

# Mulberry Grove Planned Unit Development: A Pedestrian Centered, Green-Built Neighborhood

---

## Welcome to Mulberry Grove

Mulberry Grove is a pedestrian-centered, green-built, neighborhood adjacent to the Mill Creek Parkway. This district's location within Moab's city limits is unrivaled by any: walk out your front door and choose a direction. In minutes, by foot or bicycle, you can be shopping downtown, picking up your child from school or enjoying a hike along the creek with your dog. Mulberry Grove has been designed to make pedestrian and bicycle travel easy, convenient and pleasurable; when people ask what you drive, you may forget how to respond!

## The Open Space

Mulberry Grove sits on 20 acres of land, approximately 60% of which has been permanently reserved for open space. To the north runs the wooded riparian corridor of Mill Creek, the Woodland (3 acres), which serves as refuge for native plants and wildlife. The south central portion of the land, which has been reserved for agriculture, the Farmland (6.86 acres), includes pear and peach orchards; older orchard remnants well on their way towards reverting to their natural state; and a pond for irrigation water, wildlife and recreation. The northwest central portion of the neighborhood, the Parkland (1.34 acres), will grow into a shaded park area and community garden space. The potential exists for this area to include a playground, a pavilion for community gatherings, and a cottage for residents' visiting guests. Each resident of Mulberry Grove will own an undivided interest in the 11.2 acres of open space. Each parcel of open space is protected from future development in perpetuity by conservation easements. The agricultural land is preserved for the purpose of being able to produce local, organically-grown commercial food in the future and may be leased for that purpose.

## The Lots

The 42 building lots within Mulberry Grove are clustered into small groupings to create a sense of community. Open space adjoins each lot on one or more sides, which provides connectivity to nature and creates privacy. What better way to create a sense of spaciousness around your home without all of the yard work?

Lots range in size from 5,143 square feet to 15,727 square feet. Architectural covenants guide the height and size of homes to preserve views, promote resource and energy efficiency, and to maintain the human scale of the community. A building height

# Mulberry Grove Planned Unit Development: A Pedestrian Centered, Green-Built Neighborhood

---

maximum of 22 feet is allowed along a section of the south side of the Woodland, since views will not be obscured in that direction. Most lots have a height limitation of 17 feet to preserve the outstanding views of the La Sal mountains and surrounding mesas afforded by the location. Home sizes range from 1000 square feet to 2400 square feet, depending on the lot. For complete information on building height and size restrictions, please see page 7 of the Declaration of Covenants, Conditions and Restrictions (the “Covenants”).

Mulberry Grove provides eight lots with vehicle access and 34 walk-in lots. Lots with vehicle access allow residents to drive onto and park their vehicles on their lots. Lots that are walk-in provide residents with two parking spaces - one covered and one open - plus a 6’x10’ enclosed and lockable storage unit in one of the two parking areas located on the east and west sides of the neighborhood. Walk-in lots range in distance from the parking areas from 55 feet to 575 feet.

## Covenants, Conditions and Restrictions

The Covenants are in place to insure the comfort, quiet enjoyment and respect for all residents; to respect the open space and its inhabitants; and to create a village-like ambience. While much of the Covenants is similar to other developments, there are a few sections that are unique to Mulberry Grove:

### Architectural Standards

- It is the intent of the Architectural Standards Section to insure that all structures fit together visually to create a harmonious neighborhood that takes into account the natural surroundings and that outdoor spaces are attractive and functional. Standards in this section preserve views, solar exposure, privacy, and foster community interactions. Small homes and energy efficiency reduce the environmental impact of extracting resources to build, heat, and cool homes. Exterior materials encourage artistic and sculptural expression, creativity and reflection of our environment.

*For complete information, please refer to the Architectural Standards Section of the Covenants beginning on page 5.*

### Fencing and Walls

# Mulberry Grove Planned Unit Development: A Pedestrian Centered, Green-Built Neighborhood

---

- It is the intent of the Fencing and Walls Standard Section to create spaces around residences that foster community interaction and connectivity, as well as private spaces for work, intimacy and tranquility. Standards in this section encourage

residents to use the open space adjacent to their homes for recreation, gardening, and visiting with neighbors. Homes and landscapes in Mulberry Grove will visually blend, taking advantage of the open spaces and creating a different feel than a typical subdivision.

*For complete information, please refer to the Fencing & Walls Section of the Covenants, Conditions and Restrictions beginning on page 9.*

## Motorized Vehicles

- It is the intent of this Motorized Vehicles Section to insure that Mulberry Grove sustains a safe, enjoyable and friendly environment for pedestrians, bicycles and animals.
- Motorized vehicles are limited to parking areas designated on the Plat and the driveways of drive-in Lots.
- Each Lot is allowed a maximum of two motorized vehicles parked within Mulberry Grove, unless they rent a space from another Lot Owner.
- Motorized vehicles may drive on pedestrian travel ways only during construction or when moving very large, heavy and/or awkward objects (e.g., piano, couch, large boulders) and must adhere to rules and regulations as established and/or amended from time to time by the Association.

*For complete information, please refer to the Motorized Vehicles Section of the Covenants beginning on page 10.*

## Homeowners' Association Bylaws

- It is projected that the Homeowners Association fees will cost each household between \$70 to \$100 monthly. These fees will cover the costs of a caretaker who will maintain the open spaces, landscaping and community buildings; making improvements and or repairing paved surfaces, irrigation infrastructure and or community buildings; and paying for taxes on common open space.

# Mulberry Grove Planned Unit Development: A Pedestrian Centered, Green-Built Neighborhood

---

- Assessment of HOA fees will commence when the required infrastructure construction required by the City of Moab is complete.
- There will be an executive HOA board that will meet bi-monthly to discuss financial matters and otherwise. The developers of Mulberry Grove will serve as the executive HOA board for two years, starting on the date of the first lot sale closing.

*For complete information, please read the Mulberry Grove Homeowners Association Bylaws in its entirety.*

## Green Building Program

All homes in Mulberry Grove will adhere to the Green Building Program (GBP), which was developed to promote sustainable building methods, conservation of resources, and improved indoor air quality. The GBP is an easy-to-follow guide, which allows flexibility for all incomes and desires for green and natural building. Its companion document, The Green Building Program Resource Guide, provides background information and additional resources from which to base your research. By building according to the GBP, your home will have reduced energy and resource consumption – a long-term benefit to both the environment *and your wallet!* The following are some highlights from the GBP:

- All homes are required to achieve a minimum number of points based on the home's square footage.
- The Mulberry Grove Design Review Committee will review all GBP packages that residents submit and will be available to answer questions, offer expertise and advice.

*For complete information, please read the Mulberry Grove Green Building Program and Resource Guide documents.*

The purpose of this overview is to provide a quick reference of facts about Mulberry Grove and is not a substitute for reading and understanding the following Mulberry Grove documents: Mulberry Grove Declaration of Covenants, Conditions and Restrictions, Mulberry Grove Homeowners Association Bylaws, Green Building Program, Green Building Program Resource Guide and the Plat.