

Amendment
to
Stone Cliff
General Contractor and Owner Design Guidelines

Pursuant to Section 8.6 of the Restated and Amended Declaration of Covenants, Conditions, and Restrictions of Stone Cliff (the "CC&Rs"), recorded on March 26, 2007 as Entry #20070015000 in the records of the Washington County Recorder, the Board of Trustees hereby amends the Stone Cliff General Contractor and Owner Design Guidelines (the "Design Guidelines") by a majority vote of the Board. This Amendment shall be appended to and is hereby made a part of the Design Guidelines and shall hereupon have the same force and effect as if they were set forth in and were a part of the original Design Guidelines. All Lots must be brought into compliance within six (6) months of the date of this Amendment.

Section 14 is hereby amended as follows:

14. LIGHTING

Owners are encouraged to use exterior or landscape lighting to enhance their residence and yard. Stone Cliff's primary goal for lighting is to preserve the ambiance of the night time desert sky. Hence, exterior lighting shall be minimal and of a low intensity. It is the objective of Stone Cliff lighting guidelines that each resident may enjoy his or her view of the surrounding scenery including the lights of the city and evening sky at night.

The primary function of general lighting (separate from landscape lighting) is to provide light for normal use of premises and for public health and safety. General lighting shall be installed only in the areas that are primarily required for use on an everyday basis and for the normal function of a home. Examples of this type of lighting include porch, patio, porte-cochere, and service area. General lighting shall not be in abundance. Light sources shall be localized, carefully placed and directed such that it will neither flood any adjacent lots or common area nor will the source be visible from neighboring properties. As much as possible the lighting fixtures shall be recessed or physically integrated into the part of the structure it is on. All outdoor lighting shall be subject to approval by the Architectural Review Committee (the "Committee").

To ensure minimum light pollution, reduce glare, and minimize light trespass onto neighboring properties - exterior lighting is to be directed downward and recessed or shielded so that:

1. the opening for the light is directed down and fixed in that position, not sideways; and
2. the lighting source is hidden from view from off the property by the fixture design or by building structures such as fascia on an eave, walls, pillars, etc.; or
3. the lighting fixture includes a device or feature such as vanes, louvers, fins, etc., that directs the light downward and further shields the light source.

Colored lighting shall not be permitted. No lighting shall be permitted outside of the Building Envelope except for the driveway, the entry walk, driveway post and limited landscape lights.

No outdoor lighting shall be permitted except for lighting that is designed to limit the field and glare of light to the confines of the Lot on which it is installed. Only indirect, low level lighting is permitted and any coach type light fixture can only have bulbs of 25 watts and preferably soft yellow in color. No lighting which causes glare, discomfort, or disrupts the visual environment of, or impairs the view from, neighboring residences and yards, is permitted. Low voltage lighting is encouraged and low wattage bulbs are required for any other type of outdoor lighting. "Low wattage" shall be defined as needed by the Committee or Board, taking into account the location, elevation, surrounding residences, and environment of each Lot. No exposed bulb shall be allowed to cause undue glare, which shall be determined at the discretion of the Committee or Board of Trustees.

It is recommended that security lighting be activated by motion sensors, on for no more than 15 minutes, and located where such lighting does not come on frequently due to regular outdoor traffic or activity. The height of any light in a sport court cannot exceed 16 feet and should only be used when the court is in use.

Violation of this Section 14, as with all of the requirements contained in the Design Guidelines, is subject to a fine in accordance with the schedule of fines set forth in the Rules and Regulations. The Architectural Review Committee is available and willing to assist all residents with proper guidance and assistance in their interpretation of the lighting amendment. All outdoor lighting shall be subject to approval by the Architectural Review Committee.