



COMMUNITY RULES AND REGULATIONS

Adopted November 19, 2007

In accordance with the Declaration of Covenants, Conditions and Restrictions for Juniper Point Home Owners Association, these Rules and Regulations are adopted to provide details for the residents of Juniper Point and the fines for violations of these Rules and Regulations. Living in a Planned Unit Development is not like living in a 'typical' residential neighborhood because you share common areas and facilities with other residents. Community Rules & Regulations are, therefore, not only worthwhile, but absolutely essential for everyone's peace, comfort, and enjoyment. Enforcement of Community Rules & Regulations will not only make Juniper Point a desirable place in which to live, it will protect and ultimately increase the financial investment homeowners have in their homes.

The objective of these Community Rules and Regulations is to promote and seek voluntary compliance by owners and tenants of the Covenants, Conditions and Restrictions for Juniper Point. For a complete list of restrictions, consult the Covenants. Wherefore, the Management Committee has determined the following policies and adopted them by formal resolution

I. Design Approval / Architectural Control

Before commencing any construction of any structure or lot improvement (i.e., landscaping, accessory buildings, sheds, garages, driveway alterations, concrete pads, etc), a completed application form including all necessary signatures and plans, must be submitted to and approved by the Architectural Review Committee (ARC). Please ensure that plans and applications are submitted with enough time to permit the required reviews before the desired start date. No work shall begin on any residential lot within Juniper Point until the Juniper Point Architectural Review Committee has approved plans in writing in accordance with Article VIII (Architectural Control).

Design approval by the review committee does not waive, replace or mitigate compliance and approvals by any other authorities having jurisdiction, including but not limited to the City, County, State or the Federal government. Review by the committee is for aesthetic issues only. Nothing in these guidelines assumes the responsibility that any approved or proposed design documents for improvements will be structurally safe or conform to local codes or ordinances.

It is anticipated that owners may wish to make modifications to their applications after approval by the review committee, but before the construction is completed. No modification to an approved application may be undertaken without prior review and written approval of the review committee in accordance with the procedure as set forth.

After an application is approved by the review committee, the applicant shall diligently pursue completion of the approved construction, with all work to be completed within six (6) months after the date of approval, unless the review committee has specified a different timeframe on the approved

application. If the applicant will be unable to complete the construction within such timeframe due to special circumstances, then, before the time period elapses, the applicant must make a written request to the review committee for an extension of time in which to complete the approved construction. The review committee may grant an extension of time in which to complete the approved constructions if the review committee determines that good cause exists for such extension.

All structures or improvements not fully completed within the time frames provided herein shall constitute a violation of the Declarations and be subject to enforcement procedures as provided in the Declaration and governing documents of the Association.

II. Architectural Standards

Please review the Juniper Point Design Guidelines for additional rules and guidelines that apply to the community.

- A. Swamp coolers and window mounted air conditioners
 - i. "Swamp coolers" are not allowed
 - ii. Window mounted air conditioners will not be allowed.
- B. Antenna
 - i. Antennas should not be visible from the center of the street directly in line with the front door of the residence.
 - ii. The Review Committee must approve placement.
 - iii. No antenna shall cause interference with the reception on adjacent properties.
- C. Dog Runs
 - i. Animal shelter enclosures, "dog houses", exercise runs and similar structures must be screened from the street view and the Review Committee must approve construction of such.
 - ii. They should be placed directly behind and close to the house and/or fencing should screen them.
 - iii. Such structures may not be closer than 10 feet to houses on adjoining lots or parcels.
 - iv. All such structures built on houses with adjacent side streets must be screened with at least 6 feet of solid privacy-type fencing.
- D. Statuary, Fountains, and Ponds
 - i. Statuary, fountains, ponds and other such items cannot occupy more than 20% of the total front yard space and street exposed side yard space. Decorative ponds, reflecting pools and other water features cannot be more than 12 inches deep in front yards and street-exposed side yards. Lighting for such items must comply with the Lighting Standards.
- E. Flag Poles
 - i. Upon receiving prior written approval from the Management Committee, homeowners will be allowed to install flag poles on their property. However, if the American flag is being flown, proper published guidelines, i.e. lighted at night, etc., must be followed. See the Design Guidelines for additional details.
- F. Political Signs
 - i. Political signs are allowed to be placed in the homeowner's yard not more than thirty (30) days prior to an election. Political signs must be removed within twenty-four (24) hours after an election is over. See the Design Guidelines for additional details.
- G. Things Seen From Outside
 - i. No pictures, posters, signs, or banners may be displayed in the windows or on the outside of your home except for seasonal decorations. See the Design Guidelines for additional details.

H. Damage to Common Area or Facilities

- i. If you accidentally damage common area property or notice anything that has been damaged, please notify the Community Manager immediately to mitigate or prevent further damage.
- ii. If the HOA has to make repairs because of misuse, abuse or neglect on your part, you will be financially responsible for all repair or replacement costs. In the event of utility or equipment malfunction or damage by water or fire, you are required to notify the Community Manager immediately. Response to your maintenance request will be made with reasonable diligence. During such time, your monthly maintenance fees or assessments will not be excused or deferred.

I. Insect and Rodent Control

- i. Please keep your homes and storage areas clean. Always store food in properly secured containers. Do not keep or store anything that will attract pests, insects or rodents.
- ii. Homeowners are responsible for insect and rodent control on their property.

J. Homeowner Responsibility

- i. Each homeowner is personally responsible for the maintenance and repair of his/her home.
- ii. The Community Manager should not be asked to assist with any repair or maintenance items that do not affect the common areas, facilities or general building equipment.
- iii. Personal playground equipment is not allowed in the common areas.
- iv. Report any problems, needed repairs, vandalism or common area emergencies to the Community Manager.
- v. Call 911 in an emergency situation (i.e. injury, accident, crime, etc).

III. Accessory Structure Standards

- A. All accessory buildings and structures and attached garages shall be located so as to comply with the Architectural Standards. See the Design Guidelines for additional details.
- B. All accessory buildings and structures located on a corner lot shall be required to comply with the minimum front yard and side yard setback requirement.
- C. Accessory buildings should be constructed in such manner that the roof does not infringe onto adjoining property.
- D. No accessory buildings or structures shall encroach upon any easement or right-of-way.
- E. All accessory buildings and structures shall be located at least 6 feet from any dwelling located on an adjoining lot.
- F. Accessory buildings and structures located in the side yard of an interior lot or the street side yard of a corner lot shall not exceed 16 feet in height.
- G. All recreational vehicles and industrial equipment shall be parked inside a garage or in a location screened from the street.
- H. Color and materials must match or be similar to principal structure.

IV. Landscape Standards

- A. The following standards apply to all properties within Juniper Point. All construction must comply with local codes and building practices. Owners are responsible for locating and verifying all underground utilities prior to construction of any site improvements.
- B. See the Design Guidelines for details regarding Front, Side, and Rear Yard Landscaping; Weed Control; Holiday Lighting and Decorations; Landscape Lighting; Exterior Materials and Colors; Fencing. The recommended plant list is attached as "Attachment 1 Recommended Plant Material List".
- C. Sports Courts, Toys, and Basketball Goals

- i. Permanent Sports courts and basketball goals are allowed only in backyards.
- ii. Sport court fencing and backstops will be allowed on a conditional use basis only. The review committee must approve all permanent sports courts and basketball goals.
- iii. Portable basketball standards are allowed to be kept and used on the homeowner's property.
- iv. Basketball standards cannot be left out on the streets or driveways over night and are to be stored in garages or behind fences out of view from the street.
- v. Please see that all children's toys are stored from street view when not in use.

V. Community Rules

A. Change of Occupancy

- i. When an owner elects to rent or lease his/her home, written notice shall be given to the Juniper Point Homeowners Association, via the Management Company, prior to listing the home for rent or lease.
- ii. Owners must use a lease agreement approved by the Homeowners Association when renting or leasing a home. Owners will be held liable when renters or occupants are in violation of the CC&R's and community Rules & Regulations.
- iii. Prior to moving into a home, either by lease or sale, the current owner is responsible for supplying the new resident with the following:
 1. A copy of the CC&R's and By-Laws
 2. Community Rules & Regulations
 3. Pool key

B. Vehicles and Parking

- i. Vehicles are not allowed to be parked on the streets over night.
- ii. Do not park your vehicle so as to block or deny other residents access to their homes.
- iii. Vehicles in a state of obvious disrepair which are inoperable or non-functioning or vehicles with expired registration may not be parked or stored anywhere other than garages so as not to be visible from the street.
- iv. Garages should be used as the primary parking area for vehicles.
- v. By driving a vehicle onto the property, the owner waives any claim against the Homeowners Association and releases the Homeowners Association from any and all liability for towing or impounding a vehicle in violation of Rules & Regulations. The owner also agrees to hold the Homeowners Association, Management Committee and Community Manager harmless and indemnify them from any and all liability including that caused by our negligence, claim or action arising out of or caused by the towing or impounding of any vehicle.
- vi. No mechanical work on vehicles is allowed in the common areas, parking areas, streets or driveways.

C. Recreational Vehicles

- i. Parking of recreational vehicles, i.e. boats, trailers, motor homes, campers, utility trailers, motorcycles, etc. is not allowed in the common areas or in the streets.
- ii. RV parking is allowed in the community only if stored on pads on the homeowner's property behind the front line of the house behind a fence or gate.

D. Garage/Yard Sales

- i. Individual garage or yard sales are not allowed in the Juniper Point community.
- ii. An annual community-wide yard sale may be organized and held with the approval of the Management Committee.

E. Garbage and Refuse

- i. Trash containers may be placed curbside the night before trash day pickup.
- ii. Trash containers are to be removed from the curb no later than Midnight on trash pickup day and stored out of view from the street in garages or behind a fence.

F. Pets

- i. Pets are allowed in the community but must be kept on a leash and positively controlled when outside of the homeowner's property and/or in the common areas.
- ii. Pets who create a nuisance, i.e. bother, annoy, or disturb other residents by barking, whining, scratching, etc., or pose a threat of harm or danger to other residents will not be allowed to be kept in the community.
- iii. Residents are asked to notify Animal Control to pick up any animals in the community who are allowed to roam unattended or are a nuisance.
- iv. It is the owner's responsibility to clean up after their pets immediately in their own yards or in any common areas of the community.
- v. Any damage caused to the community by pets will be the sole liability of the pet owner.

G. Disturbing Noises and Traffic

- i. Avoid playing musical instruments, radios, televisions, computers or stereos at a high volume late at night or early in the morning.
- ii. Traffic to and from your home must be within reason. When you entertain, be sure and keep your doors and windows closed so as not to disturb your neighbors.
- iii. If your behavior or that of your guests disturbs or annoys other residents or interferes with their right to the quiet and peaceful enjoyment of their property, you will be asked to cease the offending activity.

H. Fire Hazards

- i. The use of fireworks or incendiary devices is strictly prohibited in the common areas or on homeowner's property. City/State fireworks ordinances will be strictly enforced.

I. Smoking in Common Areas

- i. Second-hand smoke is dangerous to the health of anyone exposed. The Utah Clean Air Act prohibits smoking in the pool areas and any other common area facilities.

J. Insurance

- i. The Homeowners Association has purchased and will continue to maintain insurance covering the common areas and facilities only. The HOA is in no way responsible for damage or loss to your personal home, property or contents kept or stored in your home. The Homeowners Association strongly suggests each homeowner purchase and maintain their own individual homeowners insurance.

K. Solicitation

- i. Solicitation of any kind is prohibited in or about the community. Notify the Property Manager immediately if flyers, personal visits or solicitation of any kind takes place in the community.

L. Changes to the Rules & Regulations

- i. According to the CC&R's, the Management Committee may change, alter, amend, modify, replace or repeal the Rules & Regulations from time-to-time. You will be given at least thirty (30) days prior written notice before any change to the Rules & Regulations becomes effective.

VI. Clubhouse Rules:

A. Reservations:

- i. The clubhouse is available for use by owners, residents and their invited guests only.
- ii. Reservations can be made by calling the managing agent or using the association's website.
- iii. The Clubhouse may be reserved up to one year in advance.
- iv. At this time, there are no deposits or rental fees for resident use.

- a) Clubhouse users MUST thoroughly clean (including vacuuming) the clubhouse after each use. If the clubhouse is found dirty following your rental, the reserving owner will be charged for a professional cleaning service,
- b) VERY IMPORTANT - If you find the clubhouse dirty when you first enter for your event, you will be held responsible unless you IMMEDIATELY call the Managing Agent.
- v. All functions must end and guests must vacate the clubhouse by 10:00 p.m. Clean up must be completed by 11 p.m.

B. General Use Rules:

- i. No children under the age of 16 are permitted in the clubhouse unless supervised by an adult resident at all times.
- ii. No more than 49 people may be in the clubhouse at any time.
- iii. Only the kitchen and gathering area of the clubhouse may be exclusively reserved. No one may reserve the pool, pool area, restroom, shower or hot tub.
- iv. Music played in the clubhouse must be kept at a level so that it cannot be heard outside of the clubhouse.
- v. Because of liability issues, alcohol is never allowed in the pool / clubhouse / playground areas.
- vi. Smoking and/or tobacco products are never allowed in the pool / clubhouse / playground areas.
- vii. Each Homeowner will be held financially responsible for repair or replacement of any damage to the pools, clubhouse or park complex caused by any family members or any of their guests. Violation of these rules could result in disciplinary action including loss of privileges and possible fines. Residents are responsible for enforcing pool rules.
- viii. This is a private pool and clubhouse for resident use only. Any unauthorized access to the pool area will be considered trespassing and will be prosecuted to the full extent of the law.
- ix. If you have an emergency while using the clubhouse, please call 911.

VII. POOL RULES

A. WARNING – NO LIFEGUARD ON DUTY, BATHERS SHOULD NOT SWIM ALONE.

- i. Swimming is at your own risk
- ii. Management and the Homeowners Association are held harmless for any and all injuries which may result from your use of the pool and facilities
- iii. CHILDREN 14 AND UNDER ARE NOT ALLOWED IN THE POOL AREA WITHOUT RESPONSIBLE ADULT SUPERVISION (18 years of age or older).
- iv. NO DIVING

B. General Use Rules

- i. Gates are to remain closed at all times.
- ii. Pool hours are daily 10:00 am – 10:00 pm. The clubhouse will close at 10:00 pm.
- iii. Homeowners must present their key card for pool access. Replacement card keys are \$25 each.
- iv. No more than 4 guests per valid household card key are permitted in the pool or pool area.

- v. Food and drink prohibited unless consumed in the designated eating area. Food or drink is prohibited within 10 feet of the pool edge. All beverages within the pool compound shall be in non-breakable containers.
- vi. Alcohol and smoking prohibited in or around the pool, clubhouse or playground areas.
- vii. A bather using the facility must take a cleansing shower before entering the pools. If a bather leaves a pool to use the toilet, they must take a 2nd cleansing shower before returning.
- viii. A person having a communicable disease transmissible by water shall be excluded from pools. A person having any exposed sub-epidermal tissue (including open blisters, cuts, or other lesions) may not use the pool.
- ix. Running, boisterous, obnoxious, unsafe or rough play is not allowed.
- x. Spitting, spouting water, blowing the nose or discharging bodily wastes in the pool is strictly prohibited.
- xi. Swim diapers are required for all babies and toddlers.
- xii. Animals are not allowed in the pool or clubhouse areas. Animals assisting handicapped individuals are exempt from this requirement.
- xiii. Do not swim if you have had diarrhea in the past two weeks AND do not swim for two weeks after diarrhea stops.
- xiv. No bikes, scooters or skateboards are allowed in the clubhouse or within the gated pool area. Items should not obstruct the sidewalk outside the pool gate.
- xv. All homeowners are responsible for the clean-up and removal of all items brought into the pool/clubhouse areas.
- xvi. Swimming attire should conform to conventional swim wear. No cut-offs allowed.
- xvii. Each Homeowner will be held financially responsible for repair or replacement of any damage to the pools, clubhouse or park complex caused by any family members or any of their guests. Violation of these rules could result in disciplinary action including loss of privileges and possible fines. Residents are responsible for enforcing pool rules.
- xviii. This is a private pool and clubhouse for resident use only. Any unauthorized access to the pool area will be considered trespassing and will be prosecuted to the full extent of the law.
- xix. If you experience an emergency while at the pool, please call 911.

VIII. HOA Enforcement Procedures and Fines

Violations of the Community Rules & Regulations, CC&R's and By-Laws may result in any one or more of the penalties listed below:

- A. First Offense: Unless stated in the specific Rule, any violation of the Juniper Point Rules & Regulations will result in a warning notice with a timeframe for compliance.
- B. Second Offense: If the original violation is not corrected in the specified timeframe or if a similar violation occurs within six (6) months, a \$50.00 fine will be assessed to the homeowner.
- C. Third Offense: If the second violation is not corrected within the specified timeframe or if a similar offense occurs within twelve (12) months of the first violation, a \$100.00 fine will be assessed to the homeowner.
- D. Repeat, Deliberate, Health/Safety Violations, and/or Offenses Occurring More than Three Times: In this situation, the HOA Management Committee may determine actions up to the limits specified in the CC&Rs.
- E. A late fee of \$25.00 per month plus 18% (APR) interest will be assessed on all unpaid fines.
- F. Homeowner voting rights for any matter to come before the Homeowners Association may be suspended if an assessment, fine or maintenance fee is more than sixty days delinquent.

- G. Swimming pool use and common area use may be suspended for homeowner's failure to comply with Community Rules & Regulations.
- H. Each occurrence or recurrence of a violation, or each day during which the violation continues, shall be deemed a separate offense. As such, the number of separate occurrences or recurrences of the violation shall be used to determine whether the violation is a first, second, third, or subsequent violation, and the number of days during which the violation continues may be used as a multiple of the fine established for the violation.
- I. Property owners will be given 1 to 30 days to correct the violation, depending on the violation.
- J. All fines and penalties shall be added to the member's account balance. Unpaid balances will be subject to the policies of the established collection policy, which includes interest charges, collections, property liens and possible foreclosures.
- K. Property owners may appeal fines by requesting such, in writing, within 14 days of receiving the fine violation letter.

“ATTACHMENT 1 – RECOMMENDED PLANT MATERIAL LIST”

RECOMMENDED STREET TREES

COLLECTOR STREET TREES

SPACING • MINIMUM - 45' O.C. / MAXIMUM - 65' O.C.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER P. 'EMERALD QUEEN'	NORWAY MAPLE
ACER PSEUDOPLATANUS	SYCAMORE MAPLE
AESCULUS x C. 'FT. McNAIR'	HORSECHESTNUT
CELTIS OCCIDENTALIS	HACKBERRY
FAGUS SYLVATICA	EUROPEAN BEECH
FRAXINUS P.L. 'CIMMZAM'	CIMMERON GREEN ASH
GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST
QUERCUS MACROCARPA	BURR OAK
QUERCUS RUBRA	RED OAK
TILIA C. 'GREENSPIRE	GREENSPIRE LINDEN

LOCAL AND NEIGHBORHOOD STREET TREES

SPACING • MINIMUM - 30' O.C. / MAXIMUM - 50' O.C.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER CAMPESTRE	HEDGE MAPLE
ACER PLATANOIDES	NORWAY MAPLE
AESCULUS x CARNEA	HORSECHESTNUT
CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS	HACKBERRY
CRATAEGUS OXYCANTHA	ENGLISH HAWTHORN
CRATAEGUS PHAENOPYRUM	WASHINGTON
HAWTHORN	
FRAXINUS AMERICANA	WHITE ASH
FRAXINUS PENNSYLVANICA	GREEN ASH
GINKGO B. 'FAIRMONT'	MAIDENHAIR TREE
GLEDITSIA T. 'IMPERIAL'	IMPERIAL
HONEYLOCUST	
MALUS 'HOPA'	HOPA CRAB
PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING
PEAR	
QUERCUS MACROCARPA	BURR OAK
TILIA A. 'REDMOND'	REDMOND LINDEN
TILIA C. 'GREENSPIRE	GREENSPIRE LINDEN

Evergreen Trees are not permitted to be placed within the park strips or any other area that lies between a walkway and the curb within the Rosecrest Community

RECOMMENDED PLANTING LIST

EVERGREEN TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ABIES CONCOLOR	CONCOLOR (WHITE) FIR
ABIES LASIOCARPA	SUB-ALPINE FIR
PICEA ABIES	NORWAY SPRUCE
PICEA PUNGENS	COLORADO GREEN
SPRUCE	
PICEA PUNGENS 'GLAUCA'	COLORADO BLUE
SPRUCE	
PINUS MUGO 'PUMILIO'	DWARF MUGO PINE
PINUS NIGRA	AUSTRIAN PINE
PINUS SYLVESTRIS	SCOTCH PINE

DECIDUOUS TREES

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER CAMPESTRE	HEDGE MAPLE
ACER GLABRUM	ROCKY MOUNTAIN
MAPLE	
ACER GRANDIDENTATUM	BIGTOOTH MAPLE
ACER PALMATUM	JAPANESE MAPLE
ACER PLATANOIDES *	NORWAY MAPLE
AESCULUS x CARNEA *	HORSECHESTNUT
BETULA OCCIDENTALIS	WATER BIRCH
CARPINUS BETULUS 'FASTIGIATA' *	PYRAMIDAL HORNBEAM
CELTIS OCCIDENTALIS *	HACKBERRY
CRATAEGUS OXYCANTHA	ENGLISH HAWTHORN
CRATAEGUS PHAENOPYRUM *	WASHINGTON
HAWTHORN	
FAGUS SYLVATICA *	EUROPEAN BEECH
FRAXINUS AMERICANA *	WHITE ASH
FRAXINUS PENNSYLVANICA *	GREEN ASH
GLEDITSIA TRICANTHOS *	THORNLESS
HONEYLOCUST	
MALUS 'HOPA'	HOPA CRAB
PLATANUS x ACERIFOLIA *	LONDON PLANE TREE
POPULUS ALBA 'PYRIMIDALIS'	BOLLEANA POPLAR
POPULUS DELTOIDES 'SOUIXLAND'	COTTONLESS
COTTONWOOD	
POPULUS TREMULOIDES	QUAKING ASPEN
PRUNUS CERA. 'THUNDERCLOUD'	THUNDERCLOUD PLUM
PRUNUS CISTENA	CISTENA PLUM
PRUNUS SUBHIRTELLA *	FLOWERING CHERRY
PYRUS CALLERYANA 'BRADFORD' *	BRADFORD FLOWERING
PEAR	

QUERCUS GAMBELII	GAMBEL (SCRUB) OAK
QUERCUS MACROCARPA *	BURR OAK
SALIX M. 'UMBRACULIFERA'	GLOBE WILLOW
TILIA CORDATA *	LITTLELEAF LINDEN
• DENOTES POTENTIAL STREET TREE VARIETY	

EVERGREEN SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ILEX AQUIFOLIUM 'SAN GABRIEL'	GREEN ENGLISH HOLLY
JUNIPERUS S. 'TAMARISCIFOLIA'	TAM JUNIPER
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN
JUNIPER	
MAHONIA A. 'COMPACTA'	COMPACT OREGON
GRAPE	
PHOTINIA FRASERI	FRASER PHOTINIA
PRUNUS LAUROCERASUS	ENGLISH LAUREL
TAXUS MEDIA 'HICKSI'	HICKS YEW

DECIDUOUS SHRUBS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY
ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CORNUS STOLONIFERA	RED TWIG DOGWOOD
COTONEASTER APICULATA	CRANBERRY
COTONEASTER	
BUDDLEIA DAVIDII	BUTTERFLY BUSH
EUONYMUS ALATUS COMPACTA	DWARF WINGED
EUONYMUS	
FORSYTHIA I. 'LYNWOOD GOLD'	LYNWOOD GOLD
FORSYTHIA	
POTENTILLA FRUTICOSA SP.	SHRUBBY CINQUEFOIL
PRUNUS VIRGINIANA	CHOKECHERRY
RHUS TRILOBATA 'WASATCH'	WASATCH OAKBRUSH
SUMAC	
RHUS TYPHINA	STAGHORN SUMAC
ROSA RUGOSA	RUGOSA ROSE
SPIRAEA B. 'ANTHONY WATERER'	ANTHONY WATERER
SPIRAEA	
SPIRAEA VANHOUTTEI	BRIDAL WREATH
SPIRAEA	
SYRINGA VULGARIS	COMMON PURPLE LILAC
VIBURNUM SPECIES	VIBURNUM
YUCCA FILAMENTOSA	YUCCA

GROUND COVERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
EUONYMUS FORTUNEI 'COLORATUS'	WINTER CREEPER
HEDERA HELIX	ENGLISH IVY
LYSIMACHIA NUMMULARIA	CREEPING JENNY
MAHONIA REPENS	CREEPING MAHONIA
POTENTILLA VERNA	CINQUEFOIL
SEDUM UTAH	UTAH GREEN SEDUM
VINCA MINOR	DWARF PERIWINKLE

PERENNIAL FLOWERS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACHILLEA F. 'CORONATION GOLD'	GOLD YARROW
ACHILLEA MILLEFOLIUM 'CHERRY'	CHERRY YARROW
ALCEA ROSEA 'CHATTERS MIXED'	HOLLYHOCK
AQUILEGIA 'BIEDERMEIER'	COLUMBINE
AQUILEGIA 'McKANA GIANT'	COLUMBINE
ARABIS CAUCASICA 'SNOW CAP'	WHITE ROCK CRESS
ASTER BONNEY BLUE	MICHAELMAS DAISY
ASTILBE 'BRIDAL VEIL'	GOAT'S BEARD
ASTILBE 'FANAL'	GOAT'S BEARD
AURINIA SAXATILE 'COMPACTA'	BASKET OF GOLD ALLYSSUM
CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	BLUE BELLS OF SCOTLAND
CENTAUREA MONTANA 'BLUE'	BACHELOR BUTTON
CHRYSANTHEMUM MAXIMUM 'ALASKA'	SHASTA DAISY
COREOPSIS GRANDIFLORA 'SUNRAY'	TICKSEED
COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED
DELPHINIUM PACIFIC GIANT	LARKSPUR
DIANTHUS DELTOIDES 'BRILLIANT'	MAIDEN PINKS
DIANTHUS PLUMARIUS 'ZING ROSE'	ZING ROSE COTAGE PINK
ECHINACEA PURPUREA	PURPLE CONEFLOWER
ECHINACEA PURPUREA 'ALBA'	CONEFLOWER
GAILLARDIA GRANDIFLORA 'GOBLIN'	BLANKET FLOWER
HEMEROCALLIS	DAYLILY
HOSTA 'ROYAL STANDARD'	PLANTAIN LILY
IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS
LAVANDULA A. 'HIDCOTE BLUE'	ENGLISH LAVENDER
LUPINUS 'RUSSELL HYBRIDS'	LUPINE
PAPAVER ORIENTALE	ORIENTAL POPPY
PENSTEMON 'PRAIRIE FIRE'	PENSTEMON
POLYSTICHUM SETIFERUM ANGULARE	ALASKAN FERN
RUDBECKIA FULGIDA 'GOLDSTUM'	BLACK EYED SUSAN
VERONICA SPICATA 'RED FOX'	SPIKE SPEEDWELL
VERONICA TEUCRIUM 'BLUE SPIRES'	HUNGARIAN SPEEDWELL

PROHIBITED PLANTS

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
ACER NEGUNDO	BOX ELDER
ELEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE
POPULUS SPECIES	COTTON FORMING
COTTONWOOD	
GINKGO - FEMALE CULTIVARS	FRUITING FEMALE GINKGO

***ANY PLANT OR SPECIES LISTED BY THE STATE OF UTAH AS A 'NOXIOUS WEED'.**