

ARCHITECTURAL REVIEW GUIDELINES

1. Architectural Guidelines

1.0 Intent. The Architectural Guidelines which follow are intended to govern the design, development, construction, and installation of any structure or improvement, including landscaping, on any lot in Harlan Ranch. The style of architecture in Harlan Ranch is one that is harmonious with the existing natural environment, grasslands, water, and mountain views and incorporates traditional western ranch design features including materials, colors and textures. Residences shall be designed to optimize views and coordinate with natural features of the lot and neighborhood and with varying masses, differing in height and form. The overall result is a neighborhood that has individual residences with distinct visual connections in architectural style.

1.1 Architectural Review Committee (ARC). The ARC shall be responsible for the review of the construction, installation and development of all structures and improvements pursuant to the Design Guidelines.

1.2 Architectural Review Committee Rules. The Architectural Review Committee may make such reasonable rules and bylaws and adopt such procedures as it deems necessary to carry out its functions. The ARC shall strictly enforce the Design Guidelines; it shall, however, have the right and the flexibility to grant variances to the Design Guidelines when, in the majority opinion of all members of the Committee, a variance is deemed appropriate. The ARC is not responsible for reviewing plans and specifications for code compliance. It must be recognized that this subdivision is designated for the Harlan Ranch Property Owners and all improvements in the subdivision must harmoniously combine, and be consistent with, the development of the project. In considering any plans and specifications, the ARC shall examine the suitability of the same to the site, including the materials of which it is to be constructed, as well as the relationship of the same to the neighborhood. All plans and specifications shall be in full compliance with all of the terms and provisions of the covenants and guidelines, except for any variances which have been granted by the ARC for such plans and specifications.

2. Building Guidelines

2.1 Intent. Each building design will be reviewed individually with the following criteria in mind. These criteria will be the basis for the review and approval process of residential building, site and landscape plans by the Architectural Review Committee.

2.2 Building Type. All buildings shall be of frame type construction. The following types of structures are prohibited; mobile homes, trailer homes, manufactured homes and modular homes. All residences are restricted to single family residences. Accessory units within the main structure or garage will be reviewed by the ARC on a case-by-case basis. Guest houses may be built on the property and will be held to the same guidelines, requirements and restrictions as the main residence except where specifically noted in the Design Guidelines. Garages may be attached or detached. If building two garages, only one structure may be detached.

2.3 Building Design. A variety of traditional western and ranch architectural styles and designs that blend with the existing natural environment are encouraged. Each residence shall be unique in its design and contain elements which convey its distinctiveness from other residences in the subdivision while still maintaining the neighborhood theme of traditional western and ranch architecture. No residences shall stand out from other residences in the neighborhood or have a design, materials, colors etc. that draws attention to the residence. The main structure shall be visually dominant over accessory structures, such as garages and

guest houses, through the use of architectural details, massing and/or height. Buildings shall be designed to have multiple distinct masses with changes in roof lines, wall planes and building height. Second stories shall be limited to 60% of the total main level footprint, including garage area. Architectural styles that are not historical representations of the local area (tutor, colonial, contemporary, modern etc.) may not be approved by the ARC. The following minimum and maximum gross square footage and footprint requirements will be applied to all buildings constructed in Harlan Ranch.

- Main Residence – Minimum footprint is 1,500 square feet. Maximum total gross square footage is 7,500 square feet.
- Guest House – Minimum footprint is 750 square feet. Maximum total gross square footage is 1,500 square feet. Total square footage of the guest house must be less than 70% of the main residence.
- Garages – Maximum size of a garage structure, detached or attached is 1,800 square feet. Total garage square footage per lot is 2,400 square feet in two garage structures. Total garage square footage must be less than 40% of the main residence.
- Total combined habitable and non-habitable gross square footage allowed on each lot is 10,000 square feet.

2.4 Building Height. The maximum building height shall be 30 feet, as required by Teton County. Architectural accents, chimneys and roof top vents may exceed this height.

2.5 Garages. Garages shall be visually subordinate from the main structure. All garage entrances shall be oriented to the side or rear of the building. Each residence must have a minimum of a 2-vehicle garage. A garage may not exceed 3 vehicle bays in one structure and all garage structures must meet the size restrictions in Section 2.3.

2.6 Exterior Walls. Exterior walls are to have visual and texture interest including horizontal and vertical articulations. Single materials and continuous wall planes may not be longer than 30 feet. Walls lengths over 30 feet must have a visual and/or structural change such as materials, colors, bump outs, recesses etc. Placement of windows in an exterior wall plane does not satisfy this condition.

2.7 Exterior Material. Natural materials (wood, stone and log) with subdued colors that harmonize with and complement the natural environment shall be used as the primary siding element. The use of two materials is required on each dwelling. Vinyl siding is prohibited. Stone must have a minimum thickness of 6 inches and have a variety of sizes and shapes to avoid patterns.

2.8 Exterior Colors. Colors shall complement the existing natural environment and be earthtones, browns, greys, and natural wood. Bright colors or contrasting colors (blues, reds, yellows, oranges, blacks etc.) may not be approved by the ARC. Residence exteriors shall have a minimum of two colors and no more than 3 colors. Change of color can occur in trim, soffit, wainscot or stone. The installation of stone will qualify as an individual color. Stains must be clear, transparent or semi-transparent to allow the natural wood grain to show.

2.9 Building Texture. The installation of different exterior textures provides visual interest and uniqueness for residences. Texture can be achieved with changes in siding placement, different materials and/or trim. Residences must have a minimum of two distinct textures on the exterior walls.

2.10 Roof. Varied roof forms are required with a minimum of two roof lines per building front and rear elevation. Primary roofs must have a pitch between 6/12 and 10/12. Secondary and accent roofs may have other roof pitches and will be approved on a case-by-case basis by the ARC. Acceptable roof materials are standing seam metal, asphalt or synthetic shake shingles. Roof colors must blend with the

overall color scheme of the residence and at no time shall the roof be visually dominant or contrast the residence exterior colors. Roof eaves and ridges may not be longer than 38 feet without a break in elevation, pitch or direction. Roof overhangs at eaves and gable ends must be a minimum of 2 feet.

2.11 Windows and Doors. The placement of doors and windows can enhance both the aesthetics and function of the residence, and careful consideration must be given to the locations when designing buildings. Large windows should be subdivided and contain mullions to break up the visual impact of the glass and have large overhangs to limit visibility and glare. Overly large expanses of glass that can pose light trespass or have negative impacts on adjacent neighbors may not be approved by the ARC. All windows must have sills and windows in stone walls must have lintels or wood headers. Vinyl windows are not permitted. Doors must be recessed or have protection from winter elements.

2.12 Porches and Entrances. Each dwelling shall have a clearly defined entrance within the front façade. Porches and entrances shall be an extension of or incorporated into the main structure.

2.13 Chimneys. All fireplace exhaust pipes and flues must be enclosed in a chimney with a chimney cap enclosures that screen the pipes from view. Wood burning fireplaces must be equipped with spark arrestors. Chimney height may not extend more than 4 feet above the roof ridge line.

2.14 Foundations. Exposed foundations are prohibited. All foundations must be screened with landscaping and/or covered with appropriate building materials such as stone, rock, or textured stucco.

2.15 Refuse/Waste Collection. Recognizing that all Harlan Ranch lie within existing wildlife corridors, care must be taken to ensure that no adverse impacts are created in regard to human and/or wildlife safety. All waste containers must be properly stored at all times.

2.16 Ancillary Structures. All ancillary structures: shed, outbuildings, storage buildings or the like, are prohibited.

3. Site Design Guidelines

3.1 Intent. Sites shall be designed to have a harmonious relationship with the existing natural environment while minimizing impact and appearance to surrounding residences. Recognizing that all Harlan Ranch properties lie within existing wildlife corridors, care shall be taken to ensure that no adverse impacts are created. Each site residence site and landscape design will be reviewed individually according to the following criteria.

3.2 Building Footprint. Main residences shall have a minimum building footprint of 1,500 square feet of gross space excluding garages. Each residence must have a minimum of 2 car garage either attached or detached. Guest houses must have a minimum footprint of 750 square feet. The footprint must be located entirely inside the boundaries of the buildable area.

3.3 Building Envelopes. Building envelopes and setbacks are defined on the final plat. The building envelope/setbacks defines the portion of each lot within which all improvements must be located. Improvements shall include all buildings, garages and any and all structures. Decks, porches, patios, terraces, retaining walls, fences, recreational facilities and parking areas must be located inside of the building envelope. Lots 9, 10 and 11 will have western facing front yards along Walden Ct. Lots 5, 6 and 7 will have eastern facing front yards along Walden Ct.

3.4 Driveways. Driveways shall be constructed of concrete, pavers or asphalt. Each driveway shall be a minimum of 14 feet wide and a maximum of 18 feet wide until the transition into the buildable area. Proper maintenance of driveways and driveway surface is required. Driveway access details:

Lot 9, 10 and 11, driveway access is limited to the western section of Walden Ct.
Lot 5, 6 and 7, driveway access is limited to the eastern section of Walden Ct.

3.5 Parking Areas. All parking areas must be located within the buildable area and shall be a continuation of the driveway. Parking areas shall be placed such that they are hidden from the streetscape and must be screened from adjacent properties. At no time shall lawn or bare ground be used as a parking or storage area for vehicles, trailers, campers or the like.

3.6 Snow Storage. Adequate snow storage areas must be shown on the site plan. At no time may snow be placed stored on adjacent properties or in right-of-way areas.

3.7 Walkways and Paths. All dwellings shall have a walkway from the driveway to the main entrance. The walkway shall be constructed of hardscape material.

3.8 Patios and Terraces. Outdoor hardscape areas must be shown on the site plan with dimensions and proper scaling. At no time may hardscape improvements be placed in setbacks or outside the building envelope.

3.9 Retaining Walls. When necessary and serving a specific purpose, retaining walls may be placed on individual sites. Retaining walls must have breaks when over 24 feet in length and 4 feet in height. Breaks may be achieved with terracing and placement of landscaping or with different materials and offsets of the horizontal and vertical planes.

3.10 Fencing and Site Walls. Fencing is permitted along the perimeter of the building envelope. All fencing shall be constructed of wood with wood posts, other materials may be considered by the ARC. Chain link and wire fencing is prohibited. Fencing is prohibited in the front yard or beyond the front plane of the dwelling. The height of fencing shall be a maximum of 4 feet. Privacy screens and small area fences for screening may be allowed with approval of ARC. Proper maintenance of any and all fencing is required.

3.11 Hot Tubs, Spas. Placement of hot tubs and spas must be in proximity to the main structure and be visually screened from adjacent properties and roadways. Hot tubs and spas are to be integrated into the outdoor area of the residence and within the buildable area.

3.12 Recreational and decorative structures. Pools, fire pits, play equipment, landscape structures, sculptures and lawn ornaments must all be located within the building envelope and must be located and/or screened in a manner to prevent any negative impact on neighboring properties for both visual and noise impacts.

3.13 Power, gas and telephone services. Utilities are the responsibility of the Lot owner from the points of service at the lot lines to the buildings, consistent with the rules and regulations of the service provider. All utilities, pipes, wires and service lines shall be buried.

3.14 Residence identification. All residences are to have street number identification.

3.15 Antennas and Satellite Dishes. In no case shall a satellite dish exceed 30" in diameter. No antennas for the transmission or reception of telephone, television, microwave, radio signals, or wireless reception shall be placed on any Lot within the Property without the prior written approval of Declarant and/or Association. Ham radio antennae are specifically prohibited.

4. Landscaping Guidelines

4.1 Intent. All new landscaping shall be respectful of and a continuation of the existing natural vegetation and enhance the overall design of the site. Recognizing that all Harlan Ranch properties lie within existing wildlife corridors, care should be taken in design, selection and maintenance of landscaping. Property owners acknowledge that wildlife damage to landscape will occur and assume the risk of such damage.

4.2 Landscape Design. The following levels of landscaping are appropriate for building sites within the Harlan Ranch Community:

b) Natural Landscape – This is when limited pruning and/or removal of existing landscape occurs. New plants may be introduced to enhance the overall appearance. New plantings shall be native species and complement existing vegetation. Plantings shall be natural and random in form. This type of landscape is appropriate throughout the site.

c) Designed Landscape – This is when most of the vegetation has been introduced into a defined area. This type of landscape is permitted only within the building envelope. Synthetic materials, astro turf, white rock, lava rock and pea gravel are not permitted. The use of washed rock is permitted adjacent to the residence. Planning beds must use a mulch or soil pep product.

4.3 Minimum Planting Requirements. Minimum planting requirements for Harlan Ranch are as follows:

- Lots 5, 9 and 13 – 20 Evergreen trees at a minimum height of 10 feet, 20 Deciduous trees at a minimum caliper of 3 inches and 65 shrubs at a minimum size of 5 gallon.
- Lots 1- 4, 6-8 and 10-12 - 25 Evergreen trees at a minimum height of 10 feet, 25 Deciduous trees at a minimum caliper of 3 inches and 65 shrubs at a minimum size of 5 gallon.
- Lots 14-16 - 30 Evergreen trees at a minimum height of 10 feet, 30 Deciduous trees at a minimum caliper of 3 inches and 65 shrubs at a minimum size of 5 gallon.

30% of trees and shrubs shall be planted in the front yard. All planting must be in appropriate groupings and clusters. Linear placement along building envelope, setback and or property boundaries is not permitted. If an owner desires to use landscaping for privacy, then additional plantings above the minimum requirements must be used to accomplish privacy and screening.

4.4 Site Drainage and Landscape Plan. Lot Owners are required to manage stormwater within the limits of each lot through the use of retention and detention facilities. Plans must show existing and finished grade in 2-foot intervals and must show all proposed drainage patterns. All grading within the development must relate to and blend into the surrounding landscape.

4.5 Turf Areas. Turf areas shall be limited and not dominate the site landscape in Harlan Ranch. The front yard shall have minimal turf, and all turf areas are limited to the building envelope/buildable area of lots. No turf may be placed outside of building envelopes or within setbacks.

4.6 Setback Vegetation. Native grasses must be planted in all areas outside of building envelopes, in setback areas and along road right-of-way. Owners must control weeds in these areas to prevent the spread of weeds to other properties.

4.7 Recommended Plant Materials. Recognizing that all Harlan Ranch properties lie within undisturbed environments and wildlife corridors, care should be taken in selecting new plants for each site. Required plant materials for Harlan Ranch Community are based upon plant material that has been observed growing in the Teton Valley and other areas with similar climate and elevation. Since many factors affect the success of plant material, a qualified landscape architect or contractor familiar with local conditions shall be consulted. The selection and location of plant materials by individual owners shall minimize irrigation water usage.

4.8 Site Work and Landscaping. The ARC requires that every effort be made to avoid disturbing areas outside of the designated buildable area during the construction process. Owners/builders must designate land areas that may be disturbed during construction and provide a plan for mitigation of any disturbed areas outside of the buildable area. All properties within the Harlan Ranch Community shall be controlled for noxious weeds whether improved or not. Landscaping shall be completed within 6 months after the completion of construction, including driveways and parking areas, walkways, trees, shrubs, landscape mulch, irrigation and turf areas.

4.9 Wildlife and Vegetation. Keeping in mind that all Harlan Ranch properties lie within wildlife corridors, owners acknowledge that wildlife damage to landscaping will occur and assume the risk of such damage.

4.10 Waterways. All waterways designated on the plat must follow any and all requirements set forth by Teton County and/or other governmental agencies.

5. Lighting

5.1 Intent. In an effort to preserve the natural night-time environment and preserve the rural character, exterior light may not be excessive and must meet the dark sky definition.

5.2 Exterior Lighting. Exterior lighting is to meet the Dark Sky standard, be fully shielded or fully cut off and not project light above the horizontal plane or create light trespass onto other properties. Exterior lighting shall be limited to primary circulation areas and only installed within the building envelope. Enhancement/decorative lighting on walls, plants, trees, patios, yards etc. is not permitted. Exterior lights must be compatible with the design of the residence. Exterior lighting shall be extinguished when sufficient daylight is available, and the use of lighting shall be limited during late night/early morning to preserve the natural environment and not disrupt neighboring properties.

Plans for exterior lighting within the Harlan Ranch community shall adhere to the following 5 principles of Dark Sky lighting:

- All light shall have a clear purpose.
- Light shall be directed only to where needed.
- Light shall be no brighter than necessary.
- Light shall only be used when it is useful.
- Warmer color lights shall be used.

In general, light sources and all conduit and junction boxes should be concealed, and the lowest wattage bulb for any given application is recommended. Lamps may not be over 60-watt incandescent or equivalent compact fluorescent or LED rating. Recessed can lights in exterior soffits cannot be higher than ten feet above exterior grade, downlights may not be installed higher than ten feet above exterior grade. Decorative Christmas lighting is permitted between December 1 and January 7. Note that all exterior lighting must conform to Teton County, Idaho requirements.

**HARLAN RANCH
REQUEST FOR DESIGN REVIEW**

Owner
Name _____

Address _____ Lot _____

Phone _____ Email _____

Designated Representative _____

- Review fee of \$1500 for new Construction
- Construction Deposit of \$50,000. Refundable after Final Inspection of building construction, site work and landscaping.

Building Plans

- Elevations with all dimensions and all materials
- 3-D Colored Renderings
- Gross floor area calculations for all levels
- Garage floor area
- Floor plans with all dimensions
- Building Height calculation shown
- Address marker shown on elevations
- Roof plan with pitches, dimensions, and overhangs
- Exterior Lighting Plan

Site Plan

- Site Plan must be to scale and have dimensions for all required elements
- Building envelope must be shown within lot with all dimensions
- All structures/structural elements must be shown
- Property lines and easements
- Site topography if applicable
- Existing and finished grade
- Driveway, garage access and guest parking dimensions
- Snow storage
- All utilities shown
- A/C location and screening
- Retaining walls with materials and dimensions shown (if applicable).
- Any proposed outdoor features, i.e. firepits, water features, benches, walls etc.

Landscape Plan

- Plan to scale with name of landscape designer.
- Building Envelope, utilities, easements, and topography
- Adjacent landscaping on developed lots
- Identification of existing vegetation
- Landscape key listing botanical and common name, quantity, and size of all proposed plant material
- Hardscape areas shown with materials noted
- Ground cover materials noted
- Retaining walls with materials and dimensions shown (if applicable)
- Any proposed outdoor features i.e., firepits, water features, benches, walls etc.
- Irrigation plan.

Materials Sheet List manufacturer, style name and color

- Siding
- Stone
- Trim
- Fascia
- Roofing
- Windows
- Garage Doors
- Exterior Doors
- Exterior light fixtures
- Hardscape materials
- Decking