



## Design Guidelines

# Revisions

- 7/1/2006 - Initial Publication
- 5/22/2020 - Addition of privacy fencing for non-golf facing lots
- 6/1/2020 - Addition of concrete driveways, architectural asphalt shingles, interior wood burning stoves.
- 8/7/2020 - Red Hawk section variances:
  - a. Upgraded vinyl windows with Black or Aged Bronze exteriors (Alside Fairfield 80 series or equivalent) are allowed as an option to metal clad.
  - b. Due to the constrained building envelope, the homes are exempted from the "no single-story wall (as defined by an eave-wall with a maximum 10' foot plate height) may extend more than 28 feet in length without an offset" specification. Plants/Landscaping should be used to visually break up long runs.
  - c. When a house is centered on a dual lot, a three car garage is allowed but not required.
  - d. Standing seam metal roofing is allowed as an option to corten as an accent roof. Colors of rust, aged bronze, and galvanized are allowed. Other colors required DRC approval.
  - e. Total square feet for Traverse (3965) and Albright (3560) plans are exempted from the maximum 3,400 square feet (including basements) restriction.
- 8/29/2020 - Conversion to an editable document.
- 10/1/2020 - Lowered the minimum size of estate homes by 100 square feet (section 3.2.3), specified Sunday hours (section 4, #19), removed design review fees (sections 5.2 & 5.10), and changed design submittals to electronic (section 5.2).

## Table of contents

<b>Design Guidelines</b>	<b>6</b>
Introduction: The Purpose Of The Design Guidelines	6
The Teton Reserve Development Concept	6
Overall Development Plan	6
General Provisions	7
Definitions	8
<b>Land Use and Development</b>	<b>10</b>
Use Restrictions	10
Storage of Vehicles, Recreational Vehicles and Equipment	10
Pets and Dog Runs	10
Snow Stakes	10
Outdoor Fires	10
Open Space	10

Miscellaneous Accessory Structures	10
Walls and Fences	11
Wood Burning Devices Inside of Homes	11
Animal-Proof Garbage Containers/Enclosures	11
Building Permits	11
Teton Reserve Development Standards	12
Land Uses	12
Single Family (SF)	12
Townhome (TH)	12
Open Space (OS)	12
Commercial (C)	12
Roadway Design	12
Parking and Loading Standards	12
Residential Parking Standards and Requirements	13
Non-Resident Parking Standards and Requirements	13
Site and Street Lighting	13
Sign Regulations	14
Purpose and Intent	14
Wildland Urban Interface And Fire Protection	16
Other	17
Amendment of The Design and Development Guidelines	17
<b>Estate Lots, Bungalow Lots and Townhomes</b>	<b>17</b>
Introduction	17
Reference Books	18
Site Planning	19
Single Family Overview	19

The Building and Improvement Envelope	19
Building Siting and House Size	19
Grading and Drainage	20
Spas	20
Building Mechanical Areas, Pumps and/or Service Areas	20
Driveways	21
Architectural Design	21
Height and Massing	21
Scale, Proportion, and Planar Offsets.	22
Asymmetry and Organic Composition.	23
One-Story Form-Restricted Homesites.	23
Roof Design.	24
Roofing Materials	25
Windows and Walls	25
Decks, Porches, Terraces and Patios.	26
Entrances.	26
Foundation	27
Skylights	27
Fireplace and Chimneys.	28
Unarticulated facades.	28
Garage Door View Minimized	29
Exterior Materials.	29
Colors and Materials	30
Service Areas	31
Landscaping	31
<b>Construction Regulations</b>	<b>32</b>

<b>Design Review Procedures</b>	<b>35</b>
Predesign Conference.	35
Preliminary Design Submittal.	35
Preliminary Design Review.	35
Final Design Submittal.	36
Deferral of Material or Color Selection.	36
Site Inspection.	36
Final Design Review.	36
Resubmittal of Plans.	37
Preconstruction Conference.	37
Commencement of Construction.	37
Inspection of Work in Progress.	37
Subsequent Changes.	37
Final Release.	37
Non Waiver.	38
Right of Waiver.	38
Exemptions.	38
Relationship with Association.	38
<b>DRC</b>	<b>38</b>
Members.	38
Selection of Members.	38
Resignation of Members.	38
Duties.	39
Meetings.	39
Compensation.	39
Amendment of Design Guidelines	39

Non Liability.	39
Enforcement.	40
Severability.	40
<b>Appendix A - Trees, Shrubs And Groundcovers</b>	<b>40</b>
Trees	40
Shrubs	41
Lines	42
Groundcovers	43
Perennials	43

# **1. Design Guidelines**

## **1.1. Introduction: The Purpose Of The Design Guidelines**

The purpose of these Design and Development Guidelines (“Guidelines”) is to establish a vision for development at Teton Reserve that complement the inherent nature and beauty of the Planned Unit Development in Teton Valley for the benefit of Teton Reserve residents, investors and visitors. Recognizing that it is the quality of the environment and living experience that creates the perception of value and provides a compelling reason that people are drawn to Teton Reserve, these Guidelines have been put in place to provide a harmonious and consistent character to the overall project as well as protecting property values. Therefore, all the exterior design elements of structures as well as all landscaping material are compelled to conform to the requirements and spirit of these Design Guidelines and are subject to review by the Teton Reserve Design Review Committee (“DRC”)

This document sets forth the general design theme of all improvements in Teton Reserve. It should be read in conjunction with the Master Plan Declaration and First Amendment to Covenants, Conditions and Restrictions for Teton Reserve (Declaration), together with all Supplemental Declarations, and/or Amendments thereto.

The Declaration provides the general outline for the application or Design Standards, including a description of the authority, the process for appointment of the DRC and requirements for amendment of this document.

These Guidelines also provide more detailed requirements for improvements constructed within Teton Reserve, including application procedures for the design review process.

Terms used in this document shall be given the same meaning as provided in the definitions for the Declaration, any applicable supplemental Declaration, Amendment, and these Guidelines unless otherwise specified (see: “Definitions” at Section 1.3.) Any terms not specifically defined shall have their ordinary usage by reference to Webster’s Dictionary.

## **1.2. The Teton Reserve Development Concept**

The following text has been developed in a spirit of serenity and subservience to the existing surrounding landscape, a simple honesty in expression and an enduring timeless appeal evident in the substantial and permanent quality of the architecture.

### **1.2.1. Overall Development Plan**

The design philosophy of Teton Reserve is to establish a Mountain Craftsman theme with its own identity, complementing rather than competing with the natural landscape of Teton Valley. The “Mountain Craftsman” design philosophy is a logical continuation of the Craftsman Style which predominated in many of the cities and towns of Idaho beginning in the early years of the last century combined with the newer mountain community designs that predominate in nearby Jackson and Sun Valley.



The architectural themes for Teton Reserve have been directed at establishing compatibility between buildings and the natural environment of Teton Valley while fulfilling the expectations of homeowners and visitors as a retreat to the mountains. The architectural expression of Teton Reserve and the Mountain Craftsman Homes will respect the historic precedent of mountain architecture. These themes are discussed in these Guidelines specific to their place in the Teton Reserve Planned Unit Development.

The landscaping is intended to integrate into the natural surroundings to cause a perception that Teton Reserve has existed for many years. The predominant aspect of the landscaping should reflect the clustering of aspens and pine trees in the nearby Teton foothills. (It should be noted that the nearby clubhouse campus and commercial area will be developed as demand therefore arises and shall not be guaranteed except as set for the in Purchase and Sale Agreements.)

#### **1.2.2. General Provisions**

**Purpose and intent:** These Design Guidelines specify the development standards and procedures for the implementing the construction and land use policies of Teton Reserve.

These Design and Development Guidelines are enacted to promote public health, safety, and general welfare, control the Land use, and to protect the economic and aesthetic integrity of Teton Reserve.

**Applicability:** These Design and Development guidelines, together with the Declaration, any Supplemental Declaration, the Planned Unit Development (“PUD”) as defined in the Declaration, and all other applicable County, State and Federal permits, shall govern the design, development and administration of improvements within Teton Reserve.

**Flexibility:** The development standards contained in these Design and Development Guidelines are intended to depict the general nature of residential and non-residential development in Teton Reserve, while allowing sufficient flexibility at the time of detailed planning so that the overall goals and policies and purpose and intent of Teton Reserve can be achieved.

The scope of the DRC oversight is limited exclusively to what can be seen, heard, or otherwise sensed from outside each property. In using terms like “visible” or “screened”, these Guidelines refer only to visibility from the common area, the golf



course, or from neighboring properties. What cannot be seen, heard, or otherwise sensed from these areas is not controlled by these Guidelines.

### 1.3. Definitions

All definitions provided in the Declaration and any Supplemental Declaration are incorporated herein by reference. Such definitions, together with those provided herein, shall be used in the interpretation and construction of these Design and Development Guidelines. Any term not defined shall have its plain and ordinary meaning.

**Accessory Use or Structure:** A use, building, or structure that is customarily incidental and subordinate to the principal permitted use or approved administrative permitted use and is conducted or located upon the same lot.

**Administrator:** The Teton County Planning and Zoning Department Administrator or an authorized representative of Teton County, including building inspectors.

**Basements:** Single story of space under the first level of building with exterior wall surfaces being 60% or more below natural or finished grade.

**Building:** Any structure securely affixed to the land, including roofs supported by columns or walls, and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows, or openings, which is designed or intended for the shelter, enclosure, or protection of persons, animals, or property of any kind. The term Building shall also include, but not be limited to, structures, outbuildings, fences, walls, stairs, decks, patios and poles.

**Building Height:** For single-family residential buildings, the maximum building height is measured from the natural grade to the highest point on the structure by space or by walls in which there are no communicating doors, windows, or openings, which is designed or intended for the shelter, enclosure or protection of persons, animals, or property of any kind.

**Bungalow Lot:** Bungalow Lots are single family lots which are designated as “Bungalow Lots” in the Declaration and any Amendments or Supplements thereto. They may also be referred to as “Cabin Lots”.

**County:** Teton County, Idaho.

**DRC:** Means the Development Review Committee (or Design Review Committee) as defined and described in the Declaration and whose responsibility it is to administer these Design Guidelines.

**Dwelling, Multi-Family:** A building or portion thereof designed for or used by two (2) or more families.

**Dwelling, Single-Family:** A building designed for or used exclusively for residence purposes by one (1) family but also including a building whose design incorporates two master suites allowing for occasional occupancy by two (2) families such as may occur on vacation.

**Dwelling Unit:** The unit measurement for the number of residential dwellings permitting in Teton Reserve.

**Estate Lot:** Estate lots are single family lots which are designated as “Estate Lots” in the Declaration and any Amendments or Supplements thereto.

**Grade, Natural:** The elevation of the existing surface of the land prior to commencement of construction of and, improvements proposed or any previous site disturbance. Natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference to elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property or the adjacent properties’ undisturbed grade. The estimated natural grade shall tie into the elevation and slopes of adjoining properties without change to the direction or flow of run-off water. Where the elevation varies over the lot, the natural grade for purposes of determining the maximum height shall be computed in a manner consistent with the manner applied by the Administrator.

**Improvements:** Improvements shall include buildings, outbuildings, roads, driveways, parking areas, fences, screening walls, stairs, decks, patios, hedges, windbreaks, plantings, trees and shrubs, sprinkler systems, poles, signs and all other structures or landscaping improvements of every type and kind.

**Lot, Depth:** The mean horizontal distance between the front and the rear lot lines.

**Lot Line, Front:** The line separating the lot from the street on which it fronts or takes its address.

**Lot Line, Rear:** The lot line opposite and most distant from the front lot line.

**Lot Line, Side:** Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is also called a side lot line. A side lot line separating a lot from another lot is also called an interior side lot line.

**Lot Lines:** The property lines bounding the lot.

**Lot Width:** The minimum distance between the side property lines.

**Maximum Building Footprint Size:** The maximum allowable building footprint areas within the Building Envelope of a Lot. The Building Envelope is established by the county set back requirement.

**Native Area:** This area is outside the lot and is designated a Native Area in the Declaration and an Amendment or Supplements thereto and is to remain undisturbed

**Parcel Boundary Adjustment:** The process required by the County for adjusting the boundary between Lots.

**Plat, Final:** The drawing, map or plan of a phase or other tract of land, pinned and recorded with Teton County, Idaho.

**Private Zone:** This zone is within the Building and Improvement Envelope and shall be designed to have a minimal visibility from other lots and/or public areas.

**Secondary Unit:** An attached dwelling which is secondary in nature to a primary residential unit and cannot be sold or rented separately from the primary residence. A secondary unit provides living facilities for one or more people including kitchen, living sleeping and sanitation facility on the same lot at the primary residence. A secondary unit may provide residence in barter for personal services and accommodate a family member who wishes to live in a separate area or separate structure on the same lot.

**Setback:** The space on a lot required to be left open and free of any structure, either by the front, side and rear yard setback requirements of the County, these Guidelines, or by the delineation on a recorded plat map, or recorded covenants.

**Story:** Means that portion of a building included between the surface of any floor and the surface of the floor above it. Any portion of a story exceeding fifteen feet (15') in height shall be considered as an additional story for each fifteen feet (15') or fraction thereof. If the finished floor level directly above a basement or cellar is more than eight feet (8') above grade for more than fifty percent (50%) of the total perimeter, such basement or cellar shall be considered a story.

**Structure:** (See Building)

**Swimming Pool:** A container for water or an artificial pool of water, having a depth at any point of more than two feet (2'), and at least four feet (4') in basin width and five feet (5') in basin length, intended for the purposes of immersion or partial immersion of people.

**Transition Zone:** An area where development and wildland combustible fuels may meet during a wildland or forest fire.

**Wildland/Urban Disturbance:** This area is to provide a buffer between the building footprint and the native Zone.

**Yard:** Means that portion of the lot, excluding Buildings, which is open and/or planted.

## **2. Land Use and Development**

### **2.1. Use Restrictions**

#### **2.1.1. Storage of Vehicles, Recreational Vehicles and Equipment**

All vehicles, including recreational and off-road vehicles, motor homes, boats, snowmobiles, trailers, inoperative vehicles, ATVs, motorcycles, mopeds, scooters, and other recreational vehicles or equipment shall be parked stored in a garage or other enclosed building, provided the parking of such vehicles or equipment in view of other Lots or roads for any period of less than 72 hours at a time and not for more than 14 days per calendar year shall not violate this covenant.

#### **2.1.2. Pets and Dog Runs**

Pets must be restrained so that they will not leave a homesite if left unattended. Pit Bulls or any dog which is part wolf, or any dog otherwise deemed dangerous by the Master Association shall not be allowed on the property. Animals that are determined to constitute a nuisance by the Master Association through lack of owner control as evidenced by excessive barking, off leash trespass on other's property or on Teton Reserve common area, open space, or golf course, or otherwise, will not be permitted to remain at Teton Reserve.

It is the responsibility of pet owners to ensure that pets are under control at all times, and that they pose no threat or disturbance to wildlife, residents, guests or visitors at Teton Reserve.

#### **2.1.3. Snow Stakes**

Snow stakes will be placed along roadways and driveway edges between October 15 and April 30 of each year as determined by the Teton Reserve Homeowners Association. After installation of snow stakes by the Homeowners Association, additional snow stakes may be placed along driveways by individual homeowners. Such snow stakes shall be black steel, orange fiberglass, or PVC. A maximum of two site reflective bands may be used on each side.

#### **2.1.4. Outdoor Fires**

Due to concerns about air quality in Teton County, no wood burning or other solid fuel outdoor fires shall be allowed at Teton Reserve. Gas outdoor fires will be permitted on a case by case basis.

#### **2.1.5. Open Space**

The open space area depicted on the Teton Reserve Master Plan plat map shall remain open and free of structures other than those associated with recreation or landscaping, including but not limited to gazebos, fences, walkways and paths, playing fields, sport courts, park benches, directional signage, and tree lighting.

#### **2.1.6. Miscellaneous Accessory Structures**

No swimming pools and or sports courts shall be allowed on private residential lots.

### 2.1.7. Walls and Fences

Fences, hedges and walls are restricted as an ancillary use with height and/or size limit subject to the approval of the DRC and these Guidelines.

Fences may be used sparingly as a visual extension of the home, to define courtyards or terraces. They must be attached to the home at one end, and except in the bungalow and townhouse lots, may not extend beyond the Building and Improvement envelope. They may be wood (such as split rail or pole) or natural stone. Wood fences must be substantial in scale with no member less than 6” in any dimension and must be architecturally compatible with the home.

**The following fences are prohibited:** i) Fences along the Building and Improvement Envelope, ii) Chain link fences of any kind, and iii) Dog run fences.

Privacy Fences are allowed on lots that **DO NOT** border the golf course. Golf course lots are not allowed this type of fencing.

The following guidelines must be adhered to for Privacy Fences:

- 1x5 Cedar pickets no more than 5 feet high.
- Clear sealant only. No colored stain.
- No front yard fencing. Fencing should start no more than halfway down the home run to the backyard and back to the home.
- Fencing supports must face the home. (i.e. the posts and cross members holding the pickets must be on the inside of the fence of the owner doing the installation.)
- All fencing that backs up to the common area should be landscaped on the outside to cut down on the visual solid wall appearance.
- Fencing must be kept in good repair.
- No fencing will be allowed on vacant lots.



### 2.1.8. Wood Burning Devices Inside of Homes

Wood burning or other solid fuel devices are allowed inside of homes, provided the chimney is fitted with a proper spark arrestor.

### 2.1.9. Animal-Proof Garbage Containers/Enclosures

All containers and enclosures containing garbage and other refuse shall be sealed and constructed in such a manner as to be animal-proof, and placed in enclosed areas, approved by the DRC.

### 2.1.10. Building Permits

Building permits shall be issued in accordance with the Teton County Building Code Ordinance as modified by the Teton Reserve PUD, provided however, that no building permit shall be issued to an applicant until such time as the applicant has provided to the County a certificate issued by the DRC approving the proposed building improvements for which the building permit is being sought

## **2.2. Teton Reserve Development Standards**

### **2.2.1. Land Uses**

Teton Reserve is divided into the following Land Uses: Single Family (SF) including both Estate Lots and Bungalow Lots; Townhome (TH); Open Space (OS); commercial (C).

#### **2.2.1.1. Single Family (SF)**

Description: Single Family Units are residential homes intended to be developed within the project site. These lots range from the unique, with irregular configuration and size to conform to existing topography, to the more typical residential site size and configuration. Estate Lots and Bungalow Lots each fall under the Single-Family Residential category.

#### **2.2.1.2. Townhome (TH)**

Description: The Townhome is a residential product intended to provide an alternative, attached style unit which may appeal to those who prefer higher density products with limited or common maintenance yard area. Duplexes are included in the definition of Townhome.

#### **2.2.1.3. Open Space (OS)**

Description: Areas within the project designated as Open Space area are intended to provide both active and passive recreational opportunities and landscape buffers.

#### **2.2.1.4. Commercial (C)**

Description: A commercial site exists at the intersection of Highway 33 and County Road 6000 South that may be developed in a multitude of manners regulated by the County. In addition, several uses of a commercial nature are permitted at the Clubhouse Campus.

### **2.2.2. Roadway Design**

Description: Roadway Design shall be as set forth on the Master Plan Plat Map.

### **2.2.3. Parking and Loading Standards**

At such time as any proposed building improvement receives a certificate of occupancy on any Lot within Teton Reserve, such building improvements must provide the number of parking spaces per dwelling unit constructed on such a lot as required by Teton County. The final plans shall comply with these Guidelines.

Purpose and Intent: The purpose of this section is to establish development standards to satisfy the motor vehicle off-street parking needs as follows:

- All parking areas shall be unobstructed and kept clear of snow and free of other uses. Parking areas also must be designed to allow for easy snow removal and to allow space for snow storage.
- All required parking for SF lots within the Teton Reserve development is to be within enclosed parking garages that include garage doors. Parking in public areas shall be screened with berms and or landscaping.
- Temporary surface parking for loading and unloading of automobiles and small delivery trucks (6 wheel) is recommended adjacent to commercial building entries.
- When valet services are included as part of the building management, additional parking may be permitted at the discretion of the DRC.

- Parking area signs, each not to exceed two square feet in surface area, and directional instructions lettered on the paved surface of driveways and parking areas are permitted for all parking facilities. Such signs and instructions may contain only the name of the owner or occupant of the use served and such words and symbols that are directly related or essential to parking or the direction of vehicular traffic within the parking area and access driveways. All parking area signs shall be subject to prior DRC approval.
- Wherever two or more different uses exist on the same lot, the total parking requirements therefore shall be the sum of the parking requirements for each such use if these uses occur concurrently. Wherever two or more different uses exist but do not occur concurrently, then shared parking can be approved by the DRC. The applicant must provide a professional evaluation or study to demonstrate this provision.
- Parking facilities shall not be used for the sale, repair, dismantling or service of any vehicles, equipment, materials or supplies or for the storage of such equipment, materials or supplies.
- Surfacing. Exterior driveways shall be surfaced with paver stones in a design and color satisfactory to the DRC. Each interior parking area shall be hard surfaced and be maintained in good usable condition at all times. Responsibility for maintenance of the lot shall rest with the Homeowners Association unless otherwise determined by the Master Association in which case such responsibility shall rest with the individual property owners. All lots shall provide adequate access to a street.
- Grading. Parking lots shall be graded for proper drainage with surface water diverted to keep the parking area free of accumulated water or ice. Drain wells shall be installed as necessary to prevent runoff from entering into the common roadways.

#### **2.2.4. Residential Parking Standards and Requirements**

Off-street parking facilities shall be provided on all individual lots.

#### **2.2.5. Non-Resident Parking Standards and Requirements**

Off-street parking facilities shall be provided for non-resident uses, including those situated in residential areas.

#### **2.2.6. Site and Street Lighting**

Lighting must be limited to those areas used for circulation and occupied by people, including, but not limited to, decks, walkways and courtyards.

Lighting may not pollute the night sky and may not constitute a nuisance to neighboring properties, rights of way or open space. Landscape lighting may only be used in the Building and Improvement Envelope and Private zone within the Building and Improvement Envelopes, along with the driveway area (defined as within 4' of the edge of the driveway surface).

The following additional lighting standards shall be applicable within Teton Reserve.

- Other than streetlights, all exterior lighting should be from non-exposed light sources, such as down lights, sharp cut-off fixtures, sconces, or recessed lighting.
- All exterior lighting shall provide adequate levels of lighting for vehicles and pedestrians on site to minimize security risks without over-lighting the property.
- All exterior site lighting fixtures should be designed and placed to enable driver and pedestrian ability to see adequately into parking areas, along pathways to building entries, and at pedestrian plazas or amenity areas. Consistent light levels with low illumination gradients are preferred over brightly lit areas and high contrasts of light levels.
- Parking lot and roadway fixtures should not exceed an overall height of sixteen (16) feet on roadways. Pedestrian fixtures should not exceed an overall height of twelve (12) feet.
- All poles located adjacent to roadways should be of consistent shape, constructed of hardwood or otherwise as approved by the DRC.



- All roadway and parking lot light sources shall be the standard light sources as defined by the DRC.
- All pedestrian light sources shall be the standard light source as defined by the DRC.
- Alternative light sources which provide special effects or energy efficiency (such as fiber optics or low-level lighting) are encouraged with review and approval by the DRC.
- Decorative and specialty lighting will be considered on a case by case basis by the DRC.
- Security lights mounted on buildings should be fully shrouded with no exposed source visible from the fact of the light.
- Exterior “antique designed” fixtures, with low wattage “candle bulbs” are permitted on lamp posts and building walls. Gas lighting is specifically allowed on all structures within the Clubhouse Campus and at the entryway guardhouse and otherwise will be considered by the DRC on a case by case basis.

### **2.2.7. Sign Regulations**

#### **Purpose and Intent**

The purpose of the Sign Regulations is to create a framework for a comprehensive but balanced system of street graphics. With this purpose in mind, it is the intention of this subsection to authorize the use of street graphics which are:

- compatible with their surroundings
- appropriate in size, color, material and content to the type of activity to which they pertain
- expressive of the identity of the community as a whole
- legible in the circumstances in which they are seen

**Sign Copy:** Signs in the commercial area shall identify the businesses located on the premises on which the sign is located. Such signs shall only state the legal name of the business. Such signs which are intended to advertise the sale of the type of goods or service and other matters, either with text or graphic illustrations, are restricted and reviewed on a case by case basis by the DRC.

**Sign Design:** It is recognized that it is desirable to have some diversity of sign design within Teton Reserve. However, it is also desirable to ensure materials and color schemes used on signs shall be compatible with the image of Teton Reserve community mountain environment. All sign sizes, materials, content, and color schemes of all exposed surfaces and signs shall compliment the community. Signs not compatible with these criteria shall not be permitted.

**Approvals:** All signs shall meet the conditions and requirements of these Guidelines and approved by the DRC.

#### **Permit Requirements**

- It is prohibited for any person to erect, construct, alter, or relocate any sign, no matter how temporary, without a permit. Routine maintenance or repairing existing like parts shall not be considered an alteration, provided that such change does not alter the surface dimensions, height, message, or otherwise make the sign non-conforming.
- Application for the permit shall be made to the DRC.
- All applications for signage shall be accompanied by a drawing, fully dimensioned, showing the sign message and a site plan showing the location, setback, height and sign area.
- Before granting a permit under this section, every applicant shall pay the required permit fee. No permit fees shall be required for common area signs, roadway signs, or signs within the Campus Clubhouse Area.

**Prohibited Signs and Devices** - The following signs shall be prohibited in Teton Reserve:

- Flashing signs - Any directly or indirectly illuminated sign, which exhibits changing natural or artificial light or color effects by any means.

- Home Occupation signs - Signs indicating the presence of a business occupation within a residence.
- Mobile signs - Signs attached to stationary vehicles, equipment, trailers, and related devices, when used in a manner to augment approved signage for as a business as opposed to normal operation or parking of the vehicle or device.
- Moving signs.
- Neon signs - A sign which has the light source on an external face of the signs.
- Pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering devices and searchlights.
- Political signs - A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.
- Portable signs - Not permanently affixed to the ground except as otherwise provided in this Section.
- Roof-mounted signs - A sign that is mounted on the roof of a building or which wholly depends upon a building for support and which projects above the point of a building with a flash roof, or the eave line or the deck line of roof.
- Signs imitating official traffic signs in any manner which are visible from public areas.
- No signs or advertising devices of any nature shall be erected or maintained on any residential property, except as necessary to act as a temporary caution or a danger warning, and such signs may be otherwise required by law.
- Signs which, reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the Administrator or Teton County Sheriff.
- Signs on trees, utility poles, and on public property.
- No sign shall be erected or maintained on a parcel other than the specific lot or parcel on which the use or activity advertised on the sign is located. Off premise directional signs may be approved as a temporary sign when an event or activity is situated in such a manner than its location is obstructed from public view, so long as that sign is compatible with all other regulations herein.
- Any sign for which a material portion of the sign message face has been removed or destroyed, leaving only the supporting frame or other components, and said condition exists for more than thirty (30) days is prohibited and shall be removed.

**Exempted Signs** - The guideline and standards herein shall not apply to the following signs, nor shall the following signs be considered as a permitted sign of any business.

- **Informational signs** - Signs which are not more than six (6) square feet and no more than four (4) feet in height and which are used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these signs. Informational signs shall contain no advertising material or messages. These signs shall not be permitted in a right-of-way or required setback.
- **Public signs** - Legal notices, identification, informational or directional signs erected or required by governmental bodies or authorized by the County for public purposes which meet the requirements of these guidelines, except provisions prohibiting said sign in the right-of-way.
- **Public regulatory signs** - All public regulatory signs located in the County, which meet all the state requirements.
- **Interior signs** - Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which signs are designated and located to be viewed exclusively by patron on such use or uses.
- **Utility signs** - Signs of public or community utility or cable television companies which show the locations of underground facilities
- **Customer information signs** - Customer information signs located on or in close proximity to commercial buildings and outside of required setback areas may display such items as "credit cards accepted," prices and menus, and each sign shall not exceed two (2) square feet in area.

**Permitted Signs** - Signs which are permitted within Teton Reserve, but only upon obtaining a permit from the DRC, include but are not limited to the following:



- **Teton Reserve Monument Signs** - including signs identifying the Teton Reserve development, whether permanent or temporary. These signs will be located at the major entry points of Teton Reserve.
- **Teton Reserve Project Signs** - including signs identifying the project and project uses, located within the project shall be permitted.
- **Main Building Identification Signs** - When two or more tenants or businesses are located in the same commercial building and share the same business frontage, a main building identification sign shall be permitted.
- **Business or Tenant Signage** - These signs are intended to be used only at the commercial use areas (including the Clubhouse Campus Area).
- **Wall Mounted Sign/Window Sign/Projecting Sign** - In commercial use areas (including the Clubhouse Campus Area) there shall be allowed one (1) business or tenant sign per tenant lease space. The tenant can choose either the wall-mounted sign or the projecting sign. Window signage is permitted in addition to the aforementioned limit.
- **Commercial Direction Signs** - These signs are pedestrian-oriented informational signs. They will provide a listing of various services and their locations. These signs will be located at the principal access point of the commercial areas.

**Temporary Signs** - Temporary signs which are permitted within Teton Reserve, but upon obtaining a permit from the DRC, include but are not limited to the following:

- **Building Identification** - Such signs no larger than 36" x 24" may identify project developers, contractors, lenders and architects, associated with a particular construction project. These shall not be erected prior to construction and shall be removed immediately upon issuance of a certificate of occupancy but in no case shall remain for a period in excess of eighteen (18) months.
- **Legal Notice** - Signs which may be required as a part of any legal proceedings of a court of jurisdiction, county or municipal government shall be permitted and are not regulated by these Guidelines, provided, however, that such signs shall not be permitted to remain longer than required by such legal proceedings.
- **Real Estate Signs** - Individual 'For Sale' signs and other similar real estate signs are prohibited on individual residential lots in Teton Reserve, and are only allowed by the DRC in designated locations.
- **Holiday Signs** - Seasonal holiday greeting signs associated with Christmas lighting and similar holiday displays are not regulated by these Guidelines. Such signage shall be controlled by such rules and regulations as may be adopted by the DRC.

## **Enforcement**

Teton Reserve Master Association shall be responsible for enforcing the provisions of the sign regulations established herein.

Violation of the sign provisions established herein shall result in punishment in accordance with provisions as may be adopted by the Teton Reserve Master Association.

### **2.3. Wildland Urban Interface And Fire Protection**

#### **Purpose and Intent**

The following shall be applied within Teton Reserve with regard to fire protection and shall be enforced by the DRC: such portions of the Urban Wildlands Interface Fire Program as the Teton Reserve Master Association determined as applicable to Teton Reserve; or, such other alternate methods or materials as may be listed by the DRC in these Guidelines or in separate rules and Regulations, or as may be proposed by an Owner and approved by the DRC. The Teton Reserve Master Association board shall have the authority to create a separate "Fire Wise Committee" to act as a subcommittee of the DRC, for the purpose of adopting and enforcing such fire protection measures.

Homeowners can reduce wildfire risk by implementing the following techniques: i) Select building materials that are ignition-resistant, and ii) provide for adequate site access to the property for fire apparatus.

## **2.4. Other**

### **2.4.1. Amendment of The Design and Development Guidelines**

These Designs and Development guidelines may be amended pursuant to the Declarations and any Supplements and or Amendments thereto.

## **3. Estate Lots, Bungalow Lots and Townhomes**

### **3.1. Introduction**

Teton Reserve has embraced an architectural theme which melds the Rocky Mountain Rustic look with the Craftsman Style that historically emerged from the Arts and Crafts movement. At Teton Reserve this integrated architectural style is described as “Mountain Craftsman”. The Estate Lots and Bungalow Lots are intended to be responsive to the activities of all seasons, including golf, hiking, biking, fishing, water sports, as well as a full spectrum of winter activities. The homes must meet the following fundamental principles.

- The buildings must fit the Mountain Craftsman theme described above and complement the Teton Valley lifestyle.
- Large protective roof forms are pitched and often include dormers for habitable spaces within the roof volume. Major portions of the roof will have pitches of between 6 in 12 and 12 in 12.
- Materials depicting the Mountain Craftsman style such as stone and wood are used and show a hand-hewn quality to their surfaces and assembly.
- Walls have a solid, massive presence, reflecting simple volumes contained within.
- Windows and wall opening patterns are generally symmetrical in nature and vertical in proportion, with the added texture of mullions contrasting color to the mass wall. Limited random window elements add interest and intrigue. Windows are generally divided by window panes.
- While the building masses and elevations are fairly formal, their placement on the site is very respectful of local site conditions.
- Buildings have defined primary masses with a hierarchical aggregation of additional elements to fulfill their programmatic needs.

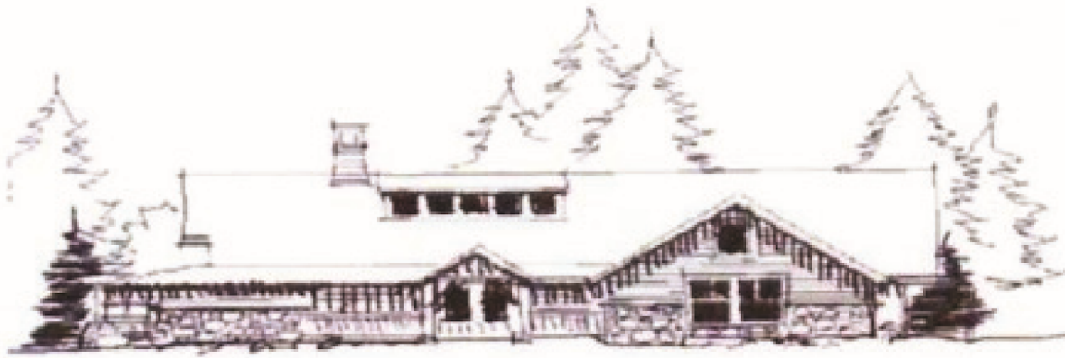
Inappropriate architectural styles include but are not limited to modern, postmodern, art deco, Mediterranean, hacienda, southwest, Spanish, Tudor, French provincial, and mission styles.

While structures should be well developed, expression is to be honest and uncomplicated. All materials at Teton Reserve are to be genuine with the exception being that the DRC will allow cultured stone on chimneys where they appear to be genuine. Development of spaces for the enjoyment of outdoor living is encouraged. Porches, overhangs, trellises, and the softness of shade and shadow as a result of articulated massing and details are all desirable features. Any building deemed overly massive or without well-designed proportions and appropriate functional detailing will not be approved.

### **Hierarchy and Visual Order**

It is important to provide visual order and harmony in the overall house design. Approval of plans will be denied, or conditions of approval imposed when plans include visually confusing, loud or disordered facades [including roof forms, massing, window and door shapes and sizes]. It is important that the general proportions of the home, including the windows,

doors, and other exterior architectural elements result in a quietly dignified composition and complement the remainder of home designs in the community.



### **Visual Order in Composition**

Hierarchies in exterior expression can aid visual order. One element of the home should appear dominant. Ideally, material elements of exterior design will correspond to the most important interior space, perhaps a living room. Lesser spaces may be rendered with proportionally smaller exterior volumes. In general, patterns with varying volumes [A-B-C] will be more likely to be approved than patterns with repetitive volumes [B-B-B]. Under no circumstances may the garage be expressed as the most important space.

Cohesively integrated additive forms are encouraged at Teton Reserve. Once a central organizing exterior mass has been established, care should be taken so that additive forms do not overwhelm it. The quantity and size of these additive forms must be carefully studied so that the home design results in a pleasing, rather than discordant, composition.

#### **3.1.1. Reference Books**

The contents of the following books are for reference only and are not intended to replace any section of these guidelines.

Portions of these works may be useful in establishing a basis for architectural character and quality for proposed references.

#### **General Architecture:**

- The Bungalow. Paul Duchscherer and Douglas Keister
- The Timber Frame Home. Tedd Benson
- Great Lodges of the West. Christine Barnes Details, use of materials and interiors
- Snow Country. Elizabeth Clair Flood
- Barn. Elric Endersby, Alexander Greenwood and David Larkin
- Country Kitchens. Jocasta Innes

### **3.2. Site Planning**

#### **3.2.1. Single Family Overview**

The Teton Reserve landscape is an integral part of the Planned Unit Development. In order to preserve those features which contribute to the quality of the landscape, careful evaluation of the attributes and qualities of individual homesites and the consequent design responses is required. Construction of homes must be contained within the Building and Improvement Envelope.

#### **3.2.2. The Building and Improvement Envelope**

The Building Envelope is defined by the county required setback and defines the boundaries of building structures, spas, decks, terraces, patios, courtyards, building mechanical equipment pumps, temporary job trailer and refuse storage, (not visible from other lots), construction material storage, parking (permanent and construction), site work, and paving. Such improvements shall conform to these Guidelines, as well as Teton County Idaho guidelines, codes and policies to the extent not modified by the Teton Reserve Planned Unit Development (unless otherwise provided by Teton Reserve Master Association). Currently the Teton County setback requirements are as

#### **3.2.3. Building Siting and House Size**

Prior to commencement of construction, each lot Owner and/or Builder shall submit their plan for siting to the DRC for approval.

The maximum living area for the majority of estate homesites is 6,000 square feet (excluding basements). The minimum living area for all estate homesites is 2,500 square feet (excluding basements). Some estate homesites may have lower limits on the maximum living area. For example, some corner estate homesites and areas where there is less area for significant vegetation or topography may be limited to homes of no more than 4,000 square feet. Please refer to the Development Notebook for specific information regarding each homesite.

The maximum living area for all bungalow homesites is 3,400 square feet (including basements). The minimum living area for all bungalow homesites is 1,450 square feet (excluding basements).

These maximum living areas are not guaranteed to fit onto the site on which they were imposed. Oftentimes the combination of design requirements and site features will make maximum living areas unlikely to be achieved.

Living area as used herein shall be defined as habitable space that is heated [other than areas used primarily for the storage of vehicles and below grade basements with no foil-height walls exposed to the exterior]. Area calculations shall include exterior and interior walls.

The intent of building size restrictions is that home sizes not be excessive to the point of dominating the landscape or so small as to appear out of context with the surrounding natural and man-made environment. The existing harmony can only be maintained if the homes and built landscape remain subservient to the natural landforms and existing landscape. One of the first goals of all Owners and their Architects should be to create the highest quality home within the smallest possible volume consistent with the satisfaction of the Owner's need for space.

In some situations, applicants submitting plans for large residences may be required to reduce the massing of their project by separating the area into two or more separate structures. For example, a separate garage structure might incorporate some living area above it.

When two or more contiguous homesites are under one ownership, a Lot Line Adjustment may be applied for and granted by Teton County after application and approval of the Lot Line Adjustment by the DRC. If granted, the maximum living area may be increased to no more than 9,000 square feet, if it can be shown that the apparent size of the house is compatible in scale with adjacent homes. Owners who contemplate combining two contiguous homesites are encouraged to obtain approval of the combination by the DRC prior to closing on the properties.

#### **3.2.4. Grading and Drainage**

Grading to accommodate development on a building site shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary.

Property Owners and their Architects are to retain a surveyor and are encouraged to retain a Civil Engineer and Soils Engineer to evaluate and calculate requirements for their property. A balance of cut and fill is highly recommended. In the event the soil must be exported or imported to the property, the property owner will be responsible for this cost. There will be no spoils or dump sites within the Teton Reserve community to receive cuts or from which to obtain material. Import soils may be subject to analysis at the property owner's expense and/or at the discretion of the DRC.

A Grading Plan shall be submitted to the DRC with the Final Plan. Prior to groundbreaking, the DRC shall review and approve a grading plan submitted with final drawings. These limits must be flagged in the field for the DRC approval prior to construction. Each Property Owner and Contractor shall timely comply with all requirements of the Clean Water Act as administered by the Environmental Protection Agency.

Drainage patterns within the site may be modified, but any such modification must be consistent with the Storm Water Pollution Prevention Plan adopted in connection with Teton Reserve.

#### **3.2.5. Spas**

Spas shall be designed so as to minimize impact on views from other homes, buildings, streets, common open spaces and the golf course.

#### **3.2.6. Building Mechanical Areas, Pumps and/or Service Areas**

On the exterior of the Building shall be mounted a weatherproof box with AC power, at least 12 inches deep, 24 inches wide, and 48 inches high for the provisioning of optical fiber hubs and electronics. A media rack, at least 19 inches wide, 72 inches in height, and 12 inches deep, shall be installed inside a heated portion of the Building. A clear space behind the media rack between the back of the media rack and the wall shall be at least 36 inches. Each room in the Building shall be wired, un-spliced, from the media rack with (a) Category 6 or higher Ethernet cable, (b) coaxial cable, (c) POTS cable, and (d) low-voltage acoustical speaker cable. Each coaxial cable shall be terminated in each such room in a coaxial cable outlet. Each POTS cable shall be terminated in each such room in a RJ11 jack. The low-voltage acoustical speaker cable shall run in pairs of two cables, un-spliced, from the media rack to chases inside the wall(s) of each room, (where they will be identified as to location within the walls) in the Building for stereophonic sound production in acoustical speakers that may be installed at a later time.

All refuse containers building mechanical equipment, pumps, utility tanks, meter devices, transformers, and other similar devices shall be concealed from other lots, the golf course, streets, common open spaces, and/or any other common public areas.

### **3.2.7. Driveways**

Only one driveway is permitted in each lot. All driveways serving single family lots shall be constructed from pavers, cobbles, or concrete. The color, size and texture shall be subject to the approval of the DRC prior to installation. Asphalt and gravel driveways are not allowed on single family lots at Teton Reserve.

The edges of the paver surface are to be "natural", feathered into the landscape with no curbs or gutters. The edges may have a metal or concrete edge.

### **3.3. Architectural Design**

The principal objective of the following improvement requirements is to add elements of architectural richness and variety to individual dwellings without allowing exceedingly flashy, ostentatious or inappropriate attention-grabbing designs.

The world's most admired neighborhoods enjoy the unique character created by a patina of time that has been lacking within the dynamic growth patterns of the west. Where houses have been built individually or changed over the years by their respective owners, the resulting diversity moves beyond that normally achieved with standard plans and elevations. To recreate this richness, the DRC anticipates a complex harmony in the design and construction of houses to be built within each area of the Teton Reserve community.

In order to build a community with a distinct and legible identity, architectural continuity with other homes in Teton Reserve must be considered by the architect and will be examined by the DRC when reviewing applications. Homes that have well-developed outdoor spaces and use neutral [existing landscape originated] colors for all materials will be considered as the basis from which to provide continuity. Design continuity can be achieved through form, height, massing, materials, colors and other design patterns.

Architects and Landscape Professionals must also strive to create appealing and interesting designs that are continuous with the existing fabric of natural landscape. The goal is to create subtle homes that complement their surroundings, allowing the mountain setting to remain the dominant image

Homes should reflect regional traditions and respond to the unique character of the Rocky mountain climate. Rather than prescribing a specific formula, the guidelines and requirements set forth herein are intended to foster a thoughtful and comprehensive approach to creating a well-designed community.

#### **3.3.1. Height and Massing**

Mountain craftsman homes in Teton Reserve are limited to thirty-five feet (35') from natural grade to the highest point on the roof or chimney.

Where a building design appears questionable from a building height standpoint, such design height is subject to approval by the DRC. Building height limitations more restrictive than those set forth in the guidelines may be imposed by the DRC on a case by case basis in order to preserve views, minimize the adverse impact of structures on sensitive natural areas, or enhance air and light requirements of other properties.

It is necessary to create a continuity of design quality on all elevations. Homes with one side containing "street appeal" and then plain looking elevations on other sides will not be approved. A consistent use of materials and forms throughout the design is required.



While the building height restrictions may help protect views, that is not their primary purpose. Height limits contribute to a rural character and help to develop a community with human scale. At the same time, height can be desirable where used to add sculptural form. Small vertical elements can be desirable and add interest and diversity to a community. All Architects designing homes at Teton Reserve should consider the intended appearance of the community at full development and design accordingly.

As mentioned above, allowable heights are limited by the Teton Master Plan plat to thirty-five feet (35'). In addition, the Teton Reserve DRC has imposed a framework of restrictions designed to respond to everything from potential impacts on neighboring properties to specific areas of the Teton Reserve Master Plan, which is set forth in these Design Guidelines and any Amendments and 'or Supplements thereto.

Ultimately, the height of a building must pass three tests to be approved for construction by the Teton Reserve DRC.

First, maximum building heights shall be measured vertically above the existing natural terrain, prior to grading and are irrespective of any averaging of the grade across the building's footprint.

Second, for homesites with slopes greater than 15 percent across the proposed footprint of the home, the height limit is 35 feet above the average original [natural] grade. No structure shall be built on portions of a homesite where the reconfigured slope exceeds 30 percent, which shall be considered a no-building zone.

Third, the home must not appear overly tall. Skillful massing of a home, as discussed below, may project a lower, more residentially scaled building height that emphasizes a relationship with the ground plane.

Some homesites may have height restrictions lower than those noted above. Home on highly visible sites, may have lower height limits. Because control over building height is critical to the successful implementation of the Teton Reserve Master Plan and the topography varies, each homesite will be considered individually as part of the orientation, review and approval process. If necessary, supplemental rules and guidelines may be issued with respect to individual homesites.

It is the intent of the height limitations that roof forms for homes on sloping homesites step up or down with the grade to integrate the massing or the structure with the natural setting.

Building masses are required to step down to lower heights at the perimeter of the structure. If used at all, two-story wall massing should be minimized.

Architects who propose structures with more than one level should be certain that there is a difference in the areas contained on each level. Although small cantilevered elements may be considered, significant volumes over negative space must be avoided. Homes that emphasize the lower floor area will be more successful in meeting the requirement that lower masses occur toward the outside edges of the home.

### **3.3.2. Scale, Proportion, and Planar Offsets.**

The purpose of the height criteria is to avoid houses that are too tall. Beyond the height criteria, the Teton Reserve DRC will render individual judgments with respect to the overall scale or the proposed design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can be demonstrated to result in a better solution.

Onsets or indentations in wall planes create visual interest and add depth via shadow lines. Building walls may only extend a maximum of 20 feet in height without an offset in the vertical plane. No single-story wall [as defined by an eave-wall with a maximum 10-foot plate height] may extend more than 28 feet in length without an offset. Two story' walls and gable ends may extend a maximum of 20 feet in length without an offset. An offset must be more substantial than simply changing the texture of an exterior material; it must be structural. For the purposes of achieving hierarchical order, the DRC may waive these requirements for a single volume within a composition, but by no means is bound to make this allowance.

In addition to scale and proportion of the overall home design, details must also display a sense of proportion relative to the rest of the building. For example, the minimum structural width of a post that supports the roof over a porch is not substantial, and most likely would appear spindly in relation to the mass of the home. Increasing the size and visual strength of the member could be achieved by combining two members or giving it a stone base.

Because of the rugged climatic conditions of the Teton Valley, a sturdy image should be projected by substantial structural members, railings, facias, eaves, window trim, Boston ridges and other related elements. Delicate, intricately detailed designs are not practical or desirable at Teton Reserve.

In addition to the general approval of plans and elevations, the Teton Reserve DRC may require special features and massing on selected parcels along roadways. When such requirements are requested, the objective is to define the neighborhood by adding subtle variety and visual interest.

The desire is for as much subtle expression as imagination, topography, and continuity will allow within the context of the Mountain Craftsman theme.

### **3.3.3. Asymmetry and Organic Composition.**

Although pattern and rhythm are encouraged, large areas of symmetrical massing are discouraged. Gable ends are an example or a portion of a building that might tolerate symmetry; however, the masses about either side of that gable need to be substantially differentiated from each other. A smaller gable end centered on a larger gable will generally not be approved.

Although historical precedent provides some symmetrical examples, it is important to keep in mind that the homesites at Teton Reserve are not to be developed independently of their neighbors, and therefore may not be designed as stand-alone monuments. For this reason, a more organic composition is preferred, one that can coexist within view of other residences.

### **3.3.4. One-Story Form-Restricted Homesites.**

In order to soften the impact on the community, certain homesites in prominent locations have been selected for reduced massing. In the event, homes that the Development Notebook show to be restricted to one story form and 4,000 square feet must appear, from the exterior, to have only one floor. This means that in addition to the twenty-five-foot height limit, the massing and roof forms of the home must contribute to this image. A second, roofline level may be approved if the Architect can demonstrate a design that convinces the Teton Reserve DRC of the single-story appearance. It is intended that the second level be conceived as similar to that of a single-story home that sustained a later addition to the attic. Dormers may spring from the roof, but in no area may an eave wall be more than one story. Plate heights will be examined carefully and should comport with those of a one-story home. Windows, and other elements that help communicate interior use, should appear dominant at the main, lower level of the home.

Interior planning must take into account the compromised nature of the second level. The spaces in this level should accommodate such conditions as low plate heights, limited glazing, and a lack of access to significant exterior spaces. If any doubt exists in the ability to accommodate these requirements, it is suggested that homes on restricted homesites be developed with a single floor level.



Home designs that conform to the one-story form requirements generally achieve approval with relative ease. Architects are encouraged to use the information above to guide development of all homes at Teton Reserve.

### **3.3.5. Roof Design.**

In many cases, the roof is the largest and most important visual element of a structure, and therefore should be designed with as much thought as any other element of the home. It is the element of the building that both symbolizes and functions as shelter.

The roofline of each house must create its own pleasing relationship to the street, the Golf Course, other common areas and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape or expansive roof surfaces shall be articulated by way of gable or shed dormers. Substantial overhangs are strongly encouraged at all roof edges.

Asymmetrical roofs are preferable to those that are obviously symmetrical. Covered terraces, or porches must be fully integrated into the design of the house.

All homes at Teton Reserve shall have pitched roofs with a minimum pitch of six feet in twelve [6:12], however, up to one quarter of the horizontal roof area of any residence may appear flatter by having a pitch of two in twelve [2:12]. Additionally, small shed dormers may be provided on roofs if their area is less than one-third of the total roof surface.



#### **Articulated Roof Massing**

The roofs of all two-story homes should include single-story elements. For both one- and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result. The higher masses should generally occur toward the center with the lower profiles occurring toward the outer portions of the house. Roof slopes shall be pitched so as to avoid the shedding of snow onto uncovered steps, entrances, decks or terraces, to drain the melting snow with drains that will not become blocked with ice. Snow sliding off a roof may damage chimneys, gutters, decks, and landscaping or result in personal injury. Consideration must be given to the impacts or snow shedding from one property' owner's structure onto another adjacent homesite. Site design must address problems of ice hazard and snow removal.

Every structure will be required to have avalanche guards over any areas where snow could slide onto inhabited pathways. An Architect or Structural Engineer licensed in the State of Idaho is required to approve avalanche guard connection. Snow guard braces and rails made of steel are to be painted to match the primary or secondary roof color. Snow guard-rails may also be made of timber.

**3.3.6. Roofing Materials**

Fireproofed real wood shake, preferably cedar or architectural asphalt shingles shall be the predominant roofing material covering at least sixty percent (60) of the total roof. The shake or shingles may be complemented by rusticated steel products such as Weathering Steel commonly known in the US as Cor-Ten on certain appropriate roof elements such as shed roofs or Boston Ridges. Other roofing materials are prohibited at Teton Reserve, except that copper may be used as flashing and downspouts.

**3.3.7. Windows and Walls**

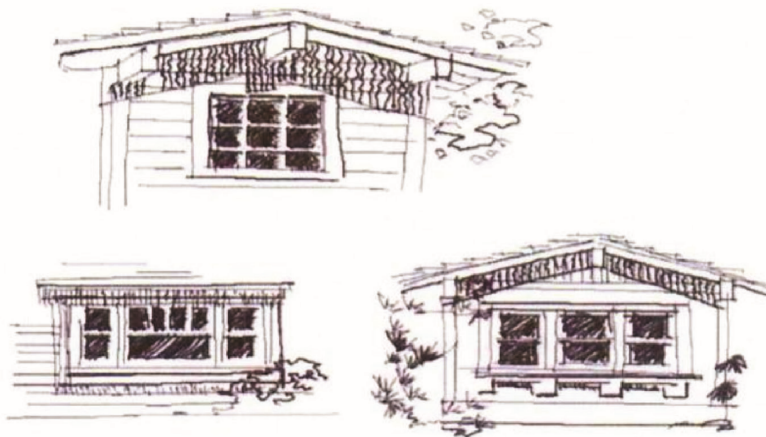
In keeping with tradition, wood windows are required in all homes at Teton Reserve. The exterior may be clad in another matt finish product that minimizes maintenance.

Windows should not appear as openings cut into the side of a box, but rather as architectural features with their glass recessed, projected or bordered by projections that provide a shadow pattern and reduce reflectivity.

While elevations will differ on various sides of the house, windows on all sides must be treated with the same attention to detail given the front elevation. All facades shall contain some degree of doors, windows, or other openings in the walls.

True divided light windows in the historical tradition are required; modern divided lights with a stop or gasket between the glass are acceptable. Mullions must be a minimum of one inch wide. Large areas of undivided glass are prohibited.

Traditional forms appropriately positioned in relation to the overall façade are desired.



Windows as Architectural Features

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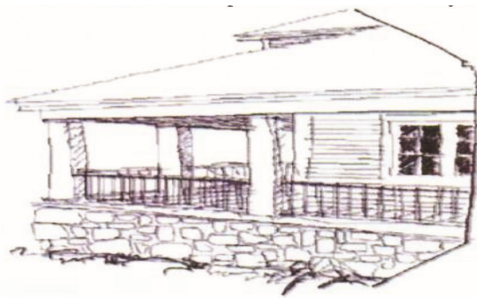


Vertical and square windows should be typical at Teton Reserve; large horizontal picture windows are not allowed. Octagons, hexagons, circles and insensitively placed triangles will not be approved.

### **3.3.8. Decks, Porches, Terraces and Patios.**

A part of the Teton Reserve vision is the utilization of the covered front porch or front-facing terraces. Properly designed, this can augment the traditional more private use of the backyard. The historic front porch or landscaped terrace assists in this effort.

First, the focal point of the house becomes the people-oriented entrance rather than the more typical garage door dominated streetscape. An enhanced sense of entry is achieved without monumentality. This is especially appropriate when there are views from the front of the house. A space for limited seating with the benefit of a low wall and an overhanging roof, facilitates being able to take advantage of views. The living area of the house is made to feel larger by opening up to the front yard and street with an outdoor space. A sense of continuity is developed between the outdoor landscape and the home.



Elevated, uncovered, wood-framed decks will be considered on a case by case basis. Wood decks do not assist in the goal of preserving traditional vernacular methods of construction. All decks with structure more than two feet off finish grade must be skirted. Courtyards, terraces, porches, patios and if outdoor space is required upstairs, small cantilevered balconies are preferable. These spaces can be further enhanced by the use of planters that are integral with the built structure. Outdoor living spaces that are close to the ground increase the home's relationship to the surrounding terrain.

All deck structures shall be architecturally compatible with the home in terms of structure; material, and scale, supports for decks shall be of natural material and adequate care given to the design scale. Supports for decks shall be of structural members and materials that are equal in scale to structural elements of the home itself.

### **3.3.9. Entrances.**

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. Any grandeur should be experienced upon entering the house and not worn on its exterior facade.

The clean lines of restrained and understated entries are more appropriate.

Entries that are too ornate or imposing will not be approved. Trellised entries can be used as a welcoming transition between indoor and outdoor space. Entrances that are part of a covered front terrace or porch are preferred. Although the entry for pedestrians must be scaled in relation to the size of a person from the street, it should appear more dominant than the garage doors.

Typically, as only one driveway entrance is allowed per homesite, porte-cocheres will only be approved on homesites large enough to permit the required turning movements without encroaching into the front setback more than once and with no encroachment into the side setbacks.



### Modestly Proportioned Entry

#### **3.3.10. Foundation**

Foundation walls shall not be exposed for more than 12 inches in a vertical direction, unless they are faced with plaster or rock as delineated in the section on Exterior Walls, or unless written approval is obtained from the DRC for exposed foundation walls. Foundations shall be designed by a licensed Architect or Structural Engineer to be consistent with soils report of the specific site. Foundation walls, where exposed, must complement rather than visually compete with adjacent materials. Indigenous stone veneer, board-formed or stained concrete, exposed aggregate concrete, cement plaster or applied stain color are acceptable materials for exposed foundations. Stone veneer is highly encouraged.

#### **3.3.11. Skylights**

Reflective coatings on glazing material and applied sun screening films are prohibited for use in windows, glazed doors, skylights, or other exterior applications. All metal-clad wood windows and doors, metal skylight frames, etc., must be color anodized or pre-finished with baked enamel. Raw metal components, especially aluminum or galvanized steel, and clear anodized finishes are prohibited.

Skylights may be approved in inconspicuous locations. Skylights must have a low profile, rising from the roof plane a maximum of 4 inches, and glazing must be flat rather than bowed. Glazing material may be clear, bronze, or gray, depending on other adjacent colors. The glass of skylights and their frames may not be overly reflective.

Skylight frames must be finished to complement the remainder of the roof. White translucent polycarbonate glazing is not allowed.



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Matte window finish frames in a mid-range of colors are preferred. Since windows and doors are the exterior elements most related to people, it is here that the building should express the most individuality. As they are small, and difficult to distinguish from a distance, window mullions may display brighter [but not white or base metal colors]. Overly dark and shiny frames and mullions tend to blend too much with the dark, reflective appearance of the glass, counteracting the intended effect of minimizing the panes of glass.

Attention to window placement and their relationship to one another can enhance an elevation. Windows in combination are generally more appealing than a number of individual single units and repetition of consistent sizes and types are better than an unrelated assortment of windows.

### **3.3.12. Fireplace and Chimneys.**

Well-proportioned fireplace masses and their chimneys can be used as sculptural features complementing the overall qualities of the house. Fireplace masses should be integrated with and blend well with the materials and character of the structure in which they are located. Exposed metal flues will not be approved.

The area [measured in plain view at the finish floor elevation] of any one chimney should be no less than 12 square feet and no more than 48 square feet. Chimneys lend themselves to a variety of angular and rounded forms which can enliven the three-dimensional quality and profile of the overall design. High quality stone veneer will be allowed for chimneys.

### **3.3.13. Unarticulated facades.**

Glazing in garage doors should be provided to reduce the visual impact of the doors. Large or unbroken masses above garage doors cannot be approved. This is where detailing and a change in the plane of the surface can be beneficial.





#### **3.3.14. Garage Door View Minimized**

The garage doors should be either the same color as the body of the theme house, or a slightly darker shade of the same color. In either case, they should be neither too light nor too dark to call attention to themselves.

Other design features which shall be provided include the use of single-bay doors in lieu of double-width doors. Single-bay doors will usually be required by the Teton Reserve DRC so as to present a smaller-scale appearance, relative to the rest of the structure.

Care must be taken in the selection of garage doors. Generally, the DRC will prefer that the expression or their opening mechanism must be genuine. For example, carriage style doors may only be used if the doors actually hinge from the sides.

Where more than two garage bays are planned, the preferred solution is to designate a separate structure for the additional enclosed parking spaces. If a separate structure is not possible, care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. The third door must occur in a secondary building plane, offset by a minimum of 4 feet from the primary front wall of the garage, to avoid a continuous uninterrupted wall of 3 or more garage doors. No more than 3 car width openings are allowed in an elevation, if a fourth garage door is designed, it must be at a minimum distance of at least 40 feet from at least two of the other garage doors. Each homesite may have a maximum of four car-width openings. Where additional garage stalls are desired, tandem configurations should be considered to minimize the width and number of openings required for the garage.

Architects should consider what is visible through windows in garages and storage areas.

Carports are not allowed in the single-family residential areas at Teton Reserve.

#### **3.3.15. Exterior Materials.**

The architecture within Teton Reserve encompasses many traditions of craftsman regional vernacular design. These architectural elements are encouraged by the Teton Reserve DRC. Exterior materials should generally be natural materials that blend and are compatible with the native landscape of the specific homesite. Materials should be chosen for their functional honesty and their ability to age gracefully.

Imitation material [manufactured materials mimicking something they are not], overly refined finishes and other architecturally incompatible materials and finishes will not be approved for structures in Teton Reserve. Varnished siding, slump block, imitation log siding, manufactured and non-indigenous stone [white stone, etc.], vinyl siding imitating board siding, grooved plywood siding attempting to look like vertical board siding, etc. will not be approved. Imitation mullions [applied only between the panes of glass mimicking true divided-light windows] are not allowed. Quality cementitious siding may be approved at the discretion of the Teton Reserve DRC.

Architects should consider the appearance of an exterior material selection relative to the other materials on the home and also relative to those on nearby structures. The aesthetic merits of any combination of exterior materials are subject to review and approval by the Teton Reserve DRC in order to maintain the architectural integrity and consistent visual experience of Teton Reserve. The Teton Reserve DRC shall have the authority to withhold approval of proposed projects which, in the sole opinion of the DRC, do not meet with these standards.

If a home is proposed using 100 percent wood siding for the exterior walls, there must be a significant pattern or texture change noticeable. For example, a wide board siding capped with a copper band may be used at the base or a home with wood shingles above.

Siding materials and other exterior features may not be applied in a visually busy pattern. For example, board siding may not be installed in diagonal patterns. The scale of the siding must complement the area that it covers; small scale shingles may be used to clad small elements, whereas large wall areas require siding of a more substantial scale. Window and door openings shall be composed to form a part of the overall architectural composition and not placed without consideration of the exterior composition.

Copper and Cor-Ten steel are materials which can be provided without a factory finish. However they must be partially pre weathered and approved by the Teton Reserve DRC prior to installation. It is suggested that materials that need to be weathered prior to installation be purchased in advance and stored outside. In the absence of specific expertise, materials which are chemically treated may not become the same color as if that same material were to age naturally in this climate.

Genuine wrought iron may be used unfinished and without aging.

### **3.3.16. Colors and Materials**

Exterior metals such as aluminum or steel doors, windows, screens, rooftop and sidewall appurtenances and other miscellaneous metal shall be anodized in a color [other than clear] or provided with a factory finish in an approved color. Foundation vents [when proposed with a painted finish], flashings and other exposed miscellaneous metal that cannot be provided with a factory finish shall be painted in an approved color. The goal is to provide as dull a matte finish as possible; shiny and reflective metal must be avoided.

Color can be described in terms of three attributes, including hue [its basic color], value [lightness and darkness], and chroma [intensity]. Commercial paint companies commonly reference a light reflectance value or LRV. The lower the number, the less light reflectance and thus the darker the color.

When proposing colors for the exterior materials for a home, keep in mind the following.

- Color is affected by architectural design. Planar surfaces will read lighter than those which involve a great deal of articulated shade and shadow.
- Color is affected by relationships. The first structures to be built in any one area may be judged differently than those which follow. The later structures will have to relate not only to the natural landscape, but to the other earlier structures as well.

- Portions of buildings usually suggest special treatment, including the use of more than one color on a single structure. The combinations of these colors must be addressed in a skillful way to ensure quiet and complementary combinations are the result.
- When more than one color is approved on a single structure, all color changes must be made at an inside corner.

### 3.3.17. Service Areas

Areas shall be provided for trash containers, utility tanks, storage of patio furniture, and maintenance and recreational use must be screened to the satisfaction of the Teton Reserve DRC.

## 3.4. Landscaping

The goal for landscaping at Teton Reserve is to reflect the natural palette of the Teton Valley's varied environments. Trees on the slopes form the backdrop. To many homes, the golf course and its vast native areas will add a variegated backdrop consisting of the intense manicured green of the golf course contrasted with the wild look and seasonally changing color of the native areas. Following are specific Guidelines for landscaping of homesites intended to implement the goals of Teton Reserve:

**Cultivated Areas.** A contiguous area surrounding each home must be irrigated and planted with lawns, trees and scrubs chosen from the species list on Appendix A. Even in cultivated areas, however, rigid formality, such as lining of drives or walks with a geometric arrangement of trees or shrubs, should be minimized. This cultivated area should have flowing, nonlinear boundaries with native areas described below, and should be designed in such a way that no native area less than 10 feet in width is left between such cultivated area and irrigated areas of the golf course or of adjacent homesites or common areas.

**Private Areas.** Private areas are those areas located within walls, courtyards, or other approved structures, so that they are not visible. Within private areas, an Owner may create as varied or formal a landscape as desired.

**Irrigation.** All cultivated areas of each site must be fully irrigated with an underground sprinkler system with automatic controls. Sprinkler heads should be of "pop-up" design or discretely located, and black risers should be used in order to minimize visual awareness of these systems. Sprinkler systems shall be utilized as needed to maintain active growth and healthy green color for all plant materials, except when dormant in winter.

**Landscape Plans.** Before the installation of any landscaping or any underground sprinkler system begins, a specific plan for the landscaping and the underground sprinkler system must be submitted and approved by the DRC.

**Completion of Landscaping.** All landscaping work must be completed within 90 days of receipt of a Certificate of Occupancy for the residence. Extensions will be granted for weather conditions which prevent installation of plant materials or other landscaping improvements.

**Outdoor Furniture.** Location of permanently placed outdoor furniture or accessories including, but not limited to swings, tables, barbecues, arbors, children's play equipment, must be approved by the DRC. Outdoor furniture and accessories may not infringe on setbacks and must be properly maintained. All play equipment shall be screened from adjacent view or be painted or constructed to blend with natural surroundings as approved by the DRC.

**Outdoor Ornamentation or Statuary.** Placing, erecting, constructing or allowing any permanent unnatural or manmade ornaments, signs, statuary, pink flamingos, relics, flagpoles, machinery, equipment, basketball backboards, game poles and



nets, or other such items which are unattached to approved structures are prohibited unless the same are included and made a part of a landscape plan submitted to and approved by the DRC. “Unnatural” shall mean any object which is not naturally growing upon, indigenous to or accumulated upon a home site in its undeveloped state.

Any ornamentation or statuary item described above which is to be attached to or intended to be a part of an approved structure or deck shall first be submitted to the DRC for approval.

**Adjacent Rights of Way.** Under the Declaration, the area for which the Owner is responsible for landscaping treatment as provided above includes the Owner’s site and all land within rights of way adjacent to such site between a property line and the pavement of any roadway within such right of way. All of such areas, whether within the site or in rights of way adjacent to it, will be landscaped to comply with the above.

## 4. Construction Regulations

In order to ensure that the natural landscape of each lot is preserved and the nuisances inherent to any construction process are kept to a minimum, the following regulations will be enforced during the construction period of all improvements at Teton Reserve. Any violation of these regulations by an Owner’s agent, representative, builder, contractor or subcontractor will be treated as a violation by the Owner.

1. **Building Envelope.** The Building Envelope, which is the limit of development on each lot, is also the area within which all activities related to the improvements to be constructed must be confined. To this end, the building envelope must be temporarily staked or flagged during the duration of construction. Temporary staking enclosing the building envelope must terminate at the property line adjacent to the entrance drive.
2. **OSHA Compliance.** All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.
3. **Construction Trailers.** Upon commencement of construction, a small construction trailer or portable field office may be located on the building site within the building envelope, clear of all setbacks. The type, size and color of any portable office must be approved by a representative of the DRC during the preconstruction conference. The field office may not be placed on site earlier than two weeks prior to the actual onset of continuous activity. A construction trailer may not remain on a site for a period of time exceeding nine months without written approval of the DRC.
4. **Trash Receptacles and Debris Removal.** Owners and builders shall clean up all trash and debris at the end of each day. An approved trash receptacle must remain on site at all times for this purpose to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse. Disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the site or elsewhere in Teton Reserve. Heavy debris, such as broken stone, wood scrap, and the like, must be removed from the site immediately upon completion of the work of each trade that has generated the debris.

All concrete washouts from both trucks and mixers must occur within the building envelope of the lot in a location where it will be ultimately concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming an eyesore or detriment to other lots or open space. Any cleanup costs incurred by the DRC or the Association in enforcing these requirements shall be payable by the Owner. The DRC may use the Compliance Deposit described herein to pay any costs it may incur in this connection.

5. **Sanitary Facilities.** Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the building envelope, clear of all setbacks.
6. **Construction Access.** The approved access drive will be the only construction access to any lot.
7. **Vehicles and Parking Areas.** Construction crews may not park on, or otherwise use, undeveloped portions of lots or open space. All vehicles shall be parked within the building envelope. During very busy construction periods involving multiple trades such as all construction vehicles cannot be confined to the site itself, the overflow vehicles may be temporarily parked along the shoulder of the roadway. During these limited occurrences, vehicles must be off of the paved surface of the roadway or cul-de-sac to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Vehicles may not be parked on neighboring lots, in nearby driveways, or in open space. Changing oil or another vehicle maintenance on any site is prohibited.
8. **Conservation of Native Landscape.** the DRC shall have the right to flag major terrain features or plants which are to be fenced for protection.
9. **Excavation Materials and Blasting.** If any blasting is to occur, the DRC must be notified two weeks in advance, and appropriate approvals must be obtained from appropriate governmental authorities. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverage as mandated by county and state statutes specific to their lasting activity at Teton Reserve. The DRC shall have the authority to require written documentation of anticipated seismic effects, with confirmation such effect will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized.

All excess materials resulting from blasting, as well as all other excess excavation materials, must be promptly removed from Teton Reserve.

10. **Dust and Noise Control.** The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction activity on the site.

The playing of radios or use of other audio equipment by construction crews during the improvement of any lot at Teton Reserve is prohibited.

11. **Material Deliveries.** All building materials, equipment and machinery required to construct a residence on any lot at Teton Reserve must be delivered to and remain within the building envelope of each lot. clear of all setbacks. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Teton Reserve overnight. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site.
12. **Firearms.** Carrying any type of firearms on the property is prohibited.

13. **Alcohol and Controlled Substances.** The consumption of alcohol or use of any controlled substance on any construction site or common area within Teton Reserve is prohibited.
14. **Fires and Flammable Materials.** Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, is prohibited. At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times. No on-site fires are allowed.
15. **Pets.** No pets may be brought onto the property by any construction crews.
16. **Preservation of Property.** The use of or transit over any other lot, common area or amenity, including the golf course, is prohibited. Similarly, the use of or transit over the native area or setbacks outside the building envelope of any lot is prohibited. Construction personnel shall refrain from parking, eating, or depositing rubbish or scrap materials (including concrete washout) on any neighboring lot, tract, or right-of-way.
17. **Restoration of Property.** Upon completion of construction, each Owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. In addition, the Owner and general contractor shall be held financially responsible for site restoration free-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or subcontracted agents.
18. **Construction Signage.** Individual signs identifying individual contractors or subcontractors, tradesmen, or suppliers are prohibited. Identification of licensed tradesmen, when required by state or county statutes shall be confined to the posting location of the building permit.
19. **Daily Operation.** Daily working hours for each construction site shall be from 7:00 a.m. to 7:00 p.m. Construction activity which generates excessive noise, such as hammering, sawing, excavation work, concrete delivery; etc., must be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 7:00 p.m. on Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. Excavation and heavy machinery must be curtailed on Sundays, nail guns and compressors are allowed..
20. **Site Visitation.** Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, design review observers, sales personnel, and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.
21. **Construction Insurance Requirements.** All contractors and subcontractors must post evidence of insurance with their lot owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the lot owner and Teton Reserve as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability. General liability coverage shall contain provisions for contractual liability and broad form. liability and workman's compensation. The minimum limits of liability shall not be less than \$1,000,000 each for general property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

## **5. Design Review Procedures**

In order to establish a framework for periodic review and comment on each residence as it proceeds through the design development and review process, the following procedures have been established by the DRC of Teton Reserve. Plans and specifications shall be submitted to the DRC in accordance with the following conference and submittal requirements and review procedures.

### **5.1. Predesign Conference.**

Prior to preparing preliminary plans for any proposed improvement, the Owner and/or the Owner's architect should meet with a representative of the DRC to discuss proposed plans and to resolve any questions regarding building requirements at Teton Reserve. The purpose of this informal review is to obtain guidance from the Committee concerning the possibilities and sensitivities of the site prior to initiating preliminary design. These meetings should occur on-site wherever possible.

### **5.2. Preliminary Design Submittal.**

When the preliminary design is complete, plan submittals must include all the following and must be presented in PDF format. No review will commence until the submittal is complete.

- Site plan, showing the entire property, and the location of the proposed building envelope; the residence and all buildings, driveways, and parking areas; existing and proposed topography; proposed finished floor elevations; and special terrain features, if any, to be preserved.
- Drawing of the site prepared by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, major terrain features, edge of pavement, and utility' locations.
- Floor plans showing proposed finished floor elevations.
- All exterior elevations showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and a preliminary indication of all exterior materials and colors.
- In addition to the exterior elevations in Item 4 above, a "conceptual drawing" showing the most prominent and descriptive view of the home in perspective and on the actual site. It must also clearly show all architectural elements, with major building elements labeled for identification.
- Any other drawings, materials, or samples requested by the DRC

### **5.3. Preliminary Design Review.**

The DRC will review the preliminary plans described in Section 2 above and will respond in writing within 10 days after the review, but no later than 20 days after a submittal is complete.

Results of reviews may not be discussed over the telephone by members of the DRC with an Owner or his architect or builder, and no Owner, architect or builder shall have the right to attend any meeting of the DRC unless specifically requested by the DRC. Any response an Owner may wish to make regarding the results of a design review must be addressed to the DRC in writing.

#### **5.4. Final Design Submittal.**

After preliminary plan approval is obtained from the DRC; the following documents are to be submitted for final review in both size formats outlined for the preliminary design review process. No review will commence until the submittal is complete.

- Site plan, showing the entire property ; and the location of the building envelope; the residence and all buildings, and the driveway, and parking areas; existing and proposed topography ; finished floor elevations; terrain features to be removed; all utility sources and connections; and all site walls, fences, or similar structures.
- Floor plans showing finished floor elevations.
- Roof plan showing all roof pitches.
- Building section, indicating existing and proposed grade lines.
- All exterior elevations showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.
- Samples, paint chips and photographs or illustrations depicting or describing all exterior materials, finishes, and colors.
- Complete landscape plan showing location, size, and type of all existing and proposed plants, irrigation system facilities, decorative materials, paving or other impervious surfaces, walls, steps, fences, or borders. Refer to attached Appendix A and B for a list of approved trees and shrubs.
- Onsite staking of all building corners and other improvements, if requested by the DRC.

The submittal shall consist of one set of prints, which shall be retained by the DRC.

#### **5.5. Deferral of Material or Color Selection.**

An applicant may wish to delay the confirmation of landscaping plans and final color selection until some point in time after the start of construction in order to better visualize landscape considerations or to test an assortment of potential colors with actual materials intended for use. The DRC will cooperate with the applicant in this regard, provided that no landscape work may be started, nor color or material applied until such time as the Committee has had the opportunity to review and consent to the final selections. The re-submittal must occur before the placement of any orders for materials in order to avoid potential restocking costs in the event of denial of the submitted item(s). Any Final Design Approval shall be conditional on the Owner obtaining DRC approval of any materials or colors on which approval was deferred at the time of the Final Design Submittal

#### **5.6. Site Inspection.**

As soon as the submission of final plans is complete, a representative of the DRC will inspect the site to determine that the conditions as depicted in the final Design Submittal are accurate and complete.

#### **5.7. Final Design Review.**

The DRC will review the final plans and respond in writing within 10 days after the review, but no later than 30 days after a submittal is complete. If in the opinion of the DRC, the submittal is a logical and direct development of the approved preliminary drawings and is otherwise in compliance with these Design Guidelines, approval will be granted. Should the design be at substantial variance with the preliminary drawings or violate any of these guidelines, disapproval may result, and a revised submittal will be required.

Result of reviews will not be discussed over the telephone by members of the DRC with an Owner or his architect or builder, and no Owner, architect or builder shall have the right to attend any meeting of the DRC unless specifically requested by the DRC. Any response an Owner may wish to make regarding the results of a design review must be addressed to the DRC in writing.

#### **5.8. Resubmittal of Plans.**

In the event of any disapproval by the DRC of either a preliminary or a final submittal, a resubmission of plans should follow the same procedures as an original submittal.

#### **5.9. Preconstruction Conference.**

Prior to commencing construction, the builder must meet with a representative of the DRC to review construction procedures and coordinate his activities in Teton Reserve. .

#### **5.10. Commencement of Construction.**

Upon receipt of official approval from the DRC, payment of the Compliance Deposit, and satisfaction of all governmental review processes, the Owner shall satisfy all conditions and commencement of the construction of any work pursuant to the approved plans within one year from the date of such approval. If the Owner fails to begin construction within the time period, any approval given shall be deemed revoked.

The Owner shall, in any event, complete the construction of any improvement on his lot within 24 months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

#### **5.11. Inspection of Work in Progress.**

The DRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the DRC of work in progress or compliance with these Design Guidelines.

#### **5.12. Subsequent Changes.**

Additional construction or other improvements to a residence or lot or change during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the DRC for approval prior to making such changes or additions.

#### **5.13. Final Release.**

Upon completion of any residence or other improvement, the Owner shall give written notice of completion to the DRC. Within 10 days of such notification, a representative of the DRC may inspect the residence or other improvements for compliance. If all improvements comply with these Design Guidelines, the DRC may issue a written approval to the Owner, constituting a final release of the improvements by the DRC. Final release is to be issued within 30 days of the final inspection.

If it is found that the work was not done in strict compliance with the approved plans or any portion of the Design Guidelines, the DRC may issue a written notice of noncompliance to the Owner, specifying the particulars of non-compliance, said notice to be issued within 30 days of the final inspection. The Owner shall have 45 days from the date of notice of noncompliance within which to remedy the non-complying improvements as provided for in these Development Standards, including, without limitation, injunctive relief or the imposition of a fine.

#### **5.14. Non Waiver.**

The approval by the DRC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the development standards shall not constitute a waiver of same.

#### **5.15. Right of Waiver.**

The DRC reserves the right to waive or vary any of the procedures set forth herein at its discretion.

#### **5.16. Exemptions.**

Utility maintenance buildings, buildings existing prior to subdivision and other structures located on nonresidential tracts are exempted from the “Architectural Design Standards” portion of this document. However, the DRC will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

#### **5.17. Relationship with Association.**

The DRC shall serve as an agent of the Association concerning the review, enforcement, and other matters described in these Guidelines. All funds held or disbursed as or from Design Review fees Compliance Deposits, payments of fines, and payment or reimbursements of expenses of enforcing compliance with these Guidelines will be held and/or paid for the account of the Association and will in all instances be the property of the Association.

## **6. DRC**

### **6.1. Members.**

The DRC shall initially consist of four members. Each member shall hold his or her office until such time as he or she has resigned or been removed or his or her successor has been appointed as set forth herein.

### **6.2. Selection of Members.**

Members of the DRC shall be selected as provided in the Declaration.

### **6.3. Resignation of Members.**

Any member of the DRC may, at any time, resign for the DRC upon written notice delivered to the Association



#### **6.4. Duties.**

It shall be the duty of the DRC to consider and act upon such proposals or plans related to the development of homes within Teton Reserve as are submitted pursuant to the Design Guidelines, to enforce these Design Guidelines, and to amend these Design Guidelines when, and in a manner deemed appropriate by, the DRC.

#### **6.5. Meetings.**

The DRC shall meet from time to time as necessary to properly perform its duties. The vote of a majority of the members shall constitute an act of the DRC. The DRC shall keep on file all submittals and copies of all written responses to Owners to serve as record of all actions taken.

#### **6.6. Compensation.**

Unless authorized by the Association, any member of the DRC which is affiliated with Declarant shall not receive any compensation for services rendered.

All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the DRC retained for assistance in the review process shall be paid such compensation as the DRC determines.

#### **6.7. Amendment of Design Guidelines**

Until the designated "turnover" date, the DRC may from time to time and at its sole discretion, amend or revise any portion of these Development guidelines. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Subsequent to the "turnover" date, administrative changes may be made in like manner by the Committee. Changes of a substantial nature may be recommended by the Committee for consideration by the Board of Directors of the Association.

Each Owner is responsible for obtaining from the DRC a copy of the most recently revised Development Guidelines.

#### **6.8. Non Liability.**

None of the members of the DRC, any member thereof, or the Declarant, shall be liable to the Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

- The approval or disapproval of any plans, drawings and specifications, whether or not defective.
- The construction or performance of any work, whether or not pursuant to approved plans, drawings
- The development, or manner of development, of any property within Teton Reserve.

Every Owner or other person, by submission of plans and specifications to the DRC for approval, agrees that he will not bring any action or suit against the DRC, any of its members, or the Declarant, regarding any action taken by the DRC.

Approval by the DRC of any improvement at Teton Reserve only refers to Teton Reserve Design Guidelines and in no way implies conformance with local governmental regulations. It shall be the sole responsibility of the Owner to comply with all applicable governmental ordinances or regulations, including but not limited to zoning ordinances and local building codes.



## **6.9. Enforcement.**

The DRC may, at any time, inspect a lot or improvement and, upon discovering a violation of these Design Guidelines provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, the DRC or its authorized agents may enter the lot and correct the violation at the expense of the Owner of such lot. Said expense shall be the sole responsibility of the Owner and shall be secured by a lien upon such site enforceable in accordance with the Declaration. In addition, if the DRC is holding a Compliance Deposit from the Owner, funds in the Compliance Deposit may be used to satisfy, in whole or in part, the obligation of the Owner to pay such expenses.

In the event of any violation of these Design Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses impose without limitation a punitive fine, commensurate with the severity of the violation. Such fine shall be paid and secured as provided above for other expenses for which the Owner is liable.

## **6.10. Severability.**

If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstances, is held invalid, the validity of the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein

# **Appendix A - Trees, Shrubs And Groundcovers**

NOTE: the following list is a tentative list to be supplemented and amended with the input of agronomists retained by the developer.

## **Trees**

- Malus-Semi-DWF Apple
- Prunus-DWF Apricot
- Prunus- Cherry
- Prunus-Cherry Plum
- Pyrus-STD Pear
- Acer Negundo “Baron”
- Acer Platanoides “Pond”
- Acer Platanoides “Royal Red”
- Acer Saccharinum “Silver Queen”
- Acer Saccharinum “Green Mountain”
- Alnus Glutinosa
- Alnus Incana
- Alnus Sinuata
- Amelanchier X Grandiflora “Autumn Brilliance”
- Betula Occidentalis
- Betula Pendula
- Betula pendula “Dalecarlica”
- Betula Pendula “Youngii”
- Carpinus Betulus
- Fraxinus pennsylvanica “Patmore”
- Gleditsia Triacanthos Inermis
- Malus “Klehm’s Improved Bechtel”

- Valus “Radiant”
- Malus “Red Jade”
- Malus “Snowdrift”
- Polulus Alba “pyramidalis”
- Populus Tremuloides
- Populus Tremula “Erectra”
- Prunus Nigra “princess Kay”
- Prunus Virginiana “Shubert”
- Prunus X Cistena Pyrus Ussuriensis
- Quercus Macrocarpa
- Robinia Pseudoacacia “Purple Robe”
- Salix Alba
- Salix Alba Vittenlina
- Salix Pentandra
- Salix X “Prairie Cascade”
- Sorbus Aucuparia “Cardinal royal”
- Tilia Americana
- Tilia Americana “Redmond”
- Abies Lasciocarpa
- Picea Pungens
- Piknus Aristata
- Pinus Flexilis

## Shrubs

- Acer Ginnala
- Acer G labrum
- Ameianchier Candadensis
- Amelanchier X “Regent”
- Arctostaphylos Uva-Rusi
- Aronia Melanocarpa Elata
- Caragana Arborescens
- Chamaebatiaria Millefolium
- Comus Alba “Gouchaultii”
- Comus Canadensis
- Comus Sericea “Bailey”
- Comus Sricea “Isanti”
- Comus Sricea “Kelsey”
- Cotoneaster AcutifoliusDiervilla Lonicera Forsythia X Intermedia “Meadowlark” Hippophae Rhomanoides  
Holodiscus Discolor
- Ilex Verticillata
- Linnaea Borealis
- Lonicera Tatarica “Arnold Red” Mahonia Repens
- Myrica Pensylvanica
- Physocarpus Opulifolius “Darts Gold Potentilla
- Prunus Maritima
- Prunus Tomentosa
- Prunus Virginiana
- Prunus Virginia “Shubert”

- Prunus X Cistena
- Quercus Gambelii
- Rhamnus Frangula “Aplenifolia”
- Salix ssp. “Flame”
- Sambucus Canadensis “Adams” Sambucus Canadensis “Aurea”
- Thuja Occidentalis “Techny”
- Sorbaria Sorbitblia
- Spiraea Fritschiana
- Spiraea Japonica “Shibori”
- Spiraea Nipponica “Halwards Silver” Spiraea X Bumalda “Crispa”
- Spiraea X Bumalda “Froebel”
- Spiraea X Bumalda “Goldflame” Spiraea X Vanhouttei
- Symphoricarpos Albus
- Syringa Meyeri “Palibin”
- Syringa Patula “Miss Kim”
- Syringa Villosa
- Syringa Vulgris
- Syringa X Hyacinthiflora “Mt. Baker” Syringa X Prestoniae Viburnum Lantana Viburnum Lentago
- Viburnum Opulus “Nanum”
- Viburnum Trilobum “Bailey Compact” Viburnum Trilobum “Wentworth” Juniperus Chinensis “Old Gold”  
Juniperus Horizontalis “Blue Chip: Juniperus Sabina “Buffalo” Juniperus Sabina Var. Tamariscifolia Juniperus  
Scopulorum
- Juniperus S. “Cologreen”
- Juniperus S. “Blue Point”
- Pinus Mugo Var Mugo
- Pinus Mugo Var. Pumilio
- Rhamnus Frangula “Columnaris” Rhus Trilobata
- Rhus Typhiana
- Rhus Typhiana “Laciniata”
- Ribes Alpinum
- Ribes Odoratum
- Ribes “Pixwell”
- Ribes “Red Lake”
- Rosa (assorted Roses)
- Rosa Fubrifolia
- Rosa Woodsii
- Rubus Parvifloris
- Rubus “Fall Gold”
- Rubus “Latham”
- Rubus “Royalty”
- Salix Exigua
- Salix Purpurea “Nana”

## Lines

- Celastrus Scandens
- Clematis X
- Lonicera X Brownii

- Parthenocissus Quinquefolia Polygonum Aubertii Vitis Riparia

## Groundcovers

- Arctostaphylos uva-ursi
- Potentilla fraticosa
- Bearberry
- Shrubby Cinquefoil

## Perennials

- Acacna Microphylla
- Achillea Filipendulina “Moonsdshine” Achillea Millefolium “Red Beauty” Achillea X “New White”
- Aconitum Bicolor
- Aconitum Napellus
- Adenophora Lilifolia
- Aegopodium Podagraria “Variegatum” Ajuga Genevensis
- Ajuga Reptans “Metallica Crispa” Ajuga X “Burgundy Glow”
- Ajuga X “Purple Brocade”
- Alcea Rosea
- Alchemilla Mollis
- Allium Schoenoprasum
- Anemone Sylvestris
- Anemone Tomentosa
- Antennaria Dioica “Rubra”
- Aquilegia Flabulata
- Arisaema Triphy Hum
- Armeria Maritima
- Artemisia Schmidiana
- Aruncus Aethusifolius
- Aruncus Zweiwelten
- Asclepias Tuberosa
- Aster X
- Astilbe Chinensis
- Astilbe Simplicifolia
- Astilbe X
- Astrantia Hybrid “Rainbow” Aubrieta X “Purple Gen”
- Aurinia Saxatilis “Compactum” Baptisia Australis
- Bellis Perennis
- Bergenia Cordifolia
- Boltonia Asteroides
- Brunnera Macrophylla
- Campanula Carpatia
- Campanula Golomerata
- Campanula Poscharskyana Centaurea Dealbata “rosea” Centaurea Montana “Blue” Centranthus Ruber “Coccinius” Choleone Lyonii

- Cerastium tomentosum Chrysanthemum Coccineum Chrysanthemum Maximum Chrysanthemum M. “Aglaya”  
Cimicifuga Racemosa cprepsos Grandiflora Coreopsis Rosea
- Coreopsis Verticillata
- Delphinium X
- Dianthus
- Dicentra
- Dictamnus Albus
- Digitalis Ambigua
- Digitalis Mertonensis
- Dodonaea Meadia
- Domuncum Causicum
- Echinacea Purpurea Erigeron Speciosus
- Erythronium Americanum
- Euonymus Fortunei
- Euphorbia Polychroma
- Fern-Adiantum Pedatum
- Fern-Adiantum Filix Femina
- Fern-Dryopteris Erythrosora
- Fern-Matteuccia Struthiopteris Pensylvanica Fern-Polystichum Acrostichoides Filipendula Vulgaris Fragaria Vesca
- Gaillardia X grandiflora
- Galium Odoratum
- Geranium
- Geum Quellyon
- Grass-Festuca Ovina Gaura
- Grass-Helictotrichon Sempervirens
- Grass-Miscanthus Sinensis
- Grass-Phalaris Arundinacea Picta, Gypsophila paniculata
- Hemerocallis X
- Hemerocallis Glabra
- Heuchera Micrantha
- Heuchera Sanguinea, Hibiscus Moscheutos, Hosta ssp.
- Houttuynia Cordata
- Iberis Sempervirens
- Iris Ensata “Mixed”
- IrisPembala “Mixed”
- Iris Sibirica
- Lamium Galeobdolon
- Lamium Maculatum
- Liatris Spicata
- Ligularia Dentata
- Limnium Perenne
- Liriope Spicata
- Lupinus X
- Lychnis Arkwrightii
- Lychnis Chalcedonica
- Lysimachia
- Macleaya Cordata
- Malva Alcea

- Monarda Didyma
- Nepea Mussini
- Oenothera Missouriensis Oenothera Youngi
- Ophiopogon Planiscapus
- Paeonia X
- Papaver Nudicuale
- Papaver Orientale
- Penstemon
- Phlox Subulata
- Phlox Paniculata
- Physostegia Virginiana
- Platycodon Grandiflorus Polemonium Caeruleum
- Polygonum Reynoutria
- Polygonum X “Border Jewel”
- Potentilla
- Pulmonaria Saccharata
- Pulsatilla Vulgaris
- Ranunculus Repens
- Rudbeckia Fulgida “Goldstrum”
- Ruta Graveolens “Blue Mound”
- Sagina Subulata
- Salvia superba “Rose Queen”
- Salvia X Sylvestris “May Knight”
- Saponaria Ocyrioedea Saponaria Officinalis “Rosea Plena” Scabiosa Caucasica “House Hybrids” Sedum Spectabile “Dragon’s Blood”
- Sedum S. “Autum Joy”
- Sedum X. “Vera Jameson”
- Sidalcea Malviflora “Mixed”
- Solicago Sphacelata “Golden Fleece”
- Stachys Buzantina “Silver Carpet”
- Thalictrum Aquilegifolium “Purpureum”
- Thymus Serpyllum “Coccinium”
- Tiarella Wherryi
- Trollius Chinensis “Golden Queen”
- Veronica Spicata “Red Fox”
- Veronica X
- Vinca Minor