:** It is a Utah State Law to obtain a backflow preventer device and have it inspected annually. Back flow prevention device is used to protect water supplies from contamination or pollution. Many types of backflow prevention systems also have test cocks so that they can be tested or examined to ensure they are functioning properly.

**Boulder:** A large rounded mass of rock at least 24” in width.

**Caliper:** The diameter (width) of a tree measured at 6” above the base or root of the tree.

**Deciduous:** A tree that sheds or loses leaves at the end of the growing season.

**ET Manager:** ET or Evapotranspiration is the amount of water lost from the soil through evaporation plus the plant’s water loss (known as transpiration). The ET Manager detects information every hour and waters the soil when needed. Builders are required to supply an ET Manager on all lots greater than 5000 square feet.

**Edger/Header:** A continuous edge between lawn and planting bed.

**Fallow:** Not in use; inactive.

**Galvalume:** A coated steel.

**Hollywood Drive:** A strip of paving or planting area in the center of the driveway.

**Impervious:** A surface that does not allow water to pass through.

**Irrigation Controller:** A controller that is set to determine when to turn on your sprinkler system.

**Ogee:** A double curve with the shape of an elongated S.

**Opacity:** A degree to which a substance is not transparent or translucent.

**Perennial:** A plant that lives more than one growing season throughout the years.

**Pergola:** An arbor formed of trelliswork supported on columns or posts, over which vines or other plants are trained.

**Permeate/Permeable:** To pass through or into.



**Pervious:** A surface that permits water to pass through.

**Terrace:** A raised level with a vertical or sloping front or sides faced with masonry, turf, or the like, esp. one of a series of levels rising one above another.

**Trellis:** A structure of open latticework especially one used as a support for vines and other creeping plants.

**Variance:** An official permit granted by the Design Review Committee to do something that is normally discouraged by regulations.