

**ARCHITECTURAL REVIEW BOARD  
DESIGN GUIDELINES  
FOR  
SNAKE RIVER SPORTING CLUB  
JACKSON HOLE, WYOMING**

Restated and Revised  
August 2, 2007

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## *Design Guidelines*

### **1.0 INTRODUCTION**

The Design Guidelines have been prepared to help owners, architects and builders better understand the architectural vision for Snake River Sporting Club (SRSC) and to assure the accomplishment of that vision. These guidelines spell out a step-by-step, interactive approval process for all homes built in this community. With the creativity and cooperation of the owners, architects and builders, the vision for this project can be achieved, property values will be enhanced and an outstanding project of uncommon beauty and uncompromising quality will be created.

The Design Guidelines spell out minimum acceptable levels of site planning, architecture, detailing, landscape design and construction beneath which approvals to build may not be granted by the Architectural Review Board (ARB). Certain standards in these Design Guidelines are more restrictive than Teton County Land Development Regulations. It is important for each Owner/Builder not only to meet Teton County building standards but to comply with these Design Guideline standards, especially noting where they are more restrictive.

The Architectural Review Board is equally concerned with encouraging input and different ideas from owners and their architects as it is with precluding inappropriate design and development. To achieve the overall vision of the project there must be ingenuity, cleverness and diversity. Prospective buyers are urged to read this material carefully to understand the design concepts and practices that will be implemented at SRSC. Any questions may be directed to a member of the ARB.

**2.0 THE SRSC ARCHITECTURAL THEME**

The architectural theme that befits this beautiful mountain/river setting in historic Jackson Hole is best described as “western/ refined rustic.” It is a theme that recalls mountain ranches, cabins, NPS lodges of the west and summer camps that were designed with dignified and rugged simplicity while utilizing new materials and techniques to further refine the design through careful implementation. The buildings

Johnny Counts rendering

must quietly defer to the surrounding native landscape and be in harmony with it. This architectural style creates rustic buildings of traditional style, designed with broken rooflines, porches and mullioned windows. Construction materials emphasize logs and cut timber, stone and rough-sawn wood stained with a palette of earth tone colors, or barn-wood. It is a theme that does not allow a building to stand out in sharp contrast with its surroundings or its neighbors. It does not create look-alike houses or houses with identical colors and materials. Rather, it accepts variety while retaining harmonious consistency. See Section 5.0 for a more extensive discussion of architectural theme.

To facilitate and further the understanding of the intent of the theme of the SRSC Design Guidelines, the ARB has produced an image data bank that shows representative examples of architecture, landscape and site development that are in keeping with the general flavor of the Guidelines. This image data bank is available from the ARB in DVD format for your design team’s review.

### **3.0 SITE PLANNING**

Each Lot within SRSC is unique in terms of design opportunities and constraints. In order to take full advantage of these unique attributes, each Residence will require site-specific design and construction solutions.

The project begins with a Site Analysis as a first step in designing the home on the Lot. At a minimum, the location and type of the following items should be identified and considered. Their analysis will serve to define the design opportunities and constraints.

- Topography and landform
- Aspect and orientation [sun and shadow patterns]
- Property boundaries
- Best access
- Required setbacks from all boundaries and natural features
- Impacts on the use of the site due to snow removal
- Location of utilities serving the site
- Adjacent land uses with activity zones
- Views both onto the site and from the site
- Slope and drainage of the land
- Wind patterns
- Places attractive to people [unique places] and natural features
- Areas of any preexisting site disturbance
- Approximate locations of major areas of existing ground covers, shrubs, thickets, trees, and other vegetation (Consulting a Landscape Architect is required)
- Graphic and quantitative drip lines of all trees near anticipated improvements (distance from trunk edge to outermost canopy)
- Contextual setting (neighboring land uses, building footprint locations, style, height, mass and form)

Undisturbed forest is an important theme at SRSC. This theme can be maintained only if existing natural conditions are not significantly altered to accommodate a design of a Residence or other Improvement. To preserve the natural features of each Lot such as significant existing plant materials, washes, or rock outcroppings, each Residence must be designed and located to minimize disruption of the existing natural conditions. In addition, owners must review and comply with limitations- specific to each lot- that restricts impervious surfaces and building footprints within a building envelope and site (see Section 3.3 and Appendix 2). Specifically for lots 86 thru 92, inclusive, have site plans, driveways, specific cottage designs, garages and landscape requirements that differ from other lots in the Club.

Residences should be sited so that important views are protected, natural drainage is not altered, and the overall philosophy of harmoniously integrating the Residences into the natural forest is achieved. The site should be altered as little as possible from its original native condition, protecting large trees, boulder outcroppings, existing watershed and drainage ways.

The Owner and the Owner's architect should understand that in reviewing any proposed Residence, the ARB will consider the potential impact of the proposed Residence or Improvement on the views and privacy of neighboring Lots, and should therefore locate and design the proposed Residence accordingly.

*Any proposed Residence or Improvement that, in the sole opinion of the ARB, overwhelms the Building Envelope or is inconsistent with the philosophy of SRSC will not be approved. The ARB will not approve any Residence if the floor levels do not closely conform to the existing natural slope and other unique characteristics of the Lot or that exceeds the maximum allowable, gross floor area, or footprint provided for in Appendix 2.*

### **3.1 SETBACKS**

Setbacks from lot boundaries shall be enforced on all SRSC lots in an effort to preserve the natural landscape and the undeveloped spaces. In order to achieve continuity between the existing and developed lands, areas must be preserved (or restored if necessary) to their undisturbed state. The required minimum setbacks may vary from lot to lot depending on lot size and existing conditions. Specific setbacks for each lot have resulted in the definition of building envelopes that have been reviewed and approved by Teton County and are reflected on the recorded Plats for the project. .

### **3.2 BUILDING ENVELOPES**

SRSC has defined building envelopes on all properties to provide additional protection beyond that afforded by normal setbacks. Building Envelopes along with Impervious Surface limitations identified in Appendix 2, define the maximum allowable area disturbed by construction. The Driveway Easement is not part of the Building Envelope but is considered an extension to it and held to the same limitations as building envelopes.

Before any conceptual planning is done, the Owner and/or Owner's architect must review the building envelope on-site and consult with the ARB to verify the location of the Building Envelope corners. Any proposed modifications to the Building Envelope must be submitted to the ARB for approval as a Variance Request. The square footage of the proposed Building Envelope must be equal to or less than the square footage of the original Building Envelope. Revised building envelopes require submission and approval by Teton County Planning and Development Department and possibly the Board of County Commissioners in a public hearing as part of an application for Minor Plat Amendment.

Within the Building Envelope, Residences should be located where drainage, soil, and geological conditions will provide a safe foundation. The Residence must be designed and located so it does not completely fill the Building Envelope. Room must be allowed between the Residence and the Building Envelope line to provide working space for all construction activities. Early consideration should be given to any future expansions or building needs, such as guesthouses (where allowed). These Improvements shall occur within the Building Envelope. Any such future considerations must be shown on the Preliminary Submittal.

In general, no areas outside of the Building Envelope are allowed to be disturbed during the construction process. If exception is granted by the ARB, all disturbed areas must be replanted with native plants and restored to the original condition by the Builder prior to release of the Builder's Compliance Deposit.

Any secondary construction access requires prior approval from the ARB and possibly the Teton County Planning and Development Department. Section 3.15 describes Building Envelope requirements for combined Lots.

### **3.3 MAXIMUM IMPERVIOUS SURFACE COVERAGE**

The maximum impervious surface coverage shall be limited to allowable site area coverage as indicated in Appendix 2, approved by Teton County pursuant to the Teton County Land Development Regulations. Impervious coverage will apply to all areas that do not allow water to infiltrate and that do not support vegetation. In some cases, the maximum coverage allowed may not be achievable due to setback requirements or additional site-specific requirements made during the approval process to preserve natural site features. Except for the driveway surface from the edge of the building envelope to the adjacent roadway/ public access, all impervious coverage must take place within the building envelope and remain clear of all setbacks and easements.

### **3.4 EASEMENTS**

In general, golf easements exist on portions of all lots adjacent to the golf course. This is both for safety zones around golf play areas and to facilitate golf course maintenance and upkeep. Details about the location and conditions of a golf easement, if any, on a Lot are as noted on the Final Plats. In addition, there exists a variety of recreational, open space and conservation easements throughout the properties that make up SRSC. Owners should review those that are adjacent to or encompass a portion of their Lots as indicated on the Final Plats, prior to beginning any design efforts or construction activity.

### **3.5 SNOW STORAGE AREAS**

Accommodating snow removal and storage present unique challenges in mountain regions. Each property shall provide and identify ample storage space for the removal and storage of snow from the driveway, walkways, roof and other structure as necessary during the snow months. Consideration should be given to provide adequate drainage from storage areas in order to minimize standing water in the spring. Proposed snow storage areas must be reviewed and approved by the ARB prior to submittal to Teton County for building permit approval.

### **3.6 DRIVEWAY ENTRANCE**

Access drives shall be located to preserve and protect important natural features, such as large or significant plant material, trees, drainage ways, rock outcroppings, etc. They must be designed to minimize disturbance to the natural landscape to the greatest extent possible. Careful consideration should be given to orient the drives to receive maximum solar exposure in order to speed snow melting. Additional consideration should be given to provide adequate sight distance from the driveway to adjacent travel lanes. In certain locations, shared driveways with an adjacent lot are required by Teton County approvals and are indicated on the Final Plats for a portion of the overall length. This helps to reduce the visual clutter associated with multiple driveway cuts; reduces potential impacts on adjacent trees and wetland areas; and maximizes impervious surface allocations for each affected lot.

Driveways shall be a maximum of 16 feet wide at the property line, and a maximum of 14 feet wide on the Lot except as approved for parking and turn-around areas. Only one driveway entrance will be permitted for each Lot unless physical site conditions dictate otherwise. The location of the driveway intersection at the street must be approved by the ARB. Certain lots are accessed via shared/ combined driveways.

Roads will be asphalt with an impregnated gravel surface to give the roads the durability of asphalt with the appearance of gravel. Driveways can either be of the same surface as the roads (not plain asphalt), or they can be gravel. The drive color, if a material other than asphalt, must be approved by the ARB.

Drainage structures beneath driveways must be concealed by using approved plant material, rock, or stone. Freestanding walls, posts, signs, planters, gates, beams, arches, or other similar features are not permitted except for approved house signage. To provide a professional appearance, the roadway at the intersection of the driveway shall be saw-cut to provide for a smooth transition with the driveway.

### **3.7 GARAGE LOCATION**

Driveway access and garage location significantly affect the design and placement of the home. One of the greatest contributors to negative feelings about residential subdivisions is the row of garage doors aligned along the street with oversized driveways leading to them. Every effort must be made to keep this view from being prevalent at SRSC. In order to minimize the impact on the community, garage doors are generally not allowed to face the street, Golf Course, or any other common area or public right of way. Where possible, locate the driveway where it requires the least amount of cut or fill.

The potential visibility of the garage doors from the golf course and street must be minimized. The garage may be placed in a separate structure with or without an enclosed connection to the main house. Only those designs that clearly place the living spaces of the home in a more prominent perspective to the golf course and street than the garage will be considered. The front entry or entry for people should appear dominant over the entry for vehicles.

The ARB may make an exception to these requirements only on homesites with insurmountable obstacles. Overhangs above the doors and significant architectural detailing shall be used to mitigate the visual impact of the garage doors such that they appear to be in character with the remainder of the primary residence.

The intent of these requirements is to minimize and direct views from community areas away from vehicular components of the home. Homesites in prominent locations may have additional requirements on garage door placement. These requirements will be communicated to the Owner and his design team at the Concept Meeting.

### **3.8 VEHICULAR PARKING**

Each home must provide parking on site for a minimum of two (2) enclosed spaces and two (2) uncovered parking spaces. Additional enclosed stalls may be substituted for uncovered spaces. Uncovered spaces may be achieved by parking cars in tandem or in line along the driveway. Parking for recreational vehicles, boats, etc. are not allowed except within the garage structure or off-site. Where possible, a turn-around area should be provided within the Building Envelope so vehicles will not be required to back out onto the street. On street parking is prohibited at all times, and open-sided carports are not allowed. Parking for special events, parties, benefits, etc...must be approved in advance by the Club and ARB.

### **3.9 UTILITIES**

Utility services will be stubbed to the property lines of each homesite. Water, sewer, power, and telephone service locations are generally in a utility easement near a lot corner. In most cases these

services have been clustered with those providing service to an adjacent lot. Sewer service locations vary per homesite and should be identified within the site analysis.

Extension of these utilities shall be coordinated with other land disturbing activities and located in a manner to minimize disruption to the natural landscape. Generally, utility extension shall not be located within lot line setback except as required to cross the setback in the shortest distance possible- generally in alignment with the driveway access.

All utility extensions must be underground. Any areas disturbed during installation must be repaired and restored to their original condition immediately following backfill operations. Homeowners are responsible for locating- with ARB approval- septic tanks and propane tanks for each lot and should be indicated on the site plans submitted for review. Any and all permits for these elements are the obligation of the Homewner.

All meters, transformers, and appurtenant structures associated with utilities and their connections must be; approved by the ARB; adequately screened from view by architectural screens, landscaping or burial; and in a location that is not visible from the golf course or adjacent streets. Where practical, the ARB may require additional landscape screening prior to giving final approval.

### **3.10 PRESERVATION OF EXISTING VEGETATION AND SITE FEATURES**

The Owner of each homesite shall take care to protect all existing vegetation and site features identified to remain during the construction process. Where the building envelope extends over features that are to be preserved, additional protective measures must be taken to ensure survival.

During construction, the soil within the drip line of a tree's canopy must be protected from compaction, excavation and erosion. Protective measures approved by the ARB must keep equipment and machinery from compacting the soil while allowing for adequate moisture and air to reach the root zone. In addition to these protective measures, the trunks of all trees within the construction limits must be protected from damage.

The ARB may require protection of additional site features (i.e. drainage ways, wetlands, boulders, existing vegetation, etc.) by specific means during the design review process. All items identified for protection must be indicated on the construction plans.

### **3.11 SITEWORK**

In order to protect the existing and natural landscape within SRSC, the location and design of proposed structures and landscape must take into account the existing terrain and site characteristics. Disturbance shall be kept to an absolute minimum except as necessary for construction activity.

Trees, brush and rock removal must be limited to the extent necessary to permit construction of the proposed structures. All areas to be protected shall be appropriately marked and fenced for review with the ARB prior to start of construction. No clear cutting of trees will be permitted within any building envelope; however, it is understood that some selective pruning or removal may be necessary for the development of any homesite.

Any cutting or removal of trees and vegetation must first be approved by the ARB. Certain exceptions exist including the pruning or removal of dead branches or fallen debris, or the removal of trees with a

trunk diameter of six inches or less (6") measured at eighteen inches (18") above grade. No vegetation shall be removed within the setbacks without written permission from the ARB.

No construction activity or clearing and grubbing shall occur until the applicant's final Construction Documents have been approved in writing by the ARB and any conditions of approval have been fulfilled. A Pre-Construction Site Meeting with the Approved Builder and an ARB representative is required prior to issuance of the Community Building Permit. All Pre-Construction Requirements as outlined in Section 6.4.15 must also be met.

### **3.12 GRADING AND DRAINAGE**

A certified survey of each lot is required for ARB review. The survey and topographic information that has been utilized by SRSC to obtain its approvals from Teton County are adequate for planning and conceptual design, but cannot be utilized for detailed studies, for submission to the ARB, or for construction and permitting efforts. The survey should define the topography of the site (1 foot contour intervals), existing trees that exceed six inch (6") caliper at 18" above existing grade and any significant natural features of the site. It is required that the property Owner hire a licensed engineer or landscape architect to prepare a Grading/Site Plan which addresses all grading, hydrological and drainage issues.

The plan shall establish the existing natural grade in sufficient detail as may be required by the ARB to fully evaluate the potential impact of the proposed work on existing trees, and the extent of any proposed cuts and fills, retaining walls, or extended foundations. The Grading Plan shall include the information listed in Section 6.4.5.

Structures, roads, driveways and all other improvements should be designed with the objective of fitting the existing contours of the site as nearly as possible with minimal excavation and fill.

Natural drainage ways occur frequently throughout SRSC and shall not be obstructed. Improvements should be sited to avoid these drainages, although they can be sited at the edge of the drainage way. Livable areas, decks, and other improvements designed and constructed to bridge drainages without obstructing 100-year storm flows are encouraged.

All site drainage and grading must be done with the goal of minimum disruption to the Lot and adjoining lots. Surface drainage shall not drain to adjoining Lots except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion. Resulting drainage flows to the perimeter of each lot should not exceed those natural quantities that existed prior to building and site disturbance.

Excessive cut and fill is discouraged. Landforms, or berms are strongly discouraged; are restricted to building envelopes only; must appear "natural" in form, height and cross-section; and be completely re-vegetated per approvals from the ARB. Preference for ARB approvals are those site grading solutions that result in excess materials being completely removed from the site and disposed of off-site.

The Grading/Site Plan shall ensure that when a driveway intersects a street, the existing road drainage system is maintained. Damage caused by altering the natural flow of water across one Lot and onto other Lots or Common Areas is the responsibility of the Owner of the Lot that caused the unnatural drainage flow.

Drainage culverts are required on all lots where the driveway intersects the streets. All culverts, drainage pipes and structures shall be concealed and have stone or native boulder headwall coverings to promote a natural setting.

Prior to completion of construction, all disturbed areas must be re-contoured and revegetated with approved plant materials in accordance with a Landscape Plan approved by the ARB. See Section 4 for Landscape Guidelines.

### **3.13 FOUNDATION/RETAINING WALLS**

The goal at SRSC is to maintain and preserve the natural lay of the land to the greatest extent possible. With this in mind, retaining walls should be kept to a minimum and used as necessary to achieve appropriate changes in grade. For this reason retaining walls shall be limited in height to a maximum of four feet (4'). Should slopes occur that require greater than four feet of retention, multiple walls shall be built and setback a minimum of 4 feet from one another to allow for planting. Where practical, retaining walls shall be perceived as extensions of the architecture of the primary residence- walls or foundations- matching stone type, color and pattern. All retaining walls are subject to approval by the ARB.

Foundations should be designed to account for changes in grade across the property. Where existing grade requires significant cuts in order to create a building pad, the Owner should consider incorporating steps into the building design. All transition from foundation to existing grade shall be natural in appearance. The ARB at its sole discretion, reserves the authority to disapprove of any exposed excavation or fill transition that is considered abrupt, awkward or unnatural in appearance.

All foundation walls or retaining walls above grade shall have a surface treatment on the area above finish grade, as approved by the ARB. Site or landscaping retaining walls that are detached from the primary structures shall not exceed 4 feet in height. Retaining walls as an extension of the Residence shall not exceed 8 feet in height.

Retaining walls may be constructed of boulders, stone clad walls or dry-stacked rock to create a natural appearance and level change. The use of "boulders" for retaining walls is limited to individual stones no greater than eighteen (18") inches in any dimension and dark, natural colors. Freshly excavated boulders, or large stones, that are white, to off-white in color, shall be stained with a natural concrete penetrating stain to give the indication of natural "weathering" of surface stones. Retaining walls, which are not visible from neighboring Lots, streets, a Private Amenity, or Common Areas, may be constructed of other materials consistent with the palette of approved building materials from the primary residence with prior written approval of the ARB. It is strongly recommended that the Owner and/or Builder retain the services of a licensed engineer to design all retaining walls.

See Section 5.18 for stem walls and areas beneath patios, porches and balconies.

### **3.14 FENCING**

The use of fencing is highly discouraged. Fences will only be allowed for the containment of domestic animals or small children; must be located within the Building Envelope; and must appear as extensions of the primary structures of the site. Perimeter fencing of individual lots or building envelopes will not be allowed.

Fences shall not be constructed on property lines (excluding Declarant's perimeter fencing), nor shall they be used to delineate Building Envelope lines. All fence locations, materials, and heights shall be approved by the ARB. Fences shall not exceed 42 inches in height unless for screening of utilities and approved by the ARB.

Fence materials shall be compatible with those used on the primary Residence and of similar color and materials. Owners are strongly encouraged to use landscaping in natural placements to create privacy areas rather than erecting a fence. All proposed fencing must be "wildlife friendly."

Galvanized chain link, barbwire, wrought iron, plywood, chain and bollard, picket, concrete block, brick, adobe, concrete or wood railway tie, or similar conventional fencing materials are not permitted.

### **3.15 COMBINING LOTS**

An Owner of two contiguous Lots may apply to Teton County Planning and Development Department to combine the two Lots into a single Lot only for the sole purpose of constructing a single Dwelling Unit, or a house and guest house after obtaining prior written approval of the ARB. The Declaration provides additional information on combining Lots. While combining two or more Building Envelopes may be beneficial in providing more natural space between Residences and may improve some view corridors, the ARB will consider the impact on other view corridors and privacy of other nearby Lots or Common Areas. The square footage and location of the Building Envelope proposed for the combined Lot must be approved by the ARB. While total allowable impervious surface for the two lots may be considered cumulative, maximum gross floor area(s) is not and is subject to ARB approval prior to requesting approval from Teton County.

The Owner is required to submit a proposed revised Building Envelope for the combined Lot as early in the design process as is reasonably possible prior to the Preliminary Submittal.

All actions and expenses associated with pursuing any required Governing Authority's approval shall be the responsibility of the Owner. The Declarant does not warrant, or guarantee the success of the Owner(s) in combining lots, or the timeliness of the County review process.

**4.0 LANDSCAPING**

The Snake River Sporting Club has exceptionally rugged and scenic landscapes that provide a backdrop for SRSC and make it the most desirable private community in the region. In a relatively arid climate and at high elevations, the existing landscape is sensitive to impact from human interaction and requires careful planning and intervention to protect and maintain its character and vitality. At SRSC, landscaping is considered an essential element of the overall design. The goal in the development of SRSC and the development of the individual Lots is to preserve the beauty and character of the property's natural existing vegetation while permitting attractive, landscaped areas.

Success will be measured by our ability to maintain as much of the existing landscape as possible. To accomplish this goal, preservation techniques must be combined with a careful approach to revegetation of disturbed areas. The development contains several different vegetative communities and each specific homesite design should take into account the palette of native plant materials within its vicinity. The use of non-native plant species should be limited to small-enclosed garden spaces that are for the enjoyment of the Owner and protected from the potential of spreading to adjacent native landscape areas.

Landscape construction plans should illustrate how the design has considered existing vegetation, site features, and environmental resources and what steps will be taken to protect them from disturbance during construction. Incorporation of these unique site features into the landscape plan can result in a unique and intrinsically valuable design. An approved plant list is included in Appendix 3.

**4.1 GENERAL GUIDELINES**

It is required that property Owners hire a licensed landscape architect to prepare a Landscape Plan that addresses all site planning, landscaping, reclamation and revegetation concerns.

Landscaping at SRSC should strive to reinforce the region’s natural rugged character and beauty. The primary goal of the design should be to enhance the surrounding native landscape and incorporate the building into its environment. The native palette is not overly complex and detailed, and landscape design should maintain this simplicity and natural appearance though the use of large, simple massings of similar materials. “Fussy” mixes of wider varieties are not acceptable except in defined perennial beds.

In addition, the landscape plan should establish a design concept that relates to the project site. Careful ordering of plantings in an organic and natural manner shall help to integrate the site design into the surrounding landscape. Clear definition of spatial zones should be provided with a heightened level of intensity at the primary pedestrian use zones. The landscape design shall provide more than a haphazard placement of plant material around the house. Teton County Land Development Regulations provide a requirement for a minimum of “one landscape” unit for each residential lot. A landscape unit is composed of a variety of plant types and sizes as a minimum standard for landscaping. Each residential lot at SRSC is required to provide landscaping in quantities, sizes and types comparable to a minimum of two (2) “landscape units” as defined by the Teton County Land Development Regulations in effect at the time of building permit application. Seasonal signs relating to bear and wildlife activity, posted by SRSC or the Association are allowed.

**4.2 LANDSCAPE ZONES**

There are three Landscape Zones on each Lot. Zones 1 and 2 are within the Building Envelope. Zone 3 is outside of the Building Envelope and within defined setbacks identified on the Final Plats.

**ZONE 1** is the narrow strip of land around the Residence that extends either 15-feet from the exterior walls of the Residence or to the Building Envelope line, whichever is less. There are no restrictions on plants that may be installed within this zone so long as they comply with the approved plant list in Appendix 3. No fruit bearing plants allowed. Care should be taken to select plants that will not be eaten or destroyed by wildlife- primarily ungulates such as elk and deer.

**ZONE 2** is the area between Zone 1 and the Building Envelope line. Within this zone Owners may clean the forest floor, remove fallen limbs and branches, trim trees and other plants, and install approved plants and other landscape elements in accordance with a Final Landscaping Plan that has been approved by the ARB. No fruit bearing plants allowed. Maintaining this area relatively clear of shrubby vegetation will help discourage bedding areas for bears and other wildlife adjacent to homes.

Within this zone (and Zone 1) and with prior ARB approval, Owners may be allowed to install grassed areas having a maximum combined total area of 1,000 square feet. Limited areas of turf are permitted if the applicant can demonstrate that it does not create the potential for a discontinuous landscape when viewed from the rights-of-way, golf course or other common areas. Grass areas must physically adjoin outdoor living spaces to enhance accessibility and to avoid creating small isolated areas of lawn not connected to the overall landscape concept. If grass areas are approved, they must not dominate the view from the street. Similarly, large areas of gravel or crushed granite are not permitted.

**ZONE 3** is the area between the Building Envelope line and the property line- commonly referred to as the setback areas of a lot. With prior written ARB approval, Owners may selectively remove fallen limbs and branches, clean the forest floor and install plants, including limited screen planting and native vegetation restoration, so long as the plants are native to the Teton County environment and correspond to approved plant list. Owners may remove up to 20% of the total number of existing trees (in excess of 6 inch caliper) within these areas to provide selective views from the primary residence subject to review and approval by the ARB. The Owner is responsible to ensure that all areas in this zone that are disturbed during the construction process are restored to a natural forest condition by the Builder.

Each Owner shall be responsible for maintaining all plants, landscape elements and drainage improvements within Zones 1 through 3. If an Owner fails to perform the maintenance responsibility, the Association may perform such maintenance and assess all incurred costs against the Lot and the Owner in accordance with the Declaration.

#### **4.3 TURF AREAS**

As mentioned above, limited areas of turf planting (maximum of 1,000 square feet in size) may be allowed by the ARB if the proposed areas are limited in size and screened from off-site views. Turf planting shall be limited in scope to areas within the building envelope. Turf located within front yards is generally discouraged and must not dominate the views from the street. Where turf is visible from common spaces, the grassed area shall be limited to a maximum distance of 15 feet from the roof overhang. For areas screened from common view, planting may exceed this distance.

Turf areas shall be proposed adjacent to the home or attached hardscape area. A zone of planting is encouraged between turf areas and building edges to ease the transitions from horizontal to vertical elements and for ease of maintenance. All turf planting must be contained with edging in order to reduce

potential spreading of non-native species to the adjacent natural landscape. No managed and cut turf areas shall be allowed within that area designated as Zone 3, below. Turf area and location must abide by restrictions for zones 1 and 2.

All landscape maintenance practices shall conform to the Best Management Practices and all application of fertilizers, insecticides, and pesticides must conform to these guidelines.

#### **4.4 ENHANCED LANDSCAPE AREA BOUNDARIES**

It is important to maintain the native landscape character and community in order to achieve a cohesive landscape throughout SRSC. Areas proposed to receive enhanced landscape treatments shall include containment devices to help ensure protection from the spread of non-native plant material into the natural landscape. The purpose of these containment devices is as follows:

- Prevent the spread of non-native plant materials to the site.
- Clearly define the approved extent of enhanced landscape areas for the ARB and so that no future Owner may mistake the intended boundaries of the enhanced area.
- To visually connect the landscape to the residential structures.

The use of small site walls, where appropriate, may be appropriate to achieve containment and enhance landscape areas if approved by the ARB. Sidewalks, driveways, and patios can be considered containment devices if they are greater than 36 inches in width. At a minimum, all enhanced landscape areas shall be contained within a landscape edger.

In order to achieve the primary goal of retaining the natural environment, the ARB at its sole discretion, reserves the right to disallow invasive plant material and any plant materials not specifically listed on the approved plant list in Appendix 3. In addition, to protect the golf course and other homeowners, great care should be taken during the construction process to protect topsoil from the potential contamination with noxious weed seed. If noxious weeds are identified on a homesite, the ARB reserves the right to take immediate action at the cost of the homeowner to eradicate the plant from the site. At no time should fruit bearing plants be used to enhance a homesite.

#### **4.5 EXISTING TREES**

In Zones 1 and 2 no trees with a 4-inch or larger diameter measured at a height of eighteen inches above ground level (“protected tree”) may be removed without specific approval from the ARB. Owners shall retain the services of a Certified Professional Arborist to make recommendations for removal and preservation. The Arborist shall be responsible for recommending which trees are to be preserved given building location and construction activities and in what manner the trees are to be protected during construction. In general, trees of any size more than six (6) feet outside of the footprint of the roofline will not be approved for removal and architectural designs should attempt to maintain and work around these significant trees. Limbing of all trees requires specific approval prior to performing the work. Trees six (6) inches in diameter and smaller should not be limbed. However, limbing of dead branches may be required for the prevention of wildfires. Unauthorized removal or cutting of trees is subject to fines.

Trees 4 inches in diameter and smaller that will be removed as part of the home construction may be required to be transplanted to Zone 3 areas of the lot, rather than cut down where applicable. To increase

the survival rate, use of a tree spade may be required. The best time to transplant trees is when they are dormant in the fall.

#### **4.6 REVEGETATION AND SEED MIXES**

Revegetation of disturbed areas should commence immediately upon completion of finished grade in order to facilitate establishment of the plants prior to completion of construction. Areas disturbed for utility installation outside of the building envelope should be revegetated immediately upon completion of backfill. All plant material should be installed prior to September 15 with temporary drip irrigation until October 15 in order to allow the plants to acclimate prior to winter. Refer to section 4.2 for approved plant lists and zone appropriate restrictions.

Specific seed mixes have been identified for use at SRSC based upon the location of the homesite and the existing grass/plant regime. Specifications for these seed mixes are available from the ARB and alterations to these blends are not allowed. It is best to seed the disturbed areas in the fall in order to over-winter, and irrigation practices should be kept to an absolute minimum to ensure germination but discourage vigorous and unnatural growth.

#### **4.7 SITE GRADING**

Site grading is often times overdone in an attempt to create interest in the landscape. At SRSC, the intent is to maintain the natural lay of the land. For this reason site grading shall be kept to a minimum. When complete the site shall represent a pleasing and natural appearance that ties into the surrounding grades in a natural manner that creates a unified composition.

A schematic grading, erosion control and drainage plan shall be submitted with the plans submission in order to provide the ability to review the sitework in association with the building plans. Adequate information should be provided to illustrate the existing and proposed lay of the land. The primary reason to incorporate site grading is to help provide screening for enhanced landscape zones. Significant grading and land disturbance outside of providing some common benefit will be intensely scrutinized and may be denied by the ARB. All site grading must be performed within the building envelope.

Specific attention must be given when grading extends into existing native stands of trees. Disturbances that significantly affect the survival rate of trees by compaction and/or cutting or filling over the root zone are not allowed. No more than four (4) inches of fill shall be placed within the drip lines of any existing trees that are scheduled to remain. Trees outside the building envelope in Zone 3 must be protected from damage and long-term impacts from grading activities. Efforts should be made to limit disturbance within the drip zone of a tree that is to remain. If necessary, grading (cut) can encroach into the first 20 percent of the drip line, but at no point shall it exceed 6 inches of cut within the drip line. All trees to remain shall be protected from compaction during grading activities.

#### **4.8 SITE DRAINAGE**

Site drainage must be designed to contain the runoff on-site and reintroduce it into the groundwater. Where applicable, existing site drainages must be maintained in their existing condition. Water and snowmelt generated by any homesite must not flow onto adjacent properties. However, pre-existing runoff may be directed toward natural drainages and storm drainage infrastructure or into drainage swales.

Prior to release of runoff into storm water lines and offsite drainages, all storm water must be treated either through the use of sand/oil separator or by running overland through a minimum of 25 feet of grass-lined swale. The rate and amount of storm water run-off shall not exceed the pre-construction situation-either in quantity, or location.

All drainage structures must be designed to appear natural in form and mimic on site drainages. Where quantities or volumes of water are reasonably expected to result in erosion, rock-lined swales shall be incorporated and detailed plans shall be provided.

#### **4.9 HARDSCAPE**

All hardscape areas shall be defined within the site plan submittals. Hardscape areas should be limited in scope to circulation zones and public areas. Proposed hardscape elements must be contained solely within defined, and approved, building envelopes as designated on the Final Plats. Careful consideration should be given to selection of material as to color, durability, reflectivity, etc. All ground plane features shall be earth tone in color and shall blend with the native ground surface.

Snow removal and storage should be taken into consideration when planning hardscape areas and materials. Snow removal activities can be hard on certain materials.

#### **4.10 IRRIGATION**

Irrigation systems at SRSC will be limited in scope to a low volume drip system except for approved limited areas of turf planting where spray applications will be allowed in order to provide adequate coverage and application. A qualified irrigation designer is strongly recommended for planning and installation purposes.

A proposed watering schedule shall be provided for areas within the natural environment. Irrigation shall be kept to a minimum for establishment of plant materials only. Revegetated native areas within Zone 3 shall not be irrigated once germination has taken place. This practice will help encourage natural growth patterns and reduce the potential for vigorous and unnatural growth caused by excessive watering.

When irrigation is to be used in the establishment of plants within the native areas, a specific date for irrigation abandonment shall be given within the irrigation plans. Rotor irrigation may be installed along the building perimeter to provide additional fire protection only. These zones shall remain in an off position unless conditions necessitate watering for fire safety.

#### **4.11 LANDSCAPE LIGHTING**

Landscape lighting is only allowed when approved in advance by the ARB and when the submittal indicates the lighting scheme is limited in area and in intensity. The purpose of landscape lighting is to provide for safety only, and not for decoration. Landscape lighting may not pollute the night sky [no uplighting of any kind is permitted] nor trespass onto neighboring properties or rights of way. Light fixtures shall utilize "hidden" or "hooded" lamps and light sources. No exposed or visible light sources are allowed. Moreover, lighting must be limited to circulation and to those areas that are occupied by people. It must be held as close to the home as possible. No fixtures are allowed in setbacks. Landscape lighting should be included on and submitted with the final landscape plan three months prior to completion of a residence. Flood type lighting is not allowed.

Temporary, exterior holiday lighting is permitted. Such lighting must be removed within thirty (30) calendar days of the specific holiday or event.

#### **4.12 WILDFIRE MITIGATION AND VEGETATION MANAGEMENT**

Each residence will be required to clear forest floor duff and deadfall within a defined twenty (20) feet defensible space from all finished walls. Trees above 15 feet in height shall not be disturbed in the clear area. Other vegetation elements such as understory shrub material and ground cover may be reduced or thinned by up to 30% of its existing mass to reduce concentrated areas of potential “ladder” fuels. It should be noted that retention of existing plant material is important to prevent excessive erosion. The Board may on a case by case basis require an owner to reduce the fire hazard of the lot in cooperation with appropriate Teton County officials. (Also see Section 9.3 of the Declaration.) In addition, firewood must be stored a minimum of 10 feet from any vertical surface or eave line of the primary residence on a lot.

#### **4.13 LOT SPECIFIC LANDSCAPE REQUIREMENTS**

Certain lots within the project are more visually sensitive to others in that they lie in more open, sage areas, with limited existing tree cover. These special lots require a minimum threshold of landscape planting of trees to make them more in keeping with the remainder of the project. Specific to Lots 1 through 6 (inclusive), Lots 14 through 19 (inclusive) and all Ranch Lots (as identified in Phase II-Northern Parcel); each lot shall contain a minimum of 20 deciduous trees from Appendix 3 (minimum 3-inch caliper) and 15 evergreen trees from Appendix 3 (minimum 12 feet height. It is recommended that these are minimum sizes and quantities, but that all efforts should be made by the Lot Owner to provide for a mix of sizes of each variety so that the overall affect is more natural in both placement and sizes and that the final impact is not one of repetition of a uniform, singular size. Lots 86 thru 92, inclusive, are to provide plant massing of trees by type, general placement and sizes and have been committed to, and approved by, Teton County, consistent with the neighborhood landscape plan for this area as prepared by SRSC.

#### **4.14 PLANS AND PROCEDURES**

A Preliminary Landscape Plan must include a schematic layout that identifies all trees with a 4-inch diameter measured at a height of eighteen inches above the ground level ("protected tree") and identifies the specific trees that the Owner intends to remove or transplant. No such protected tree shall be removed without the prior written permission of the ARB. Removal of any tree from either inside or outside the Building Envelope without the prior written approval of the ARB may result in a fine and requirement to replace said tree with another of same type and size at the discretion of the ARB. A Preliminary Landscaping Plan shall be submitted to the ARB with the Schematic Design Submission. A Final Landscaping Plan shall be submitted three months prior to completion of construction. In certain situations depending on timing of construction, partial installation of landscape materials may be desired and a partial final landscape plan may be reviewed by the ARB. A list of proposed materials, quantities and sizes shall be submitted with the final plan consistent with the ARB size requirements [reference Appendix 3].

The Final Landscaping Plan must comply with all guidelines as identified within these regulations and include a detailed, executable plan and instructions for repairing and revegetating disturbed areas. Revegetation in areas outside the Building Envelope and all transplantation should be completed between

May and October of the first year of construction, so that it will be established by the completion of the project. It is important to plan all landscape installation so that it complies with seasonal grading deadlines. Although deadlines can be further restricted by inclement weather, soil may generally be moved between May 1 and October 30 of each year. The approved Final Landscape Plan shall be implemented as soon as physically practical and shall be completed no later than 90 days after completion of construction, except that an extension of time may be granted by the ARB due to weather conditions.

**5.0 ARCHITECTURAL DESIGN**

The first aesthetic objective of every home at SRSC should be to allow the natural setting to remain the dominant image. Buildings within this setting must fit quietly into the existing landscape. The goal is to create appealing and interesting structures that are subtle and complementary to the dominant beauty of the mountain setting.

The second aesthetic objective should be to design all structures so that they relate to human scale. Keeping in mind that outdoor recreation is one of the tenets of this community; homes must be designed to appeal and not to overwhelm individuals on foot.

While there is no one SRSC style, there is a unifying philosophy of design. The “western/ refined rustic” thematic character seeks to blend structures into the richness of the mountain and forest tapestry without calling attention to the structures. Harmony with the natural landscape is to be sought.

Historical western character inspires a spirit of sensitivity and subservience to the existing landscape, a simple honesty in expression and an enduring timeless appeal evident in the substantial and permanent quality of the architecture.

While structures at SRSC should be well developed, expression is to be honest and uncomplicated. All materials and applications are to look authentic.

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. Anything too massive or without well-designed proportions and appropriate functional detailing will not be approved.

The desire is for as much subtle expression as imagination, topography, and continuity will allow. At the same time, the play of light and shadow should be used to enrich the built environment. Examples of acceptable combination of materials, roof forms and massing are provided in the supplement to the ARB Guidelines available and known as the ARB Image Bank. Copies are available by request from the ARB Administrator for SRSC.

**5.1 DIVERSITY AND CONTINUITY**

Architectural elements should add richness and variety to individual dwellings without exceedingly flashy, ostentatious or attention-grabbing designs.

**Historical Character**

Classic old structures utilized strong sheltering roof forms with deep overhangs, large covered porches, gable and shed dormers, divided-light windows, substantial exposed beam and rafter tails and native materials. Often times, material availability and ability to process materials in remote mountain locations were limited. The building season was short; builders chose simple volumes to complete in a single season. Additive elements often appeared in subsequent seasons, resulting in a rich patina of forms. Quality, functionality, comfort and ability to withstand the harsh climatic conditions prevailed over superfluous ornamentation and the size and quantity of interior spaces. The genuine rustic quality of these buildings and the rugged natural environment has appealed to generations of families seeking refuge and comfort from the complications and refinement of urban life.

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 ARB anticipates a complex harmony in the design and construction of houses to be built within the SRSC community.

In order to build a community with a distinct and legible identity, architectural continuity with other homes in SRSC must be considered by the architect and will be examined by the ARB. 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 architects 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.

## **5.2 TOPOGRAPHICAL CONSIDERATIONS**

In all cases the siting and design of the Residence shall conform to the existing topography and natural vegetation of the Lot. Additional guidelines for grading and site design can be found in Section 3.0 *Site Planning* and 5.0 *Architectural Design*.

Residences located on sloping sites must be designed with split or multi-floor levels to minimize cut and fill and closely conform to the existing natural slope.

To avoid steeply sloping driveways garages may need to be located above or below the main living level or at a point above and behind the primary residence. A more horizontal design approach, using gentle terracing of the Residence, will be more appropriate on Lots with slopes.

## **5.3 BUILDING HEIGHTS**

*Notwithstanding the maximum building heights allowed in Teton County Land Development Regulations, the ARB may disapprove at its sole discretion, a proposed Residence or other Improvement if, in the ARB's sole opinion, the Residence or Improvement appears excessively prominent because of its height when viewed from any street, a Club Amenity, Common Area or another Lot.*

Chimneys and mechanical penetrations that are designed to extend above the finished ridgeline must be approved by the ARB. Mechanical equipment or penetrations that are visible from public rights-of-way, common spaces, and the golf course shall be screened from view or enclosed within an approved architectural element

## **5.4 MINIMUM / MAXIMUM RESIDENCE SIZE**

The intent of building size restrictions is that the natural landscape at SRSC remains the dominant visual image. The existing quiet repose and harmony can only be maintained if the homes and built landscape remain subservient to the natural landforms and existing landscape. For that reason, there is no required minimum size of residences at SRSC. One of the first goals of all Owners and their Architects should be to create the highest quality home within the smallest volume consistent with the satisfaction of the Owner's need for space.

Neither the maximum living area allowed under Teton County Land Development Regulations nor the specific limitations identified in Appendix 2, are guaranteed to fit onto every lot. The combination of design requirements and site features may make it difficult to achieve maximum living areas. Impervious surface limitations restrict the maximum coverage of hard surfaces on a lot, and also limit maximum residence footprint size. For purposes of calculating square footage the National Association of Home Builders method for calculating ANSI Z765-2003 should be used as well as definitions in the Teton County Land Development Regulations. It is possible that the ARB may decide that a home designed for a given lot may be too large and may require the owner to reduce the size of the home. The ARB reserves the right to make this decision.

### **5.5 BUILDING MASSING**

Designs should provide for changing wall planes and roof forms to give diversity and visual interest and to assist in conforming to existing natural slopes. Every attempt should be made to minimize the actual and visual height of the Residence.

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 and be connected via a breezeway, or porch element, to the primary residence. Refer to the ARB Image Bank for representative examples.

### **5.6 PRESERVATION OF SIGNIFICANT VIEWS**

Two kinds of views are important at SRSC: (1) views from any proposed Residence, and (2) views of any proposed Residences and significant natural features beyond. Both kinds of views shall be taken into consideration when designing and locating a proposed Residence on a Lot. The objective is to create as many opportunities for views as possible, within the constraints posed by each Lot and the objectives of the Design Guidelines.

### **5.7 EXTERIOR LIGHTING**

All exterior lighting shall be conservative in design, with a low intensity concealed bulb that is shielded to direct the light downward to minimize glare when viewed from neighboring Lots, Common Areas, or Club Amenities. Lighting may not be directed upward or exposed to the night sky.

Carriage lights with clear glass panels are prohibited unless installed with a light shield or semi-opaque panels as approved by the ARB on a case-by-case basis. Specification sheets showing the proposed type, size and other characteristics of all exterior lighting fixtures must be included as part of the Construction Document Submission. See 4.11 for information on landscape lighting.

### **5.8 ROOFS**

Roof pitches and overhangs will vary as dictated by architectural design. A roof pitch between 6:12 to 10:12 is preferred for primary roof elements. Roof slopes shall generally be no less than a 4:12 pitch nor greater than 12:12. Flat roofs over small areas may be permitted if approved by the ARB on a case-by-case basis. The minimum roof overhang is 1 foot 6 inches.

The predominant roof form shall be either shed or gable, and shall be generally consistent throughout the Residence. Proposed Residences with a single, unbroken ridgeline will not be approved. Ridgelines must not exceed 40 feet in length before a change occurs in direction or elevation.

Mansard or dome, and other unconventional roof forms are not permitted.

Roof surfacing materials are an important visual element of the overall design. The following roof surfacing materials are permitted: wood shingles or shakes (fire-retardant only), slate, metal or weathered copper. New metal roofs are permitted, provided they are restricted to small areas and are not the main feature of the roof and provided they have a minimum thickness of 26 gauge with standing seams and concealed fasteners, have a non-reflective finish, and of a color that is approved by the ARB. "Rusted" metal roofing, common to the vernacular of the area, is also allowed, so long as it is not the dominant roof material.

It is important that all roof materials be of a color that blends naturally with its setting. All roofing materials and colors are subject to approval by the ARB.

## **5.9 MATERIALS—EXTERIOR SURFACES**

Exterior surface materials shall harmonize with the natural landscape. Only timber, logs, horizontal or vertical wood siding (individual boards), shingles, board and batten, native rock (appropriately colored), and stone shall be used. Wood siding in a "chevron", angled, or herringbone pattern is discouraged. All rock and stone patterns are subject to approval by the ARB.

Properly colored and rough textured stucco may be permitted as an exterior accent and shall not generally exceed 15 percent of the total exterior wall in any single plane of wall surface

The following exterior facing materials are specifically prohibited: brick, slump block, standard concrete block, metal siding, vinyl, plastics, masonite, T-1-11, reflective surfaces, and other materials whose appearance, in the sole judgment of the ARB, does not conform with the design philosophy of SRSC.

Glass, when used, may not be mirrored. Glass block is permitted but is generally limited to a maximum of 8 square feet in any one application, not to exceed 20 square feet total on any residential exterior surface.

Unless otherwise approved by the ARB, the following shall be prohibited: ornamental columns, grills, lattice, metal deck railings, extensive "shingled" wall surfaces, and "gingerbread" decoration. Shutters and window boxes are subject to the ARB's approval.

The exterior of all garage doors shall be clad with wood siding to match the siding material and color of adjacent areas. The intent is to have garage doors blend with the surrounding surface materials.

## **5.10 EXTERIOR WALL COLORS**

Exterior wall colors shall harmonize with the site and immediately-surrounding natural landscape at all times, with the maximum low light-reflective value as determined by the ARB. The Residence color shall be warm, earthy hues—the colors of the forest—whether in the natural patina or weathered color of the wall surface itself, or in the color of the paint, stain, or other coating. In general, darker colors shall prevail. Sun-control window coverings and exterior trim accents around windows, doors, and other such areas on the Residence are subject to approval. Refer to the ARB Image Bank for representative examples of appropriate colors and combinations.

Textures are to be incorporated throughout the structure in order to create a variety of light and shadow at all scales. A richness of architectural detailing should be combined with materials left close to their natural state rather than manufactured in appearance. Rough materials, rather than those with a smooth

textural quality, will more likely meet with ARB approval. Plywood panels, for example, will not be approved.

Interior window treatments, decorative or for the purpose of privacy or sun shielding, shall take into consideration the exterior view of the structure. Contrasting color, when viewed from outside the structure, should be avoided. Reflective materials will not be allowed.

"Chinking" between timber members on the exterior of a log home must be in muted colors (cannot be white or off-white), and must be compatible with the overall color scheme of the logs or timbers.

#### **5.11 BUILDING PROJECTIONS**

ARB approval is required for all roof projections such as, but not limited to solar applications, dormers, clearstories, skylights, chimney caps, vents, flashing, gutters, and down spouts. All roofing appurtenances must match roofing colors or be of a color that compliments the Residence and must be as inconspicuous as possible.

Wood, stone or rock-finished chimneys shall be used. Exposed metal chimneys are not permitted. Spark arrestors are required and must be architecturally shielded.

Electrical control panels/meters, landscape irrigation control systems and security panels must be attractively concealed and/or painted to match the Residence.

Building projections such as balconies, porches, decks, railings and exterior stairways shall be integrated into the overall design of the Residence and match or compliment the color of the project. All building projections shall be contained within the Building Envelope.

#### **5.12 ANTENNAE, SATELLITE DISHES, FLAGPOLES AND WINDMILLS**

Exterior antennae, aerials, satellite dishes, and other such apparatus for the transmission or reception of television, radio, satellite or other signals may be erected on a Lot so long as they are screened from view as much as is reasonably possible from any street, private amenity, common area or another Lot. All satellite dishes must be no greater than 18 inches in diameter; of a color approved by the ARB; and must comply with Teton County Building Code. The ARB must approve the location for any such item erected on a Lot.

A flag or banner may be hung from a temporary, non-vertical, five-foot maximum length pole that is inserted into a bracket mounted on the Residence. Freestanding flagpoles or antennae are not permitted. Any flag or banner deemed offensive or inappropriate by the ARB shall not be displayed anywhere on a Lot. Windmills are not permitted.

#### **5.13 SPAS**

Spas/ hot tubs shall be screened from view from any street, private amenity, common area, or another lot. The initial or subsequent installation of a spa shall require submission of drawings and prior approval by the ARB. Spas shall be made an integral part of the deck or patio area and/or landscaping.

**5.14 BASKETBALL BACKBOARDS, PLAY EQUIPMENT, OTHER RECREATIONAL EQUIPMENT**

Permanent installation of basketball backboards, children's play equipment, and all other recreational equipment outside of a Residence is prohibited. While in active use, children's toys and portable recreational equipment shall be located within the Building Envelope and shall not obstruct a neighboring owner's views of a private amenity or the common area. When not in active use, all such toys and portable recreational equipment must be stored within the Residence or in enclosed areas screened from public view. Tree houses are prohibited, although, tree swings are allowed.

**5.15 SIGNS**

No signs, including construction, "For Sale," "For Rent," or other similar signs or displays by subcontractors and financing institutions, Owners, etc. shall be placed anywhere on any Lot.

The only exceptions are the temporary construction signs described in Section 7.15, Realtor's "For Sale" signs and signs used by the Declarant during the construction and marketing of SRSC and the Lots. Permanent house identification must comply with the House Signage Template provided by the ARB.

**5.16 SERVICE YARD**

All above ground garbage and trash containers, firewood storage, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities shall be screened from streets, a Club amenity, common areas, and other lots. Garbage containers shall be kept in the garage and put out on collection days only. They must be secured to prevent artificial feeding of all wildlife, including bears.

All electrical transformers, cable TV junction boxes, telephone equipment, water connection boxes, propane tanks and other related fixtures shall be screened from view and/or attractively landscaped with low stone walls, boulders or native plantings.

At no time shall firewood storage be covered with any material such as plastic or canvas tarps.

**5.17 GUESTHOUSES, GAZEBOS AND GARAGES**

Any attached or detached guesthouse, gazebo or garage must be reviewed and approved by the ARB and Teton County prior to construction. If approved, it shall be of the same architectural style, color, and material as the Residence or of a style, color and material that is generally recognized as complimentary to that of the Residence, and it shall be visually related to the Residence by walls, courtyards, or landscape elements. Any guesthouse, gazebo or garage must be built entirely within the Building Envelope and comply with all local zoning regulations and Teton County Land Development Regulations, including maximum limitations on impervious surfaces indicated in Appendix 2.

Garages present special design opportunities and constraints. They must be minimized and will not be allowed to face the view from the street or common spaces. See Section 3.7 for additional information on issues related to garages. The use of areas above the garage- typically referred to as "bonus rooms"- is allowed subject to Teton County and ARB approvals.

**5.18 DECKS, BALCONIES, PORCHES, PATIOS AND COURTYARDS**

Decks, balconies, porches, patios and courtyards shall be designed as an integral part of the Residence to provide maximum enjoyment of exterior spaces and views from and to the Lot. Decks must be located so

as not to obstruct or diminish the view from adjacent Lots. Deck construction shall not occur over easements or outside of approved building envelopes and must comply with all local zoning requirements.

Deck surfaces, top and bottom railings, and vertical posts must be constructed of wood and painted or stained to harmonize with the color of the Residence. Other railing types, such as those with wood-framed, shatterproof glass panels, or metal vertical posts and crosspieces will be considered by the ARB on a case-by-case basis. Iron posts and railings are not permitted.

Decks, balconies and porches shall be supported by rock, stone or wood columns with native materials (boulders, vegetation, etc.) as ground cover underneath. All deck columns, whether supporting or decorative, must be at least 12 x 12 inches in cross-section and constructed of materials approved by the ARB.

Lattice work is not permitted under elevated decks, balconies or porches. Other screens that are not easily visible may be permitted by the ARB to keep animals out. Proposed deck, railing and column materials and colors must be included as part of the Final Design Review Submittal.

### **5.19 GOLF COURSE LOTS**

The potential hazard of golf balls or other objects entering a Lot should be considered when designing the Residence. Each Lot Owner is responsible for mitigating the potential hazards of living on the golf course.

Exterior building material, including glass windows, which can withstand the effect of errant golf balls, should be used. Location and size of windows and location of patios and courtyards should be designed to mitigate this potential hazard.

Neither the ARB, the Declarant, nor the Association shall be responsible for any damage or injuries that may arise due to errant flying objects as a result of play on the golf course.

The use of screens, nets, or other similar materials for protection shall not be permitted at any time. Protection from errant flying golf objects shall be through natural landscape elements such as native mature trees, shrubbery and through prudent design techniques.

The golf course at SRSC is not subject to these Design Guidelines and the golf course owner has the right to add trees and other landscaping to the golf course and to change the location, configuration, size and elevation of tees, bunkers, fairways, greens, cart paths, bridges, rest rooms, irrigation pump stations and rain shelters on the golf course which may obscure or diminish the view from any Lot without obtaining the approval of the ARB.

Also see Section 3.4 for information about golf easements.

### **5.20 FIREPLACES**

All fireplaces and wood burning devices must be in accordance with Teton County's standards or other State and Federal standards for particulate emissions. All chimneys must have architecturally screened spark arrestors as approved by the ARB.

### **5.21 ORNAMENTAL OBJECTS**

Exterior ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures, statues and plastic animals will not be permitted outside of the Building Envelope. Such objects are permitted inside the Building Envelope only when they are located where they may not be viewed from any street, a private amenity, common area and other lots.

#### **5.22 MAIL BOXES**

Individual mailboxes on lots are prohibited. Central mail delivery and pickup is located at Johnny Counts Cabin in SRSC.

#### **5.23 STORAGE BUILDINGS**

Storage buildings that are detached from the Residence are not permitted. A detached guesthouse (where allowed), garage or gazebo is not considered to be a storage building but may contain storage within.

#### **5.24 WINDOW AWNINGS, OVERHANGS AND SHUTTERS**

Installation of any window awnings, overhangs, and/or shutters is subject to ARB approval on a case-by-case basis. If approved, the color of such awnings, overhangs, and/or shutters must complement or harmonize with the color of the Residence.

#### **5.25 BIRDBATHS, BIRDHOUSES AND BIRDFEEDERS**

All birdbaths, birdhouses and birdfeeders must be installed within the Building Envelope. All birdfeeders must be hung at least ten (10) vertical feet above the ground or any other horizontal surfaces and four (4) horizontal feet away from any trees or structures. The ground must be kept clear of seed hulls. These elements that may be impacted by native wildlife to the project area are further restricted in the Declaration of Codes Covenants and Restrictions for SRSC. No hummingbird feeders are recommended.

#### **5.26 GREENHOUSES**

Construction of any greenhouse is subject to ARB approval on a case-by-case basis. One should consider greenhouses as potential source of wildlife attractants depending on materials grown within.

#### **5.27 SCREEN DOORS**

Installation of a screen door to a Residence or garage does not require ARB approval, provided the door material and color complements or harmonizes with the color of the Residence.

#### **5.28 SECURITY TREATMENT**

Steel or wrought iron bars or similar security treatments shall not be installed on the exterior or interior of any windows or doors of any Residence.

#### **5.29 FIRE SPRINKLERS**

Teton County may require an interior fire sprinkler system. Teton County or the ARB may also enforce additional guidelines as required by the Teton County Fire Marshall.

#### **5.30 EXTERIOR SPEAKERS**

Exterior speakers are not permitted.

**6.0 DESIGN REVIEW PROCEDURES**

The Design Review process has been developed to provide adequate checkpoints in an effort to minimize time spent on concepts that do not adhere to the Design Guidelines.

It is required that the Owner retain competent professional services for planning and designing their Residence. All professionals employed by Owners in the construction process shall be subject to the approval of the ARB. Owners must employ previously Approved Architects and Landscape Architects, an Approved Builder and a Landscape Installer or, if not previously approved by the ARB, submit the architect and landscape architect and builder and landscape installer proposed for their project for approval by the ARB. Approval by the ARB is not a warranty or guaranty by the ARB as to the qualifications of any professional, but rather specifies that the professional has met the criteria deemed necessary by the ARB to work within the Club. Only professionals approved by the ARB shall be entitled to participate in the design and construction of residences in the Club

**6.1 ARCHITECT**

Each Owner must use a licensed architect qualified to conduct business in Wyoming to furnish design services. Design services shall include, but are not limited to, the Site Analysis, Schematic Design, Design Development, Construction Documents and construction administration adequate to confirm that the residence is built in compliance with the ARB approved plans.

**6.2 LANDSCAPE ARCHITECT**

Employing a professional landscape architect familiar with the native plant palette and environment is required to encourage a residence wedded to the lot and surrounding site. The building architect and landscape architect must ensure that the house design and landscaping are coordinated and conform to the requirements of these Guidelines.

A landscape architect works with the architect to design elements outside the building envelope. In addition, the landscape architect may collaborate with the architect to determine the optimal placement of the residence on the site and its relationship to the surrounding property. Other responsibilities of a landscape architect includes planned improvements such as driveways, service yards, parking, roads, utilities, walks, decks, terraces, pools, gardens, grading, drainage, outside lighting, and trees and shrubbery.

**6.3 APPROVAL PROCESS FOR PROFESSIONALS: ARCHITECTS AND LANDSCAPE ARCHITECTS (singularly referred to as architect, collectively referred to as architects)**

*An architect who is not on the Approved Architects list and who has been requested by an Owner to undertake a project at the Club is required to proceed as follows:*

Architect submits a Professional Qualifications Statement. The ARB, after review of the submitted documents and an interview with the architect, if requested by the architect or by the ARB, may either:

- A. Grant the architect immediate approval to commence work and be placed on the list of Approved Architects; in this case no further review of qualifications is required.

- B. Grant the architect conditional approval for design of one residence. Such approval by the ARB is conditional and limited to the project for which the architect has been retained. The Conditionally Approved Architect must satisfactorily complete the normal approval process of the ARB for the Owner's residence through the Construction Document submission. At completion of design process, should the Conditionally Approved Architect choose to pursue Approved Architect status, upon request, the ARB will reevaluate the qualifications statement. If placed on the Approved Architects list, the Approved Architect may accept subsequent commissions without need for further review of qualifications by the ARB.
- C. Reject the application of the architect and require an alternate selection by the Owner.

*An architect who is not on the Approved Architects list and wishes such approval, is required to proceed as follows:*

Architect submits the Professional Qualifications Statement. The ARB, after review of the submitted documents and an interview with the architect, if requested by the architect or by the ARB, may either:

- A. Grant the architect immediate approval to commence work and be placed on the Approved Architects list; in this case no further review of qualifications is required.
- B. Notify the architect that the application has not been accepted, but may be considered in the future if the architect is retained by an Owner for a project (as per the above) or the architect has option to resubmit qualifications at a later date.
- C. Reject the application of the architect and take no further action.

Note: The ARB reserves the right to remove any Approved Architect on the Approved Architects list for underachievement relating to the ARB or the execution of a project at The Greenbrier Sporting Club, or for reasons relating to the professional conduct or standing of the Approved Architect.

#### **6.4 APPROVED BUILDER AND LANDSCAPE CONTRACTOR**

In order to successfully implement the plans completed by the Approved Architects, a qualified builder and landscape contractor are required who have the experience, dedication, commitment and financial capability to construct buildings and install landscaping befitting the Club. The builder and landscape contractor must be licensed in Wyoming and approved in advance by the ARB. The builder and landscape contractor must submit a completed Professional Qualifications Statement to the ARB for review and approval in advance of commencing work within the development on behalf of an Owner. The ARB may also grant Conditionally Approved Builder or Landscape Contractor status to a builder or landscape contractor working on a house or landscape installation on a Lot at the specific request of the Owner.

The following Design Review process has been developed to streamline this process and eliminate excessive delays. Nevertheless, each Owner is responsible for complying with the Design Guidelines, and all other applicable provisions of the Declaration, as well as all the rules and regulations of any Governing Authority, in order to bring the design review process to a prompt and satisfactory conclusion.

## **6.5 DESIGN REVIEW PROCESS**

### **6.5.1 INTRODUCTION**

As provided by the Declaration, the ARB is charged with maintaining the environmental and development standards of the Club. All construction and any alteration of the landscape are subject to ARB approval.

While the ARB has taken steps to make its objectives clear with these Guidelines, compliance with the Guidelines does not guarantee good composition. In addition to being proactive in the communication of its goals and review process, the ARB intends to become a positive contributor in design situations where the ARB is dissatisfied with issues of general composition, design integrity, the lack of durability or sense of permanence. In these cases, sketches may be offered to address specific items, and the ARB may require a personal meeting with the applicant to discuss alternatives.

### **6.5.2 ARB RESPONSE TIME**

The ARB will establish and publish a monthly meeting schedule and meeting location. All submissions must include complete documents and materials required for review and a submission must be received by the ARB one (1) week in advance of a monthly meeting. To the extent that submissions are incomplete, no action will be taken by the ARB until the deficiency is corrected. In the event that a submission is not received on a timely basis the review will be delayed until the following month's meeting. The Owner and the Approved Architects are encouraged to attend meetings to present plans.

### **6.5.3 SUMMARY OF APPROVAL PROCESS**

**Owners and Approved Architects are reminded that significant changes can result from comments received from the ARB that can have a substantial effect on the design and the timing of construction; Owners and Approved Architects are advised not to advance out of a phase until pertinent approvals are received in writing.**

The Approval Process for all new construction consists of the following phases:

- Fee Payment (see form ARB1600)
- Professional Qualifications Statement Submittal and Approvals (if necessary, see Section 9 above)
- On-Site Concept Meeting (optional)
- Schematic Design Review and Approval
- Design Development Review and Approval
- Construction Documentation Review and Approval
- Pre-Construction Conference
- Approval to Proceed with Construction
- Construction Period Documentation Submittals, Inspection and Approval
- Certificate of Completion Submittals and Approval

**6.5.4 PHASE 1—CONCEPT MEETING/SITE VISIT** - is an on-site meeting with the ARB, the Owner and/or the Owner's architect/designer/agent before any plans are prepared. At this Concept Meeting/Site Visit the Owner and/or Owner's architect shall discuss siting and design concepts

with the ARB providing input on the direction of the concepts proposed. The ARB may review the Design Guidelines, the design review process, point out any unique characteristics of the Lot, and provide the Owner or the Owner's architect/designer with a Submittal Checklist. To initiate the review and approval process prior to preparing any drawings for a proposed structure or improvement, the Owner and Approved Architect(s) may request a site meeting with the ARB to discuss the proposed scope of work and to explore and resolve any questions regarding building requirements or interpretation of the Guidelines or approval process. This informal discussion offers potentially useful guidance prior to the initiation of Schematic Design.

This site visit will include a visual survey of the site including both its immediate surroundings and the broader environment. It is important that the Owner and Approved Architect(s) understand the unique features that exist on each site and its context in order to arrive at a responsive and successful design.

Topics that will be covered in this meeting include:

- Topography and vegetation. Of particular interest are hardwood trees over eight (8) inches in diameter and softwood trees over six (6) inches in diameter;
- Suggested or required site-specific setbacks;
- Surveyed lot perimeter;
- Known or existing easements;
- Appearance of the proposed structure from public areas;
- Existing and future buildings and other development adjacent to the lot;
- Other site features of value.

**6.5.5 PHASE 2—SCHEMATIC DESIGN SUBMITTAL** - provides for the review and approval of schematic architectural and engineered grading/site plans and other required information and materials by the ARB before the Owner finalizes the design. Under some circumstances, a model may be required. The Schematic Design submission is the first formal submission to the ARB and constitutes a critical step in the ARB process. By providing the ARB with the opportunity to review design sketches at an early stage in the project, Owner and the Approved Architects can explore the viability of their approach while retaining the flexibility to incorporate ARB recommendations. Architectural style, proportion and massing, and the anatomy of the site and the impact of the proposed structure on the surrounding environment will be among the issues examined closely.

The following documents and actions are required to initiate the Schematic Design review:

- Completed Form 300 indicating proposed materials, finishes and colors; building size and lot coverage; and other project data.
- Site plan (minimum 1:20 scale) showing a neighborhood location map; building envelope, setbacks and easements; the residence and all other buildings or major structures; existing and proposed topography (one foot contour intervals); location of any significant site features; the location of any trees to remain or be removed; proposed area of disturbance; walks and drives; view corridors; location of any site utilities (i.e. propane tanks and septic tanks); and north arrow.
- A Certified Professional Arborist, approved by the ARB, shall be employed to determine which trees are to be removed and which trees are to be preserved. The Arborist shall visit the site to review the preliminary staking of the house and other improvements (see

below) and review the existing trees on the site. The plan of the trees to be removed and those to be preserved shall be prepared based on the Arborist's field observations. The name and address of the Arborist shall be included on the site plan.

- A site section (minimum 1/4" scale) through the principal structure showing existing and proposed grades.
- Conceptual floor plan(s) and principal elevations (minimum 1/8" scale) demonstrating conformance to Guidelines and Design Standards Matrix. Elevations should show both existing and proposed grades.
- Conceptual landscape plan indicating new and existing areas of lawn, planting beds, trees and shrubs; walks and drives; and drainage concepts.
- Preliminary staking of the site must be completed in conjunction with the submission of the Application for Plans Review. Detailed staking requirements can be found in the Field Staking Specifications.

Six (6) sets of the above documentation shall be submitted to the ARB.

The ARB will review the submission and respond in writing to the Owner and applicant(s).

**6.5.6 PHASE 3—DESIGN DEVELOPMENT SUBMITTAL** - is to ensure that the final architectural, grading/site plans, landscape plan and construction drawings are consistent with the previously approved preliminary plans and the Design Guidelines. See Section 4 for Landscape Guidelines.

The following documents, submittals and actions are required to initiate the Design Development review:

- Completed Form 300 with updated information from Schematic Design submission.
- Signed Drainage Compliance Agreement (Form 400).
- Updated site plan (minimum scale 1:20) showing neighborhood location map; the locations and areas of the building envelope; the residence and all other buildings or major structures; distances from proposed structures to nearest structures (if any) on adjacent Lots; driveway; parking areas; patios; pools; walls; proposed utility service facilities and routes; site grading including existing and proposed contours at two (2) foot intervals; topographic features including location of any significant site features; the location of any trees to remain or be removed (see Schematic Design Review requirements regarding the required consultation of a Certified Professional Arborist); proposed area of disturbance; elevation benchmarks of all finish floors, patios, and terraces, shown in relation to site contour elevations; and a preliminary drainage plan.
- An updated site section (minimum 1/4" scale) through the principal structure showing existing and proposed grades.
- Floor and roof plans (1/4" scale); roof plans should show areas of sloped roofs, lanterns, cupolas, chimneys and roof mounted equipment.
- Exterior elevations (1/4" scale) of the residence indicating existing and proposed grade lines; exterior materials; and elevation benchmarks for grade, roof ridgelines and parapets
- An updated schematic landscape plan if required.
- An updated site staking, if requested by the ARB

Six (6) sets of the above documentation shall be submitted to the ARB.

The ARB will review the submission and respond in writing to the Owner and applicant(s).

#### **6.5.7 PHASE 4—CONSTRUCTION DOCUMENT SUBMITTAL**

The following documents, submittals and actions are required to initiate the Construction Documentation review:

- Form 800 “Checklist for Construction Documentation Review Submission”, Form 210 “Contractor Qualifications Statement” if not using a builder on the Approved list, and Form 300, updated from previous submissions with detailed information regarding all exterior finishes.
- Complete set of construction documents that exactly replicate those from which the Approved Builder will construct the proposed structures, including all Schematic and Design Development plans and data updated as required; electrical plan, typical wall section(s) indicating wall assemblies, materials, trim details and other major architectural elements; door and window details (minimum 1” scale).
- Samples of exterior materials and colors (if not available a submission indicating the general color palette will be acceptable. Any colors submitted for approval must be applied to materials to be used on the building.), window and glass specifications including muntin bar width, and accent items including color photographs of any exterior artwork and cutsheets for exterior hardware and light fixtures. These items should be clearly marked with Owner’s name, filing date, and Lot number, and identified with manufacturer’s name, color, and/or product number.
- Updated site plan (minimum 1:20 scale) showing neighborhood location map; the locations and areas of the Building Envelope; the residence and all other buildings or major structures; distances from proposed structures to nearest structures (if any) on adjacent Lots; driveway; parking areas; patios; pools; walls; mechanical equipment; landscape lighting; proposed utility service facilities and routes; screening for HVAC units, service yards and trash enclosures; site grading and grading plan, including existing and proposed contours at two (2) foot intervals; topographic features; the location of any trees to remain or be removed (see Schematic Design Review requirements regarding the required consultation of a Certified Professional Arborist); proposed area of disturbance ; elevation benchmarks of all finish floors, patios, and terraces, shown in relation to site contour elevations; all underground utilities including, but not limited to, water lines, septic systems, telephone lines, cable lines, irrigation lines, and lighting.
- Form 1700, a time schedule indicating approximate dates for construction commencement, completion of dry-in, construction completion, completion of landscaping work, and anticipated occupancy date.

Six (6) sets of the above documentation shall be submitted to the ARB.

The ARB will review the submission and respond in writing to the Owner and applicant(s).

#### **6.5.8 FINAL LANDSCAPE PLAN**

A required component of the Construction Document Submittal is a final Landscape Plan in a minimum 1:20 scale indicating the location, size, species and quantity of all trees, shrubs and ground covers to be submitted to the ARB for approval. The plan should also indicate landscape

lighting, HVAC screened areas and any other hardscape items proposed for the residence. Refer to Appendix 3 for appropriate plant materials.

#### **6.5.9 ARB APPROVALS**

##### **Approved**

If plans are “Approved”, the Owner and the Approved Architects may continue to the next phase of the Approval Process.

##### **Approved with Comments**

If plans are “Approved with Comments” the Owner and Approved Architects may continue to the next phase of the Approval Process but are asked to consider, but are not required to incorporate, the recommendations of the ARB.

##### **Approved Subject to Stipulations**

If plans are “Approved Subject to Stipulations,” the Owner and Approved Architects may continue to the next phase of the Approval Process but are required to incorporate the stipulated changes prior to submitting the plans for the next phase of the review process.

##### **Not Approved**

In the event that plans are “Not Approved,” the ARB will provide a written description of the basis for denial. Prior to re-submitting the application, the Owner and Approved Architects should consult with the ARB to review the deficiencies.

##### **Written Approvals/Oral Statements**

Written approvals and comments shall be the sole source of reference regarding ARB decisions. Oral statements may not be relied upon unless incorporated into written comments and received from ARB.

Any exterior changes made subsequent to the Final Review must be presented to the ARB for further consideration and approval.

#### **6.5.10 ARB DECISIONS AND ENFORCEMENT**

Given the uniqueness of each residential homesite in the Club, all approvals granted by the ARB are subject to a specific review and do not set any precedents for future decisions. The ARB will review all submitted plans and render one of four types of decisions in writing, as described above in Section 10.7. The ARB shall have the right to reject designs and to demand that modifications be made, including modifications to materials and colors.

#### **6.5.11 VARIANCES**

All requests for variances from the Guidelines must be made in writing using the ARB Form 500 “Variance Request”. The ARB has full authority to consider and grant variances at their

discretion. All variances granted shall be considered unique and will not set any precedent for future decisions.

#### **6.5.12 RE-SUBMITTAL OF DRAWINGS**

In the event the ARB does not approve the Schematic Design, Design Development or Construction Documentation the resubmission of revised documents must follow the same procedure as the original submittal.

#### **6.5.13 APPROVAL TO PROCEED WITH CONSTRUCTION**

After approval of the Construction Documentation, the ARB will forward a written authorization to proceed with construction to the Owner and applicant(s). Approval of the Construction Documentation does not relieve the Owner and Approved Architects from responsibility for compliance with the Declaration and the requirements of all governmental agencies.

#### **6.5.14 APPROVAL EXPIRATION**

If substantial construction has not commenced within a period of 12 months from the date of Final Approval, the ARB may request a re-submission of plans for approval in order to assure compliance with the then existing Guidelines.

#### **6.5.15 PRE-CONSTRUCTION CONFERENCE**

Prior to the commencement of construction, an on-site pre-construction conference shall be held with the Owner's Approved Builder. The purpose of the Pre-Construction Conference is to discuss the construction rules and regulations, and to ensure that guidelines for site access, construction and silt fencing, drainage, grading, on-site storage of construction materials, tree protection and other construction issues are followed. The Approved Builder is responsible for scheduling the Pre-Construction Conference prior to any clearing, site preparation, material deliveries, or the beginning of any construction work. The Approved Builder must submit a proposed site management plan prior to the Pre-Construction Conference which shows the proposed locations of the construction and silt fencing, storm water management during construction, on-site storage of construction materials, tree and existing landscape protection, vehicle parking, portolet and other construction related issues. Also prior to the Pre-Construction Conference, the site stakeout should be updated to reflect changes and approvals, if any, stipulated during the Construction Documentation review. The Tree Removal Application (form ARB700) shall be submitted and the Certified Professional Arborist responsible for the preparation of the plan identifying trees to be removed and trees to be preserved (see Schematic Design Review) shall prepare the plan for tree and existing landscape protection and shall be present at the Pre-Construction Conference to review the tree protection requirements. All plants proposed for transplanting shall be tagged in a manner prescribed by the ARB.

#### **6.5.16 SNAKE RIVER SPORTING CLUB COMMUNITY ASSOCIATION BUILDING PERMITS**

It is the responsibility of the Owner to obtain required permits from any city, county, state, or federal agencies having jurisdiction for required permits. The ARB must be notified of any changes to the construction documents resulting from external agency reviews. Approval by the ARB does not guarantee approval by any governing agency.

Following the pre-construction conference and after the receipt of a Teton County Building Permit a Snake River Sporting Club Community Association Building Permit may be requested.

The Teton County Building Permit and the Club Building Permit must be displayed prominently on the construction site for the duration of construction

At the time a Club Building Permit is requested, the Owner and the builder must submit the Compliance Deposit and Compliance Deposit Agreement (ARB Forms 1200 & 1210) and the fully executed Letter of Agreement (ARB Form 1300).

## **6.6 CONSTRUCTION PERIOD DOCUMENTATION SUBMITTALS AND APPROVAL**

The following requirements are to be addressed during the construction period:

- Final exterior color samples are to be submitted for approval by the ARB if not submitted and approved at the Construction Documentation submittal. All colors submitted for approval must be applied to materials to be used on the building.
- A material finish board is to be constructed according to the Exterior Material Finish Model template and placed on site within two (2) month of construction commencement.
- At least three (3) months prior to the anticipated substantial completion of the house, an updated final landscape plan by an approved Landscape Architect in a minimum 1:20 scale indicating the location, size, species and quantity of all trees, shrubs and ground covers shall be submitted to the ARB for approval.
- Product cuts and/or photographs of exterior lighting fixtures for proposed structures and landscape, and documentation of their location(s), materials and finishes, shall be submitted to the ARB for approval prior to installation.

## **6.7 CONSTRUCTION AND EXTERIOR CHANGES**

Owners requesting changes in approved plans should submit the ARB form 600 “Plans Change Request” and consult with the ARB to determine the process applicable to the requested changes.

Exterior construction or landscaping changes to the subject property shall receive prior written approval from the ARB. Applicants requesting design change approvals should submit the ARB form 600 “Plans Change Request” and consult with the ARB to determine Design Documents required for approval.

### **6.7.1 JOB SITE PLANS**

A complete set of approved plans must be maintained on the job site at all times.

### **6.7.2 ENFORCEMENT/WORK IN PROGRESS INSPECTION**

The ARB or its representatives shall have the right, during reasonable hours, to enter upon any site to inspect and ensure that all structures and improvements are constructed in conformance with the approved plans. Any structure, improvement or landscaping constructed that deviates from the approved plans shall be deemed to be nonconforming. Upon written request from the ARB, Owners shall, at their own cost and expense, remove such structure or improvement and restore the property to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore as required, any authorized agent of the ARB shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. Entry for such purposes shall not

constitute a trespass. All costs, together with the interest at the maximum rate then allowed by law, may be assessed against the Owner and the benefited site, or may be deducted from the applicable Completion Deposits.

Unless otherwise specified in writing by the ARB, all approvals granted shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same site, unless approval to modify any application has been obtained. In the event that any Owner fails to commence and diligently pursue to completion all approved work, after notice to the Owner and opportunity to be heard in accordance with the Declaration, the ARB has the right to enter upon the site and remove or complete any incomplete work and assess all costs incurred against the site and the Owner thereof.

### **6.7.3 INTERMEDIATE INSPECTION**

The Approved Builder shall provide the ARB with a completed “Inspection Request” form as written notice to schedule a Dry-In Completion inspection at the completion of framing with doors and windows installed.

### **6.7.4 COMPLETION INSPECTION**

The architect shall provide the ARB with a completed “Inspection Request and Certificate of Compliance” form (ARB Form 1400) as written notice upon the completion of all construction. Thereafter, the ARB shall conduct an inspection for the issuance of a Snake Sporting Club Community Association Certificate of Completion and will review the property and neighboring areas for purposes of determining what portion of the Completion Deposits, if any, will be refunded. The Approved Builder and the Landscape Contractor should be present at the inspection. It is recommended that the Approved Architect and the Owner also be present.

Prior to the inspection, the Approved Architects shall be required to submit a written verification that the project was completed in accordance with the plans approved by the ARB. At the inspection, a representative from the ARB will inspect the site for compliance, screening, construction damage to vegetation, removal of all stacked material and construction debris, etc. If there is no damage or cleanup needed, the Approved Builder shall receive its Compliance Deposit refund (less any set-offs) and the Owner will receive a Snake River Sporting Club Community Association Certificate of Completion. Homes may **NOT** be temporarily or permanently occupied until the Certificate of Completion has been issued.

Documents required to be submitted to the ARB prior to the return of the Completion Deposits are as follows:

- “As-Built” Survey certified by a Licensed surveyor
- “Inspection Request & Certificate of Compliance” ARB Form 1400

Note: Under special circumstances the ARB may grant, at its discretion, a conditional Certificate of Completion if requested by an Owner prior to the completion of all exterior improvements.

### **6.7.5 DEFICIENCIES**

If the ARB finds that the permitted work was not in compliance with the approved plans and specifications, the ARB will issue a letter to the Owner, Approved Architect, Approved Builder and, if necessary the Landscape Contractor, stating the reasons for

non-compliance. The Owner must have the work brought into compliance and submit a letter certifying completion must be submitted. A final follow-up inspection will then be performed. If the noted deficiency(s) has been corrected, the deposit less an additional administrative fee will be released.

## **6.8 FEES, DEPOSITS & FINES**

### **6.8.1 NEW HOME CONSTRUCTION SERVICES FEE**

The fee for the review process as specified in Section 6.1 of the Declaration, for each new home covers the following:

- The ARB review process from conceptual plans through landscaping implementation, excepting an excessive number of design reviews (more than two submissions at the same stage), or as determined by the ARB
- Architects, general contractor and landscape contractor approval
- Inspections during the building process
- Construction gate passes for builders, subcontractors and suppliers

The new home construction services fee is non-refundable. In the event that the Design Review Process is abandoned prior to completion and does not recommence within 12 months the ARB shall deem the application withdrawn. Any future submission or resubmission of plans, whether the same plans or new, will be treated as a new submission to the ARB and the ARB will require payment of the then current Construction Services Fee.

### **6.8.2 CONTRACTOR COMPLIANCE DEPOSIT**

The Approved Builder must pay a deposit to ensure the completion of construction in accordance with the approved plans as well as to meet the costs of repairing any excessive damage to the Club infrastructure caused by the Approved Builder or his material suppliers and subcontractors during the construction process. The deposit will be held by the ARB in a non-interest bearing account and will be refunded, less any set-offs, after the Completion Inspection. The deposit shall be kept whole until after the Completion Inspection.

### **6.8.3 OWNER COMPLIANCE DEPOSIT**

The Owner must pay a deposit that may be drawn on by the ARB to repair damage to the Club property caused by the Owner, the Owner's Approved Builder and other agents of the Owner during the construction period. The deposit will be held by the ARB in a non-interest bearing account and will be refunded, less any set-offs, after the Completion Inspection. The deposit shall be kept whole until after the Completion Inspection. The deposit shall be kept whole until completion of construction

### **6.8.4 ALTERATIONS OR ADDITIONS TO EXISTING IMPROVEMENTS**

A construction services fee will be accessed to cover the review process for alterations or additions to existing improvements. Fees will be determined relative to the scope of the project. Completion deposits will be required from the general contractor and the Owner.

### **6.8.5 SCHEDULE OF FINES FOR VIOLATIONS**

A fine may be levied when an Owner, Approved Builder or their agents, material suppliers and subcontractors violate any rule, regulation or covenant of Declaration and Guidelines. Such fines will

be invoiced based on the nature of the violation. Violations and pertaining fines are listed in the ARB Form 1600 "Deposits, Fees, and Fines".

Stop work orders or revocation of the Greenbrier Sporting Club Community Association Building Permit may occur for serious and/or repetitive violations.

A fine may be levied for violations including the following:

- Clearing of site without stakeout approval/ unauthorized tree removals; such actions could warrant expulsion of the Approved Builder and denial of further construction
- Construction does not conform to plans as approved by the ARB; such actions could warrant expulsion of the Approved Builder and denial of further construction
- Failure to build, finish and landscape in accordance with plans as approved by the ARB
- Occupying new house prior to completion (before issuance of the certificate of completion)
- Work not completed in 12 months; extensions may be requested but must be approved by the ARB
- Landscaping not substantially complete beginning 60 days after the completion of improvements
- Failure to prevent water drainage and/or soil erosion control
- Parking or storage of materials in prohibited areas
- Damage to road pavement, curbs and road right-of-way
- Trespass onto adjoining lots or common property of equipment, material, storage, etc.
- Failure to provide adequate trash receptacles or failure to keep site clean of debris
- Failure to provide and properly site portable toilet as approved on site plan
- Loud music, foul or offensive language, or inappropriate personal behavior
- Failure to provide adequate clean up of the roadway surrounding the construction site
- Permits not posted on site
- Modification to a structure without submission to or approval of the ARB

Note: The ARB can, at its discretion, levy fines for any violation to the Guidelines and the Declaration.

## **6.9 OWNER'S RESPONSIBILITIES**

Each Owner is responsible for complying with the Architectural Review Board Guidelines, and all provisions of the SRSC Declaration of Covenants, Conditions and Restrictions, and the rules and regulations of any applicable Governing Authority.

It is a requirement that Owners retain the services of competent professionals in the planning, design, construction, and landscaping of the Residence. This includes architects, landscape architects, engineers, builders, and other contractors or consultants who understand the philosophy, intent, and requirements of the Design Guidelines, and have demonstrated their ability to produce an attractive, cost effective, functional Residence that fits harmoniously into the SRSC environment. A competent professional can conduct a thorough analysis of a particular Lot, understand the Owner's special needs and living patterns, and convey to the ARB through drawings and a model, if required, the concept and design of a proposed Residence or other Improvement.

The Owner is responsible for the conduct of, and payment of any unpaid fines imposed by the Association on any of the Owner's agents, representatives, and contractors, including the Owner's Builder and the Builder's subcontractors while they are in SRSC during the time the Owner's Residence is under

construction. If the Owner's Builder fails to meet any Design Guideline obligations the Owner shall be responsible for paying the deficient amount, and a lien will be recorded against the Lot until the Owner pays the deficient amount.

#### **6.10 REVIEW CRITERIA**

Certain criteria apply to all proposed or existing construction within SRSC unless a written variance has been granted by the ARB.

While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the ARB may consider the quality of workmanship and design, harmony of external design with existing structures, location in relation to surrounding structures, topography, and finish grade elevation, among other things. ARB decisions may be based on purely aesthetic considerations. However, the ARB shall not grant approval for proposed construction that is inconsistent with the Design Guidelines, unless the ARB grants a variance.

Notwithstanding these criteria or any other Design Guideline requirements, the ARB specifically reserves the right to make subjective decisions regarding approval or disapproval of building size, form, color, texture, massing, location, and other aesthetic considerations, provided such decisions are made with the intent of ensuring that proposed Improvements will be in conformance with the goals, objectives, and philosophy of the Design Guidelines. The ARB may also modify its prior interpretations of the Design Guidelines as it gains experience from their application.

See Appendix 1—*Submittal Requirements and Procedures* for required submittal elements.

#### **6.11 REVIEW PERIOD**

Each application for review and plan submittal shall be approved or disapproved within 30 calendar days or less of submission of all materials required by the ARB. One set of plans shall be returned to the Owner, accompanied by the ARB's comments and decision. The other set of plans shall be retained for the ARB's records. No approval, whether expressly granted or deemed granted, shall be inconsistent with the Design Guidelines unless a variance has been granted.

#### **6.12 IMPLEMENTATION OF APPROVED PLANS**

All Work must conform to approved plans. If it is determined by the ARB that Work completed or in progress on any Lot is not in compliance with the Design Guidelines or any approval issued by the ARB, the ARB shall, directly or through the Declarant, notify the Owner and Builder, if any, in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be a violation of the Declaration and the Design Guidelines.

1. Time to Commence. If construction does not commence on a project for which such plans have been approved within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans and be required to pay another Design Review fee.

2. Time to Complete. The ARB shall include in any approval a maximum time period for the completion of any new construction or modification.

If no maximum time period is specified in the approval, construction shall be completed within two years of its commencement except when, and for so long as, such completion is delayed due to causes beyond the reasonable control of the Owner or the Owner has requested an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the ARB may approve or disapprove in its sole discretion.

If construction is not completed on a Residence within the period set forth in the approval, within the two year default period, if applicable, or within any extension approved by the ARB, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and the Design Guidelines. In the event of such violation, or if construction has been abandoned for a period of 6 months, the ARB may notify the Association of such failure and the Association, at its option, shall either complete the exterior of the Residence in accordance with the approved drawings, or remove the Improvement and return the Lot to its natural state prior to the beginning of any Work. The Owner shall reimburse the Association for all expenses incurred in connection therewith.

#### **6.13 REVIEW OF BUILDING MODIFICATION**

The review of any modifications, including but not limited to changing of exterior colors, materials, additions, and landscaping alterations of an existing Residence shall require the submission of an Application for Review of Modifications to Existing Residence to the ARB along with the required Review Fee. Depending on the scope of the modification, the ARB may require the submission of all or some of the plans and specifications required in Appendix 1 of these Design Guidelines. In the alternative, the ARB may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

#### **6.14 VARIANCES**

Variations may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The ARB shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or the Design Guidelines. No variance shall be effective unless in writing.

#### **6.15 APPEAL**

Any Owner shall have the right to appeal a decision of the ARB by resubmitting the information, documents and fees set forth above to the ARB; however, such appeal shall be considered only if the Owner has modified the proposed construction or modification or has new information which would, in the ARB's opinion, warrant a reconsideration. If the Owner fails to appeal a decision of the ARB, the ARB's decision is final. In the case of a disapproval and resubmittal, the ARB shall have 10 calendar days from the date of each resubmittal to approve or disapprove any resubmittal. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification.

**6.16 GOVERNMENTAL APPROVAL**

The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Teton County or any other Governing Authority. It is the responsibility of the Owner to obtain all necessary permits and approvals, and submit copies of all permits to the ARB prior to mobilization and construction.

If Teton County or any other Governing Authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARB, the Owner must notify the ARB of such changes and provide the ARB with a copy of the revised plans and receive approval from the ARB prior to implementing such changes.

**7.0 CONSTRUCTION GUIDELINES**

In order to assure that the natural forest surroundings are not unduly damaged during construction, the following construction regulations ("Regulations") shall apply to any and all Work performed on a Lot. All Builders and Owners shall be bound by the Teton County Building Codes, the Uniform Building Code, and any other applicable Governing Authority. Any violation of these regulations by a Builder shall be deemed to be a violation by the Owner of the Lot.

Construction techniques may be limited in certain areas. For example, trenching may have to be performed manually in areas with foliage too sensitive to accommodate heavy machinery. Innovative techniques, such as working from the back of the house to the front, help minimize the need to drive machinery around the outside of the footprint of a building. Bridging areas of a foundation can preserve root systems of existing trees. Instructions for these techniques must be noted in the plans.

**7.1 OWNER'S BUILDING AND LANDSCAPE BONDS**

To guarantee that the Construction Guidelines are adhered to and that Construction Violation fines are paid, each Owner, before beginning any construction, shall at the Pre-Construction Meeting post with the ARB a refundable cash deposit to serve as a building bond. The Owner shall also be required to provide evidence that the Owner's Builder has secured a performance bond through a reputable bonding company in an amount equal to the estimated cost of construction. See ARB Form 1600 for review fees and deposits.

In addition, each homeowner shall be required to post a landscape bond with Teton County at the time a building permit is issued. The amount of the bond shall be determined by Teton County via the building permit review process. Should it become necessary for the ARB to remedy any violation of these Construction Guidelines, the costs of such remedy, or the payment of any delinquent Construction Violation fine will be paid from the cash deposit or charged against the bond, as the case may be.

The Builder is obligated to repair, correct, complete or otherwise comply with these Design Guidelines; any violations incurring fines shall be charged against the Owner and shall not be limited to the amount of such cash deposit or bond. Upon completion of construction, the Owner's cash deposit (if applicable) shall be returned to the Owner less any expenses needed to cure any violations.

Upon satisfactory completion of landscaping, the owner's landscape bond on deposit with Teton County shall also be returned to the Owner less expenses needed to cure any violations.

Any additional expense over and above the amount of the cash deposit or bond incurred by the ARB in enforcing compliance with the Design Guidelines will be recorded against the Lot as a lien until paid.

Each Builder is responsible for the actions of all persons working on the Lot, including subcontractors. This responsibility applies to all activities conducted by those persons while on the Lot and anywhere within SRSC.

**7.2 PRE-CONSTRUCTION CONFERENCE**

After receiving the ARB's approval of Final Submittals, and prior to commencing construction, the Builder shall meet with the ARB to review construction procedures and to coordinate construction activities. See Appendix 1—*Submittal Requirements and Procedures* for materials required at this meeting.

Upon submittal of this information and materials, the ARB will issue the Builder a copy of the Design Guidelines and a Construction Authorization Certificate.

### **7.3 GOVERNING AUTHORITY**

All Owners and Builders shall comply with the regulations of any Governing Authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

### **7.4 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.**

Any Owner or Builder who desires to bring a construction trailer or field office to SRSC shall first apply for and obtain written approval from the ARB. To obtain such approval, the Owner or Builder shall submit a copy of the architect's site plan with proposed locations of the construction trailer or field office, equipment and material storage within the Building Envelope. Such temporary structures shall be removed upon completion of construction.

No signage shall be allowed on any construction trailer or field office. The color of the construction trailer/field office shall be approved by the ARB.

#### **7.4.1 CONSTRUCTION FENCING**

To protect the natural area of a Lot and trees to be preserved from damage due to construction operations, the ARB will require that a fence at least three (3) feet in height be installed to completely surround those trees to be preserved. The fence shall follow the alignment as directed by a Certified Professional Arborist in order to adequately protect those trees to be preserved, and shall be maintained intact until the completion of construction. The construction trailer (if any), portable toilet, construction material storage and dumpsters must all be contained within the Building Envelope. In special cases, the ARB may allow materials to be stored outside the Building Envelope when approved in advance by the ARB.

#### **7.4.2 CONSTRUCTION OUTSIDE THE BUILDING ENVELOPE**

If it is necessary to conduct construction activities outside a Building Envelope to complete an improvement falling within the Envelope, the Owner of the Lot, or his representative, may submit to the ARB for approval a boundary description of the lot, the Building Envelope and the proposed encroachment. The ARB will require the construction area outside the Building Envelope to be returned as closely as possible to its original

### **7.5 DEBRIS AND TRASH REMOVAL**

Each Builder must enter into a Site Maintenance Contract with a reputable, licensed and insured provider who will provide trash removal service at least twice per week. The Builder must provide evidence of the signed contract to the ARB prior to starting construction.

Each site must have an approved bear resistant waste management container for food waste and any other potential bear attractants in the approved location at all times during the construction term. Absolutely no food or other attractants shall be placed in any construction dumpsters. Builders shall clean up all trash and debris on the construction site at the end of each day and place it inside the receptacle. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their

being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto neighboring properties. Trash receptacles must be covered at the end of each workday.

The Builder/Owner must have all trash receptacles emptied before debris and trash accumulates above the top rim of the receptacle. Failure to do so may result in immediate corrective action being taken by the Association.

Builders are prohibited from dumping, burying or burning anywhere within SRSC. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other Lots or any Common Area or Private Amenity.

Mud and dirt from the construction site on the streets of SRSC, whether caused by the Builder or any of its subcontractors or suppliers, shall be promptly removed and cleaned by the Builder.

Failure to comply with this section will result in a fine being levied against the Owner and/or the violation being remedied by the Association at the Owner's expense. The obligation to keep the construction site reasonably clean throughout the construction process and to pay any fines and/or costs incurred by the Association to insure compliance, shall not be limited to any cash deposit on hand.

#### **7.6 SANITARY FACILITIES**

Each Builder shall be responsible for providing and maintaining adequate sanitary facilities for Builder's construction workers. Portable toilets shall be located only within the Building Envelope or in an area approved by the ARB. All portable toilets must be painted with a color approved by the ARB.

#### **7.7 VEHICLES AND PARKING AREAS**

Construction crews shall not park on, or otherwise use other Lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated, or approved by the ARB. All vehicles shall be parked one side of the street only, so as not to inhibit traffic or emergency access.

Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the development. Fines will be imposed against the Owner. Adhering to the speed limits shall be a condition included in the contract between the Builder and its subcontractors' suppliers. Repeat offenders may be denied future access to the Club. Access to the construction site shall only be through the cleared driveway opening for the Lot unless otherwise approved by the ARB. Construction vehicles and equipment must be parked within the Building Envelope or on the pavement of community streets. Parking or storage is prohibited in any natural area or setback. The Builder shall be responsible for restoring natural vegetation damaged as a result of his activities.

#### ***CONSTRUCTION SITE ACCESS***

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the Lot unless the ARB approves an alternative access point.

The location of the Club construction entrance along with the standard procedures and operation of the entrance gate will be determined from time to time and issued to each Builder working within the development

## **7.8 BLASTING**

Blasting and the use of explosives within the project boundaries are expressly prohibited.

## **7.9 STORAGE OF MATERIALS**

All building materials must be stored within the driveway easement and/or Building Envelope. With prior written or verbal approval from the ARB, building materials may be stored outside of the Building Envelope for limited periods but shall not restrict use of Club roads or access of emergency and other vehicles to adjacent properties.

The Builder shall re-vegetate this temporary storage area prior to completion of the Residence. With prior approval from the ARB, building materials may be temporarily stored on the road, provided such material is removed within 24-hours. The Builder shall be responsible for the cost of repairing any road damage incurred during the construction process.

Excavated and other bulk material shall not be deposited or stored on roadways. Excess excavation materials must be hauled away from SRSC and properly landfilled. Failure to do so shall result in a fine and/or a charge against the Builder's cash deposit or the Builder's bond for the cost of removing such material.

## **7.10 SITE PREPARATION**

Before any work is done on a Lot, three 10-pound ABC fire extinguishers must be provided on the construction site. These fire extinguishers must be fully charged and remain on the Lot at all times during the construction term. The construction site will be immediately shut down if any of these fire extinguishers are missing or are not fully charged.

To protect existing vegetation a temporary 4-foot high fence is required. Such fence shall be fastened to steel fence posts located 8-feet apart and driven firmly into the ground. Prior to installation, the fence location shall be flagged and all trees near the proposed fence line shall be protected. After obtaining ARB approval of the flagged fence line and the protected trees, the area within the flagging may be cleared and the fence erected.

Such fence shall be installed pursuant to Architectural Review Board specifications to completely enclose the proposed construction area or Building Envelope, whichever is smaller. At no time shall the fence be located outside of the Building Envelope. Such fence shall have a single entrance and shall remain erected until written approval to remove the fence has been obtained from the ARB. No other Work may be conducted on the Lot until after the fence has been erected.

All construction trailers, field offices, sanitary facilities, construction materials and trash receptacles must be contained within such fence. Under special conditions, and with the prior written approval of the ARB, construction materials may be stored outside such fence. In the event it is necessary to conduct construction activities outside of the Building Envelope, Builder shall, prior to conducting such activity, submit a boundary description of the proposed encroachment to the ARB for written approval. Prior to the Final Review, Builder shall restore and re-vegetate all areas damaged by such encroachment. Any work done outside of the Building Envelope without the prior written approval by the ARB will incur a Construction Violation Notice and possible fine.

## **7.11 MISCELLANEOUS AND GENERAL PRACTICES**

Any damage of property outside the Building Envelope, including but not limited to roads, utilities, vegetation and/or other improvements, resulting from any construction operations, must be repaired and/or restored by the Builder prior to completion of construction of the Residence. In the event Builder fails to restore or repair the damaged area, the ARB may repair the area and impose the expense as a charge against the Owner.

The following practices are prohibited:

1. Changing oil on any vehicle or equipment on the Lot or at any other location.
2. Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the approved location specifically designated for that purpose by the ARB. Such cleaning outside the designated area is strictly prohibited. Violation of this provision will result in Construction Violation Notice(s) issued to the Builder/Owner, and will result in a fine to the Owner if the violation is not cleaned up within the time period specified in the Construction Violation Notice. Any costs incurred by the Association to clean up the violation shall be charged against the Owner's cash deposit or bond, as the case may be.
3. Removing any rocks, plant material, topsoil, or similar items from any property of others within SRSC, including other construction sites.
4. Having any type of firearms in SRSC.
5. Using disposal methods or equipment other than those approved by the ARB.
6. Careless disposition of cigarettes and other flammable material.
7. There must be at least three, fully charged, 10-pound, ABC-rated, dry chemical fire extinguishers present on the construction site at all times.
8. Smoking by construction workers outside the area designated for smoking. Such areas will be contained within the Building Envelope, and Builder shall provide ash cans.
9. All construction employees must wear shirts at all times.
10. Use of or trespass on any golf course area.
11. No pets, minor children, spouses, or other people not employed by the Builder may be brought into SRSC. In the event of a violation, the ARB, Declarant or Association shall have the right to contact authorities to impound any pet, to deny access into SRSC by minor children and individuals who are not employed by the Builder, refuse to permit the Builder or subcontractor involved to continue on the project, or to take such other action as permitted by law, the Design Guidelines or Declaration.

## **7.12 CONSTRUCTION ACCESS**

The only approved construction access during the time a Residence or other improvement is under construction will be over the approved driveway for the Lot unless the ARB approves an alternative access point.

The location of the construction entrance into SRSC will be determined from time to time by the ARB and each Builder shall be responsible for assuring that only that entrance is used by its employees, suppliers, subcontractors and agents. Contractors and Owners should carefully review the physical limitations of the existing primary construction access (Astoria Bridge) and plan arrivals, use, loading and deliveries accordingly.

### **7.12.1 CONSERVATION OF LANDSCAPING MATERIALS**

Builders are advised that the Lots and open spaces of The Greenbrier contain valuable native plant and other natural features, such as top soil, that should be absolutely protected during construction. Hunting, collection of flora and fauna, and damage to existing natural features are prohibited.

### **7.12.2 EXCAVATION MATERIALS**

Excess excavation materials must be hauled away from the Club and The Greenbrier, and disposed of legally. Appropriate measures shall be taken to protect Natural Areas, surrounding properties and buried utilities from damage.

## **7.13 DUST, MUD AND NOISE**

Each Builder shall be responsible for controlling dust, mud and noise from the construction site. Radios and other audio equipment are not permitted on any construction site unless played through headphones.

### **7.13.1 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES**

Damage and scarring to any property or other Lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expenses are those of the Builder, and, in the event of default by the Builder in meeting these obligations, the Owner who has retained the Builder shall be responsible.

### **7.13.2 MISCELLANEOUS AND GENERAL PRACTICES**

All Owners and Approved Builders will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises of the Club. The following practices are prohibited (see form ARB1100 Rules and Regulations):

- Changing oil on any vehicle or equipment on the site itself or at any other location within the Club
- Disposing of concrete or plaster washout anywhere on the premises of the Club other than in proper receptacles or dumpsters
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated, if any, for that purpose by the ARB

- Removing any plant material, topsoil, or similar items from any property of others within the Club, including other construction sites
- Carrying any type of firearms within the Club
- Using disposal methods or equipment other than those approved by the ARB
- Careless disposition of cigarettes and other flammable material; at least one five (5) kilogram quality rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times
- Careless treatment or removal of protected plant materials or plants not previously approved for removal by the ARB
- Use of, or transit over, common area
- Fishing in any creeks or ponds
- Bringing of pets, particularly dogs, into the Club by construction personnel; in the event thereof, the ARB or the Club Management shall have the right to contact authorities to impound the pets, refuse to permit the Builder or subcontractor involved to continue work on the project, or to take such other action as may be permitted by law or the Declaration
- Playing of radios and other audio equipment on construction sites in the Club ; this is to avoid negatively impacting the peaceful enjoyment of Owners and their guests at the Club

### **7.13.3 DUST AND NOISE**

The Builder shall be responsible for controlling dust and noise, including, without limitation, those from the construction site.

### **7.14 PROTECTION OF TREES**

During construction, soil around tree root systems must be protected from compaction and erosion at the drip line of each tree. The protection must keep construction traffic off the soil while still allowing for water and air to reach the roots. Where tree trunks are exposed to construction activity, lumber must be strapped to the trunks to protect them from damage. Excavation may occur within the outermost 20 percent of the radius distance from the drip line to the tree trunk. Impervious surfaces may be approved to encroach further into the drip line if no grading occurs. The ARB may require that additional site features be protected by specific means. All protection and mitigation must be graphically indicated on submitted plans.

- All trees scheduled to be preserved must be protected from damage during construction. A plan for such protection shall be prepared by a Certified Professional Arborist prior to the commencement of construction.
- Fencing consistent with the plan prepared by the Certified Professional Arborist must be erected and maintained around the drip line of each tree to be preserved.
- Excavations and installation of underground utilities shall be performed in such a manner as to avoid damaging the root systems of trees to be preserved; hand dig trenches within the drip line of significant trees
- If, in the judgment of the ARB, a tree is damaged or destroyed due to carelessness or avoidable activities on the part of the Owner or Builder, the ARB may require the Owner to plant suitable replacements

### **7.15 TEMPORARY CONSTRUCTION SIGNAGE**

Temporary construction signs shall be limited to one sign per Lot not to exceed six (6) square feet of total surface area. The sign shall be free standing within the Building Envelope, and its graphic design shall follow the template established by the ARB. (see Signage Template in the forms section)

- Signs shall be single-faced, panel type, with a maximum area of six (6) square feet; no additional signs may be attached to the main sign or be suspended below it
- Colors of signs shall be determined by the ARB
- Information such as “For Sale,” “Available” or similar language, or descriptive phrases such as “3-bedroom” may not appear on any construction sign
- Construction signs must be removed at the time the house is substantially complete or when the ARB directs the sign to be removed

One approved address/emergency contact sign will be provided by the Association. This sign shall be erected on the street side of the Lot. Unless required by Local Governing Authorities, no other construction signs may be posted anywhere on the Properties, except that Declarant and any Builder authorized by Declarant may post one construction sign on a Lot. Such sign shall be designed by and approved by the Declarant and erected on a location approved by the Declarant. All authorized signs must be removed prior to the Final Review by the ARB. Lighting of any approved construction sign is not allowed. Both approved bear resistant containers and un-approved containers must be properly signed and identified.

#### **7.16 DAILY OPERATION**

Monday through Friday working hours are generally from dawn to dusk, and will change from season to season. Hours of construction are restricted to 7 a.m. to 5 p.m. during November 15<sup>th</sup> to March 1<sup>st</sup> to avoid disturbances to elk. Interior carpentry work, drywall, and mechanical system work within the exterior walls and under a weatherproof roof are the types of activity that are expected during the cold weather period and may be allowed by the ARB outside of normal construction hours as long as such work does not disturb neighbors. Site grading, work with cranes, heavy machinery or other disruptive construction activity is prohibited outside normal construction hours.

Saturday working hours will start 2 hours later and end 2 hours earlier than weekday hours. No construction work is permitted on Sundays or designated holidays. Builders/Owners will be notified in advance of changes to the construction hours.

##### **7.16.1 RULES AND REGULATIONS**

This list of work rules (form ARB1100) is located in the Forms and Charts section of this manual and is required to be included as part of all contractual agreements with contractors and sub-contractors. Construction personnel should be informed of all applicable fines and fees associated with the rules and regulations and is clarified on form ARB1600.

These rules and regulations are also to be posted on the construction site at all times.

**8.0 APPLICABILITY OF DESIGN REVIEW**

The Design Guidelines govern all Residences at SRSC. Unless otherwise stated in the Declaration or in the Design Guidelines, all plans and materials for new construction or exterior modifications of Improvements on a Lot must be approved before any construction activity begins. Unless otherwise stated in the Design Guidelines, no Residence may be constructed upon any Lot, and no Improvements, including staking, clearing, excavation, grading and other site work, exterior alteration of existing Improvements, and planting or removal of landscaping materials ("Work") shall take place without receiving the prior written approval of the ARB as described below.

Owners are responsible for ensuring compliance with all standards and procedures within the Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration. In particular, Lot Owners should review and become familiar with the Use Restrictions applicable to SRSC set forth in the Declaration, which address restricted and prohibited activities and conditions within SRSC.

**8.1 DECLARANT**

The Declarant has exclusive jurisdiction over all matters relating to architecture and landscaping so long as the Declarant owns any portion of the Properties and so long as Declarant has not terminated such rights by written instrument recorded in the Public Records. The period during which the Declarant exercises architectural control will hereinafter be referred to as the "Declarant Review Period." During the Declarant Review Period the Declarant shall review plans and specifications for, and shall have jurisdiction over all construction and landscaping on any Lot, shall be the conclusive interpreter of the Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

The Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to any individual, Board appointed Architectural Review Board or any other committee comprised of architects, engineers or other persons who may or may not be Members of the Association. In the event of such delegation, the designee's jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to (a) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (b) the right of Declarant to veto any decision which Declarant determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

**8.2 ARCHITECTURAL REVIEW BOARD**

The ARB has jurisdiction over those responsibilities delegated to it by the Declarant during the Declarant Review Period. Following the Declarant Review Period the ARB has jurisdiction over all matters relating to architecture and landscaping of residential properties. Following the Declarant Review Period, the ARB shall review plans and specifications for all construction and landscaping on any Lot, shall be the conclusive interpreter of the Design Guidelines, shall monitor the effectiveness of the Design Guidelines, and may promulgate additional design standards and review procedures, and recommend amendments to the Design Guidelines.

**9.0 GENERAL POLICIES AND PROCEDURES**

**9.1 GOVERNING PRECEDENCE**

To the extent that Teton County ordinances, building code or regulations require a more restrictive standard than the standards set forth in the Design Guidelines, or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Design Guidelines (in that order) shall prevail.

**9.2 PREPARER**

The Design Guidelines have been prepared by the Declarant and adopted by the Declarant pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of SRSC pursuant to the procedures set forth in Section 9.6 of these Design Guidelines.

**9.3 INCORPORATION**

The provision of the Declaration applicable to design and landscape control are incorporated herein by reference, and controls the provisions herein, in case of conflict.

**9.4 ENFORCEMENT**

In the event of any violation of the Design Guidelines, the Declarant or the Board may take any action set forth in the By-Laws or the Declaration, including the levy of a specific assessment. The Declarant or the Board may revoke or remedy the violation and/or seek injunctive relief requiring the removal or the remedial action of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Lot upon which such violation exists.

**9.5 NON-LIABILITY FOR APPROVAL OF PLANS**

The Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. Prior to submitting plans or information for review, Owners should read and understand this disclaimer.

**9.6 CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

The Design Guidelines may be amended as follows:

1. So long as Declarant owns any portion of the Properties or has the authority to expand the Properties pursuant to the Declaration, Declarant may, in its sole discretion, amend the Design Guidelines, notwithstanding any delegation of reviewing authority to the Architectural Review Board.
2. When Declarant no longer owns any portion of the Properties or no longer has the authority to expand the Properties pursuant to the Declaration, or has delegated its right to amend the Design Guidelines, the Design Guidelines may be amended only upon the affirmative vote of two-thirds of the members of the Architectural Review Board and the consent of the Board.
3. Such amendment shall be promptly published and made available to Owners.
4. All amendments shall become effective upon adoption by the Declarant, so long as Declarant has authority to amend the Design Guidelines or, if the Declarant no longer has such authority, upon

adoption by the Architectural Review Board and the Board. Such amendments shall not be retroactive so as to apply to previous Work or approved Work in progress.

#### **9.7 RIGHT OF WAIVER**

The ARB reserves the right to waive or vary any of the Design Guidelines procedures or standards set forth at its discretion, for good cause shown.

However, any approval by the ARB of any drawings or specifications or Work done or proposed, or in connection with any other matter requiring such approval under the Design Guidelines or the Declaration, including a waiver by the ARB, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the ARB may disapprove an item shown in the Final Submittal even though it may have been evident and could have been, but wasn't, disapproved at the Preliminary Submittal.

Furthermore, should the ARB overlook or not be aware of any item of non-compliance at anytime during the review process, construction process, or during its Final Review, the ARB in no way relieves the Owner from compliance with the Design Guidelines and all other applicable codes, ordinances and laws.

#### **9.8 ESTOPPEL CERTIFICATE**

Within 30 days after written demand therefore is delivered to the ARB by any Owner, and upon payment therewith to the ARB of a reasonable fee from time to time to be fixed by it, the ARB shall record an estoppel certificate executed by any two of its members, certifying with respect to any Lot of said Owner, that as of the date thereof either (a) all improvements and other work made or done upon it, with said Lot by the Owner, or otherwise, comply with the Design Guidelines and the Declaration, or (b) such improvements and/or work do not so comply, in which event the certificate shall also (1) identify the non-complying improvements and/or work and (2) set forth with particularity the cause or causes for such noncompliance. Any purchaser from the Owner or mortgagee or other encumbrance shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the ARB, Declarant, all Owners and other interested persons, and such purchaser, mortgagee, or other encumbrance.

#### **9.9 SEVERABILITY**

If any provision of the Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of the Design Guidelines to the extent that they can be reasonably understood without the invalid provision(s).

The Design Guidelines have been approved and adopted on the date shown at the beginning of this document and shall remain in full force and effect until revised as provided in the Declaration or the Design Guidelines.

**10.0 DEFINITIONS**

Unless the context otherwise specifies or requires, the following words or phrases when used in the Design Guidelines shall have the following specific meanings. Terms used herein that are defined in the Declaration shall have the meanings specified therein.

ASSOCIATION—"Association" means the Snake River Sporting Club Owner's Association.

BOARD—"Board" means the Snake River Sporting Club Owner's Association Board of Directors.

BUILDER—"Builder" means a person or entity engaged by an Owner for the purpose of constructing any Work within SRSC. The Builder and Owner may be the same person or entity.

BUILDING ENVELOPE—"Building Envelope" means that portion of a Lot, as described in Section 3.1 and on the recorded Final Plats, which encompasses the maximum allowable developable area of the Lot.

CONSULTANT—"Consultant" means any professional such as a Wyoming licensed architect, landscape architect, contractor, builder, or civil engineer that serves in a capacity of advising the ARB on the technical aspects of each submittal.

DECLARANT—"Declarant" means Snake River Sporting Club Development Company, LLC., or any successor, successor-in-title, or assign who takes title to any portion of the property known as Snake River Sporting Club for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.

DECLARATION—"Declaration" means the Declaration of Covenants, Conditions, and Restrictions for SRSC, as the same may be amended from time to time.

DESIGN GUIDELINES—"Design Guidelines" means the restrictions, review procedures and construction regulations adopted and enforced by the Declarant as set forth herein and as amended from time to time.

ARB—"ARB" means the Architectural Review Board established pursuant to the Declaration; it may also mean the Declarant during Declarant Review Period or any Association employee designated by the Declarant or the Architectural Review Board, such as the Coordinating Architect.

EXCAVATION—"Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

FILL—"Fill" means any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

GOVERNING AUTHORITY—"Governing Authority" means Teton County, Wyoming Board of County Commissioners and/or other applicable authorities.

LOT—"Lot" means a subdivided residential homesite.

**NATIVE PLANTS**—"Native Plants" means all the indigenous species of plants as identified in Teton County's "*Landscape Plant Materials for the Teton County Area*," whether ground cover, shrub, or tree. Only Native Plants may be planted in SRSC.

**NATURAL AREA**—"Natural Area" means that portion of the natural forest lying within a Lot but outside of the Building Envelope that must remain undisturbed. Teton County's "*Landscape Plant Materials for the Teton County Area*," contains all species approved for planting in Natural Areas.

**OPEN SPACE**—"Open Space" means all areas now or hereafter designated as such in the Final Development Plan(s) for SRSC.

**OWNER**—"Owner" means the owner of a Lot or existing residence. For the purposes herein, the Owner may act through Owner's agent, provided that such agent is authorized in writing to act in such capacity.

**PLAT**—"Plat" refers to the official Plat(s) of Snake River Sporting Club as recorded in the Office of the Clerk, Teton County, Wyoming.

**PROPERTIES**—"Properties" means all the real Properties located in SRSC together with additional property as is subject to the Declaration.

**RESIDENCE**—"Residence" means the building or buildings, including any garage, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall mean single family residence.

**STRUCTURE**—"Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

**VISIBLE FROM NEIGHBORING PROPERTY**—"Visible from neighboring property" means that an object or activity on a Lot which is or would be in any line of sight originating from any point six feet above any other property, including other Lots, a Private Amenity, and Common Areas assuming that such other property or Lot has an elevation equal to the highest elevation of the ground surface of that portion of the Lot upon which such object or activity is located.

**WORK**—"Work" means any placement or installation of a structure or any improvements, including staking, clearing, excavation, grading or other site work, exterior alteration or removal of landscaping materials.

The Architectural Review Board Manual is intended solely to provide guidance regarding certain architectural design characteristics that are either desired or required to be incorporated in the design of residences at The Snake River Sporting Club. The ARB Manual is not intended to constitute a complete list of all criteria that must be satisfied in order to render proposed designs acceptable to The Snake River Sporting Club, nor will compliance with all of the requirements and criteria set forth in the ARB Manual insure the approval of any particular design within the project which may be submitted to The Snake River Sporting Club for approval. The Snake River Sporting Club reserves the right to impose additional or different design requirements on any improvements to be constructed within the project.

No portion of the Guidelines may be reproduced in whole or in part without the express prior written consent of The Greenbrier Sporting Club.

Produced for Private Distribution by the Snake River Sporting Club, Jackson, Wyoming

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**SNAKE RIVER SPORTING CLUB CONTACT INFORMATION:**

ARB ADMINISTRATOR  
P.O. BOX 4860 (MAIL ADDRESS)  
60 E. BROADWAY, 2<sup>ND</sup> FLOOR (PHYSICAL/SHIPPING ADDRESS)  
JACKSON, WYOMING 83001

TELEPHONE: 307-732-2929  
FAX: 307-732-0808  
EMAIL: [info@snrsc.com](mailto:info@snrsc.com)  
WEBSITE: [www.snakeriversportingclub.com](http://www.snakeriversportingclub.com)

**CHARTS**

ARB1 APPROVAL PROCESS FLOW CHART

**FORMS**

ARB200 PROFESSIONAL QUALIFICATION STATEMENT

ARB210 CONTRACTOR'S QUALIFICATION STATEMENT

ARB300 APPLICATION FOR PLANS REVIEW

ARB400 DRAINAGE COMPLIANCE AGREEMENT

ARB500 VARIANCE REQUEST

ARB600 PLANS CHANGE REQUEST FORM

ARB700 TREE REMOVAL APPLICATION/PERMIT

ARB800 CHECKLIST FOR FINAL REVIEW SUBMISSION

ARB1000 SIGNAGE APPLICATION

ARB1100 RULES AND REGULATIONS

ARB1200 CONTRACTOR COMPLIANCE DEPOSIT AGREEMENT

ARB1210 OWNER COMPLIANCE DEPOSIT AGREEMENT

ARB1300 LETTER OF AGREEMENT

ARB1400 INSPECTION REQUEST & CERTIFICATE OF COMPLIANCE

ARB1600 DEPOSITS, FEES AND FINES

ARB 1700 TIMELINE FOR CONSTRUCTION

**TEMPLATES**

SIGNAGE TEMPLATE

MARKETING TEMPLATE

EXTERIOR FINISH MATERIAL MODEL TEMPLATE

**CHECKLISTS**

SDS CHECKLIST

DDS CHECKLIST

CDS CHECKLIST

FIELD STAKING SPECIFICATIONS CHECKLIST

## ***Appendix 1***

### ***Submittal Requirements and Procedures***

#### **DRAWING SUBMITTALS**

Design Review submittals must be delivered to the ARB no later than one week prior to the next Design Review meeting. A schedule of meetings is available from the ARB. Incomplete submittals will not be accepted for review and will be returned or held for a subsequent meeting.

#### **PHASE 1—PRE-DESIGN (Concept) MEETING/SITE VISIT**

To initiate the Design Review process, and prior to the preparation of detailed designs or drawings for any proposed Improvement, the Owner, and/or Owner's representative shall meet with the ARB at an on-site meeting. The purpose of the on-site meeting will be to:

1. Review the Lot and any issues pertinent to construction,
2. Discuss the proposed Residence/Improvement, and
3. Explore and resolve any questions regarding building requirements, interpretation of the Design Guidelines, or the design review process.

At this Pre-Design Meeting the Owner and/or Owner's Representative will receive a checklist for submittal requirements. This information and informal review will provide direction and guidance for proceeding with the Design Review Process in the most efficient and cost-effective manner.

The Pre-Design Meeting/Site Visit is mandatory for the Owner and/or Owner's Representative before proceeding with Phase 2—Preliminary Submittal.

#### **PHASE 2—PRELIMINARY SUBMITTAL**

Plans for new construction or modifications upon any Lot must be submitted to the ARB for approval. Preliminary drawings, including the appropriate Review Fee and all of the documents and information listed below, shall be submitted to the ARB after the Pre-Design Meeting/Site Visit. Preliminary Submittals shall include:

1. A completed APPLICATION FOR PRELIMINARY SUBMITTAL, together with full payment of the Construction Services Fee (See Appendix 2).
2. ON-SITE MONUMENTATION (This information must be physically in place on the building site at the time of the Preliminary Submittal and be shown on the Grading/Site Plan):
  - a) A GRADE STAKE in the ground near the center of the proposed Residence, with the existing ground elevation at that location written clearly on the stake.

- b) A PERMANENT BENCHMARK on a major tree or rock outside of the Building Envelope.
  - c) All TREES within the Building Envelope with a trunk 4-inches or more in diameter must be tagged and labeled as to their disposition, i.e., Save, Move, or Cut.
3. A completed PROJECT DATA SHEET on an 8 1/2" x 11" page. This project data information must also be shown on the Drawing Cover Sheet.
  4. Form 300 with complete information on Lot Owner, name and address of Architect and Approved Builder (if known), square footage calculations, lot coverage calculations and material details to extent known.
  5. DESIGN DRAWINGS—Including one set of 24" x 36" or 30" x 42" drawings, and one set of 8 1/2" x 11" drawings. The Design Drawings include:
    - a) A COVER SHEET showing the name and address of the Lot Owner, the name and address of the Architect/Designer, Project Data Information, the Building Material List, a list of drawings and other pertinent information (sq. ft, building height).
    - b) AN ENGINEERED GRADING/SITE PLAN (see Section 3.12) at a scale of 1"=10' or 1"=20' showing:
      - (1) The location and square-footage of the Building Envelope. The Driveway Easement is not part of the Building Envelope.
      - (2) EXISTING AND PROPOSED 2-FOOT CONTOURS (1-foot contours may be required for a steeper Lot), with spot elevations at the intersection of the driveway and the existing road, along the driveway and any proposed walkways, at each corner of the Residence, at the top and bottom of any proposed walls and along any proposed drainage ways. All grading must be contained within the Building Envelope and the Driveway Easement. Areas outside the Building Envelope and driveway easement must remain undisturbed. Existing contour lines must be shown within the building footprint. Show the location, size and invert elevation of any proposed drainage structures.
      - (3) The location and elevation of the GRADE STAKE and the PERMANENT BENCHMARK.
      - (4) The location of all significant TOPOGRAPHIC FEATURES within the Building Envelope, such as drainage ways, boulders, and rock outcroppings.
      - (5) The location, size, type and disposition (Save, Move, or Cut) of all TREES within the Building Envelope and Driveway Easement that have a trunk diameter of 4-inches or more, measured 18 inches above the ground.
      - (6) The location of all proposed SITE IMPROVEMENTS, including the exterior walls, decks, patios, and roof ridgelines and roof overhangs of the Residence, future improvements, driveway, walks, address bollard, trash enclosures, mechanical equipment, utility lines, retaining walls, and drainage structures. Indicate the material, color, and finish of the Residence walls and roof, driveway, and walks. Note that the location of the proposed Residence must allow working room between the Residence and the Building Envelope perimeter lines. Indicate the proposed treatment of all drainage ways.

- (7) The location, elevation, and height of all RIDGELINES above existing natural grade.
  - (8) The FINISH FLOOR ELEVATION of all floors, patios and decks.
  - c) FLOOR PLANS of each level, at a scale of 1/4"=1-0', noting the finish floor elevation of each level and the square-footage of each floor, deck, and patio. Provide overall building dimensions.
  - d) A ROOF PLAN noting the location of all ridgelines, roof slopes, and any proposed skylights, solar collectors, chimneys, etc.
  - e) A minimum of four (4) BUILDING ELEVATIONS showing all floor levels with a dashed line. Indicate each finish floor elevation, the elevation at the top of all wall plates, and the elevation and height of all ridgelines. Show existing and proposed grade lines, window treatments, exterior materials, colors, and finishes.
  - f) A minimum of two (2) BUILDING SECTIONS (transverse and longitudinal through the highest ridgelines, showing the existing natural slope (drawn with a dashed line) and the maximum building height line (also drawn with a dashed line). See Section 6.1 for maximum building heights. Except for the chimney, no part of the proposed Residence shall extend above the maximum building height. Indicate the elevation of all floors and all ridgelines. Show the heights of cut and fill areas of the existing natural grade.
6. A completed, signed and dated DESIGN CHECKLIST.??
  7. An 8 1/2" x 11" BUILDING MATERIALS BOARD, showing all proposed colors and materials.
  9. An 8 1/2" x 11" COLORED BUILDING PERSPECTIVE or ELEVATION showing the proposed colors and material.
  10. A PRELIMINARY LANDSCAPE PLAN (see Section 4.13).
  11. A study model of the proposed Residence is not generally required, but may be by the ARB. If required, the model must show window and door locations, at 1/8" scale with 2-foot contours of the entire Lot and adjacent roadway(s). The model shall also show the location of the property lines, existing and proposed Building Envelope Lines, the proposed driveway and walks, retaining walls, and major trees. It is not necessary to show building materials or colors.

**PHASE 3—FINAL SUBMITTAL**

After written approval of the Preliminary Submittal is obtained from the ARB, the following Final Submittal documents shall be submitted to the ARB for final approval. Final Submittal shall include:

1. One 8 1/2" x 11" set, and two 24" x 36" or 30" x 42" sets of PRELIMINARY SUBMITTAL DRAWINGS, that have been revised to address all of the ARB's Preliminary Submittal comments.
  - a. On the Grading/Site Plan, indicate:
    - (1) The location of the CONSTRUCTION FENCE and GATE,
    - (2) Areas dedicated for:
      - WORKER'S SMOKING AND EATING,
      - CONSTRUCTION WASTE (DUMPSTER),
      - PORTABLE TOILET (with approved color),
      - CONCRETE WASH-OUT AND SUMP, and
      - TEMPORARY STORAGE OF MATERIAL. If the temporary material storage area is proposed outside the Building Envelope, include a note stating: "The area disturbed by the temporary storage of material will be revegetated by the Builder prior to completion of construction."
      - Snow storage
    - (3) The final location of all UTILITIES (including sewer, water, power, telephone lines, utility meters and transformers (and screening techniques).
    - (4) The location of any approved BUILDING ENVELOPE MODIFICATIONS.
  - b. On the Exterior Lighting Plan, note any CHANGES to the approved Preliminary Exterior Lighting Plan, list the QUANTITIES of each light fixture and show the LOCATION of all exterior light fixtures.
  - c. On the Building Plans, indicate DECK railing color, materials, and construction details.
2. Final Landscape Plan (See Section 6.5.8) should this indicate due 3-6 months prior to completion..?

The Final Landscape Plan submittal shall include a scaled drawing showing:

  - a. All the information shown on the approved GRADING/SITE PLAN (see Section 3.12).
  - b. The PLANT MATERIALS proposed for each Landscape Zone described in Section 4.2.
  - c. The location, materials, and construction details of other LANDSCAPE IMPROVEMENTS (walls, walks, drainage, etc.).

**PHASE 4—CONSTRUCTION TERM**

After receiving the ARB's approval of Final Submittals, and before any lot clearing or any other work is done on the Lot, the Builder shall schedule a Pre-Construction Meeting with the ARB to review construction procedures and coordinate construction activities.

At this Pre-Construction Meeting, the Owner shall submit:

1. The Owner's cash deposit and evidence of the Builder's Bond (see Form 1600).
2. Evidence of the required Site Maintenance Contract (see Section 7.5).
3. A copy of Teton County's Building Permit and Plans Correction List.
4. A copy of Teton County approved drawings.
5. A construction schedule.
6. The name and local cell phone number of a person that can be contacted 24 hours a day.

Upon submittal of this information and materials, the ARB will issue the Builder a Preconstruction Checklist and a Construction Authorization Certificate. (Note builder should already have Design Guidelines as he is an Approved Builder)

During the construction term the ARB will periodically review the Work in progress and will give notice to the Builder of non-compliance issues observed.

***Appendix 2***  
***Lot Analysis/Impervious Surface Allocation***

**(This table to be updated once approvals are finalized)**

NOTE: Impervious surface limitations, Maximum Habitable SF and Maximum House Footprint for each residential lot are part of the Land Development approvals for the project and cannot be modified.

### **Appendix 3**

## **Approved Landscape Plant Palette**

The following list of plant materials is approved for use at Snake River Sporting Club in Jackson Hole, Wyoming. Additional plant materials may be added to the list from time to time by either the Club or individual Members if approved by the ARB during the review process of individual submissions for residential structures.

<b>Botanical Name</b>	<b>Common Name</b>
<u>Deciduous Trees</u>	
Acer	Rocky Mountain Maple
Populus augustifolia	Narrow Leaf Cottonwood
Populus tremuloides	Quaking Aspen
<u>Evergreen Trees</u>	
Abies lasiocarpa	Sub-Alpine Fir
Juniperus osteosperma	Utah Juniper
Juniperus scopulorum	Rocky Mountain Juniper
Picea engelmannii	Englemann Spruce
Picea pungens	Colorado Blue Spruce
Picea aristata	Bristlecone Pine
Pinus contorta	Lodgepole Pine
Pinus edulis	Pinon Pine
Pseudotsuga menziesii	Douglas Fir
<u>Shrubs</u>	
Acer glabrum	Mountain Maple
Alnus tenuifolia	Mountain Alder
Artemisia tridentata 'Wyomingensis'	Native Sage
Cercocarpus montanus	Mountain Mahogany
Chrysothamnus nauseosus, spp.	Rabbitbrush
Clematis ligusticifolia	Western Virgins Bower
Cornus stolonifera	Redtwig Dogwood
Juniperus chinensis 'Pfitzerana'	Pfitzer Juniper
Juniperus communis	Native Juniper
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus sabina 'Tamarisafolia'	Tam Juniper
Potentilla fruticosa	Potentilla
<u>Shrubs (continued)</u>	
Prunus bessey	Western Sand Cherry
Quercus gambelii	Gambel Oak
Rhus glabra asmontana	Rocky Mountain Sumac
Salix spp.	Willow
Sambucus pubens	Red-berried Elder
Spirea bumalda 'forebellii'	Froebel Spirea
Spirea densiflora	SubAlpine Rock Spirea
Syringa vulgaris	Lilac
Yucca filamentosa	Native Yucca

### Vines

Ground Cover

Aethionema spp.  
Alyssum montanum  
Antennaria rosea  
Arabis alpina  
Armeria maritime  
Cerasdum tomentosum  
Dianthus plumarius  
Dianthus, spp  
Euphorbia spp.  
Juniperus horizontalis  
Penstemon spp.  
Saponaria octomoides  
Sedum spp.  
Sempervivum  
Teucrium canadese

Stonecrest  
Mountain Alyssum  
Pussytoes  
Alpine Rockcress  
Common Thruft  
Snow-in-Summer  
Cottage Pink, or Grass Pink  
Maiden Pink  
Spurge  
Creeping Juniper  
Creeping Penstemon  
Rock Soapwort  
Sedum (Stonecrop)  
Houseleek  
American germander