

SNOW CREST RANCH



Design Guidelines

Amended and Restated
November 2024

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1. INTRODUCTION

Snow Crest Ranch contains 91.83 acres of beautiful topography including rolling meadows, ridges, and dry creek areas. Snow Crest Ranch includes six Cabin Lots, 29 one acre Lots, one 2.10 acre lot, and 48.57 acres of open space. These varied landscapes include natural drainages, some native shrubs, and tree species. Snow Crest Ranch features stunning panoramic views of the Teton Mountains and the Big Hole Mountains.

Given the natural attributes of Snow Crest Ranch and the pastoral character of this area, the Association desires to create an environmentally and aesthetically sensitive neighborhood. At Snow Crest Ranch there is an opportunity to maintain the natural integrity and charm of the area while creating a neighborhood with common open spaces and pedestrian trails.

The purpose of the Snow Crest Ranch Design Guidelines is to assist Owners by providing a framework for design, construction, and maintenance that will allow each Owner's Improvements on a Lot to contribute to the long-term goal of creating a residential neighborhood that compliments and enhances the surrounding natural environment. The Design Guidelines are intended for use by all persons involved in new buildings or landscapes, as well as subsequent additions or alterations to any property in Snow Crest Ranch. These Design Guidelines provide parameters within which all projects will be required to follow and will be evaluated for compliance.

Each Owner acknowledges that wildlife species may live on or wander through the Snow Crest Ranch throughout the year. Owners acknowledge that wildlife damage to landscaping will undoubtedly occur since the Snow Crest Ranch is located within a wildlife habitat. Owners shall accept that risk and shall not file claims against the Association or any other governing body for such damages. The limitations contained in the Design Guidelines are intended to protect, preserve, and maintain the existing wildlife habitat and to minimize the adverse effects on the existing wildlife habitat.

Specific objectives of the Design Guidelines are:

- To protect and enhance property values, wildlife, and the natural environment.
- To respect environmental conditions and neighbors.
- To establish architectural criteria for Dwellings while allowing individual expression.
- To address all aspects of community usage and design.

Note:

No groundwork, excavation or construction shall commence on any Lot until Final Plans for such Improvements have been submitted to the Board and received Final Approval. As such, no Owner shall submit any Building Plans to the County for any Improvements to a Lot seeking the issuance of a building permit until such Final Plans have been approved by the Board.

Interior modifications and/or improvements that do not alter the exterior appearance of a Dwelling or a Detached ADU shall not require the recommendation of the CDR and the approval of the Board.

2. DEFINITIONS

Accessory Improvements. A Building, a structure or other Improvement not used for human habitation intended for the use of the enclosure of personal property or animals such a tool shed, storage shed, kennel or dog run.

ADU. An accessory dwelling unit that is either attached to a Dwelling (an **Attached ADU**) or detached from the Dwelling (a **Detached ADU**).

Association. Snow Crest Ranch Owners Association, Incorporated, an Idaho Non-Profit Corporation, and its successors and assigns.

Board. The Board of Directors of the Association.

Building. Anything attached to the ground and having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals, or personal property, including a Dwelling or a Detached ADU.

Building Code. Teton County Building Code, as may be amended from time to time.

Building Envelope. In the case of a One Acre Lot or a Combined Lot, the area inside the County's setback requirements; and in the case of a Cabin Lot, the area inside the 50' x 100' rectangle shown on the Plat.

Building Footprint. The perimeter of a Building at the outer edge of its outside walls, including cantilevered portions thereof, but does not include exterior parking spaces, garages, porches, or uncovered patios or decks.

Cabin Lots. The six rectangular parcels numbered 1-6 on Lot 31 as shown on the Plat.

CC&Rs. Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Snow Crest Ranch Subdivision, dated March 31, 2020 and filed on April 2, 2020 on the records of the County, as Instrument # 259397, as the same may be amended from time to time.

Combined Lot. Any two or more of the One Acre Lots that have been combined into a single lot pursuant to the CC&Rs and approved by the County.

Common Areas. All common open space areas and improvements in such common areas, including but not limited to those various parcels of undeveloped land as shown on the Plat (but not including any of the Lots), the maintenance building, the gazebo, the pond, and any future improvements to such areas.

CDR. The Committee for Design Review created by the CC&Rs.

Construction Regulations. The Construction Regulations found in Chapter 13.

County. Teton County, Idaho.

Design Professional. An architect, landscape architect, surveyor, or engineer registered or licensed to practice in the State of Idaho, or such other person with qualifications to perform the work.

Dwelling. A Building designed for habitation by a single family, including permanent living and sleeping quarters, a kitchen and bathrooms, a garage, porch or deck attached thereto.

Final Plans consist of the materials listed at Exhibit 2 - Final Plans Checklist.

Final Plans Approval has the meaning given in Section 10.4.

Gross Floor Area. The sum in square feet of the gross horizontal area of the Habitable Space of all floors of a Building measured from the exterior faces of the exterior walls. Elevator shafts, stairwells, floor space used for mechanical equipment, attics having head room of at least 7'-10", covered balconies, enclosed porches and areas devoted to roofed accessory uses are included in the calculation of gross floor area.

Habitable Space. A space for human habitation inside a Building intended to be used for living, sleeping, cooking, and dining.

Home Business. An accessory nonresidential use performed by an Owner that provides a service or product.

Improvement. Any alterations of the natural land surface of a Lot, including but not limited to a Building, any other structure, or other site improvements placed on the land to accommodate the use of a Lot.

Landscape Plan. A Landscape Plan consists of the materials listed at the "Site Plan / Landscape Plan" portion of Exhibit 2 – Final Plans Checklist. An example of a Landscape Plan is found at Exhibit 4.

LDC. Teton County Land Development Code, as may be amended from time to time.

Lot. A Cabin Lot, a One Acre Lot, a Combined Lot, or Lot 30.

One Acre Lot. Any one or more of Lots 1 through 29 as shown on the Plat but not including any of such Lots that have become a Combined Lot.

Owner. The recorded owner, whether one or more persons or one or more entities, of fee simple title to any Lot, including contract buyers and owners of a beneficial interest, their heirs, successors, assigns, but excluding those having such interest merely as security for the performance of an obligation.

Plat. The 2nd Amended Master Plan/Final Plat Snow Crest Ranch (Peacock Ranch) recorded at instrument #278523 on November 7, 2022, as the same may be amended from time to time.

RV or Recreational Vehicle. A motor home, travel trailer, truck camper, camping trailer, park model, or similar vehicle designed for recreation or emergency human habitation that is built on a

single chassis, designed to be self-propelled or permanently towed and designed for use as temporary living quarters for recreational, camping, travel, or seasonal use.

Screening. Natural vegetation or a decorative structure that creates an opaque visual block or obscures an unattractive view from one side to the other throughout the year. Screening may consist of any combination of the following: fencing, masonry or rock wall, plants or natural vegetation, or an earthen berm.

Snow Crest Ranch. The property shown on the Plat.

Street. Snow Crest Ranch Drive.

3. COMMITTEE FOR DESIGN REVIEW

3.1 Authority of the CDR and the Board

The CDR is a committee of the Association charged with the responsibility to see that any Improvements on any Lot at Snow Crest Ranch are well designed, properly sited, and landscaped and constructed according to the Design Guidelines. The CDR is responsible for reviewing designs for Improvements and has the authority and discretion to recommend that the Board approve, disapprove, or approve with conditions, any and all design submissions. It is highly recommended that the owner retains competent assistance from a Design Professional. Notwithstanding anything to the contrary in the Design Guidelines, the recommendations and decisions of the CDR are subject to the review, approval or rejection by the Board. If acceptable, the Board shall approve. If not acceptable, the Board shall detail its comments, questions and concerns and shall remand back to the CDR for its consideration.

In the event an Owner proposes a design or construction solution that does meet the applicable mandatory language set forth in a Design Guideline but is within the spirit of that Design Guideline, the CDR shall use reasonable discretion to make such a recommendation to the Board for its approval.

3.2 Modifications to the Design Guidelines

These Design Guidelines have been adopted by a resolution of the Board pursuant to Article 4 of the CC&Rs. The CDR may make recommendations to the Board regarding modifications to the Design Guidelines. This document may be amended or supplemented by the Board. Before submitting plans, the Owner or their representative are required to verify they are reviewing the most current adopted Design Guidelines.

The Development Guidelines are supplemental to the County Building Code and the CC&Rs of Snow Crest Ranch recorded with the office of the Clerk and Recorder of the County.

3.3 Bylaws and Procedures of the CDR

The CDR may adopt rules and procedures, as may be reasonably necessary to carry out its functions.

3.4 Duties of the CDR

The CDR shall:

- Review all Preliminary Plans and Final Plans for any Improvement to a Lot
- Interpret Design Guidelines as it reasonably deems appropriate
- Grant variances to the Design Guidelines as it reasonably deems appropriate
- Identify to the Owner the provisions of the Design Guidelines, if any, that have not been met by the Preliminary Plans and Final Plans
- Reject Preliminary Plans or Final Plans if they fail to meet the provisions of the Design Guidelines
- Recommend to the Board to accept or approve Preliminary Plans or Final Plans and in support of its recommendation specifically describe to the Board in reasonable detail (i) how the Preliminary Plans or Final Plans meet the requirements of the Design Guidelines or fail to meet the Design Guidelines and (ii) any variances to the Design Guidelines granted and the reasons the CDR granted the variance
- Insist upon the completion of any Improvement in substantial compliance with Final Plans Approval
- Recommend to the Board that the Design Guidelines or Final Plans be enforced in a court of law
- Recommend to the Board to revoke or suspend approvals and order the suspension or cessation of work on any Improvement that is in violation of the Design Guidelines or Final Plans Approval.

3.5 Liability

Neither the Board, the CDR nor any member of the Board or the CDR shall be liable to the Association or to any Owner for any damage, loss, or prejudice suffered or claimed on account of the following:

- The rejection of any Preliminary Plans or Final Plans,
- The approval of any Preliminary Plans or Final Plans, whether or not defective,
- The construction or performance of any work, whether or not pursuant to approved Final Plans, or
- The development or manner of development of any Lot within Snow Crest Ranch.

3.6 Lot Improvements must Comply with Applicable Law

All Improvements on a Lot must be consistent with all applicable laws, ordinances, rules and regulations of the County, the State of Idaho and the Federal government. The Owner shall be responsible for ensuring compliance with any applicable building codes, regulations and should check with County and the State of Idaho to verify that the most recently adopted edition of any applicable regulation is being used.

4. DENSITY, BUILDING ENVELOPES, & BUILDING FOOTPRINTS

4.1 Density

No more than one (1) Dwelling may be built on a One Acre Lot even if one or more adjacent One Acre Lots are owned by the same Owner. For the avoidance of doubt, no separate guest house, pool house, garage, toolshed, carport, Detached ADU, any other separate structures, or Accessory Improvements will be permitted on any One Acre Lot.

If two or more adjacent One Acre Lots are legally joined into a Combined Lot by the County, one (1) Detached ADU that is consistent in design with the Dwelling built shall be allowed on a Combined Lot.

4.2 Building Envelope

Every Dwelling, any permitted exterior parking spaces, and where applicable, a Detached ADU, shall be contained within or concentrated in a contiguous way on the Lot reasonably acceptable to the CDR within the Building Envelope.

4.3 Building Footprint, Garages and Minimum Floor Areas

A Dwelling on a Lot other than a Cabin Lot shall have a maximum Building Footprint of 4,000 square feet. A Dwelling on a Cabin Lot shall have a maximum Building Footprint of 3,500 square feet.

An Attached ADU is allowed if it meets the requirements of the County Building Department.

Each Dwelling shall have as a minimum an attached two car garage, and a Detached ADU shall have as a minimum an attached two car garage.

The minimum Gross Floor Area at or above ground level of any Dwelling exclusive of exterior parking spaces, garages, porches or decks, shall not be less than 2,200 square feet, provided, however, the ground level (walkout) portion of a Dwelling's basement shall be considered in the calculation of minimum Gross Floor Area.

5. SITE DESIGN GUIDELINES

5.1 Introduction

The integration of buildings into the landscape is important to the success and appearance of the Snow Crest Ranch. Site Design Guidelines specifically serve to protect and enhance the natural landscape, viewsheds and natural habitat. Building locations shall minimize the impact of cut and fill for roads, Buildings, paths, and other Improvements.

5.2 Topography and Site Features

Topography

Dwellings and Detached ADU's should complement the natural rolling meadow landscape of Snow Crest Ranch.

Foundation Studies

Foundation studies shall be conducted for all Buildings constructed on slopes greater than 15%.

Site Drainage

All grading within Snow Crest Ranch must relate to and blend into the surrounding natural landscape.

Care should be taken to limit the extent of cuts and fills in the natural lay of the land. All cut and fill areas must feather into the natural topography within the confines of the Lot.

5.3 Driveways and Parking

All driveways and parking areas shall respect existing landforms and view corridors of a Dwelling. Parking areas and garage doors shall not be the primary visual element of any Dwelling or Detached ADU but shall respect the view corridors from a Dwelling.

Every effort shall be made to diminish the impact of the entry to the garage through the consideration of angles of approach and landscaping and minimize the impact on the view corridors from a Dwelling. All parking shall be within the Building Envelope of the Lot. At least two (2) of these parking spaces shall be enclosed in the required two car garage.

Culverts shall be equipped with flared ends, tapered into the landscape. Driveways and parking areas shall be crowned and sloped for adequate drainage and safety.

Driveway and parking surfaces shall be asphalt, concrete, or any other materials approved by the CDR. Materials must be able to withstand deterioration from winter snow plowing and erosion. Accordingly, crushed stone is not acceptable as driveway material. Materials shall restrict weed growth, dust, and maintain a clearly defined edge between the landscaped area and the driveway and parking surfaces.

Driveway approaches shall be limited in width to 20 feet maximum, and to 8% slope, unless otherwise reasonably approved by the CDR. Where cut and fill are required to maintain grades, construction no greater than four (4) feet high and 24 feet in uninterrupted length is allowed. Only one (1) driveway approach is allowed for any Cabin Lot, and no more than two (2) driveway approaches are allowed for any Lot.

5.4 Utilities and Site Details

Electric, Internet, Cable, Meters

Utilities shall be installed underground. It shall be the sole responsibility of the Owner to contact utility companies prior to any excavation and grading.

Television antennas and satellite dishes should be those of smaller size of the most recent technology.

Satellite dishes shall be screened from adjoining Lots and the Street. Television antennas shall not be visible from adjoining Lots or the Street. Radio towers are prohibited.

Meters shall be placed in a location to be accessible to the meter reader and yet not highly visible from adjoining Lots or the Street. Meters, transformers, and other utility boxes may be concealed with landscaping, provided utility personnel are able to access equipment as needed. All conduit wires servicing the meter will be beneath the exterior wall sheathing or enclosed. Outdoor work/storage areas and outside equipment such as mechanical equipment must be completely screened from offsite views by using walls and/or fences and incorporating them into the building design.

Irrigation Water Supply to Grand Teton Canal Company

Snow Crest Ranch has no existing agricultural water rights to Dry Creek. Grand Teton Canal Company does have water rights in Dry Creek.

Domestic Water Wells and Septic Systems

Individual, private domestic water wells must be installed for each Lot by the Owner to provide for domestic water supply needs. Individual, private domestic septic tanks and drain fields must be installed for each Lot by the Owner to provide for domestic wastewater disposal.

Cabin Lots 3 and 4 and Cabin Lots 5 and 6 respectively, will employ joint, common water well system and joint, common septic system per the recorded Plat of 2007. The Owners of those combined Cabin Lots shall be jointly and severally liable for the operation and maintenance of those joint, combined systems.

The domestic water wells and domestic septic systems must adhere to State and County requirements as well as permitting procedures. The Owner of each Lot shall have the domestic septic systems inspected as may be reasonably necessary for proper maintenance and cleaning.

Trash Containers, Garbage and Refuse Disposal

All trash containers must be sanitary containers, and bear proof trash containers are required for all Dwellings that use a trash collection service. All trash containers must be kept inside the garage, provided however, on any day of a scheduled trash collection, bear proof trash containers can be moved to the curb of the Street on the morning of the scheduled trash collection and must be

returned to the garage promptly after the bear proof trash containers have been emptied by the trash collection service.

All rubbish, trash, and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. All equipment, wood piles, compost piles, or storage piles shall be screened or concealed from view of other Dwellings and Common Areas, provided however, that firewood that is neatly stacked against an exterior wall of a Dwelling is permitted.

Lot Fencing

The types of fencing allowed by the CDR shall be Jack Leg or “Buck and Rail” style. Chain link, wire, or barb wire are not allowed. Other fencing materials are subject to CDR review and approval. Natural areas and steep topographic slope areas are not to be fenced. Fencing must allow for the passage of wildlife. The layout and alignments of all fencing are subject to CDR review and approval.

6. LANDSCAPING

6.1 General Information

Landscaping within Snow Crest Ranch should link to the native landscape. Through effective use of planting, the architectural elements can be softened and blended into the landforms and vegetation of the site. New plant materials should respect existing plant patterns. Trees, shrubs, and ground cover should be placed in groups of similar species, rather than alone or with several other species. To blend with the surrounding environment and acknowledge the extreme conditions of temperature and moisture, an informal landscape using indigenous plant materials is recommended.

All disturbed areas that are not covered with new improvements must be successfully re-vegetated with a mix of native, or adapted, and drought tolerant grasses, ground covers, trees, and/or shrubs to stabilize slopes, prevent soil erosion, and prevent invasion of weeds.

Plant varieties selected for natural areas should be native, or adapted, and drought tolerant and appropriate for USDA designated hardiness zones 4 or below. Plant varieties should be selected based on the natural conditions at the site and grouped together based on water, sun, and other similar needs. Plants should be able to survive on natural rainfall once established with no loss of health.

Noxious and invasive plants per the Idaho Noxious Weed List shall not be used.

If turf is used, turf areas should be a drought tolerant and/or adapted sod or seed mix that is appropriate to the natural conditions found at the site.

Lawn and ornamental plantings may be non-native, but they must not be invasive in natural areas.

6.2 Maintenance of Landscaping

All Owners are required to maintain the grounds of any Lot that has any Improvement, and once installed, the landscaping, including lawn, trees, shrubs, etc. shall be cared for, kept free of weeds, and not allowed to deteriorate or become unsightly. Should the Owner be a part-time resident, maintenance contracts shall be entered into with local landscape and maintenance companies. If grounds are not being maintained, the Owner will be notified to rectify the situation. If maintenance is ignored, arrangements will be made by the Board to have the necessary work done and the Owner will be billed for all work performed, together with a 10% (ten per cent) fee for arranging to have the work done and a fine in an amount set by the Board.

All areas disturbed during the building process must be restored to their natural state or landscaped to a degree that is reasonably acceptable to the CDR. Sowing of wild grass seed over a disturbed area is not sufficient to restore the land. Owners and their builder should designate land areas that will not be disturbed during construction. All areas disturbed by construction shall be re-seeded with vegetation types approved by the Weeds Department of the County. Once any construction of any Building has commenced on a Lot the Owner of that Lot shall be responsible for controlling for noxious weeds and invasive species on that Lot. It is the Owner's responsibility to restore and landscape areas disturbed on his or her Lot. A detailed landscape plan must be presented to the CDR for approval before landscaping begins. See an example of a Landscaping Plan at Exhibit 4.

Landscaping should begin no later than the beginning of the first growing season after completion of the Dwelling and should be substantially completed by the end of the second growing season.

6.3 Suggested Plant Materials

The plant materials suggested below for Snow Crest Ranch are based on plant material that have been observed growing in the Teton Valley and other areas with a similar climate and similar elevations above sea level. Since many factors affect the success of plant material, a qualified landscape architect or contractor familiar with local conditions should be consulted. Owners should select and locate plant materials to minimize irrigation water usage.

Trees

Deciduous - Aspen, Cottonwood, Alder, Willow, Crabapple, Chokecherry, European Green Birch, and Rocky Mt. and Big Tooth Maple.

Evergreen - Douglas Fir, Lodge Pole Pine, Engelman and White Spruce, Sub-Alpine Fir, and Rocky Mountain Juniper.

Shrubs

Alpine Currant, Red Twig Dogwood, Potentilla, Plum, Serviceberry, Snowberry, Caragana, Catoneaster, Grape Holly, Junipers (many varieties), Spirea, and Woodrose.

Ground Covers

Phlox, Potentilla verna, Kinnickinnick, Agua, Periwinkle, and Sedum (many varieties).

Grasses

Natural pasture grasses and wildflower mixes.

Lawns

Drought tolerant and water wise mixes, including Sheep Fescue, Buffalo Grass, Crested Wheat Grass.

6.4 Screening

Screening can be used effectively to screen yards and decks for privacy and to avoid glare from sources such as automobile head lamps. Sight lines at the Street shall be preserved by holding Screening back sufficiently from the Street. Owners should consider placing clusters of trees to provide a wind break from prevailing winter winds and placing trees and shrubs to provide shade in the summer months and allow sun to penetrate to the Dwelling or a Detached ADU during the winter months.

6.5 Snow and Ice Shedding

Plants located in snow storage areas or in areas of snow and ice shedding should be able to withstand the accumulated snow loads.

7. BUILDING DESIGN GUIDELINES

7.1 General Information

The intent of the following building requirements is to provide continuity to the context of the built environment, while allowing for the vitality of individual expression. Through the use of materials and color, all Buildings in Snow Crest Ranch should blend into the surrounding site.

Buildings should be sensitive to environmental conditions and specifically prohibit tract type designs, inadequate site planning solutions, unorthodox design solutions, and other problematic approaches that impair or erode property values or aesthetic values.

The combination of traditional designed Dwellings and mountain modern designed Dwellings will benefit both the immediate Snow Crest Ranch neighborhood as well as the larger Teton Valley community. The diversity of architecture within these themes and Design Guidelines will create a vibrant residential community design motif that is tied together by commonality of building materials with a strong connection to the surrounding environment.

Furthermore, the architectural themes for Snow Crest Ranch are specifically intended to create a traditional western/mountain modern community feeling and friendly streetscapes. Snow Crest Ranch is to be a neighborhood of curvilinear roadways, prominent front porches and quaint traditionally styled or mountain modern designed Dwellings. Garage doors should be subdued. Dwellings and Detached ADUs should be designed to reflect the aesthetic and lifestyle values of the traditional farm styles and ranches or mountain modern designed houses in Teton Valley, while providing contemporary floor plans consistent with the needs of today's families and ranches of

Teton Valley. The criteria outlined above will be of paramount importance in the review and approval process of house plans and building plans by the CDR. Building color palettes shall also be approved by the CDR.

Please refer to Exhibit 5 – Examples of Traditional Designed and Mountain Modern Designed Homes, for illustrations of the exterior design considerations described below.

7.2 Traditional Designed Residential Homes

A selection of architectural details and craftsman embellishments should be considered for tasteful exterior designs including:

- Highly visible and roomy front porches with depths of a minimum of six (6) feet to eight (8) feet
- Highly visible, well accented, and weather protected front door entry areas
- Traditional divided light windows with strong external accent trim
- Appropriate use of exposed beams, contoured rafter tails, natural looking roof materials, stone accents, traditional siding materials with emphasis on horizontal materials, and wood shingles contrasted with vertical elements
- Strong “Story Book” roof shapes with dormers and shed dormers
- Appropriate use of subdued colors to tastefully define and embellish the architectural character of the homes
- Emphasis on the re-creation of the charm and aesthetics of the historical “bungalow,” “craftsman,” “country style,” or “cottage” type houses prevalent in the earlier history of the region
- “Four sided” architecture that is pleasing and friendly on all sides
- Low profile, carefully adapted structures that conform to the rolling land forms and minimize visual impact

7.3 Mountain Modern Designed Residential Dwellings

A selection of architectural details should be considered for tasteful exterior designs including:

- Highly visible, well accented, and weather protected front door entry areas
- Expansive glass areas and lower roof lines with sweeping overhangs
- Covered porte-cochere drop-off where desired
- Large glass areas with or without divided lights
- Large operable sliding door or glass wall systems
- Use of expansive roof overhangs for covered patio and deck areas
- Appropriate use of exposed beams, natural looking roof materials, or high-quality metal roofing systems, stone accents, traditional siding materials with emphasis on horizontal materials, and wood shingles contrasted with vertical elements, or exterior Corten steel panels in limited use for accent walls
- Story book roof shapes or low-pitched roofs
- Flat roofs may be used in limited areas but are not encouraged due to heavy snow loading.

- Appropriate use of subdued colors to tastefully define and embellish the architectural character of the homes
- Carefully adapted structures that conform to the rolling landforms and minimize visual impact.
- Minimalist roof overhangs
- Board Formed concrete walls in limited locations

7.4 Building Height

Building heights within Snow Crest Ranch shall be limited to a maximum of 30 feet. Per County Regulations, the Building height shall be measured from the vertical distance of the average between the highest and lowest natural/existing or proposed lot grades around the perimeter of the structure to the highest point of the roof. Lots 14, 15, and 16 are limited to a maximum of 25 feet.

With the approval of the CDR, chimneys, cupolas, and other architectural features may exceed the given height limitations by no more than four (4) feet. Where topographic characteristics allow, Buildings should be “benched” or “stair stepped” into the hillside following the natural slope of the Lot. There shall be a minimum of 12 feet of horizontal separation for each story or level of a Building for hillside Lots. No “flat” two (2) story elevations visible from off the Lot or the Street will be allowed, unless approved by the CDR.

Essentially, the structures at Snow Crest Ranch should not exceed two-story in appearance; however, careful stair stepping may allow for multiple floor levels as long as the two-story aesthetics are achieved.

Mountain modern designed Dwellings allow for open floor plans with great rooms with tall ceilings and expansive flying roof designs that protect exterior decks and patios from the elements. Mountain modern designed Dwellings are not required to utilize dormers or have exterior elevations that are broken vertically by roof elements to create a single-story appearance. The CDR has discretion and authority to enforce this important requirement, and the CDR can use discretion and flexibility in the enforcement of this requirement as necessary to achieve reasonably acceptable aesthetic solutions.

7.5 Roof Form

The architecture within Snow Crest Ranch should complement and respond to the natural qualities of the foothill landscape. The consistency and compatibility of roof shapes, pitches, and materials will contribute significantly to the continuity of the character of Snow Crest Ranch. The following design regulations have been developed to allow for distinct building forms while addressing the character of the entire community. When refining roof forms, consideration should also be given to the prevention of excessive snow build-up and snow shedding.

Shape and Pitch

When considering roof shapes and pitches for buildings within Snow Crest Ranch, Design Professionals should consider the simple gable shapes and steep pitches of buildings found within many of the surrounding clusters of farm buildings.

Lower pitched roof forms are preferred for exposed hilltop sites. Mansard roofs, pseudo-mansard roofs, curvilinear roofs, and A-frame roofs are not allowed.

Primary roof forms shall not be greater than 9:12. The minimum recommended roof pitch for shingles is 3:12. Primary or secondary roofs may be low pitched roofs. The minimum pitch for standing seam metal roof is 3:12. The recommended minimum pitch for membrane roofing is 2:12. Flat membrane roofs may be used in limited areas. The recommended minimum slope for a flat roof is $\frac{1}{4}$ " per foot. The maximum length of a roofline or roof slope should not exceed 40'.

The CDR reserves the right to waive the minimum or maximum roof pitch requirement when, in its reasonable discretion, a lower or higher roof pitch is more appropriate for the design of a Building and does not compromise the integrity of the Design Guidelines. This discretion may be exercised by the CDR without relinquishing its right to enforce the minimum requirement on other projects.

Dormers, Secondary Roofs, Skylights, and Solar Collectors

Dormers and secondary roofs are encouraged for traditional designed Dwellings and are not necessarily encouraged or mandatory on mountain modern designed Dwellings. Dormers and secondary roofs add interest and scale to major roof areas and can create Habitable Space within the roofs. Dormers and secondary roofs may have gable, hip, or shed forms and may be stacked in multiple forms.

When designing the location of skylights, consideration should be given to both the interior and exterior appearance of the unit. Locations should also be coordinated with window and door locations. Skylights shall be located away from valleys, ridges, and all other areas where drifting snow may hinder the performance and safety of the unit. Skylights should be of high quality, insulated, double pane construction. Solar collectors shall be integrated into the overall roof design and shall be placed reasonably flush with the slope of the roof or wall of the building.

Entry Definition, Overhangs, and Facias

Dwellings should be designed to minimize the shedding of snow and ice toward driveways, sidewalks, porches, decks, balconies, or any other areas which may be damaged or cause injury. Entrances should be expressed with gable or low-pitched roof forms and protected with adequate overhangs. It is encouraged that traditional designed Dwellings have roof overhangs of at least two (2) feet, unless approved by the CDR. All fascia materials shall be a minimum of eight (8) inches. Built-up facias of 12 inches or greater are preferred.

8. EXTERIOR MATERIALS, WINDOWS, AND LIGHTING

Materials in Snow Crest Ranch shall be selected for quality, durability, and maintenance characteristics.

The following are representative of allowable materials in Snow Crest Ranch.

8.1 Roof Materials

Roof materials above occupied areas of Buildings, or in areas exposed to the sun, mechanical vents, and heat from adjacent chimneys, shall be carefully selected to address the freezing and thawing cycle common to most roof designs. Cold roof systems with adequate ventilation and insulation are recommended.

Roof materials shall be constructed of fire-resistant materials carrying a Class A or Class B rating.

The following include acceptable roof materials:

- Class A or B treated wood shakes or shingles
- Natural and synthetic slate tiles
- Class A asphalt random tab shingles in an “architectural” grade reasonably acceptable to the CDR
- Other similar materials, as allowed by the CDR, including Corten metal or muted metal colors reasonably acceptable to the CDR
- All roof flashing vents, hoods, and roof accessories shall be copper or a pre-finished metal that blends with the color of the roofing material selected

No shiny or reflective roofing or flashing, vents, hoods, and roof accessories are allowed.

8.2 Gutters, Down Spouts, and Flashing

Gutters and down spouts are allowed and must be of a color and finish that blend with the finish colors of the building. Unpainted gutters, down spouts, and flashing are not allowed. Flashing materials shall be of copper or painted or anodized sheet metal.

8.3 Roof Mounted Equipment and Ventilating Roof Protections

All roof mounted equipment shall be integrated into the overall roof design and screened. Sewer elements, bath fans, hot water heaters, wood and gas stoves, and other roof venting stacks shall be painted a color as similar as possible to the roof material color.

8.4 Exterior Wall Materials

Natural materials and subdued colors should predominate the main body of the Building. Exterior trim can be more colorful and contrast with the main body. The CDR will consider materials not listed below that maintain the aesthetic continuity of Snow Crest Ranch, including pre-finished composite wood products and synthetic siding materials.

Stonework

To avoid a veneer-like appearance, stonework shall not be applied to individual wall surfaces. Detailed drawings of all stonework and proposed cut and colors shall be included with the Final Plan Review materials.

Stone on walls and chimney surfaces should be extended to a point below grade such that no concrete foundation wall is exposed to view. If natural stone is not used, the type of faux stone veneer will be critically reviewed by the CDR; it should appear natural and indigenous to the immediate area. Faux stone is acceptable and must meet the same specifications as natural stone.

Unit Masonry

Unit masonry materials (brick) is not a recommended exterior material in Snow Crest Ranch. The CDR may consider its use on a case-by-case basis but only in limited areas.

Concrete

Exposed concrete foundation walls between ground level and exterior wall siding shall be a maximum of eight (8) inches and shall be finished with synthetic textured stucco (stained a subdued color in harmony with the exterior wall siding), stone, or treated wood, or shall be stained or painted a subdued color in harmony with the exterior wall siding.

Exterior walls may be poured concrete as long as concrete is stained a subdued color in harmony with the building brick, stone, or treated wood used on the Building. Board Formed Concrete is encouraged for exposed exterior concrete walls. All construction points such as holes in concrete must be filled in. In addition, non-exposed exterior concrete walls must be fully or partially clad in stone, brick, or treated wood. Accent walls of Corten steel will also be acceptable. Minimum coverage of exterior concrete wall with material cladding is 30% of non-primary wall area. Primary front elevation and mountain facing elevations are to be fully clad with stone, brick, or treated wood. Limited use of Board Formed concrete on primary front elevation and mountain facing elevations will be considered for mountain modern designed Dwellings.

Stucco

Stucco is not a recommended exterior material in Snow Crest Ranch. The CDR may consider its use on a case-by-case basis but only in limited areas.

Wood Siding/Wood Product Siding

Smooth or rough sawn wood siding shall be acceptable exterior wood/wood product sheathing materials.

Wood shingles shall be used only as smaller scale accents to the larger scale materials of the exterior walls.

All wood siding shall be painted or stained. Other wood product siding will be considered by the CDR on a case-by-case basis.

Natural Log

Natural, hand peeled log materials, assembled with irregular diameters and lengths, shall be the only acceptable uses of log products.

Prefabricated Homes are Not Allowed

Prefabricated homes of any type are not allowed.

8.5 Chimney Materials, Composition and Proportion

Chimneys, flues, and vents can be used to create visual contrast to the dominant roof forms of the Buildings within Snow Crest Ranch. All flues shall be enclosed with a chimney cap and fitted with a spark arrester. No exposed metal or clay flues shall be allowed. All chimney forms shall relate to the overall Building. All flues shall be clad in aluminum and shall be covered with stone, brick, masonry, stucco, or metal panels. No chimney enclosures shall be clad in wood, unless specifically approved by the CDR. The color shall be substantially similar to the area of the Dwelling surrounding it.

Chimneys and flues shall be located to avoid smoke and fumes at ground levels created by down slope winds. Buildings adjacent to steep slopes or with unique roof configurations shall give special attention to down drafts. All chimneys shall be located as high as possible on the upwind side of the roof to ensure adequate disbursement of smoke.

Building vents and flues for functions such as ventilation and exhaust should be consolidated into enclosures wherever possible and should typically be concealed from public view.

8.6 Exterior Windows and Doors

Scale, Composition, and Proportion

Window and door patterns and reveals should be carefully studied to create interest, variety, and consistency. Window and door locations shall be carefully considered to avoid being obscured by accumulating snow.

Solar Orientation and Exposure

The design and location of exterior windows should respond to the solar orientation of the building.

Energy considerations should be addressed in the building design.

Materials

Windows and doors shall be constructed of natural wood, stained wood, painted wood, pre-finished enamel, or colored aluminum cladding. All glazing shall be framed in walls of stone, stucco, or wood, or metal panels. Mirrored glass shall not be used.

Glass storm panels, set within the window sash, may be used within divided light windows, provided that the storm panel is installed on the interior side of the window. Divided light glass must be visually authentic. Authentic appearing snap-in grills will be considered.

Window Shades

The side of shades that face the exterior of the Dwelling must have a color consistent with and complementary to the color of the surrounding exterior walls.

8.7 Garage Doors

Garage doors shall be subdued, oriented away from the street, except when necessary (i) to preserve view corridors from the Dwelling, (ii) for safety, or (iii) to conform with other provisions of the Design Guidelines including slope, cut and fill. Garage doors are not to become the dominant architectural element of the exterior elevation. The doors shall be recessed a minimum of six (6) inches in an exterior wall and shall be subdivided with secondary materials. Garage doors should be the primary color of the building or a color complementary to the primary color of the building. Single garage doors are preferred but double wide doors will be considered by the CDR on a case-by-case basis based upon site orientation or constraints.

8.8 Decks, Balconies and Terraces

Design

Decks, balconies, and terraces shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies, and bay windows are encouraged. Terraces should be used to integrate the building and landscape by creating a transition between the built and natural character of the site.

Materials

Low level decks shall be skirted to grade. Decks which are not practical to skirt shall be designed to assure that the underside of the deck is integrated with the design of the building. Exposed anodized aluminum joist hangers will be allowed, so long as they are not visible from adjoining Lots or the Street. Posts shall be a minimum of eight (8) inches square and should be paired together to achieve appropriate scale. Materials and colors shall be consistent with the building and surrounding landscape.

8.9 Building Color

Exterior color schemes throughout Snow Crest Ranch shall emphasize the natural tones of the surrounding natural environment. Large exterior wall surfaces shall be painted or stained with neutral tones. Color schemes shall emphasize the contrast between the basic wall surfaces and accented details. All exterior color schemes shall be reviewed and approved by the CDR as a part of the Final Plan Review.

8.10 Exterior Lighting

All Exterior Lighting Fixtures must be a Fully Shielded or Full Cutoff Luminaire and downward directed so that no Light is projected above the horizontal plane of the Fixture. All Exterior Lighting Fixtures shall limit horizontal Light levels such that no Direct Light falls onto any adjacent Lot. All exterior lighting must conform to the County's Dark-Sky requirements.

The Color Temperature rating of all Exterior Lighting Fixture Lamps shall not exceed 3000 kelvin. All Exterior Lighting Fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available, such as timers, photo sensitive Light controls, photoelectric lighting controller, a building automation system, or a lighting energy management system. All Exterior Lighting shall be no brighter than a 60-watt incandescent (or equivalent, compact fluorescent or LED rating), provided however that Exterior Lighting on Dwellings or Detached ADUs controlled by Motion Detectors shall be no brighter than a 75-watt incandescent (or equivalent, compact fluorescent or LED rating).

All Exterior Lighting, except used temporarily as reasonably necessary for way finding and safety, shall be extinguished after 11:00 PM.

9. FIRE PROTECTION

9.1 Compliance with Fire District Regulations

All Lots must have adequate access routes for the County Fire District. Standing and fallen vegetation surrounding all Buildings must be cut, trimmed, and/or reduced according to the Fire District standards. Street numbers on Dwellings or residential identification signs installed adjacent to the driveway entrance to a Dwelling shall be clearly visible to emergency vehicles from the Street at all times.

9.2 Fireplaces, Wood and Pellet Stoves

Only natural gas / propane or low emission solid fuel materials (such as newspaper, untreated wood and lumber, and products manufactured for the sole purpose of use as fuel) can be used in a solid fuel burning device such as a wood burning fireplace, wood stove, or pellet stove. Wood stoves are acceptable solid fuel burning devices but must be fitted with a catalytic converter. Chimneys and flues shall be cleaned and checked regularly due to the collection of creosote from any soft woods used. Spark arresters shall be installed around the mouths of chimneys, stove pipes, vents, heaters, stoves, and fireplaces. Spark arresters shall be cleaned regularly to remove deposits.

10. DESIGN REVIEW PROCESS

10.1 Introduction

Plans will be carefully reviewed by the CDR to ensure that the design is compatible with the Snow Crest Ranch Design Guidelines. This design review process must be followed for any of the following improvements:

- Construction of all new buildings
- The renovation, expansion or refinishing of the exterior of existing buildings including re-staining
- Major site and/or landscape improvements except for replacement of plant species similar to those previously approved by the CDR.

The CDR evaluates all development proposals on the basis of the Snow Crest Ranch Design Guidelines. Most of the Design Guidelines outlined in this document are written as relatively broad

standards and the interpretation of these standards is left up to the reasonable discretion of the CDR. The design review process takes place in four steps: 1- Pre-Submission Conference, 2 - Preliminary Design Review, 3 - Final Design Review, and 4 - Inspections.

It is strongly encouraged that the Owner retains assistance from a competent, licensed architect to accelerate the approval process and additional assistance from other Design Professionals such as a civil engineer and a landscape architect. The owner and their chosen consultant(s) should also carefully review the Design Guidelines prior to commencing the design review process. Having secured final design approval from the CDR, the Owner will also have to meet all the submittal and approval requirements of the County to obtain a building permit.

10.2 Pre-Submission Conference

Prior to the preparation of any materials for formal CDR, review the Owner and his consultant(s) are required to meet with representatives of the CDR for a Pre-submission conference. The purpose of the meeting will be:

- To discuss the particular characteristics and any restrictions on development of the homesite
- To review any preliminary building program the Owner may choose to offer
- To ensure that the Owner understands the requirements, fees, and schedule of the design review process.

This informal review is intended to offer guidance prior to initiating any investment in preliminary design and is a very important step in the overall process.

10.3 Preliminary Design Review

After the pre-submission conference, in order to continue the process, the Owner may initiate preliminary design documents, together with the appropriate fee. A checklist of the required preliminary development documents includes:

- Site plan by Civil Engineer
- Site topography (if warranted by significant variations)
- Floor plans with dimensions
- Elevations
- 3-D renderings
- Outline of exterior materials, finishes and colors
- Preliminary landscape plan, considering adjacent properties and view corridors

This preliminary review step in the process is intended to avoid wasted time and professional fees that result from pursuing a design solution which conflicts with the standards contained in these Guidelines.

Upon receipt of the required documents, the CDR will review and comment on the application and provide the owner with a written record of their review and findings. The comments of the CDR on the preliminary submittal shall be advisory only and shall not be binding upon either the Owner

or the CDR. Additional preliminary review meetings may be necessary to review corrected and/or new materials.

10.4 Final Design Review

Within one year of the preliminary design review, the Owner shall initiate the final design review process by submitting a written application together with the required final development documents and the appropriate fee. A checklist of required final development documents includes the following:

- Site plan by Civil Engineer
- Landscape plan
- Floor plans with dimensions
- Drawings of all elevations showing finished grade and roof height
- 3-D colored renderings and/or digital model that show all exterior elevations and any hidden surfaces
- Samples of exterior materials, finishes and colors
- Exterior Lighting plan

Following the submission of a complete set of the Final Plans, recommendation by the CDR to the Board, the Board will notify the Owner in writing of approval, denial, or requests for changes. The Board will make reasonable efforts to respond within ten (10) business days after such submission. After written approval of the Final Plans has been given by the Board, no change from the Final Plans shall be made without the review and recommendations by the CDR and the written approval of the Board. If a Lot changes ownership to a party with no affiliation to the Owner of the Lot, Final Plans must be reapproved by the CDR beginning again with Preliminary Design Review.

Construction shall not commence until Final Plan Approval has been recommended by the CDR and authorized by the Board, a building permit has been issued by appropriate agencies, and the Owner and the general contractor or builder hired by the Owner has filled out, signed and delivered to the Board a copy of the Construction Regulations. Following the recommendation by the CDR and the Board's Final Plan Approval, the Owner may apply for official building permits through the proper government agencies including the County and the State of Idaho.

If the final submittal is not approved by the CDR, the Owner will follow the same procedures for a resubmission as for the original submittal. An additional design review fee may be required for each resubmission as required by the CDR.

Upon receipt of Final Plan Approval, the Owner has 6 months in which to commence construction. If more than 6 months elapse, the Owner must resubmit plans to the CDR for re-review. The purpose of this guideline is that the Development Guidelines may be amended from time to time and the CDR reserves the right, in their sole discretion, to apply any new or amended guideline to a home that has not begun construction within 6 months of receipt of Final Plan Approval. An additional design review fee may be required for a re-review as required by the CDR.

The Owner has the right to appeal against decisions made by the CDR. The Owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal.

The CDR will set a meeting date to review the appeal and notify the owner of such a date. The Owner or representative must be present at the meeting to review the appeal. The CDR will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within fifteen (15) days.

The Owner also has the right, as a last resort, to appeal to the Board if they consider that all the established avenues of communication with the CDR have been exhausted.

10.5 Application Fees

In order to cover the costs of reviewing plans and to compensate any consulting architects, and other professionals, Snow Crest Ranch has established submission fees payable each time an application is made to the CDR. These fees shall be paid prior to the Pre-submission Conference.

New Construction \$3,500.00. This fee covers a total of the three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.

Remodel \$1,000.00. This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.

Additional Meetings \$1,000.00 per additional meeting needed beyond the established three meetings. This fee shall be paid prior to each additional meeting.

10.6 Performance Deposit

After the CDR approves an Owner's Final Design, and prior to commencing construction activity, the Owner shall deliver a Performance Deposit to the CDR, as security for the Owner's full and faithful performance of the construction activity in accordance with their approved final plans. No interest will be paid on the Performance Deposit to the applicant or Owner.

The amount of the Performance Deposit shall be \$35,000.

The CDR's decision to use the Performance Deposit as permitted hereunder shall be at the sole and absolute discretion of the CDR.

The CDR may use, apply or retain the whole or any part of a Performance Deposit to the extent required to reimburse the CDR for any costs which the CDR may incur, or may be required to incur, by reason of an owner's non-compliance in respect of the Design Guidelines. If the amount of the Performance Deposit is not sufficient to cure any such non-compliance by an Owner, the CDR may apply the Performance Deposit in a manner which best mitigates the effects of such non-compliance.

If the CDR so uses part or all of the Performance Deposit, then the Owner shall, within five days after written demand therefore from the CDR, pay the amount used to restore the Performance Deposit to its original amount. Neither the owner nor any other party shall have any rights of any kind or nature against the CDR, its officers, agents, employees, directors or attorney arising out of the CDR's use of the Performance Deposit unless the CDR is grossly negligent, or intentionally acts in bad faith.

Any part of the Performance Deposit not used by the CDR shall be returned to the Owner within 30 days after the CDR approves final construction and issues a Certificate of Compliance.

11. CONSTRUCTION PROCEDURES

11.1 Construction Regulations

Building construction must strictly conform to the approved Final Plans and the Construction Regulations and must be completed within 24 months after obtaining the building permit unless specific written extension is granted by the Board. The owner may apply for all applicable building permits from the County only after receiving final design approval from the CDR. Prior to the start of actual construction, the lot owner must pay all required utility fees.

11.2 Building Inspections

During construction, the CDR or its authorized representative has the right to check construction to ensure compliance with approved final design documents. If changes or alterations have been found which have not been approved, the CDR will issue a Notice to Comply. Failure by the CDR to provide the Notice to Comply shall not be deemed a waiver or release of the committee's right to enforce any provisions of these Guidelines.

11.3 Notice to Comply

When a construction inspection reveals changes and/or alterations that have not been approved, the CDR will notify the owner within five (5) business days of the inspection describing the specific instances of non-compliance and will require the owner to comply or resolve the discrepancies or cease construction until resolution has been achieved. Any areas in the completed construction that remain non-compliant will result in a withholding of the performance deposit to correct the discrepancy.

11.4 Certificate of Compliance

Upon completion of work, the owner must request a Certificate of Compliance. The CDR will inspect the property from May – October when the house and landscaping are complete. Then within twenty-one (21) days of the request, and if the CDR determines that the improvements have been completed in accordance with the CDR approval, a Certificate of Compliance will be issued within seven (7) business days of inspection. If it is found that the work was not done in compliance with the approved final development documents, the CDR will issue a Notice to Comply within five (5) business days of inspection.

12. USE REGULATIONS

12.1 Allowable Uses

Each Lot shall be used exclusively for residential purposes, and no more than one (1) family (including its support staff and transient guests) shall occupy a Dwelling. The leasing of any Dwelling or an ADU by an Owner is subject to those restrictions imposed by the Teton County or as may be adopted from time to time by the Association. An Owner may not use any Lot or any

Building or other structure on a Lot to conduct a Home Business, provided however, in the case of an Owner who is an artist, artisan, craftsperson, or professional pursuing his or her artistic or professional calling, such person pursues such artistic or professional calling in his or her Dwelling or ADU only if:

- such artistic or professional calling is clearly incidental and subordinate to the Dwelling's use by such artist, artisan, craftsperson or professional for residential purposes
- such person does not advertise any product or work or art for sale to the public from the Dwelling or ADU
- All materials, products, or equipment associated with the artistic or professional calling shall be used and stored within the Dwelling or ADU
- No equipment or process associated with the artistic or professional calling may be used that creates noise, vibration, glare, fumes, odors, or electrical interference that can be heard, felt, seen, smelled or perceived from any other Lot
- No products or signs associated with the artistic or professional calling may be displayed at the Dwelling or ADU that are visible from any other Lot, the Street or State Line Road.

12.2 Vehicles and Pathways

RVs, trailers, motorcycles, ATVs, snowmobiles or similar vehicles must be stored in a garage. Owners may not operate motorcycles, ATVs, snowmobiles or similar vehicles on any Lot, on the Common Areas or the Street, but may drive such vehicles on the Street to get from their Dwelling to State Line Road and back.

Pathways are restricted to walking and running only. No bikes or any other wheeled vehicle or devices may be used on any pathway.

12.3 Signs

All signs, posters, displays, and advertisements are prohibited except as provided in this Section.

Residence Identification

All Dwellings shall display the street address of the Dwelling in numerals large enough and distinct enough to be clearly visible to emergency vehicles from the Street at all times. The appearance of residence identification signs shall be subject to the approval of the CDR.

For Sale Signs

Until 50% of the Lots have been built upon, no "For Sale" signs shall be allowed on a vacant Lot. A small sign identifying the lot number of a Lot, whether or not for sale, is permitted. "For Sale" signs indicating the sale of a spec home, or the resale of an existing residence are allowed, provided however, such signs shall be no larger than five (5) square feet in size and may be placed only on the Lot that is for sale, and such signs must be removed immediately upon closing of the sale or expiration of the listing. With the approval of the Board, a "For Sale" sign containing a brochure or one or more pages of information about a spec home or existing residence for sale may be placed outside the south side of the exit gate from the Street to State Line Road.

Temporary Signs

Signs of a temporary nature such as “Open House” need not be approved by the CDR but must be removed when not in use and shall not exceed five (5) square feet in size. Larger signs and banners must be approved by the CDR.

12.4 Burning Restrictions / Firearms and Fireworks / Fuels

There shall be no exterior fires whatsoever on any Lot, except barbeque fires contained within receptacles, and fires that from time to time may be expressly permitted by the rules of the Association. Fire pits must be designed, the design recommended by the CDR, approved by the Board, and permitted by the County prior to construction of same on any Lot. The burning of trash, organic matter, or miscellaneous debris shall be prohibited whether in the open or in trash burning receptacles, except for the burning of construction materials during building construction to the extent permitted by the County.

The discharge of firearms and fireworks is prohibited anywhere on Snow Crest Ranch.

All bulk fuels and bulk storage of combustible fuels are prohibited unless properly permitted and specifically reviewed and approved by the CDR.

12.5 Domestic Pets / Ranch Practices

No more than two (2) generally recognized domestic pets are permitted, provided that pets shall at all times be restrained or leashed when outside the Dwelling or a Detached ADU. At any time, the reduction in the total allowed domestic pets for Snow Crest Ranch may be re-evaluated by the Board of Directors. If any domestic pet from owners within Snow Crest Ranch is identified chasing or harassing wildlife, its owners shall be subject to penalty up to and not to exceed \$250.00 for each incident. The Association will not be responsible for any action taking against the pet’s owner if other agencies (e.g. Sheriff, Game Warden, etc.) become involved.

No agriculture animals such as horses, cattle, pigs, chickens, llama, sheep, etc., are allowed on any Lot or common area within Snow Crest Ranch. These animals are strictly prohibited.

12.6 Human / Wildlife Confrontations

No Harassment of Wildlife

No one on the Snow Crest Ranch shall harass wildlife and any person on the Snow Crest Ranch should avoid areas of wildlife concentration. Loud, offensive, or other behavior which harasses or frightens wildlife in Common Areas is prohibited. Indiscriminate use and disturbance of wildlife refuge areas are prohibited.

No Taking of Wildlife

The taking of any and all wildlife species by any means within Snow Crest Ranch is prohibited, except for the catching and keeping of fish stocked in private ponds and the control of individual

animals known to be causing unacceptable damage to property (e.g., a porcupine identified as girdling trees). No hunting or shooting of firearms shall be allowed on the Snow Crest Ranch.

No Artificial Feeding of Wildlife

Feeding of wildlife anywhere on Snow Crest Ranch is prohibited, provided further however, bird feeders for songbirds are permitted December through February. Artificial feeding greatly enhances disease infection and transmission potential, tends to lead to accelerated habitat degradation on feed sites, and attracts or “short stops” wildlife headed for natural winter ranges and causes them to unnecessarily rely on humans.

12.7 Vegetation and Pesticides

Non-Native Plants

Introduction of non-native plant species which might compete with or harm native species or result in their decline is prohibited except where it is shown that such introduction can improve or prevent undue damage to the natural environment. The planting of ornamental (non-native) woody or shrubby vegetation —especially attractive to wildlife — for landscape purposes, is discouraged in order to reduce the likelihood of human-wildlife encounters on Lots.

Chemicals

The use of chemical herbicides and pesticides is prohibited except for the control of noxious weeds as required by law. Non-chemical weed control is strongly encouraged. Only herbicides approved by the Weeds Department of the County. A representative of the Weeds Department of the County should be consulted before applying chemicals in sensitive areas. Owners may also contact a local nursery for information regarding the most effective pesticides with minimal impact on desirable species of insects.

13. CONSTRUCTION REGULATIONS

13.1 Introduction

The intent of these Construction Regulations is to assure that the construction of any improvements on a lot in Snow Crest Ranch will occur in a safe and timely manner without damaging the natural landscape, adjacent lots, or common improvements of Snow Crest Ranch, including but not limited to the Snow Crest

Ranch Drive, paths, common areas, open spaces or landscaping and to further assure that there is no disruption of residents or guests or impact the quiet enjoyment of their homes or lots.

These Construction Regulations are applicable to the owner whose name and whose lot (the “Lot”) is identified below (the “Owner”) and the general contractor or builder whose is identified below (the “Builder”).

To achieve this intent, these regulations will be enforced from the commencement of construction until (i) the completion of construction of all of the Improvements described in the Final Plans and

(ii) the Owner has submitted a signed statement to the Board stating that the Improvements described in the Final Plans have been completed substantially in accordance with the Final Plans.

13.2 Signs

Architects, the Builder, contractors and sub-contractors will not be permitted to display any signs on any lots within Snow Crest Ranch.

13.3 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery can only be parked on the Lot or in the Snow Crest Ranch Drive not blocking traffic. The Builder shall place road mix on-site to prevent tracking dirt and mud on roadways. All tires must remain on the street so as not to disturb right away and can only park on one side of the street. This will minimize damage to the existing landscape and adjacent properties. Construction crews will not be permitted to park on adjacent Lots or any other unapproved areas.

13.4 Storage of Materials and Equipment

All construction staging, including but not limited to material storage, equipment storage, construction trailers, loading and unloading of heavy equipment, etc., must take place within the Lot unless an alternate staging area is approved in writing by the Board.

13.5 Construction Activity Times

The time of construction will be limited to the period from 7:00 am until 7:00 pm Monday through Friday, 8:00 am until 6:00 pm on Saturdays. No construction may take place on Sundays or holidays. Temporary living quarters for the Owner, Builder, any contractor or sub-contractors, or any of their employees will not be permitted.

13.6 Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly.

13.7 Debris and Trash Removal

The Builder and all sub-contractors must clean up all trash and debris on and in the area of the construction site at the end of each day. A construction dumpster must be used for the collection of all trash and debris. Trash and debris must be removed from each construction site as often as necessary to prevent any overflow of trash and secure the trash to avert windblown debris off the subject property. Snow Crest Ranch Drive must be cleaned weekly from dirt, mud and debris resulting from the construction activity.

13.8 Excavation and Grading

Dust resulting from grading operations must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water

control and revegetation. The Builder is responsible for the implementation of all erosion control techniques as may be required by State or local agencies. Grading operations may be suspended by the CDR during periods of heavy rains or high winds. All topsoil disturbed by grading operations must be stockpiled within the construction area and reused as part of the site restoration/landscaping plans.

13.9 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent lots, roads, driveways, common areas, landscaping and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Builder, contractor, subcontractor or the Owner. Upon completion of construction, the Owner and Builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the CDR, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the CDR or the Association will be billed to the Owner.

13.10 Pets

Pets belonging to construction personnel are not allowed within Snow Crest Ranch.

13.11 Noise

The Builder will make every effort to keep noise to a minimum. Radio sound will be kept at a low level to minimize disturbance to neighbors and wildlife.

13.12 Speed Limit

The speed limit for all construction traffic is 15 MPH.

13.13 Deliveries

Deliveries must be scheduled and managed by the Builder to not block roads, driveways or access to other areas within Snow Crest Ranch. Any damage to adjacent lots, common areas, landscaping, open space, unimproved areas or improvements caused by delivery activity, parking or construction activities will be charged to the Owner. This includes damage caused by non-construction vehicles which must partially or completely leave a roadway to avoid construction activity.

13.14 Site Preparation and Ongoing Maintenance

All building sites must include gravel rock aprons to mitigate dust, mud, and dirt clods on Snow Crest Ranch Drive. On an as-needed basis, depending on the weather and road conditions, the Board will contract with service providers to clean up the roadways. The cost of said service providers will be billed back to the property owner/ builder.

13.15 Gate Codes

Each Lot has been assigned a unique code that will open the access gate to Snow Crest Ranch Drive. The Builder may provide it to Builder's employees and sub-contractors only.

EXHIBIT 1 - ACKNOWLEDGEMENT OF CONSTRUCTION REGULATIONS



I, _____ (Owner) and _____

(Builder) have been provided with a copy of the Snow Crest Ranch Design Guidelines which include the Construction Regulations. Each of the undersigned understand that we are required to (i) comply with the Design Guidelines and the Construction Regulations and (ii) ensure that my employees and subcontractors follow these documents at all times. If the Design Guidelines and Construction Regulations are not followed, the Owner may be subject to a loss of their Performance Deposit and the Builder may lose future privileges to work within the Snow Crest Ranch Subdivision.

Owner: _____ Lot#: _____

Owner's Mailing Address _____

Owner's Phone Number _____

Owner's Email Address _____

Signature of Owner _____ Date: _____

Builder Name: _____ License # _____

Builder's Mailing Address: _____

Builder's Phone Number: _____

Builder's Email Address: _____

Signature of Builder _____ Date: _____

Please be considerate and respectful to other contractors and residents. Please work as a team and contact the CDR if you have questions or concerns.

EXHIBIT 2 – FINAL PLANS CHECKLIST

Building Plans

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

Site Plan / Landscape Plan

- ☐ Site Plan must be to scale and have dimensions for all required elements.
- ☐ All structures/structural elements must be shown.
- ☐ Property lines, setbacks and any easements.
- ☐ Site topography if applicable.
- ☐ Site drainage, grading and erosion control plan
- ☐ Driveway, garage access and guest parking dimensions
- ☐ Snow storage
- ☐ All utilities shown.
- ☐ Any proposed outdoor features i.e., firepits, water features, benches, walls etc.
- ☐ Landscape plan and key listing species, quantity, and size of all proposed vegetation.
- ☐ Hardscape areas shown with materials noted.
- ☐ Ground cover materials noted.
- ☐ Retaining walls with materials and dimensions shown (if applicable).
- ☐ Irrigation plan.

Materials Sheet List manufacturer, style name and color

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

EXHIBIT 3 – PLAT MAP

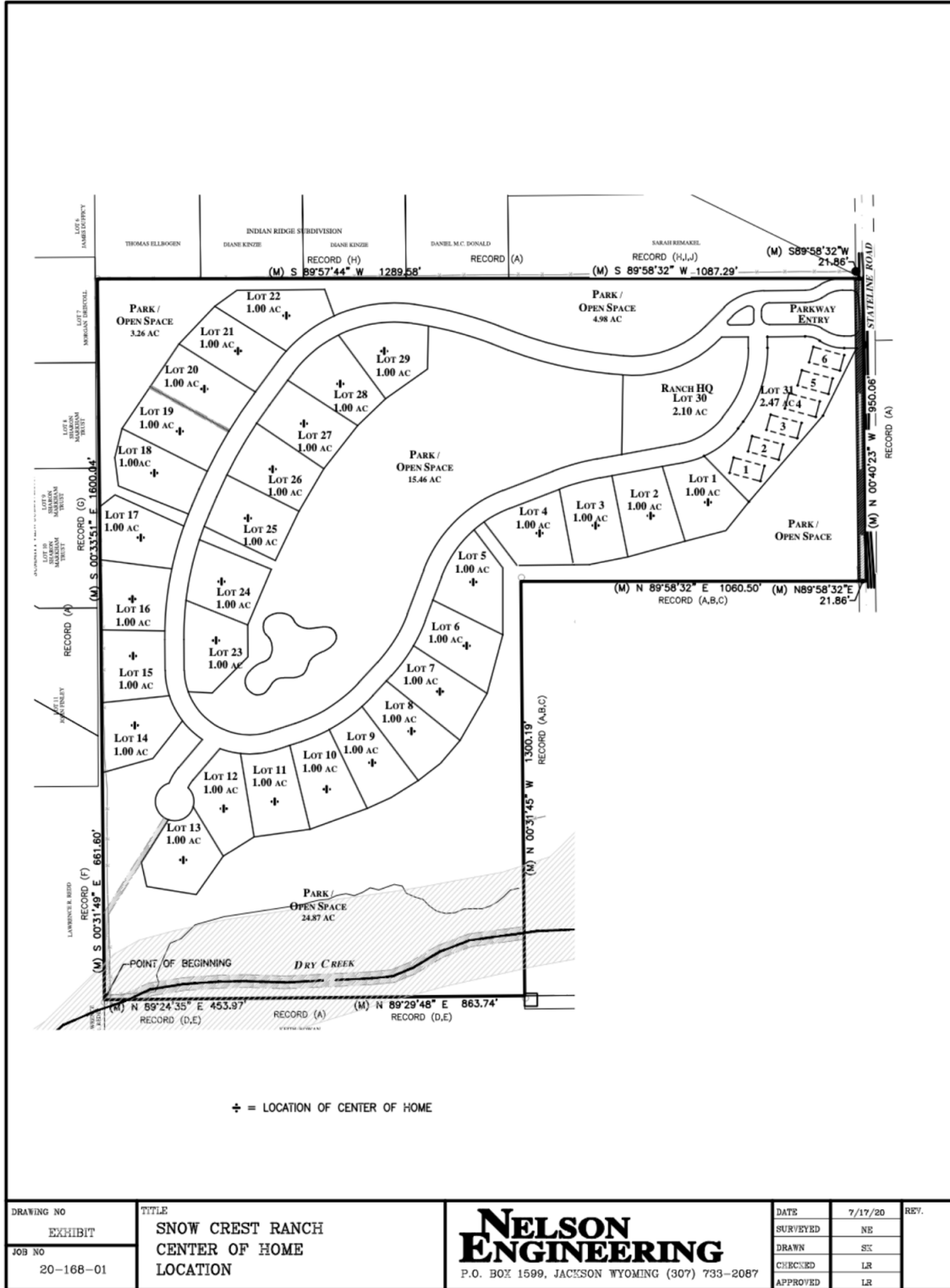


EXHIBIT 5 - EXAMPLES OF TRADITIONAL AND MOUNTAIN MODERN HOMES







