



Resident Guidebook Design Guidelines

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Definitions

(Updated July 7, 2018 all previous versions are null and void.)

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Requirements Applicable to All Improvements:

Design Committee Review and Approval, Timing

- All landscaping and Architectural Modifications must be approved by the Design Review Committee for Daybreak prior to installation to prevent any violation fines. All modifications installed without prior approval are subject to removal at the Committee's discretion and owner's expense.
- Complete landscaping must be installed within 18 months from the original Owners' closing date on the home.
- Sub Association Approvals: If you live in a townhome or condominium it is important to note that following approval by the Design Review Committee for Daybreak, all Landscaping and Architectural modifications are subject to final approval by your Sub Association's Board of Directors. Please contact your Sub Association representative for details
- Applications can be found at the Daybreak Community Association Office at 11274 S. Kestrel Rise Road, STE F, and online at www.livedaybreak.com.
- Any questions, please contact the Association Office at 801-254-8062.

Design Review Fee

- 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, sheds, sport courts, 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.
 - Fee is due in addition to initial Design Review Fee
 - 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. 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.

Public Utility Easements (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 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 Easements*

- A drainage swale is identified by its shaped and sloped depression in the soil surface that is engineered 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 shown on your lot-specific site plan and/or recorded plat that may be provided by the home builder or South Jordan City.
- Property owners must provide for the proper maintenance and continued operation of Swale Drainage Easements located on their property.

Landscape Guidelines

All landscaping and architectural modifications must be approved by the Design Review Committee for Daybreak prior to installation.

Planting requirements

- All yards must have plantings surrounding the following locations:
 - Foundations
 - Fences
 - Alley/Lane
- Plants spaced 3 to 5 feet apart on center are required in specified planted areas unless otherwise specified below
- All planting areas must contain a recommended minimum of 8 to 12 inches of top soil and 3 inches of organic mulch or rock mulch.
- Weed control fabric is not required in planting beds. However, a pre-emergent weed control product is recommended.
- There must be a continuous edge between the plant bed and lawn. (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 2 to 5 feet wide 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 2 foot wide foundation planter 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 2 foot wide foundation planter bed at the exterior and interior of the fence's base on picket style fencing
- It is highly recommended for an *interior* 2 foot wide planter bed to be installed at the base of the fence to prevent grass from "running" under the fence of neighboring properties.
- Plant Spacing is dependent on each specific plant type. *See Specific Plant Requirements.*

Alley/Lane Plantings

- Alley/lane planting zones must be landscaped. These zones are the 2 feet between the rear yard fence and the alley/lane paving. This area must be landscaped whether or not a fence is installed.
- Alley/lane planting zones must utilize shrubs and perennials that do not exceed 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 minimum size requirements in the alley/lane planting zones are:
 - 1 gallon shrubs
 - 4 inch pots for perennials and ground covers.

Specific Plant Requirements

All landscaping and architectural modifications must be approved by the Design Review Committee for Daybreak prior to installation.

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 2 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 3 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 year round visual interest.

Perennials

- Minimum plant size at installation is 1 gallon; (4 inch pot in alley/lane 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 allowed on the front porch.

Annuals

- Annuals are permitted, however, limited to 25% of planter bed and must be dispersed throughout the planting area with perennials and shrubs for year around visual interest.
- Hanging plant baskets and pots are allowed on the front porch.
Decorative planter pots may be used as an accent on porches and in landscape beds, but are not to be a dominant element or focal point.
- Planter baskets under windows and on rails is acceptable but may not be plastic or vinyl.

Trees

- **Front Yards**
 - Installed by builder prior to closing and becomes the homeowners responsibly to maintain as part of their lot.
 - 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 Daybreak Communities however, homeowner is responsible to maintain once you have closed on the home.
 - Location and amount number 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 homes that are part of a cluster, paseo or cottage court 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 unplanted 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.

Additional Guidelines

All landscaping and architectural modifications must be approved by the Design Review Committee for Daybreak prior to installation.

Architectural Lighting

- For holiday lighting see Christmas Light Resolution at 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.
- Eave and ground lighting, illuminating structures are not permitted
- Landscape Lighting: “Uplighting” of trees is acceptable but species dependent and in a limited quantity Please see “Dark Sky Initiative” <http://www.darksky.org/>

Basketball Goals, Standards, Backboards

- As per the Initial Rules for Daybreak, permanent basketball goals, portable basketball goals, basketball standards or backboards which are or would be visible from any street or Common Area are prohibited
- Permanent basketball goals may be placed on a Unit without prior approval, but may only be placed or installed on the garage of a Unit so that it is not visible from the street. Freestanding pole-mounted or portable backboards, whether permanent or sleeve-set, shall be prohibited on the Unit; provided, freestanding pole-mounted or portable backboards may be placed on a Unit, if placed more than 30 feet from the curb adjacent to the front yard of the Unit and to the side yard of a Units located at the intersection of two streets or alleys;
- Basketball courts are considered a major modification and installation is subject to the Design Review committee’s approval.

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.
- Boulders must be incorporated into a planter bed with plantings

Dog Runs

- See Dog Run Resolution at www.livedaybreak.com.

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).

Flag Poles

- U.S and Novelty flags are permitted, but should not detract from the home or landscape.
- Please reference Display and Use of United States Flag Policy Resolution and Display and Use of Novelty Flag Policy Resolution at www.livedaybreak.com

Garden Structures (Fountains, Statues, Benches, Birdbaths, Bird Houses 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.

Garden Structures (Trellises, Pergolas Arbors,) – no solid roofs allowed

- Purlin spacing at least 8 inches of clear space
- Beam dimensions – at least 6 inches
- Color of finish – stained with Cabot Stain “Driftwood Grey”. Trim paint color may be an approvable finish. Materials -- wood or PVC with approval from the Design Review Committee – no metal, composite, vinyl
- Size, scale and proportion to be consistent with the home

Landscape Walls (Garden Walls and Retaining Walls)

- Subject to approval by all utility companies
- Boulders are not allowed in front yards unless part of a planter bed. See Boulders under Additional Guidelines.
- If wall is greater than 30 inches in height, it must terrace and include a 2 foot to 3 foot wide planter bed in front.

Mulch is not a landscape material in and of itself.

- Mulched areas must be planted 3 feet to 5 feet apart on center. Large, unplanted rock/bark mulch areas are not permitted.
- Minimum 3 inches depth is required in all planter beds and tree rings
- Bark mulch must be shredded, natural, neutral in material and dark brown in color and blend with surrounding landscaping.
- Rock/bark mulch is not to draw attention or be the main focal point. Black, red, colored and stained mulches are not permitted (ie. no white rock, or red mulch)

Outdoor Patio Furniture

- Outdoor furniture such as chairs, tables, settees or loungers that are designed for outdoor use are permitted. Weather-resistant materials that will not be damaged by exposure to rain, sun, snow or other outdoor elements and are acceptable.

Park Strip Pathways

- If concrete pathway or steps are desired, the City of South Jordan must give required permission before the Design Review Committee reviews application. Stepping stones or pavers are allowed.

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.
- 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.

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

- Play elements are only allowed in rear yards. They must be hidden or screened from public view.
- Additional screening may be required and determined by the Design Review Committee

Shade Coverings/Shade Sails/Screens

- This is considered a seasonal item and must be removed during the winter months. If it falls into disrepair or fading it must be removed.
- Retractable awnings must stay retracted during the winter months.

Sheds

- See Storage Shed Design and Placement Addendum to Architectural Guidelines on livedaybreak.com

Shutters

- Must complement style and architecture of home
Appropriate sizes are as follows: each shutter must be equal to one half the size of the adjacent window.
- The color of proposed shutters must be approved by the Design Review Committee
- If removal of shutters is proposed, window trim must be installed, if not present.
If window trim is present, it must be removed before installation of shutters may occur so there is not a gap present.

Sport Courts

- Sport Courts including but not limited to basketball courts are considered a major modification and are subject to the Design Review process. Please refer to the process as outlined on page 4 of this document.

Vegetable Gardens

- Visible vegetable, herb, and cut flower gardens must be raised, drip irrigated and maintained in a weed free manner. They may not be allowed to remain fallow for more than 6 months of the year.
 - **Planter Boxes**
 - Recommended materials are untreated natural cedar (with no chemicals)
 -

Water Features (Pool, Hot Tub/Spa, Pond, Etc.)

- Water features are allowed however, must obtain approval by Design Review Committee.
- Water features are not allowed in front/street side yards.
- Pools, hot tubs, spas, etc. must be screened from public view.

Window Boxes

- Are subject to DRC approval and must complement the architectural style, color, proportion of windows and character of home
- No plastic or vinyl allowed

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 and multiunit development scale by reducing the urban heat island effect, conserving water, and reducing stormwater runoff.

Reduction of Heat Island Effect

Daybreak was developed with wide park strips, green landscaping and lawns with intention. We recognize the need to use water wise planting and also want to reduce “**heat island effect**”. An urban **heat island** (UHI) is an urban area or metropolitan area that is significantly warmer than its surrounding rural areas. This can be due to large expanses of impervious surfaces and the corresponding reduction in vegetation that 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 including the installation of trees and vegetation.

Large expanses of unplanted rock, mulch, gravel or concrete in front yards or park strips are not allowed in Daybreak. With the above in mind, the landscape requirement for large areas of rock, mulch, concrete, gravel etc. is as follows:

- The park strip must be planted with 80% coverage of approved plant material
- Irrigation required
- Evergreen foliage for year around interest
- Rock mulch may be no more than 1”-2” in size
- Neutral in color –no red or white rock
- *Please see Guidebook regarding requirements for large sections of rock, mulch and concrete additions
- Tree installed by Developer streetscape required.

Water Conservation

The large number of attached and smaller detached homes lots has already contributed to water conservation in Daybreak. 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 water wise plant material to reduce landscape water demand.
- Utilize water-efficient irrigation systems such as smart irrigation controller, 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.

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.

Fencing Guidelines

All fencing is subject to approval by the Design Review Committee for Daybreak. 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.

Applications must include a plan depicting where the exact location of the fence is being proposed. Please see example in Fencing Application.

Fencing Material

- Cedar Fencing with Cabot's bleaching oil or Cabot's Stain. ("Driftwood" gray in color)
- Tan vinyl fencing allowed in East Lake and Founders Village ONLY

Front Yard Fencing

- 6 foot Privacy fences are not permitted in front or corner lots
- 36 inch picket fences are permitted
- 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 to 24 inches of 72 inch fence facing streets and/or public space requires change in articulation and 40% opacity (semi-private fence).
 - Fences facing neighboring back and side yards may be 72 inch privacy design.
 - Setback Requirements
 - Double fencing is not allowed.
 - 5 feet from front façade of house (porch excluded).
 - 25 inches from alleyway
 - Rear façade setback – at least 1 foot behind rear corner(s)
 - Variances for setbacks may be approved on a case by case basis by the Design Review Committee

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

- Side yard fencing is optional
- Maximum height is 36 inches and picket style;
- Setback Requirements
 - At least 1 foot back from rear corner of house
 - 2 feet from sidewalk and must be planted on both the interior and exterior of the fence with a 2 foot planter bed

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.
 - If a trash enclosure is constructed it must include a concrete pad sized to accommodate two standard sized municipal trash/recycling cans and fencing material to screen the cans from public viewing.
 - Trash enclosures should be of similar form, material and color as the privacy fence in village
 - Trash enclosures must be open rail if street or alley facing
 - Screening must exceed the height of the receptacle by 1 foot and must not exceed a height of 6 feet
 - Trash containers may be kept behind a fence if a trash enclosure is not preferred.

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 feet. 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. Note that fence all installations must be approved by the Design Review Committee for Daybreak prior to installation.

Pilasters

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

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 4inches 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 18inches to 24inches 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 inches wide and $\frac{3}{4}$ inch thick.

Architectural Guidelines

All landscaping and architectural modifications must be approved by the Design Review Committee for Daybreak prior to installation.

It is a general rule that all architectural modifications must complement/match the current architectural style of the home.

Chimneys

- Must match the architectural style of the home.

Cladding

- T1-11, vinyl, or aluminum siding materials are not allowed.

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.
- All color modifications include a review of adjacent home colors (homes in the same visual corridor may not be the same color)

Columns

- Must be consistent with the Architectural style of the home.

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.

Front Doors, Garage Doors and Storm Doors

- Color and style must match the architectural design of the home.
- Door slab ONLY may be painted; door frames and jam must remain trim color

Greenhouses

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

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.

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.
- No wainscoting permitted with the exception of Founders and East Lake Villages

Porch and Stair Railings

- Vinyl stair and porch railings are not permitted with the exception of Founders Park Village ONLY
- Rails must be attached to porch columns.
- 4-inch maximum distance between porch balusters.
- A paintable composite product, wood or metal material are permitted
- Must be consistent with the Architectural style of the home.
Railing must complement home, exterior color and not be a focal point or distract from home

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.

Shingles

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

Siding

- No raised grain permitted.

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.
 - Soffit and fascia must match trim

Solar Panels

- Solar panels are permitted. However, location must be approved by the Design Review Committee as this is an exterior modification to the home.
- Orderly, block formation placement, in the least visually distracting manner is highly recommended
- Solar panel electrical boxes must match the surrounding exterior color of the home

Storm Doors

- Must be clear, solid glass pane only with no decorative etching or design

Trellis and Pergolas

- Material and design must match the architectural style of the home.
- No Trex, aluminum, or vinyl. No solid roofs allowed.

Trim

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

Windows

- Slider windows are not permitted on any public facing elevation.
- The addition of windows must match existing windows on home
- Windows must match the architectural style of the home and must be approved by the Design Review Committee.
- Horizontally oriented windows are discouraged where visible

Prohibited Plants and Trees in Daybreak

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

Aspen Trees
Cottonwood
Palm Trees
Russian Knapweed
Hoary Cress
Musk Thistle
Diffuse Knapweed
Russian Olive Tree
Yellow Starthistle
Spotted Knapweed
Squarrose Knapweed
Canada Thistle
Field Bindweed
Bermudagrass
Quackgrass
Leafy Spurge
Dyers Woad
Perennial Pepperweed
Poplar Trees
Purple Loosestrife
Scotch Thistle
Siberian Elm
Swedish Aspen Trees
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 inches in width.

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

Composite

- **I.e.: composite railing** is generally made of material such as plastics and very fine wood saw dust, which are mixed and compressed with intense pressure and heat. This must be specific to architectural style, paintable, simulating wood

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.

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 and the Board of Directors to allow something that is normally not permitted by regulations.

Vinyl: A synthetic, plastic or PVC made using synthetic plastics, such as polypropylene, nylon, polythene (polyethylene) or from various recycled plastics