**Traverse Mountain Development Summary**

Traverse Mountain is envisioned to be a spectacular master planned community that allows existing and future residents to be as connected or as secluded as they desire. There are 5,812 dwelling units included in the master plan with condominiums, apartments and dwelling units priced for the first-time buyers, a series of mid- to high-level dwelling units will be built for those with larger families and higher incomes, and finally luxury custom dwelling units will be provided at the high end. Density ranges from 1 to 20 units per acre. Retail, offices, restaurants, schools and civic buildings will be creating jobs for the area. There are currently 1900 existing or platted dwelling units within Traverse Mountain.

The Highway Commercial area of Traverse Mountain is approved for 3,700,000 square feet of commercial uses and includes the following:

- 150,00-square-foot Cabellas store
- 370,000-square-foot Outlet Mall (first phase under construction which comprises 260,000 square feet)

Approximately 900 acres of Traverse Mountain (roughly 33%), will be set aside as an undeveloped Canyon Open Space. There will be nature trails and bike paths throughout the project. The community will have trails connecting residents to parks, stores, offices and the natural preserve. Church sites, active parks, and natural open spaces are distributed throughout the community.

The grading and open space area shown on this Area Plan is preliminary and shall be refined during the final plat and site plan approval process. Should a future elementary school(s) or church sites be developed within Traverse Mountain, the residential densities attributable to these sites will not transfer to any other property but shall be forfeited, reducing the total number of dwelling units that can be developed.

Exhibit 1: Traverse Mountain Area Plan identifies the various development types proposed throughout Traverse Mountain. Actual units and density may vary, but the total number of dwelling units will not exceed 5,812 dwelling units.

The following minor changes are subject to the approval of Lehi City Development Review Committee (DRC) without having to be submitted to Planning Commission or City Council. These changes include the transfer of density within a Planning District. Traverse Mountain is comprised of seven (7) Planning Districts. These Planning Districts are Highway Commercial, Existing, Perry Homes, Riverbend, East Canyon, Central Canyon, and West Canyon.

Density can be transferred within any Planning District but cannot exceed the underlying zone designated for a specific Planning Area. For example, if seven (7) dwelling units were transferred from Planning Area K HDR 2 at Central Canyon to Planning Area L HDR 1, Planning Area L would still be within the number of dwelling units allowed in the HDR 1 underlying zone designation. Planning Area L HDR 1 is allowed to have nine

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(9) dwelling units per acre without exceeding the number of units permitted in a HDR 1 zoning designation. Planning Area L is 12.5 acres and at nine (9) dwelling units per acre Planning Area L would be allowed to have up to 112 dwelling units.

Density transfers are not permitted in the Existing Planning District.

Planning Areas that are noted with a "not to exceed" label are not permitted to exceed the "not to exceed" dwelling unit count no matter the underlying zoning designation (e.g. see Perry Homes Planning Areas A & B).

Density Transfers are only permitted within Planning Districts and density transfers cannot be done between Planning Districts. The only exception is density can be transferred from Central Canyon to the Highway Commercial/HDR parcel (27.3 acres) but cannot exceed 546 dwelling units. A Planning District cannot exceed the number of dwelling units approved in the Traverse Mountain Area Plan.

The following changes of a minor and technical or informational nature may be made to the approved Area Plan without having to be submitted to Planning Commission or City Council subject to the approval of Lehi City Development Review Committee (DRC).

1. The addition of new information to the Area Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulations.
2. Changes to the Traverse Mountain Area Plan infrastructure location (i.e. sewer, water, storm drain, roads etc.) so long as DRC has approved the changes.
3. Changes in Planning District boundaries shown on Exhibit 1—Traverse Mountain Area Plan less than ten percent (10%) of the Planning Area resulting from final road alignments and/or geotechnical or engineering refinements to the tentative and final plats.
4. Typographical and grammatical errors.

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The following table describes land uses in throughout Traverse Mountain Area Plan.

| Traverse Mountain Development Summary | | | | | |
|---|---|---|---|---|---|
| Land Use | AC | Proposed Units | Existing/ Platted Units | Total Units | Density |
| Existing Residential | 474.2 | | 1,900 | 1,900 | |
| Non Canyon MDR (1-6 du/ac) | 58.7 | 108 | | 108 | 2.7 |
| Non Canyon HDR (6.1-20 du/ac) | 49 | 510 | | 510 | 8.6 |
| Existing Active Parks* | 17.5 | | | | |
| Jordan Narrows** | 12.5 | | | | |
| Future Active Parks | 61.7 | | | | |
| Manufactured Slopes | 172.4 | | | | |
| Open Space (Non Canyon Areas) | 25.7 | | | | |
| Highway Commercial (net) | 242.2 | | | | |
| Canyon Open Space | 971.4 | | | | |
| Highway Commercial/HDR (6.1-20 du/ac) | 27.3 | 546*** | | 546*** | |
| Perry Dwelling units | 153.6 | 968 | | 968 | 6.3 |
| East Canyon | 113.0 | 826 | | 826 | 7.3 |
| Central Canyon | 136.3 | 900 | | 900 | 6.7 |
| West Canyon | 72.1 | 600 | | 600 | 8.3 |
| Miscellaneous Road/Open Space | 87.8 | | | | |
| Total | 2,662.9 | 3,912*** | 1,900 | 5812*** | 2.2 |

*Includes 3.7 acres of community trails

**Jordan Narrows is an off-site park that Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows is a dual use soccer park facility (multiple soccer fields) and detention basin. This acreage is not included in the total acreage for Traverse Mountain.

*** The 546 dwelling units in the Highway Commercial/HDR zone are not calculated in the 5,812 total dwelling units. Should dwelling units be built in this area it will not exceed 546 dwelling units. Any dwelling units built in the area will be transferred from the 900 dwelling units designated for Central Canyon. In no case will the dwelling units in Traverse Mountain exceed 5,812 dwelling units.

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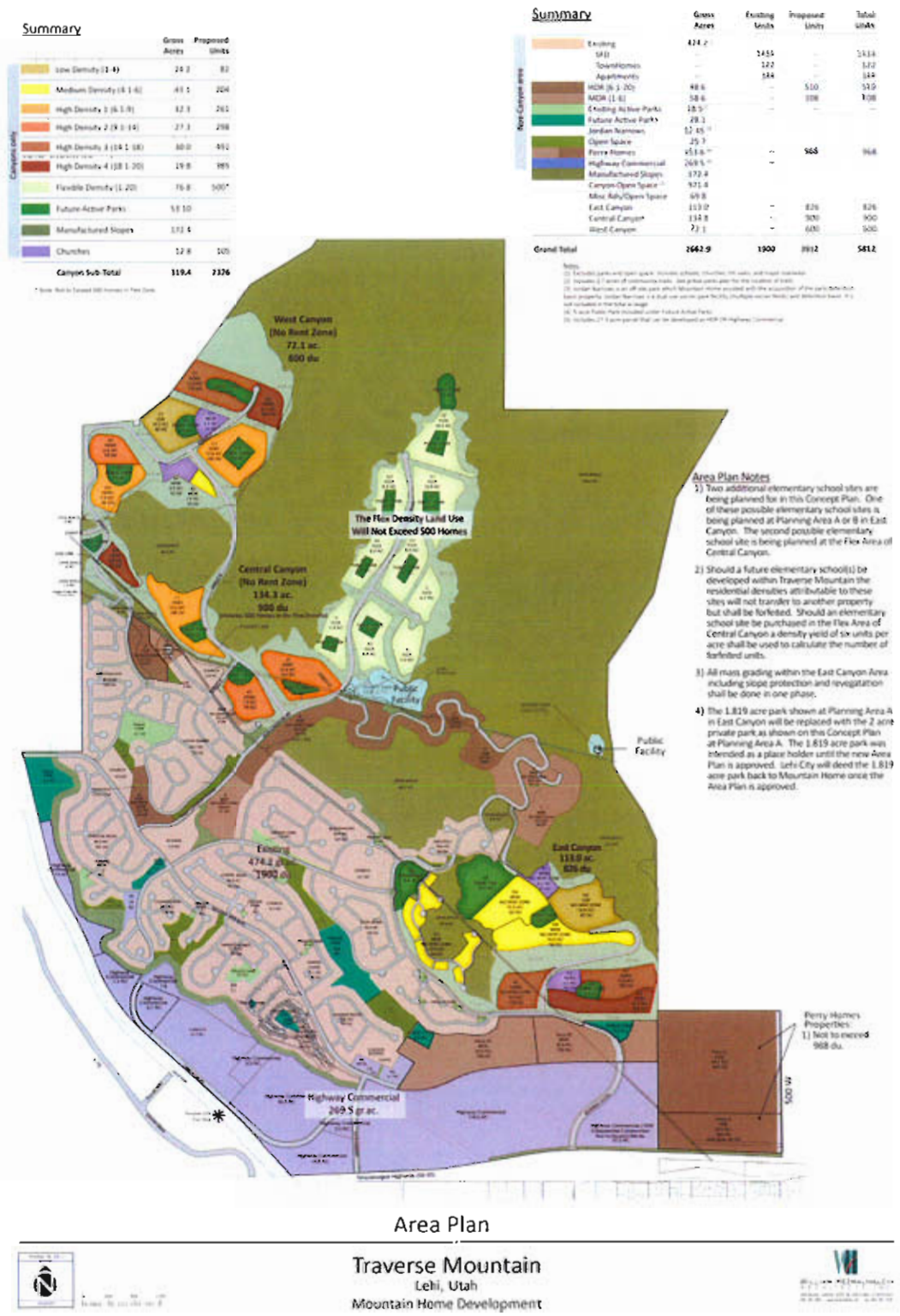


**EXHIBIT 1: TRAVERSE MOUNTAIN AREA PLAN**

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## Canyon Summary

| | | Gross Acres | Proposed Units |
|---|---|---|---|
| Canyons only | Medium Density (4.1-6) | 66.3 | 295 |
| | High Density 1 (6.1-9) | 33.8 | 261 |
| | High Density 2 (9.1-14) | 27.8 | 298 |
| | High Density 3 (14.1-18) | 32.0 | 482 |
| | High Density 4 (18.1-20) | 19.8 | 385 |
| | Flexible Density (1-20) | 89.3 | 500* |
| | Future Parks | 38.6 | |
| | Public 23.0 Acres | | |
| | Private 15.6 Acres | | |
| | Manufactured Slopes | 172.4 | |
| | Churches | 12.8 | 105 |
| | **Canyon Sub-Total** | **492.8** | **2,326** |

* Note: Not to Exceed 500 Homes in Flex Zone

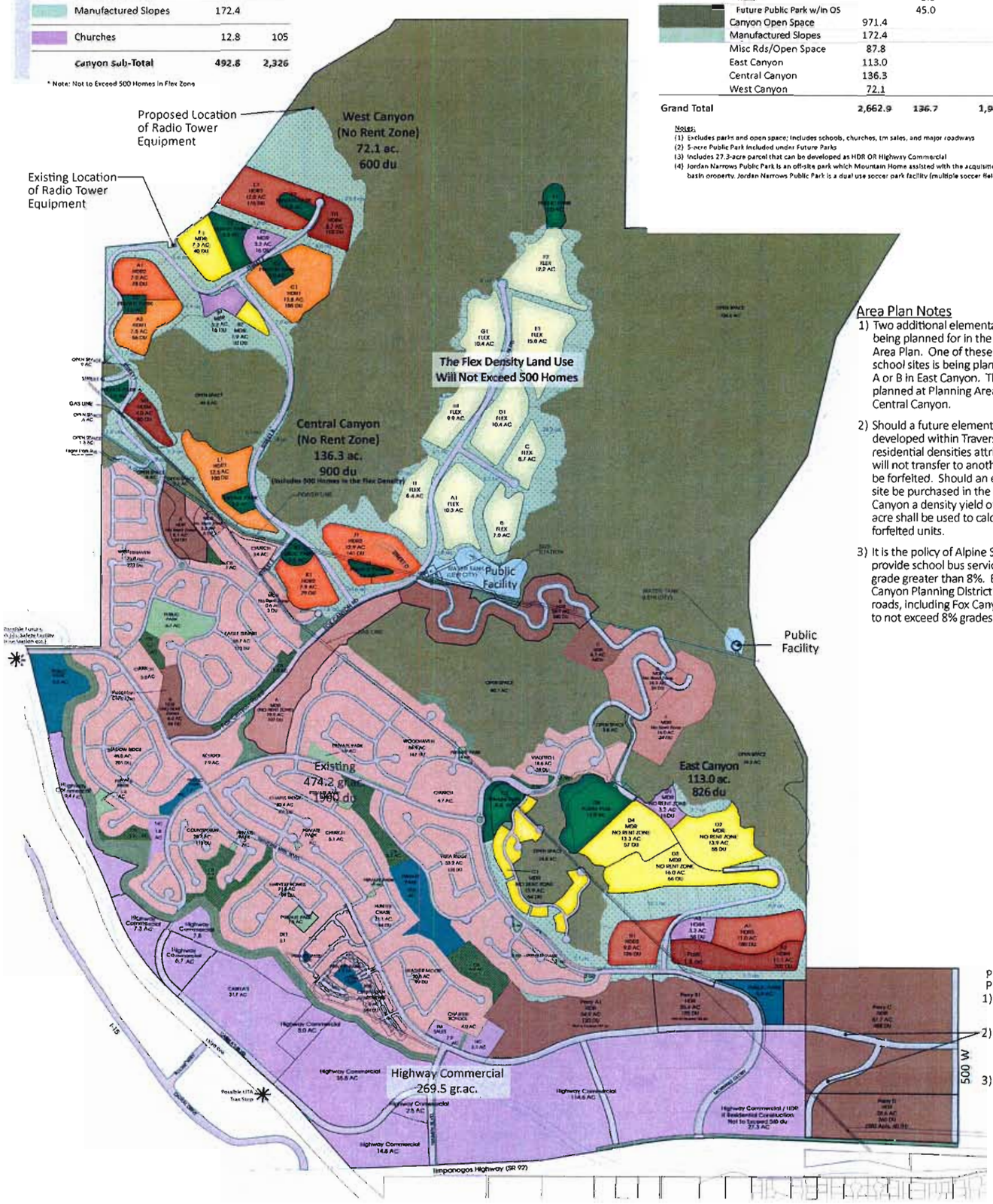
## Parks Summary

| | | Gross Acres | Parks Subtotal |
|---|---|---|---|
| Private | Total Private Parks | 24.5 | |
| | Existing | | 7.1 |
| | Proposed | | 17.4 |
| Public Parks | Total Trails | 8.7 | |
| | Existing | | 3.7 |
| | Proposed | | 5.0 |
| | Total Public Parks | 46.0 | |
| | Existing | | 6.7 |
| | Proposed | | 39.3 |
| | Future Public Park w/in OS | 45.0 | |
| | Jordan Narrows Public Park | 12.5 | |
| | **Grand Total** | 136.7 | |

## Summary

| | | Gross Acres | Parks Subtotal | Existing Units | Proposed Units | Total Units |
|---|---|---|---|---|---|---|
| Non-Canyon Area | Existing | 474.2[1] | | | | |
| | SFD | -- | | 1,434 | -- | 1,434 |
| | TownHomes | -- | | 122 | -- | 122 |
| | Apartments | -- | | 344 | -- | 344 |
| | MDR (1-6) | 58.7 | | -- | 184 | 184 |
| | HDR (6.1-20) | 49.0 | | -- | 434 | 434 |
| | Perry Homes | 153.6 [2] | | -- | 968 | 968 |
| | Highway Commercial | 269.5 | | -- | | |
| | Open Space | 25.7 | | | | |
| | Existing Parks | 17.5 | | -- | -- | -- |
| | Public | | 6.7 | | | |
| | Private | | 7.1 | | | |
| | Trails | | 3.7 | | | |
| | Jordan Narrows Public Park | | 12.5 | | | |
| | Future Parks | 61.7 | | | | |
| | Public | | 39.3 | | | |
| | Private | | 17.4 | | | |
| | Trails | | 5.0 | | | |
| | Future Public Park w/in OS | | 45.0 | | | |
| | Canyon Open Space | 971.4 | | | | |
| | Manufactured Slopes | 172.4 | | | | |
| | Misc Rds/Open Space | 87.8 | | | | |
| | East Canyon | 113.0 | | -- | 826 | 826 |
| | Central Canyon | 136.3 | | -- | 900 | 900 |
| | West Canyon | 72.1 | | -- | 600 | 600 |
| **Grand Total** | | 2,662.9 | 136.7 | 1,900 | 3,912 | 5,812 |

Notes:
(1) Excludes parks and open space; includes schools, churches, tm sales, and major roadways
(2) 5-acre Public Park included under Future Parks
(3) Includes 27.3-acre parcel that can be developed as HDR OR Highway Commercial
(4) Jordan Narrows Public Park is an off-site park which Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows Public Park is a dual use soccer park facility (multiple soccer fields) and detention basin.




### Area Plan Notes

1) Two additional elementary school sites are being planned for in the Traverse Mountain Area Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second is being planned at Planning Area H at the Flex Area of Central Canyon.
2) Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per the acre shall be used to calculate the number of forfeited units.
3) It is the policy of Alpine School District to not provide school bus service on roads with a grade greater than 8%. East, Central, and West Canyon Planning District's arterial and collector roads, including Fox Canyon Road are planned to not exceed 8% grades.

Perry Homes Properties:
1) Not to exceed 968 du.
2) Road alignments are conceptual in nature
3) Park location is conceptual

# Area Plan

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**Exhibit: 1 Traverse Mountain Area Plan**

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## DEVELOPMENT AREAS (REFER TO DEVELOPMENT MAPS – FIGURE XX TO XX)

### Highway Commercial Planning District

The Highway Commercial Planning District is located to the southern portion of the master plan nearest to Timpanogos Highway (SR-92) and includes 269.5 acres (excludes major roads). The Highway Commercial zone contains all the commercial uses planned for Traverse Mountain. The Highway Commercial zone is located in close proximity to the residential areas of Traverse Mountain and provides viable live-work options for the community. The Highway Commercial zone is linked to the other phases of the project by the pedestrian/cyclist paths found on many major arterials throughout Traverse Mountain. There are two commercial overlay zones outside of the Highway Commercial Planning District. These areas are Planning Area HDR B within the Existing Planning District and Planning Areas D1 – D4 within the East Canyon Planning District. The standards of the Neighborhood Commercial zone within the Lehi City Development Code shall apply should the commercial overlay zone be employed.

Within the Highway Commercial zone there is a 27.3-acre parcel designated Highway Commercial/HDR. This parcel may be developed under both Highway Commercial and High Density Residential (HDR 6.1-20 dwelling units per acre) standards. If the parcel is developed with residential there is a maximum of 546 dwelling units permitted. Should dwelling units be built in this area they will not exceed 546 dwelling units. Any dwelling units built in this area will be transferred from the 900 dwelling units designated in Central Canyon. The dwelling units constructed will be deducted from Central Canyon and shall not transfer to another property but shall be deducted from the total number of dwelling units permitted in Central Canyon. In no case will the residential dwelling units at Traverse Mountain exceed 5,812 dwelling units.

Of the 3,700,000 square feet of permitted commercial uses, 3,180,000 square feet may still be developed.

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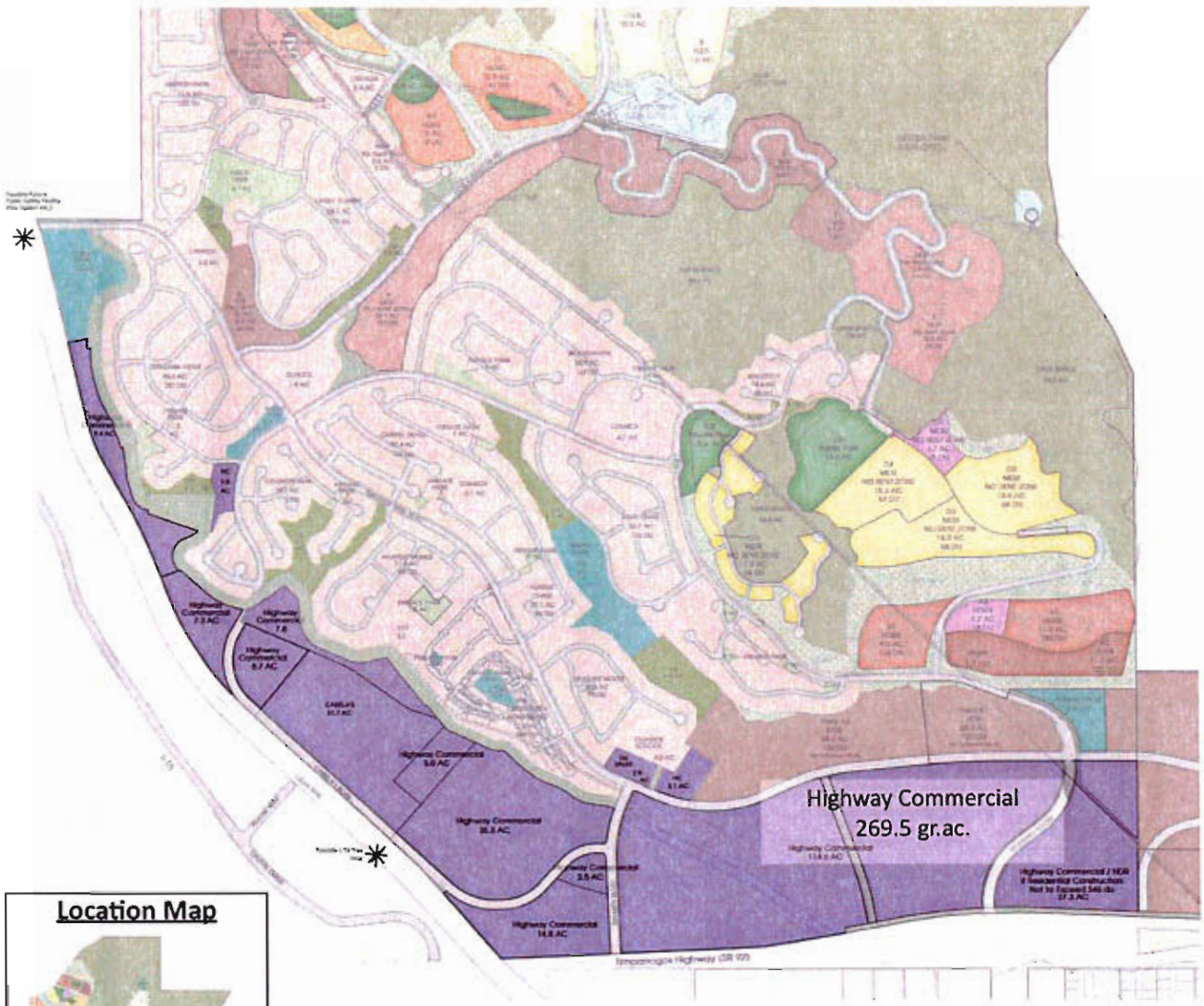


Exhibit 2: Highway Commercial Planning District

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**Perry Homes Planning District**

The Perry Homes Planning District is located in the southeast portion of the Traverse Mountain community. The Perry Homes Planning District contains 158.6 acres of development, including 250 dwelling units located in the Medium Density Residential (MDR) zone (1 to 6 units per acre), 718 housing units located in the High Density Residential (HDR) zone (6.1 to 20 units per acre), and five (5) acres of public park space.

Planning Area A densities cannot exceed one hundred and ninety seven (197) dwelling units. Planning Area B densities cannot exceed one hundred and fifty two (152) dwelling units.

Land uses for Perry Homes Planning District are as follows:

| Perry Homes Planning District | | | |
|---|---|---|---|
| **Land Use** | **Acres** | **Dwelling Units** | **Density** |
| MDR (1-6 du/ac) | 58.3 | 250 | 4.3 |
| HDR (6.1-20 du/ac) | 95.3 | 718 | 7.5 |
| Public Parks | 5.0 | | |
| **Total** | **158.6** | **968** | **6.1** |

**EXHIBIT 3: PERRY DWELLING UNITS DEVELOPMENT AREA**

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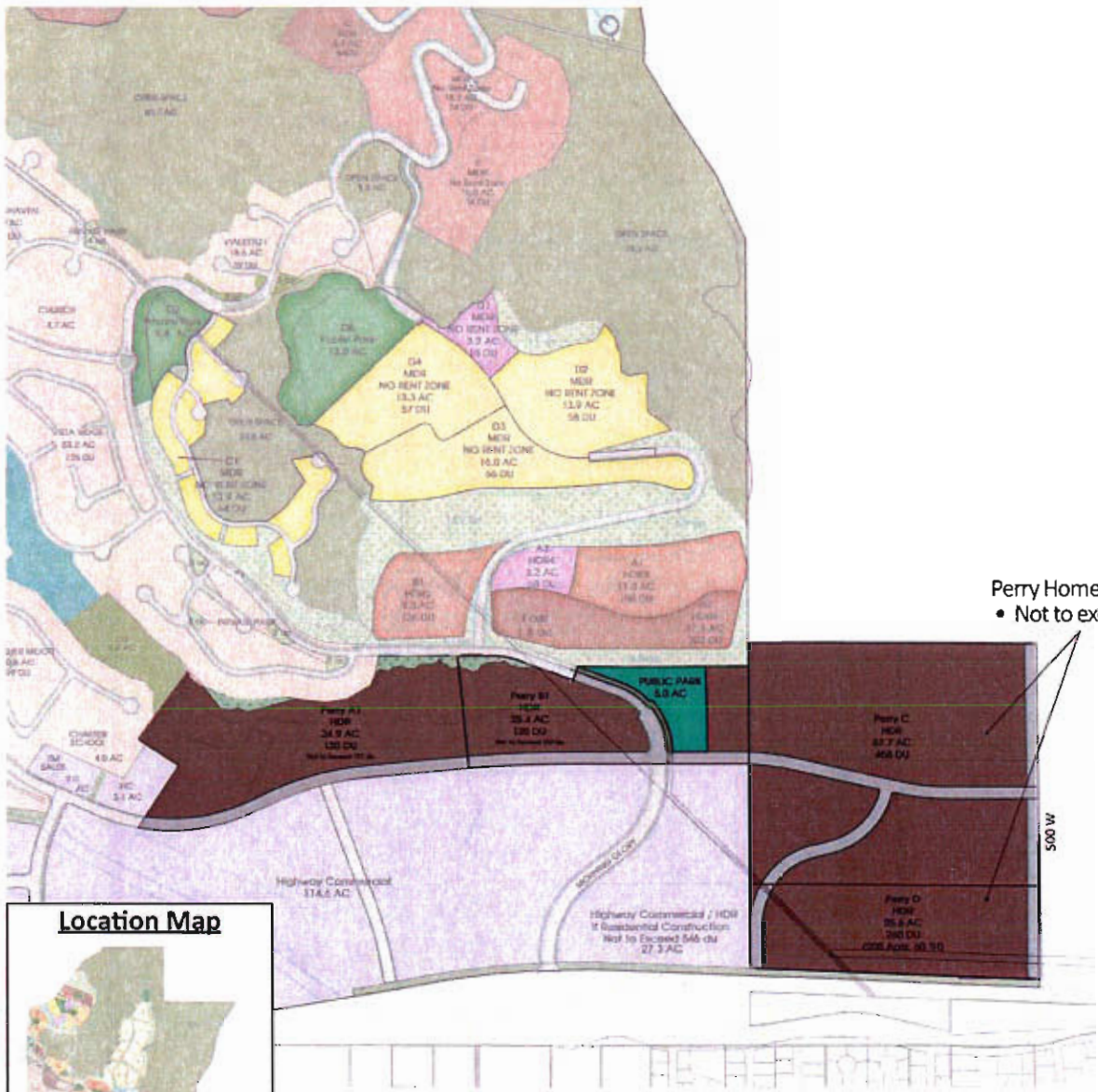


Exhibit 3: Perry Homes Planning District

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**Existing and Platted Residential Planning District**

The Existing or Platted Residential Planning District is located in the southern area of the Traverse Mountain community between the Highway Commercial zone and the canyon areas. This area currently encompasses 474.2 acres of residential development with 1,900 existing or platted dwelling units and 18.5 acres of parks including 3.7 acres of community trails.

The City will develop the 9.6 acre park at the west end of Traverse Mountain Boulevard and the 1.7 acre park at Chapel Ridge Road and Traverse Mountain Boulevard. The park impact fees collected from the Crest Haven Apartments are to be used by the City to construct the 9.6acre park. The dedication of park impact fees collected by the City from the Crest Haven Apartments is a part of the motion to approve the rezone of the Crest Haven Apartments as approved in the City Council meeting dated, August 10, 2010. The City will construct the 1.7 acre park when sufficient park impact fees from Traverse Mountain have been collected to fund the construction of the park.

Per the approved City Council Motion, dated, January 24, 2012, the following is made a part of this Area Plan for future consideration: "Allowing for the road (East of the school) discussion to come later after they receive further information from the traffic engineer". This portion of the approved Motion is addressing the current open space property between Traverse Mountain Elementary School and Planning Area A which is a part of the Riverbend Planning District. A traffic analysis is requested to understand the impact of constructing a road in this area or rezoning the property as medium density residential to be consistent with Planning Area A.

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Land uses for the Existing and Platted Residential Planning District are as follows:

| Existing & Platted Planning District | | |
|---|---|---|
| Land Use | Acreage | Dwelling Units |
| SFD | | 1,434 |
| Townhomes | | 122 |
| Apartments | | 344 |
| Subtotal | 474.2 | 1,900 |
| Open Space | 25.7 | |
| Existing Parks | 17.5* | |
| Jordan Narrows | 12.5** | |
| Proposed Parks | 13.1*** | |
| Total | 530.5** | 1,900 |

* Includes 3.7 acres of community trails (8' asphalt trails at Traverse Mountain Bl., Chapel Ridge Rd & Morning Glory Rd.)
** Jordan Narrows is an off-site park that Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows is a dual use soccer park facility (multiple soccer fields) and detention basin. This acreage is not included in the total acreage.
*** The 10 acre private park between Vista Ridge and Hunter Chase is not a part of the proposed park calculation.

**Proposed Residential Planning District**

Within this existing/platted residential development, 99 additional dwelling units are planned as shown on the following table:

| Proposed Residential Planning District | | | |
|---|---|---|---|
| Land Use | Acreage | Units | Density |
| MDR | 3.9 | 9 | 2.3 |
| HDR A 24 & HDR B 66 | 14.6 | 90 | 6.2 |
| Total | 18.5 | 99 | 5.4 |

The HDR B property has been identified as a potential civic use. Should Lehi City decide to construct a civic use facility on this site Lehi City will be required to purchase the property for the fair market value as 66 dwelling units zoned HDR.

Should Lehi City acquire the property the 66 dwelling will be deducted from the 5,812 total dwelling units allowed at Traverse Mountain.

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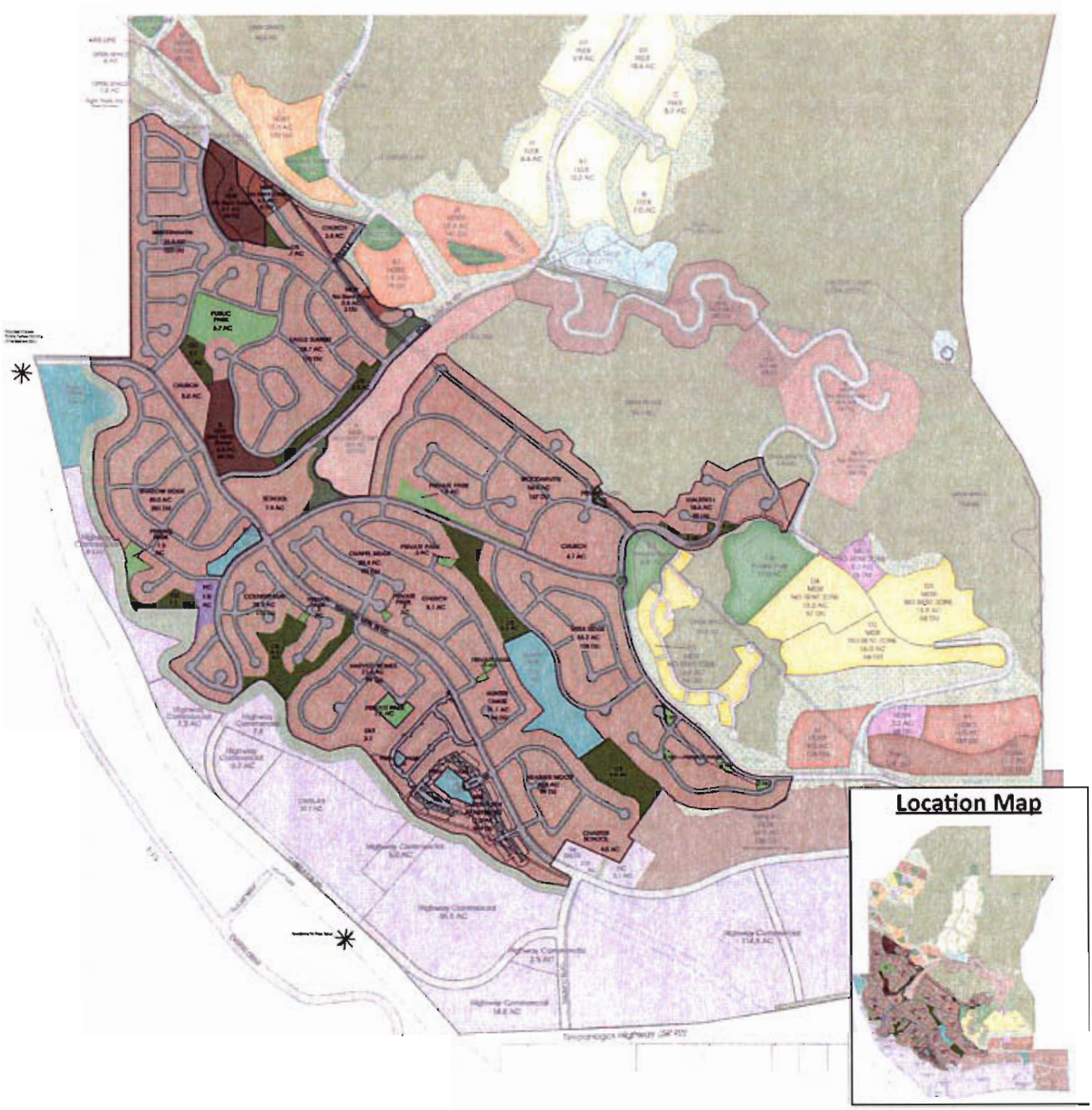


Exhibit 4: Existing/Platted and Proposed Planning District

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**Riverbend Planning District**

Riverbend Planning District is located in the middle portion of the Traverse Mountain community. Riverbend Planning District contains 88.7 acres of development, including 175 dwelling units located in the Medium Density Residential (MDR) zone (1 to 6 dwelling units per acre) and 344 dwelling units located in the High Density Residential (HDR) zone (6.1 to 20 dwelling units per acre).

The four Riverbend Planning Areas A, C, D, and E are a part of a "No Rent Zone." A "No Rent Zone" precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The "No Rent Zone" does not preclude an individual owner from renting their dwelling unit.

Land uses for the Riverbend Planning District area are as follows:

| Riverbend Planning District | | | |
|---|---|---|---|
| Land Use | Acres | Dwelling Units | Density |
| MDR (1-6 du/ac) | 54.2 | 175 | 3.2 |
| HDR (6.1-20 du/ac) | 34.5 | 344 | 10 |
| Total | 88.7 | 519 | 5.9 |

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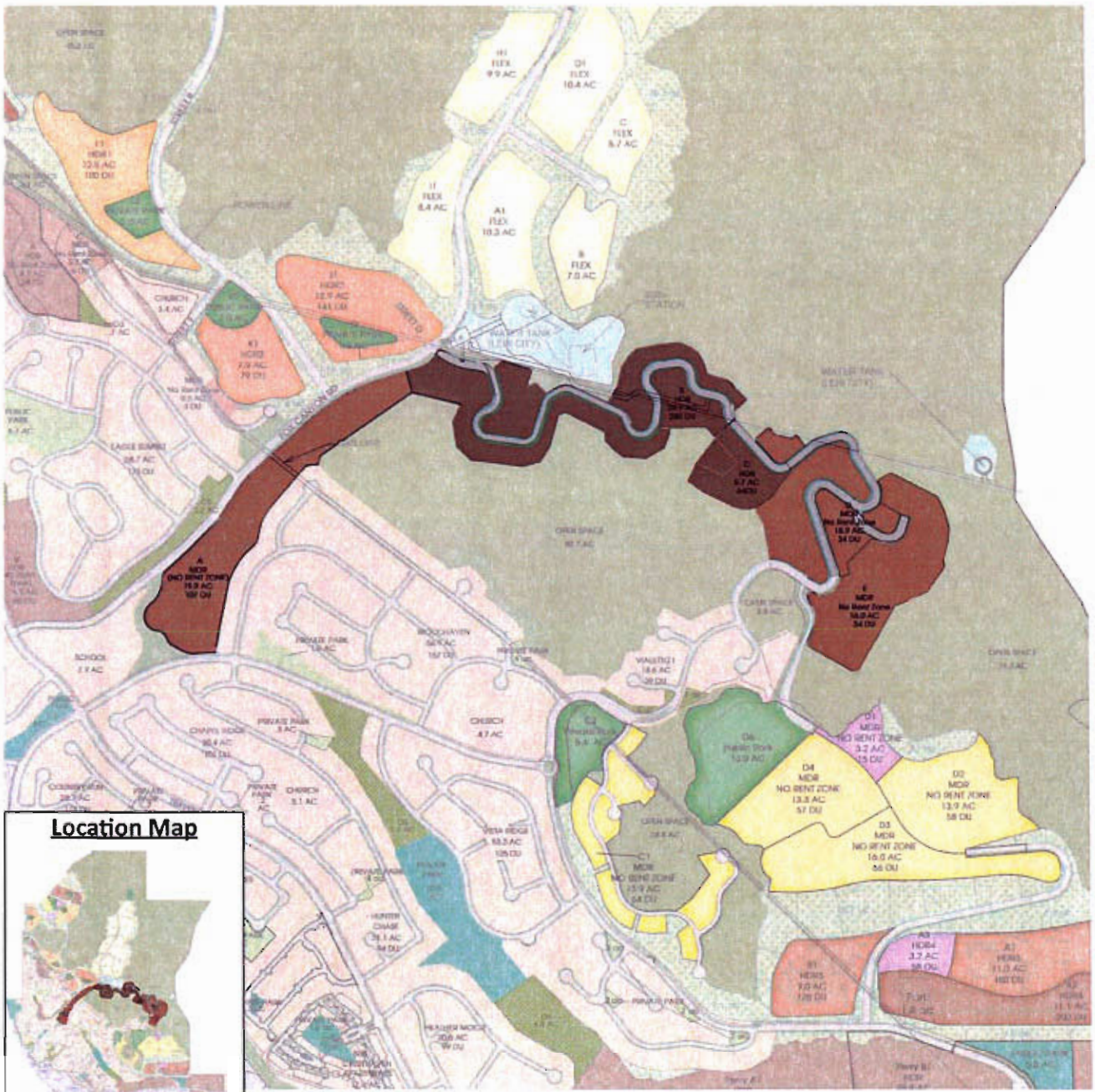


Exhibit 5: Riverbend Planning District

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**East Canyon Planning District**

East Canyon Planning District is located in the middle eastern portion of the Traverse Mountain community. East Canyon Planning District contains 113 acres of development, including 245 dwelling units located in the medium density (MDR) zone (4.1 to 6 dwelling units per acre), 306 dwelling units located in the high density 3 (HDR3) zone (14.1 to 18 dwelling units per acre), 202 dwelling units located in the high density 4 (HDR4) zone (18.1 to 20 dwelling units per acre), 13 acres of public parks and a 5.4 acre private park. An elementary school is planned within either Planning Areas A or B. An additional 73 dwelling units have been allocated to two church sites in planning areas A or D. If the elementary school or churches are developed, the number of dwelling units on these sites will not transfer to another property but shall be deducted from the total number of dwelling units permitted in East Canyon Planning District and the total dwelling units allowed within Traverse Mountain.

Land uses for East Canyon Planning District are as follows:

| East Canyon Planning District | | | |
|---|---|---|---|
| **Land Use** | **Acreage** | **Dwelling Units** | **Density** |
| | | | |
| MDR (4.1-6 du/ac) | 57.1 | 245 | 4.3 |
| HDR 3 (14.1-18 du/ac) | 20 | 306 | 15.3 |
| HDR 4 (18.1-20 du/ac) | 11.1 | 202 | 18.2 |
| Public Parks | 13 | | |
| Private Park | 5.4 | | |
| Church (MDR) | 3.2 | 15 | 4.7 |
| Church (HDR4) | 3.2 | 58 | 18.1 |
| | **113.0** | **826** | **7.3** |
| MFG Slopes surrounding East Canyon | **39.0** | | |

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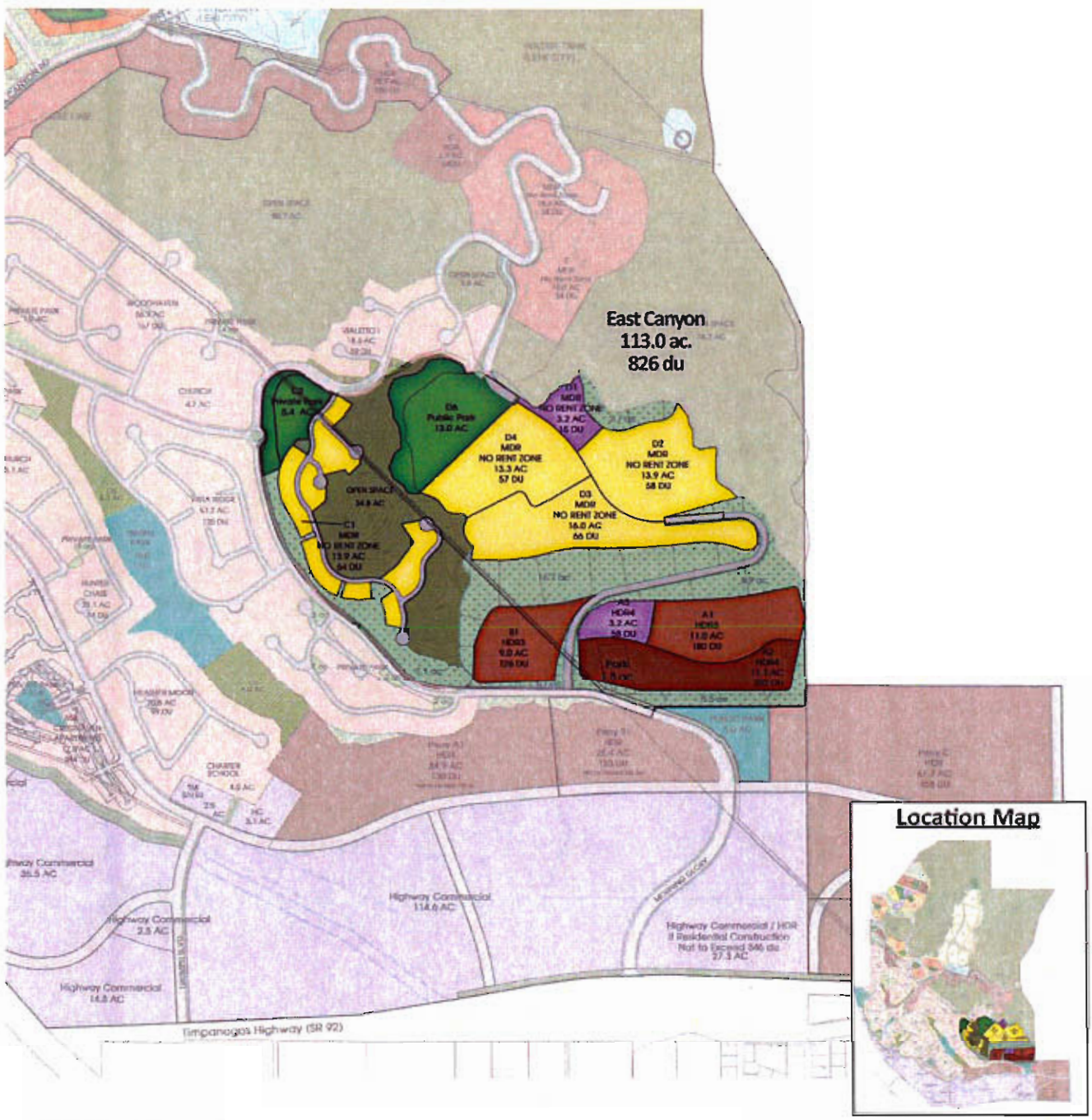


Exhibit 6: East Canyon Planning District

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**Central Canyon Planning District**

Central Canyon Planning District is located in the north middle portion of the Traverse Mountain development. Central Canyon Planning District contains 136.8 acres of development, including 100 dwelling units located in the High Density 1 (HDR1) zone (6.1 to 9 dwelling units per acre), 220 dwelling units located in the High Density 2 (HDR2) zone (9.1 to 14 dwelling units per acre), and 80 dwelling units located in the High Density 4 (HDR4) zone (18.1 to 20 dwelling units per acre). An additional maximum of 500 dwelling units may be located in the Flex Area (1 to 20 dwelling units per acre). The development standards for the Flex Area will depend on the density proposed for development. An elementary school is planned for Planning Area H in the Flex zone of Central Canyon. If the elementary school is developed, a density yield of six dwelling units per acre shall be used to calculate the number of dwelling units which will not transfer to another property but shall be deducted from the total dwelling units permitted in Central Canyon Planning District and within the total dwelling units allowed within Traverse Mountain.

The Flex Area of Central Canyon cannot exceed 500 units and once a Flex Area Planning Area is platted with a designated zoning, i.e., LDR, MDR, HDR 1 – 4 that Planning Area shall be required to adhere to all the regulations of the zoning designation per the approved Traverse Mountain Area Plan.

There are 5 acres of public parks and 4.7 acres of private parks planned for in Central Canyon Planning District.

All development within Central Canyon Planning District is located in a "No Rent Zone." A "No Rent Zone" precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The "No Rent Zone" does not preclude an individual owner from renting their dwelling unit.

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Land uses for Central Canyon Planning District are as follows:

| Central Canyon Planning District | | | |
|---|---|---|---|
| **Land Use** | **Acreage** | **Dwelling Units** | **Density** |
| HDR 1 (6.1-9 du/ac) | 12.5 | 100 | 8.0 |
| HDR 2 (9.1-14 du/ac) | 20.8 | 220 | 10.6 |
| HDR 4 (18.1-20 du/ac) | 4.0 | 80 | 20.0 |
| Flex (1-20 du/ac) | 89.3 | 500 | 6.5 |
| Public Parks | 5 | | |
| Private Parks | 4.7 | | |
| | **136.3** | **900** | **6.7** |
| MFG Slopes surrounding Central Canyon | **74.5** | | |

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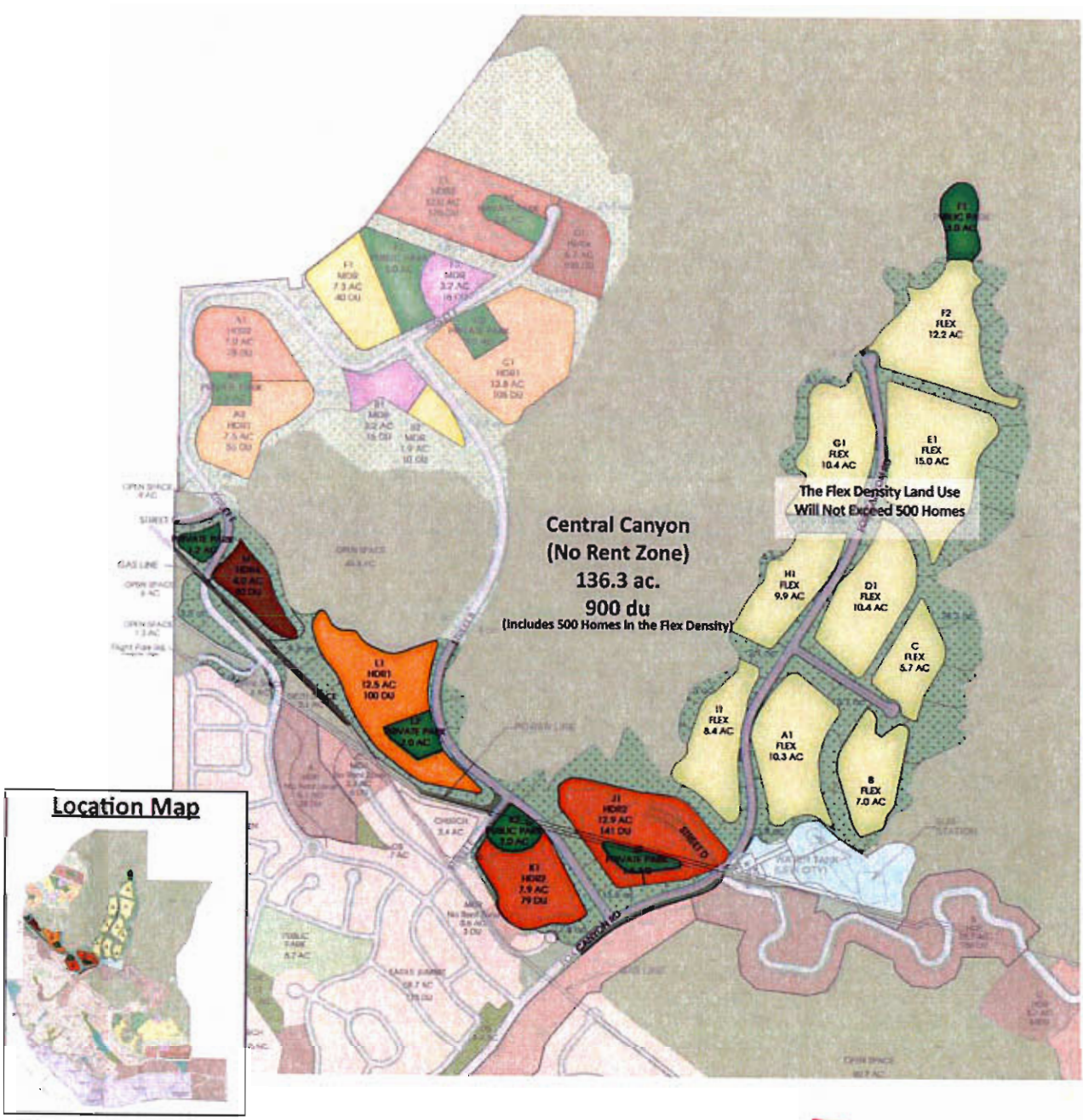


Exhibit 7: Central Canyon Planning District

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**West Canyon Planning District**

West Canyon Planning District is located at the northwesterly portion of the Traverse Mountain development. West Canyon Planning District contains 72.1 acres of development, including 50 dwelling units in the Medium Density (MDR) zone (4.1- 6 units per acre), 161 dwelling units located in the High Density 1 (HDR1) zone (6.1 to 9 units per acre), 78 dwelling units located in the High Density 2 (HDR3) zone (9.1 to 14 units per acre), 176 dwelling units located in the High Density 3 (HDR3) zone (14.1 to 18 units per acre), and 103 dwelling units located in the High Density 4 (HDR4) zone (18.1 to 20 units per acre), and 5 acres of public parks and 5.5 acres of private parks. If the churches are developed, the number of units on these sites will not transfer to another property but shall be deducted from the total number of dwelling units permitted in West Canyon Planning District and the total dwelling units allowed within Traverse Mountain.

The Rocky Mountain Power communication equipment may be relocated from the existing location to the proposed location, as noted in Exhibit 1, in order to develop West Canyon Planning District as approved in this Area Plan. Any relocation of the communication equipment and platting is subject to the Lehi City public hearing process. Lehi City has agreed to deed approximately .25 acre of the Canyon Open Space property deeded to Lehi City previously by Mountain Home Development if required for the purpose of relocating the communication equipment. The developer shall notify Rocky Mountain Power to coordinate services when moving the communication equipment.

All development within West Canyon Planning District is located in a "No Rent Zone." A "No Rent Zone" precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The "No Rent Zone" does not preclude an individual owner from renting their dwelling unit.

The following chart shows land use and acreage details for West Canyon Planning District:

| West Canyon Planning District | | | |
|---|---|---|---|
| Land Use | Acreage | Dwelling Units | Density |
| MDR | 9.2 | 50 | 5.4 |
| HDR 1 | 21.3 | 161 | 7.6 |
| HDR 2 | 7 | 78 | 11.1 |
| HDR 3 | 12 | 176 | 14.7 |
| HDR 4 | 5.7 | 103 | 18.1 |
| Public Parks | 5 | | |
| Private Parks | 5.5 | | |
| Churches (MDR) | 6.4 | 32 | 5.0 |
| | 72.1 | 600 | 8.3 |
| MFG Slopes surrounding West Canyon | **58.9** | | |

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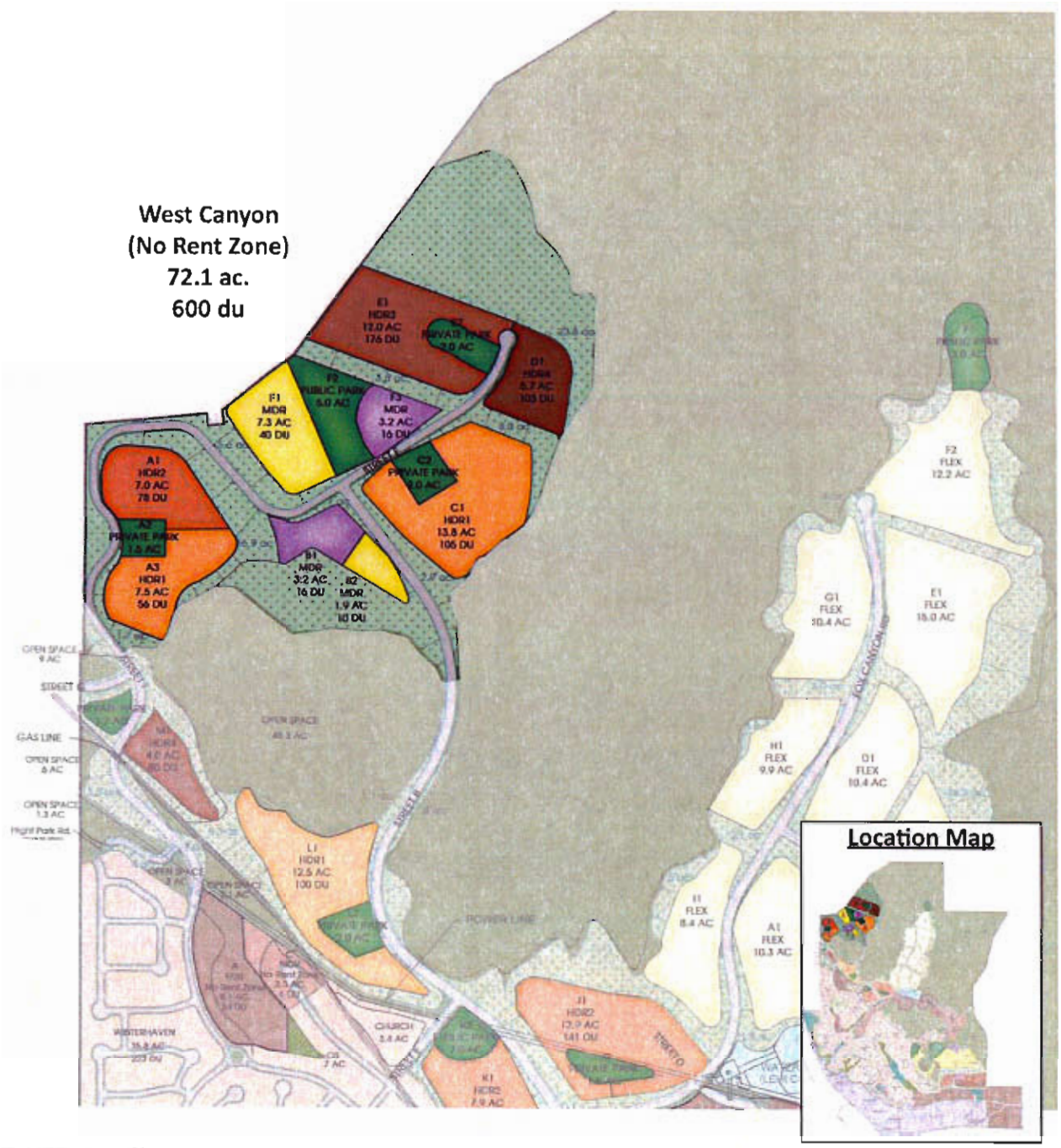


Exhibit 8: West Canyon Planning District

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## Buffers

The Traverse Mountain Area Plan uses buffers extensively within the development and also around the perimeter of the community. Traverse Mountain is separated from development on the south and west by Timpanogos Highway (SR 92) and Interstate 15. To the north, Traverse Mountain uses hundreds of acres of open space as a natural buffer. To the east, Traverse Mountain has over two miles of property line and more than a mile is contiguous to open space while the balance is planned for future development on both sides of the property line. Residential portions of the community are separated from the commercial elements by the Murdock Canal as well as major roadways.

Within the community, Traverse Mountain utilizes smaller buffer areas to create a sense of separation between neighborhoods. These smaller buffers include landscaping, fencing, open spaces, roadways consistent with the existing development within Traverse Mountain.

The Traverse Mountain Area Plan further defines buffer requirements within the Development Code Variations as noted in sections 12.080 (B) 2 and 12.130 (F).

Landscaping at Traverse Mountain and around the periphery will be compatible with the land uses inside the community as well as the surrounding land uses. Landscaping and fencing is planned for along all major roadways as well as along pedestrian pathways. The landscaping pallet will be consistent with the existing landscaping within Traverse Mountain.

All fencing and landscaping is required to be approved by Traverse Mountain Master Association before installation for compliance to TMMA Architectural Guidelines.

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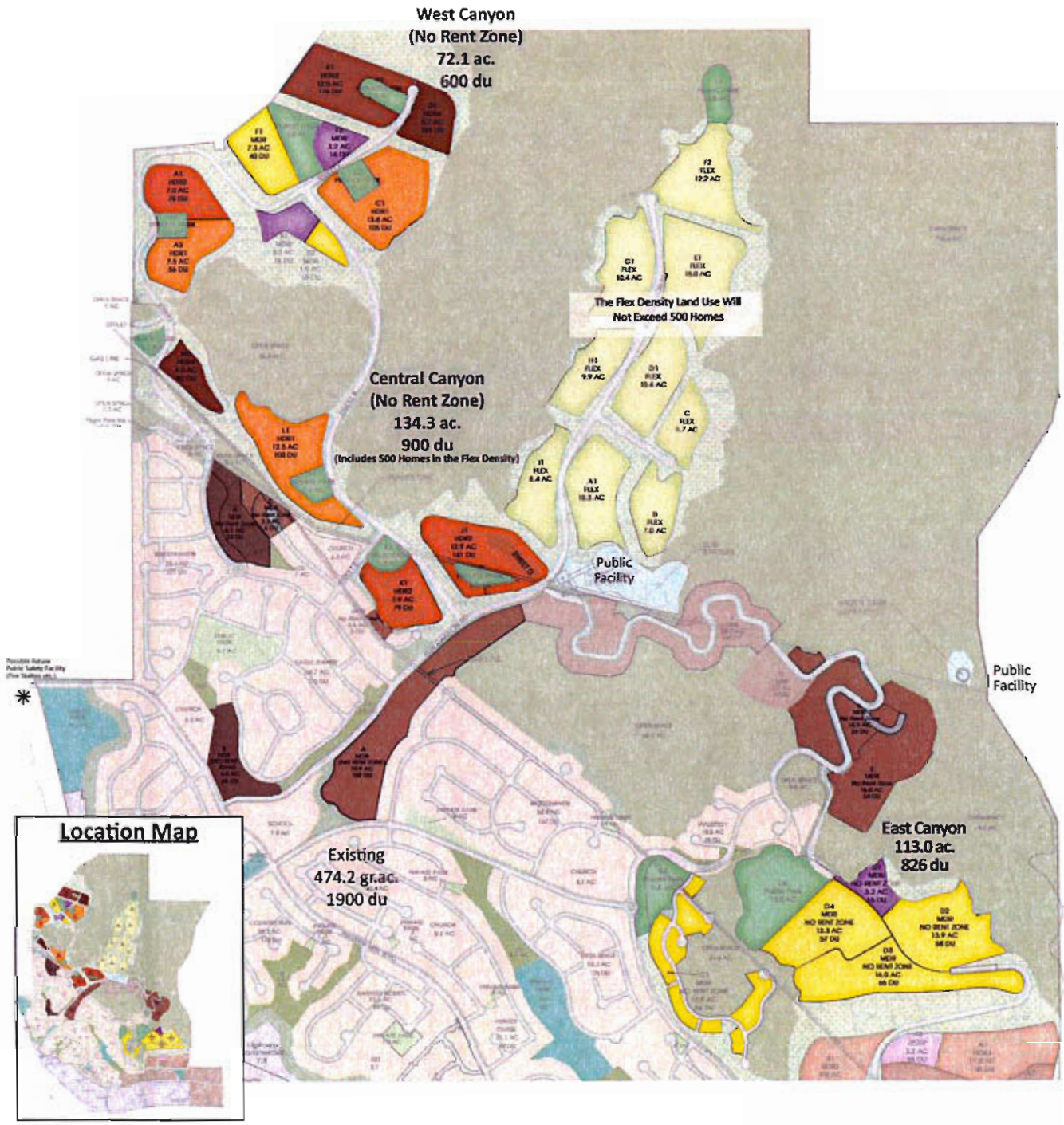


Exhibit 9: No Rent Zones

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