

FIRST AMENDMENT
TO
DEVELOPMENT DESIGN GUIDELINES
FOR THE
MOUNTAIN MEADOWS
RESIDENTIAL AREA
OF
TETON SPRINGS
GOLF AND CASTING CLUB
March, 2019

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INTRODUCTION

These Development Design Guidelines have been created to ensure that all improvements at Teton Springs preserve the natural beauty of the mountain valley setting, ensure harmonious residential construction and enhance property values within the Mountain Meadows residential sub-area. These guidelines are for use by all persons involved in the new construction of buildings or landscapes, as well as subsequent alterations to any property within the Mountain Meadows residential community.

Initial development of the Mountain Meadows community within Teton Springs consisted of five basic residential models. Future development within Mountain Meadows may be accomplished with updated versions of the original five models or approved new models deemed compatible with and complimentary to the existing development and in accordance with these Development Design Guidelines.

While the interior design aspects of the homes are not regulated by the Development Design Guidelines, it is strongly suggested that interior finishes, equipment and materials uphold the high standards expected throughout the Teton Springs community.

These Development Design Guidelines are administered and enforced by the Master Design Review Committee (DRC) in accordance with the procedures set forth in this document and the Master Declaration of Protective Covenants (CC&R's). The DRC's role is to provide assistance to homeowners and their chosen construction professionals and to ensure that the development process is a satisfying experience.

This document may be amended and supplemented by the DRC. Before submitting development plans, the Owner or their representative is required to meet with the DRC to obtain and review a copy of the current Development Guidelines.

The Development Design Guidelines are supplemental to the Teton County Building Codes and the Master Protective Covenants of Teton Springs recorded with the office of the Clerk and Recorder of Teton County. In the event of conflict between these documents, the more restrictive document shall govern and control.

ARCHITECTURAL DESIGN

Teton Springs provides a wide range of housing choices within a series of interconnecting neighborhoods set in a spectacular landscape. Mountain Meadows is one of these housing choices and provides community involvement without the time and expense required of custom residential design and construction.

Teton Springs has been designed to create a classic living environment within the Teton Valley for a variety of today's lifestyles:

- Traditional friendly neighborhoods
- Rancher's sense of living close to the land and its water
- Long views to mountain ridgelines everywhere
- A sense of community created by a group of property owners that have sought out this spectacular natural setting and the lifestyle accompanying it

These qualities are being shaped and protected by the Teton Springs Master Plan and the collective Development Guidelines. In the Master Plan, layout of roads and streets, open space patterns, distinctive neighborhood settings, golf routing, ponds, waterways, pedestrian trails and the design of infrastructure and streetscapes respond to topography, water, views and the traditional way of building a place to live on this land. As a result, every home site will share in the sense of connection to the river valley, the mountains and the history of settlement here.

These Development Design Guidelines apply that same approach to the individual buildings and landscapes that are built here.

Neighborhood Guidelines

Mountain Meadows General Design Guidelines

Mountain Meadows Residential

The Mountain Meadows homes have been designed to create a nostalgic traditional neighborhood with side entry garages on compact lots and utilizing traditional building materials with a western character. Accordingly the look of this neighborhood can be characterized as follows:

- A dense mixture of residential plans utilizing varied exterior finish materials, colors and textures that harmonize with the natural landscape and provide an outer skin that will withstand the climate extremes
- Rich architectural detailing reinforcing a strong structural expression that ties the Mountain Meadow homes to the Teton Springs design character

The initial designs of the Mountain Meadows homes were performed to create an affordable composition of compatible residential alternatives that incorporate the lifestyle elements found elsewhere in the community.

Forest / Warm Creek Cabins

The Forest and Warm Creek Cabins have been conceived as the “cabin in the woods”, closer to nature and its surroundings, blending the rustic western architecture with modern technology and conveniences.

Individual neighborhood guidelines have been developed for the cabin parcels by the DRC and are comprised in a separate document and therefore not included in this document.

Single Family Residential

The Single Family Residential areas are comprised of the Golf Home sites, Golf Estate sites and Ranch Estate sites. The intent for these Single Family building sites is to create a sense of spaciousness and of living close to the land in a place where the natural environment dominates the scene.

Individual neighborhood guidelines have been developed for the Single Family parcels by the DRC and are comprised in a separate document and therefore not included in this document.

1.1 General Considerations

It is the intent of Teton Springs to build upon the architectural traditions of the area, and allow a diversity of individual architectural expression within an overall unity that characterizes a distinctive community. The Guidelines also seek to ensure that buildings remain subordinate to the grandeur of the surrounding natural landscape.

To express authentic, traditional structural systems and construction techniques and express the ranch house style, structural elements of the wall and roof should be visibly expressed on the exterior of the home. Surfaces shall express structural elements such as columns, beams, purlins, brackets, rafter tails, trusses, etc. that make up the roof, decks, porches, balconies and building wall structures. These elements are to consist of true dimensional lumber (not fabricated or boxed) and finished in rustic natural textures and colors. Varied materials, siding directions, offsets and projections shall be utilized to break up long surface expanses and create visual interest

Traditional trusses, braces, brackets and column spacing and sizes should be used where needed to keep the appearance of unsupported spans and cantilevers

consistent with the structural properties of the visible logs and/or timbers. Design and detailing of these materials is to result in an authentic-appearing structure.

Front porches shall be sized adequately to accommodate outdoor living. Porch columns, where utilized, shall appear substantial and 8"x 8" members are suggested as a minimum size.

Location and orientation of building sites provide for the optimization of views to key elements of the landscape such as the mountain ranges, spring creeks and the golf course. Those view opportunities will be an important organizing factor in the architectural design. Consequently, homesites will be required to limit landscaping in designated view corridors.

1.2 Building Height

While the building height in Mountain Meadows is pre-determined by the approved building designs it should be noted that building heights limits are set by Teton County with Zoning Regulations stipulating a maximum height of 30 feet for residential structures.

1.3 Mass and Form

Refer to Master Design Guidelines, as needed.

1.4 Building Projections

Each of the designs developed for the Mountain Meadows homes incorporates the use of porches and patios to enhance the atmosphere of outdoor living and circulation. These projections must remain as integral elements of the home design utilizing compatible forms and materials. Any porch roofs must remain within the building envelope or previously established building area determined by the building setbacks or established alignments with adjacent residences.

All roof projections including flues, vents and other equipment must penetrate the roof in a location that minimizes visibility from the street and must be compatible in height and material with the structure from which they project and /or painted to blend with the roofing color to further minimize visibility.

External stone chimneys are encouraged as a major design element in all neighborhoods.

Free standing external pad-mounted equipment such as required for A/C units, mechanical equipment and trash can storage areas must also be integrated into the building through the use of walled or fenced enclosures utilizing materials matching or compatible with the adjacent materials of the primary structure.

1.5 Ancillary Structures

Ancillary structures such as additional garages, storage or equipment sheds, greenhouses, play equipment or similar structures are not allowed in Mountain Meadows due to the limited space surrounding the residences and the potential impact on adjacent residences.

1.6 Roofs

Roof shapes and materials will potentially have the greatest visual impact upon the overall image of Teton Springs from many public viewpoints, community spaces and individual neighborhood lots. For that reason, roof design will be one of the most carefully considered elements of design review by the DRC.

The roof pitch, form, color, texture and reflectivity are all key design considerations that will establish unifying characteristics throughout the community. Roof pitch throughout the Mountain Meadows community shall remain consistent. Roofing materials shall also maintain a visual consistency and quality throughout. Broad roof overhangs create deep shadow lines that reduce the appearance of wall expanse and add visual interest to the overall structure. As such, a minimum overhang of 2 feet, measured horizontally, is required. Other architectural roof related elements such as corbels, rafter tails and decorative cornices are encouraged to create shadow patterns, visual depth and interest where appropriate.

Within Mountain Meadows a limited roofing palette of materials has been adopted and is limited to fire retardant cedar shake shingles for primary roofs and oxidized (rusted) flat or corrugated metal panels for limited subordinate accent roof elements where appropriate. Additional fire retardant shingle materials will be reviewed on a case-by-case basis by the DRC.

A minimum roof pitch of 5:12 (a slope of 5" vertical dimension in a distance of 12" horizontal dimension) is required for primary roofs. Porch roofs and limited shed type roofs are exempt from this pitch requirement and may have a minimum pitch of 3:12 (a slope of 3" vertical dimension in a distance of 12" horizontal dimension). Areas incorporating the lower pitched roofs will be limited and will be reviewed on a case-by-case basis by the DRC.

1.7 Doors and Windows

Entries, doors and windows are visually prominent features and should convey an initial impression of appropriate design for the setting. Primary entrances should be welcoming and provide protective shelter from the elements during inclement weather.

The exterior finish and color of the window frames should be both durable and harmonious with the color palette of the home.

Glass may be coated or tinted to help control solar heat gain, but reflective mirrored treatments will not be approved. All glazing is to be a minimum of double pane glass for energy conservation. Windows sub-divided into smaller panes shall be fixed panes and not gridded inserts.

Sliding windows are not in keeping with the architectural character of Teton Springs and will not be approved.

Double wide garage doors are not allowed in most areas of Teton Springs, however, due to access limitations afforded by the Mountain Meadows home sites they are allowed. Garage doors shall be set back from the exterior wall surface a minimum of 12 inches. The materials wood treatment and color selected for the garage doors must be consistent with the design of the residence and include natural daylighting for the garage utilizing windows in the upper portion of the door. Garage door openings shall provide visible headers appropriately scaled for the opening and surrounding finish materials. The main entry of the home should be designed as the focal point to greet visitors, therefore, side entry garages are required to minimize the appearance of the garage door facing the street and dominating the publicly viewed façade. Homes on corner lots should incorporate a garage design where the garage door faces the secondary street and the primary entry oriented toward the primary street where possible.

1.8 Exterior Walls and Finishes

An excessive vertical or horizontal expanse of a wall plane may visually compete and contrast with the natural surroundings forming a dominant structure that cannot blend or harmonize with its setting. To minimize this condition, the guidelines have established a maximum unbroken length of 30 feet for walls for all residential structures within Teton Springs. (See also Section 1.3) Wall surfaces shall be articulated for the purpose of adding visual interest and alleviating visual monotony. A continuous wall plane may be visually broken by one or more of a variety of design treatments specified here. The intent of any of these methods of articulation is to create a change in the appearance of the wall surface, utilizing color, form, depth, material changes or textural variations. In conjunction with these suggested architectural treatments the creation of strong shadow lines resulting from the details of construction can be effective in achieving this objective.

The exterior walls of any residence are required to be surfaced with more than one material, but not more than three. One of these materials should be dominant over the others and they should express a logical structural relationship. Stone is required on every home and at a minimum it must be utilized on fireplace masses and at the base of the building masses. The type of stone veneer will be critically

reviewed by the DRC and it should appear natural and indigenous to the immediate area. Cultured stone is acceptable with appropriate detailing and must meet the same application requirements as natural stone.

Texture can be introduced into a wall surface by the use of shingles, shiplap boards, board and batten siding, logs, stone and other appropriate architectural methods. Jogs or steps in the wall surface, site walls distinguished from the building wall by height and/or alignment, recessed openings, significant year-round vegetation masses, roof overhangs, porches and trellis structures can all add positive articulation to the wall expanse.

Natural finishes and stains shall be used on the majority of exterior materials. Stains and sealers will protect and enhance the intrinsic qualities of the natural materials used and minimize ongoing maintenance requirements. Painted surfaces will only be allowed on window and door trim, exterior doors and to blend utility boxes and roof penetrations to their surroundings.

1.9 Color

Exterior wall stains and trim colors must be compatible with a palette of approved colors. These colors have been carefully chosen for their compatibility with the surrounding natural environment, their harmony with each other and the overall aesthetic goals of these Guidelines. Approved colors are as follows any proposed deviations will need approval by the DRC.

Cabot Colors: Burnt Hickory, Baked Bark, Bark, Pepperwood, Spanish Moss, Sandstone, Canyon, Thatch, and Balsam Pine

A minor amount of accent on trim color may be considered appropriate by the DRC. Because of the emphasis on natural materials, finishes which compliment and enhance the material's qualities are encouraged. Colors should compliment and blend with, rather than contrast with the surrounding natural environment. Approved paint and stain color families include Natural wood, Blacks, Browns, Grays, Dark Greens and Barn Red. Wood decks and railings shall be stained in natural colors in harmony with the exterior colors of the house.

1.10 Texture

Textures are to be incorporated throughout a structure in order to create a variety of light and shadow at all scales. Building forms are to be complex utilizing recesses, pop outs, overhangs, porches and varied ridgelines. Walls, roofs and windows are to be made up of clearly defined smaller elements.

A richness of architectural detailing including columns, brackets, corners, rafter tails, corbels, eaves, railings, doors and other elements will provide favorable micro-textural interest.

Materials are to appear closer to their natural state rather than a manufactured or artificial appearance. Rough, rather than smooth, textural quality materials will blend better with the desired character of Teton Springs and the natural environment and will more likely meet with DRC approval.

1.11 Resource Conservation

Teton Springs encourages environmentally friendly practices through the selection of “green” building materials and conservative construction practices.

Teton Springs also encourages the use of appropriate passive energy technologies and the utilization of products made from recycled materials. The DRC will actively support the use of additional resource conservation measures in the design of all new homes in ways that are compatible with the intent of the Development Guidelines.

1.12 Solar Applications

Solar applications are highly encouraged. However, they must be integrated into the design of the building and/or landscape in such a manner that they do not appear as an add-on or unrelated to the overall design. Non-reflective components are to be used to the maximum extent possible to minimize the impact on neighboring properties and the natural environment.

1.13 Utility Locations

Utility locations including electrical service entries, telephone service, television service, satellite dishes, air conditioning units, etc. should be sensitively located to minimize view from adjacent properties and public spaces.

1.14 Exterior Lighting

All exterior lighting installed or maintained on any Unit or on any Improvement located on a Lot shall be placed so that the light source is screened or shielded from the residence on any other Lot, from any other Unit, and from the Master Common Areas. No light shall be emitted from any part of the Common Interest Community (including any Lot or Unit) which is unreasonably bright or causes unreasonable glare. Without limiting the generality of the foregoing, no spotlights, floodlights or other high-intensity lights shall be permitted within the Common Interest Community without the prior written approval of the Development Review Committee. The Master Development guidelines may contain standards for exterior lighting including, without limitation, standards for hue and intensity. It is the intent of the Teton Springs community to support the Dark Skies Initiative to the extent possible by eliminating excessive lighting while providing a safe residential environment.

1.15 Fireplaces / Fire Pits

For pollution reduction and air quality in Teton Valley wood burning fires, indoor and outdoor, are not permitted in/on Teton Springs residential properties. Indoor and outdoor fireplaces and fire pits are limited to propane fuel only. Exterior, propane fired fire pits are only permitted at the rear of the home and will require the submittal of a detailed plan addressing the location and landscaping elements to the DRC for approval.

SITE PLANNING & LANDSCAPE DESIGN

The native landscape at Teton Springs is of a remarkable quality consisting of grassy meadows, natural springs and spring creeks and the evergreen and aspen covered hillsides that form the western backdrop to the development.

The Landscape Guidelines have been formulated to ensure that the natural beauty of the site is enhanced by the addition of landscape elements within the residential homesites.

The Landscape Guidelines contain recommendations for homeowners and builders regarding the installation of the various landscape elements. These recommendations provide a framework through which the design details of each residence will work together to create a sense of harmony throughout the Teton Springs community while allowing owners to create a personal landscape environment.

A list of appropriate plant material has been formulated to provide a basis for plant selection compatible with the mountain valley environment of Teton Springs.

2.1 General Design Considerations

Landscape is a major component in the establishment of the Teton Springs community image. The employment of a licensed Landscape Architect is strongly encouraged for proper landscape design and installation procedures as replacement costs for failed materials can be expensive and minimized with professional expertise. Visibility of address markers shall be maintained and items such as buried propane tank domes shall be obscured with appropriate landscaping materials that minimize the visibility.

The following landscape concepts are recommended to enhance the community character:

- Continuity of the rolling grasslands
- Vegetation planted in clusters of like species
- Vegetation ecosystems created to compliment the adjacent native environment
- Harmony and compatibility with adjacent landscape installations of neighboring properties
- Landscape elements installed to define outdoor areas provide privacy and frame outstanding views
- Location of plant materials where they are least likely to sustain damage from snow shedding from buildings, snow accumulating naturally due to wind drifting and snow being cleared from walkways and driveways
- Thought to the placement of landscape materials that will limit access for continued paint/stain maintenance should also be considered

2.2 Building Envelopes

Individual home sites within Teton Springs have recorded building envelopes defining the area within which all structures must be built. In the Mountain Meadows sub-community the lots are smaller and the building envelopes are defined by the allowable front, rear and side yard setbacks. As previously stated, the maximum building heights have been established by the Zoning Regulations of Teton County and are subject to approval by the DRC.

2.3 Multi-Lot Ownership

If a resident purchases two contiguous home sites within Mountain Meadows they may not combine the lots in order to construct a home that incorporates both lots for the home placement. The lots may be developed to provide greater open space adjacent to the residence. If the second lot is purchased solely to maintain open space under private ownership it must be landscaped (and approved by the DRC) and maintained in accordance with the rest of the community including maintaining the continuity of the walkway system. These landscaped lots shall incorporate an underground irrigation system separate from the residence irrigation system. Construction of these irrigation systems shall be in accordance with the requirements of Section 2.7. Additional landscaping may be required due to the size of the undeveloped area as determined by the DRC. Lots purchased strictly for investment purposes and not intended to expand the yard of a developed lot must be maintained to the minimum standards listed below.

- Sodded or seeded lots must also employ underground irrigation and a landscape plan will be required.
- Natural grasses must employ a weed control system
- Topsoil will be required to support either of the above lot treatments

2.4 Site Design

The site design for each residence shall blend with the overall mountain valley setting of Teton Springs. To the extent possible, all landscape improvements should incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize areas of extensive irrigation.

All landscape plans should be in harmony with and integrate the landscape designs, grading and plant materials of adjacent residential home sites, community spaces and streetscape.

New plantings must respect view easement restrictions, screen any potentially intrusive uses from view and help define use areas within the home site.

Exhibit A provides a comprehensive list of previously approved plant materials that are compatible with our climate and altitude. The DRC will consider other

plant materials not included in Exhibit A and may approve their use if they are compatible with the climate, adjacent plant materials, altitude and the aesthetic objectives of Teton Springs.

Evergreen trees and shrubs should be used where visual screening is an important functional requirement of the landscape. However, care should be exercised in the placement of evergreen trees to avoid compromising the solar access requirements of both the home and adjacent properties. Long term growth and maintenance should be considered when developing the landscape plan.

No synthetic or artificial plant materials such as “Astroturf” or similar materials shall be used. Imported inorganic materials such as “white rock” or “lava rock” will not be approved by the DRC in any location potentially visible from off-site.

A key element in a walkable community is a continuous network of sidewalks. Each developed property will need to have a sidewalk in an area along the road to facilitate this walkability. Multi-lot owners with fully landscaped open space lots will need to ensure continuity of the sidewalk network by providing these walkways in their landscaping plan for approval by the DRC. Corner lot owners will also need to provide continuous walks in conjunction with each roadway along their property. Investment lot owners will need to maintain their additional lots to appropriate minimum standards that ensure the vacant lots are not a detriment to the community. Minimum standards for undeveloped lots are as follows:

- Topsoil will be required to bring the surface up to natural grade and provide adequate conditions to raise and maintain natural grasses as in the rest of the community.
- Natural grasses will need to be maintained in a noxious weed free condition.

Developed lots with landscaping above the minimum standards would be those with seeded or sodded grass areas along with trees and shrubs as required. These lots will require an underground irrigation system to support the landscaping and will require a landscape plan to be reviewed and approved by the DRC.

2.5 Landscape Planning Areas

Each residential site can be considered in three zones – front yard, side yards and back yard. The front yard is the public face of the residence, the side yards define and separate adjacent residences or roadways and the back yard is the more private outdoor living space but may also be visible from public spaces or open spaces.

Front Yard. The front yard landscape design should provide continuity along the streetscape, compliment the vegetation planted in the right-of-way and form a welcoming entrance to the residence. Landscape elements shall be used to

enhance the residence's architectural design, soften long expanses of the exposed facades and screen utilities and parking areas. Graceful transitions shall be made between lawn/garden spaces and native/ xeriscape spaces.

Bluegrass sod shall be placed in the front yard along the entire front property line to create continuity between the right-of-way sod and the private residence yard. Native seed areas will be allowed in the side and back yard zones. All seeded areas, shrub beds and gardens visible from off site shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the residence from the street. Low undulating landforms shall be permitted provided they blend with the existing grade, do not exceed a slope of 4 feet horizontally to 1 foot vertically, and do not affect offsite drainage. Play structures and outbuildings are not permitted in the front yard zone.

Side Yard. The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on a neighboring property, block views or create substantial shade on the adjacent property may not be approved.

Utilities and service areas are permitted in the side yard provided they are screened from offsite view. All seeded areas, shrub beds and gardens visible from off site shall be maintained in a clean, weed free condition. Due to the narrow cross section of most side yards, landforms will only be permitted by special review by the DRC.

Back Yard. The back yard landscape design should provide private outdoor spaces and continuity with adjacent uses such as open space areas, walkways or undisturbed native areas. Landscape elements shall be used to compliment the architecture of the residence especially where the residence is viewed from public spaces.

Property lines that adjoin public spaces with sod shall have bluegrass sod placed along the entire property line to create continuity between the public space and the private residence. All seeded areas, shrub beds and gardens visible from offsite shall be maintained in a clean, weed free condition. Low undulating landforms shall be permitted provided they blend with the existing grade, do not exceed a slope of 4 feet horizontally to 1 foot vertically, and do not affect offsite drainage.

The landscape design should take into consideration the placement of trees with respect to snowfall from the residence and the scale of the tree and root structure as the tree matures so as to not create damage to the trees or building foundations.

Teton County has a substantial noxious weed problem. Information regarding the noxious weeds and their elimination may be obtained from the County Court House. These weeds will not be tolerated within Teton Springs.

2.6 Minimum Planting Requirements

It is recommended that each residence is required to plant a minimum of 10 trees and 30 shrubs per lot. All trees and shrubs used to meet the minimum requirements must meet the minimum size requirements established by the DRC and indicated below. Smaller supplemental trees and shrubs are encouraged and may be planted but will not be counted toward the initial quantity requirements.

All trees and shrubs shall meet the minimum size requirements that follow:

Trees – All trees must be a minimum of 8 feet in height. 50% or more of the total number of trees required must exceed 10 feet in height. Leaf bearing trees are considered small and must have a minimum caliper size of 3 inches. Leaf bearing trees of 10 feet or more must have a minimum caliper dimension of 4 inches. The caliper dimension is to be measured at mid-trunk location. Trunk is defined as the length from ground to the formation of the branches. All measurements shall conform to the American Nurseryman Association Standards.

Shrubs – All required shrubs must be a minimum of 5 gallons in size.

Once landscape installation of the DRC approved Landscape Plan is complete, the DRC reserves the right to review size and condition of all plant material and may require replacement or additional materials be added. Should the owner be found in non-compliance of this section of the Guidelines, the DRC may lien the property and retain the Performance Deposit per the Master Covenants Article 4.17 and Master Development Guidelines Section 3.14.

2.7 Private Residence Irrigation

Each residence is required to install and maintain an underground, electrically controlled irrigation system appropriately servicing all landscaped areas. The irrigation system shall extend to grass plot between the curb and the sidewalk in front of the residence. Water for the irrigation system in Mountain Meadows will be supplied from a potable water system provided by Teton Water and Sewer Company. Requirements for metering, backflow prevention, irrigation control box location, etc. shall be coordinated with the Teton Water and Sewer Company.

Due to the dry climate in Idaho, lawn areas, trees, shrubs and gardens will require adequate irrigation throughout the summer months. Native seed areas and xeriscape gardens will require irrigation for the first few years to establish the plant material. Irrigation may be removed from these areas upon establishment of healthy sustainable plant material if deemed necessary.

2.8 Right-Of-Way Irrigation

Not Applicable.

2.9 Site Grading and Drainage

Site grading shall be designed to provide adequate drainage within the homesite, as well as enhance the aesthetic qualities of the residence. Due to the character of the neighborhood, imposed severe grade changes and steep berms are discouraged. Existing vegetation and site features to remain shall be protected from potential damage due to site grading.

Surface drainage shall not drain onto adjoining homesites or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off site erosion on open spaces. Wherever practical, natural drainage courses should be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like natural drainage ways. Impervious surfaces are to be minimized and excessive cut and/or fill is discouraged. Alteration of grades outside the property line is not permitted.

All topsoil disturbed by grading operations must be stockpiled within the construction area and re-used as part of the site restoration/landscape plan.

Grading is to be designed as a combination of cuts, fills and occasional retaining walls where required to protect existing vegetation or site conditions and blend into and/or appear to be extensions of existing natural land forms. Whenever possible, natural slopes are preferable to retaining structures. Retaining walls, where visible from off site, are to be built of stone and/ or treated timber. Structures exceeding 4 feet in height should be battered and stepped to include ample planting pockets to soften and blend the appearance. Slopes should not exceed a slope of 3 feet horizontally to 1 foot vertically unless there are extenuating circumstances and approved by the DRC. All disturbed areas are to be re-vegetated and blended into the surrounding environment.

Developing a proper drainage plan will be the responsibility of the property owner. Ensure that any existing road shoulder drainage patterns are maintained where driveways intersect the street. The repair of any drainage damage that might occur from one homesite to another or to common areas, because of a change in natural conditions, will be the responsibility of the owner of the homesite that caused the unnatural drainage flow. Approval of a drainage plan by the DRC does not make the Committee liable or responsible to the owner or others with the respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Guidelines and with design aesthetics. DRC approval does not eliminate or reduce the obligation of the owner to comply with all legal requirements and be responsible for all damages from changes in natural conditions.

2.10 Vehicle Access / Driveways

The street scene of Teton Springs has been carefully planned to include certain street trees and landscape features. The interruption of the planned landscape features can have a significant impact on the appearance and character of a site. Only one driveway entrance is allowed for each homesite. Lots located at the corner of a collector street or a residential street shall have the driveway access from the subordinate street.

To ensure minimal visual disturbance, the alignment of residential driveways should generally follow the contours of the land and avoid the removal of distinctive site features such as washes or drainage ways, trees, shrubs and irrigation.

Driveway paving materials may vary as they relate to individual residences, but should always maintain a finished purposeful quality and be of a singular material. The paving materials shall have a dull, non-reflective surface and color that blends well with the natural surroundings. Stamp patterned concrete, colored exposed aggregate concrete, colored concrete, flagstone, interlocking concrete or brick pavers and black asphalt are all approved materials. Feature strips of contrasting materials and special aggregates in exposed aggregate concrete will be reviewed on a case-by-case basis for approval by the DRC.

Should a drainage culvert be necessary for a driveway approach, the DRC will require a standard culvert design.

2.11 Parking

Each single family residence shall include at least two parking spaces in an enclosed attached garage. Orienting the garage doors toward the street is prohibited. On corner lots the garage doors shall orient toward the secondary street. Additionally, each single family residence shall provide space on site to accommodate at least two parked cars for guests. The guest parking for Mountain Meadows residences may occur in the driveway area in front of the garage doors but should not obstruct pedestrian traffic along the sidewalk. Long term guest parking will not be allowed within the roadway. Overnight parking on the streets during the winter months is not allowed in order to accommodate snow removal.

Outdoor parking or storage of boats, trailers, motor homes, busses, campers and trucks over one ton is forbidden.

2.12 Site Utilities

All site utilities are to be installed underground in alignments that minimize grading, tree clearing and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility equipment, satellite

dishes and utility boxes are to be located and/or screened so that they are not visible from offsite and with sensitivity to neighbor's views.

Satellite dishes smaller than 18" in diameter are permitted.

2.13 Exterior Service Areas

Outside equipment, such as mechanical equipment, must be completely screened from offsite view by using walls and/or fences and incorporating them into the building design and compatible materials. In addition to screening, garbage can storage must also be inside and be made inaccessible to wildlife per Teton County requirements.

2.14 Fences, Walls and Gates

All site walls, retaining walls, privacy fences and screen walls must be approved by the DRC prior to construction.

2.15 Terraces, Paths and Hardscaped Areas

Patios, terraces, paths and outdoor stairs shall transition smoothly between the natural topography and the building. Natural materials such as stone and wood are recommended for these elements and are subject to approval by the DRC. All wooden deck stains shall be of a natural color compatible with the color scheme of the residence.

2.16 Exterior Landscape Lighting

In order to maintain a rural character and to preserve the views to the night sky, exterior lighting is to be minimized. Exterior lighting should be used to meet the requirements of safety and easy identification of entrances to buildings. Exterior lighting should be compatible with the design of the residence. Lights whose function is to floodlight a residence or its yard will not be permitted.

Subdued landscape accent lighting may be incorporated into the landscape design as long as the light source shall not be visible from offsite with the exception of lantern style fixtures. Low wattage lamps and/or frosted glass should be incorporated in lantern style fixtures to soften the impact of the point source of light.

Uplights and flood lights are not permitted. Lighting within exterior courtyards or private back yard spaces may include design accent lighting provided it does not impact other properties or public spaces. Subdued down lights or pathway lights may be used to illuminate paths, patios, decks or terraces. Down lights may not be placed higher than 5 feet from the ground plane to avoid the appearance of a

flood light. Recessed can lighting in exterior soffits may not be higher than 10 feet above exterior grade.

In general, light sources, all conduit and junction boxes should be concealed and the lowest wattage lamp for any given application is highly recommended. Incandescent lamps over 75 watts may not be approved. Lamps should be color-corrected metal halide or incandescent. Sodium vapor, mercury vapor or other “colored” lights are not permitted. Tasteful decorative Christmas lighting is permitted between 1 December and 31 January at which time the lighting shall be removed.

In order to allow each owner the flexibility and freedom to creatively resolve unique conditions, the DRC will consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties on a case-by-case basis. The requirement for low key lighting, however, will be strictly enforced.

2.17 Lawn Ornament, Sculptures and Flag Poles

Lawn ornaments and sculptures shall be permitted in private areas immediately adjacent to the residence. These elements may not be placed to be intentionally visible from offsite. Lighting associated with such elements will only be allowed by special DRC review.

Flag poles and similar structures will not be allowed in the landscape. American flags may be hung on structures mounted to the residence provided they do not extend further than 5 feet from the residence, the flag is not greater than 3 feet by 5 feet and conventional flag protocol is observed. Up lighting of the flag is prohibited.

2.18 Tree Removal

The removal of existing trees and shrubs on homesites is to be avoided, but may be approved by the DRC where necessary to accommodate a new structure. Clearing for view corridors and solar exposure may be considered by the DRC provided it does not increase the visual impacts on adjacent homesites, public spaces, or offsite visibility of the house.

2.19 Landscape Structures and Play Equipment

Landscape structures such as gazebos or sheds and play equipment such as basketball hoops with backboards or jungle gyms are not permitted. Privately owned vacant lots may have landscape structure amenities (gazebos, trellises and fountains) with the approval of the DRC when integrated with the overall landscape plan.

2.20 Address Markers

Address markers for all homes and cabins, excepting homes on Estates sites, shall be of a standard type and shall be obtained from the Homeowner's Association. A fee shall be paid during the DRC process to the HOA for the purchase of the approved marker. Upon completion of construction of the home or cabin, the HOA will deliver to the owner, the address marker to be mounted in the area located on the approved elevation plan submitted to the DRC. The marker must have down lighting as approved on the elevation and/or exterior finishes plan submitted to the DRC.

DEVELOPMENT REVIEW PROCEDURES

This section provides a guide to the design review process for the Teton Springs Mountain Meadows community. The process involves a series of meetings between the owners, their design and/or construction professionals and the DRC. It begins with an informal introductory meeting and concludes with the successful completion of construction. Along the way are a series of meetings, or check points, scheduled to ensure a smooth and efficient review of the new development improvements or alterations to an existing home.

The DRC is committed to assisting owners through the design review process and will assist in the successful execution of the development process. As opposed to a “regulatory review agency,” the DRC should be thought of as a member of the owner’s design team.

3.1 Design Review Process

Improvement plans will be carefully reviewed by the DRC to ensure that the design is compatible with both Teton Springs as a whole, and to the particular homesite. 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 repainting with the same color as previously approved by the DRC; and
- Major site and/or landscape improvements except for replacement of plant species similar to those previously approved by the DRC.

The DRC evaluates all development proposals on the basis of the Teton Springs Guidelines. Most of the Guidelines outlined in this document are written as relatively broad standards and the interpretation of these standards is left up to the discretion of the DRC.

Other development standards are more definitive, or absolute design parameters and it is the intention of this design review process to ensure that all improvements comply with these absolute standards.

The design review process takes place in four steps:

1. A pre-submission conference
2. Preliminary design review
3. Final design review, and
4. Inspections

Any improvement, as described above, will require and must be preceded by the submission of an application package accompanied by an application fee and the required plans and specifications describing the proposed improvements. Incomplete applications will not be accepted by the DRC.

It is recommended that the Owner retain assistance from a competent, licensed architect. Additional assistance from other licensed design professionals such as a civil engineer and a landscape architect is also recommended. The owner and their chosen consultant(s) should also carefully review the Master Declaration of Protective Covenants (CC&R's) as well as the Development Guidelines prior to commencing the design review process.

Having secured final design approval from the DRC, the Owner will also have to meet all the submittal and approval requirements of the County of Teton to obtain a building permit.

3.2 Pre-Submission Conference

Prior to the preparation of any materials for formal DRC review the owner and selected consultant(s) and builder are required to meet with representatives of the DRC for a pre-submission conference. The purpose of this meeting will be:

- To discuss the particular characteristics and any restrictions on development of the specific homesite
- To resolve any questions or concerns the design/construction team may have regarding the potential improvements to be made
- To ensure that the members of the design/construction team have and have read the Development Guidelines and Review Procedures that they will be following in the development of the residence and site.
- To ensure that the team understands the requirements, fees and schedule of the design review process

This informal meeting is intended to offer guidance prior to initiating any investment in construction and is an important step at the initiation of the project and the overall process.

3.3 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
- Site topography
- Floor plans

- Elevations
- 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 avert wasted time and professional fees that result from pursuing a design solution which is in conflict with the standards contained in these Guidelines.

3.3.1. Staking. The owner will be responsible for staking the location of corners of the proposed buildings and all other major improvements upon submittal of the preliminary review documents. Any trees to be removed and/or protected must also be properly tagged.

3.3.2. Preliminary Design Review Meeting. Upon receipt of the required documents and staking of the property, the DRC will notify the owner of the scheduled meeting date to review the preliminary development documents. The DRC will review and comment on the application at the meeting, allow time for discussion, and subsequently provide the owner with a written record from the meeting.

3.4 Final Design Review

Within one year of 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 include:

- Site plan
- Landscape plan
- Floor plans
- Elevations
- Construction specifications
- Samples of exterior materials and colors

3.4.1 Final Design Review Meeting. Upon receipt of the required documents, the DRC will notify the owner of the scheduled meeting date of review the final development documents. The DRC will review and comment on the application at the meeting, allow time for discussion, and subsequently provide the owner with a written record from the meeting.

Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to the DRC a minimum of five (5) working days prior to the next regularly scheduled meeting.

3.4.2 Final Design Approval. The DRC will issue final design approval in writing within fifteen (15) days of a vote for approval at a final design review meeting. Final design approval is site specific, and should not be construed to establish precedent for other sites.

If the decision of the DRC is to disapprove the submission, the committee shall provide the owner with a written statement of the basis for such disapproval to assist the owner in modifying or redesigning the project so as to obtain the approval of the committee.

3.5 Re-submittal of Plans and Construction Commencement Delay

In the event that the final submittal is not approved by the DRC, the owner will follow the same procedures for a resubmission as for original submittal. An additional design review fee may be required for each resubmission as required by the DRC.

Upon receipt of final approval from the DRC, the owner has 6 months in which to commence construction. If more than 6 months elapse, the owner must resubmit plans to the DRC for re-review. The purpose of this guideline is that the Design Guidelines may be amended from time to time and the DRC 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 their final approval. An additional design review fee may be required for a re-review as required by the DRC.

3.6 Appeals Procedure

The owner has the right to appeal decisions made by the DRC. The owner may initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The DRC will set a meeting date to review the appeal and notify the owner of such date. The owner or representative must be present at the meeting to review the reasons in support of the appeal. At such time the DRC will reconsider the information presented and render a decision on the appeal at a scheduled meeting and provide reasons for denying or approving the appeal in writing within 15 days.

The owner also has the right, as a last resort, to make an appeal to the Executive Board of the Teton Springs Master Association if they deem that all the established avenues of communication with the DRC have been exhausted.

3.7 Building Permits

The owner may apply for all applicable building permits from Teton County only after receiving final design approval from the DRC. Prior to the actual start of

construction, the lot owner will be required to pay any outstanding utility fees to Teton Springs.

3.8 Subsequent Changes

Any construction, landscaping or other changes in the improvements that differ from the approved final design documents must be submitted in writing, with an explanation for the requested change, to the DRC for review and approval prior to initiating the change. Every effort will be made to expedite the review and approval process to ensure a timely construction process wherever possible.

3.9 Work in Progress Inspections

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

3.10 Notice to Comply

When, as a result of a construction inspection, the DRC discovers changes, deviations or alterations which do not comply with the approved documentation on record, the DRC will notify the owner within 3 days of the inspection describing the specific instances of non-compliance and will require the owner to comply or resolve the discrepancies.

3.11 Certificate of Compliance

Upon completion of work, the owner must request a Certificate of Compliance. The DRC will make a completion inspection of the property within 21 days of the request and if the DRC determines that the improvements have been completed in accordance with the DRC approval, a Certificate of Compliance will be issued within 7 days the inspection. If it is found that the work was not done in compliance with the approved final development documents, the DRC will, within 3 days of the inspection, issue a Notice to Comply.

3.12 Non-Liability

Neither the DRC nor any member or employee will be liable to any party for any action, or failure to act with respect to any matter is such action or failure to act was in good faith and without malice.

3.13 Development Review Schedule

The DRC will make every reasonable effort to comply with the time schedule for development review outlined below. However, the DRC will not be liable for delays that are caused by circumstances beyond their control. The DRC will provide design review according to the following schedule;

1. Pre-submission conference
Meeting scheduled within fourteen (14) days of receipt of written request
2. Preliminary design review
 - ~ Application documents to be submitted fourteen (14) days prior to the next scheduled DRC meeting.
 - ~ Written comments from DRC provided to Owner within forty-five (45) days
3. Final Design Review
 - ~ Application documents to be submitted fourteen (14) days prior to the next scheduled DRC meeting, and within one year of Preliminary Design Review.
 - ~ Written comments from DRC meeting and/or written notice of Final Design approval provided to owner within forty-five (45) days.
4. Building permits
Owner applies to County of Teton for all applicable building permits.
5. Construction Inspections.
Construction area inspection with the builder prior to any site disturbance within seven (7) days of receipt of written request.
 - ~ Final inspection within twenty-one (21) days of receipt of written request for Certificate of Compliance, and prior to request for a Certificate of Occupancy from County of Teton.
 - ~ Certificate of Compliance with DRC approval issued within seven (7) days of inspection.

3.14 Application Fees

In order to defray the expense of reviewing plans and related data, and to compensate any consulting architects, landscape architect, and other professional, the Covenants establish submission fees payable each time an application is made to the DRC. These fees shall be paid prior to the Pre-submission Conference.

1. New Construction
 - a. \$3,000.00
 - b. This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.
2. Remodel
 - a. \$1,000.00
 - b. This fee covers a total of three meetings, the Pre-Submission, Preliminary Design Review and Final Design Review.

3. Discounts
 - a. 25% of the fees will be waived if the proposed improvements include an active solar power system and/or a renewable energy device that provides at least 75% of the space heating needs of the building.
4. Additional Meetings
 - a. \$1,000.00 per additional meeting after three meetings
 - b. This fee shall be paid prior to each additional meeting

These fees are subject to revision annually.

3.15 Application Format

An application package is available from the DRC. Each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review.

DESIGN REVIEW COMMITTEE

4.1 Design Review Committee Membership

The DRC will consist of a minimum of three members. Each person will hold office until such time as they have resigned, or removed, or a successor has been appointed. members shall be appointed by the Executive Board of Teton Springs.

Members shall serve staggered two year terms. There is no limit to the number of consecutive terms which can be served by any member.

Any member of the DRC may resign from the DRC at any time upon written notice stating the effective date of the member's resignation to the Association. Any member may be removed at any time by the Executive Board with or without cause.

4.2 Functions of the Committee

The principal functions of the DRC are as follows:

- To consider and act upon such proposals or plans submitted to it in accordance with the Design Review Procedures established in Section 3.0 of these Development Guidelines.
- To amend the Development Guidelines as deemed appropriate with final approval of amendments contingent upon the Executive Board's concurrence.
- To perform any duties assigned to it by the Declarant or the Association as set forth in this document and the Protective Covenants.

The Executive Board may hire or appoint a secretary for the DRC, and shall provide appropriate compensation for any such secretarial services. The DRC shall have the right to establish one or more sub-committees to perform one or more of the functions of the DRC.

4.3 DRC Meetings

The DRC will meet monthly or as needed to properly perform its duties. The Committee's actions on matters will be by a majority vote of the Committee. Any action required to be taken by the Committee may be taken without a meeting if a consent in writing, setting forth the action so taken is signed by a majority of the Committee members.

The Committee will keep and maintain a record of all actions taken by it, and report in writing to the Executive Board all final actions taken by the DRC. The powers of this Committee relating to design review will be in addition to all design review requirements imposed by the County of Teton.

4.4 Compensation

The Executive Board has the right to set compensation for DRC members. Compensation may be revoked or changed at any time by the Executive Board with or without cause. Professional consultants retained by the DRC to assist them in carrying out their responsibilities may be paid such compensation as the DRC determines appropriate.

4.5 Amendment of Development Guidelines

The DRC may, from time to time and in its sole discretion, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Development Guidelines which, among other things, interpret, supplement or implement the provisions of the Development Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Development Guidelines. Each owner is responsible for obtaining from the DRC a copy of the most recently revised Development Guidelines.

4.6 Non-Liability

Provided that Committee members act in good faith and without malice, neither the Committee nor any member will be liable to the Association, any owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

- Approving or disapproving any plans, specifications and other materials, whether or not defective;
- Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials;
- The development or manner of development of any land within Teton Springs;
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
- Performing any other function pursuant to the provisions of the Development Guidelines or the CC&R's.

CONSTRUCTION & BUILDER REGULATIONS

5.1 Introduction

To assure that the construction of any improvements on a homesite will occur in a safe and timely manner without damaging the natural landscape or common improvements of Teton Springs or disrupting residents or guests, these regulations will be enforced during the construction period. The contractor must provide a signed copy of the most recent construction and builder regulations to the DRC prior to commencement of work.

Construction will not begin until Final Plan approvals have been issued from the DRC, a building permit has been obtained from the County of Teton and a damage performance deposit or bond has been placed with the DRC.

5.2 Builder Eligibility

In order to undertake work for Owners within Teton Springs, any builder or contractor must provide the names, addresses, and phone numbers of their last five customers and agree to a customer satisfaction survey which will be kept on file by the DRC and made available to prospective customers.

All registered builders will agree to provide additional information such as credit information and current financial statements to any prospect on request.

5.3 Pre-construction Conference

Prior to commencing construction, the builder/contractor must meet with an authorized representative of the DRC to review the approved final plans, the construction activities with the DRC. At this meeting the builder/contractor or owner must bring a copy of the building permit issued by the County of Teton.

5.4 Construction Area

Prior to the commencement of any construction activity the builder/contractor will provide the DRC with a detailed plan of the proposed “construction area” showing the area in which all construction activities will be confined, and how the remaining portions of the homesite will be protected.

The construction area plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, fire-fighting equipment, utility trenching, and the limits of excavation. The plan should clearly identify the methods proposed for the protection of adjacent areas, such as fencing, flagging, rope barricades or other means to be set up prior to construction.

Architects, contractors, and sub-contractors will not be permitted to display any signs on any homesites within Teton Springs.

5.5 Access to Construction Areas

Access to the construction site for all vehicles will be limited to access via Route 33 and interior route established by the DRC prior to the commencement of any construction activity. If such a route is violated, the DRC may establish a fine system in order to enforce construction traffic routing.

5.6 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery other than with the DRC approved construction area on site, will occur only in specific areas designated by the DRC so as to minimize damage to the existing landscape, and adjacent properties. Construction crews will not be permitted to park on adjacent homesites (without written approval from the homesite owner that is forwarded to and recorded by the DRC) or any other unapproved areas.

5.7 Storage of Materials and Equipment

All construction materials, equipment and vehicles must be stored within the fenced boundary of the DRC approved construction area, and outside any tree protection fencing located within the approved construction area. Equipment and machinery is to be stored onsite only while needed for activities specific to the homesite.

5.8 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 and national holidays, and 12 noon until 6:00 pm on Sundays. Temporary living quarters for the owner, builder, contractor, or their employees will not be permitted.

5.9 Construction Trailers/Temporary Structures

Any owner or builder/contractor who desires to bring a construction trailer or the like to Teton Springs must obtain written approval from the DRC. The DRC will work closely with the applicant to site the trailer in the best possible location to minimize impacts to the site and to adjacent homesite owners. All such facilities must be removed from the homesite prior to issuance of a Certificate of Compliance.

5.10 Sanitary Facilities

Sanitary facilities must be provided for construction personnel onsite in a location approved by the DRC. The facility must be screened from view from adjacent residences and roads, and maintained regularly.

5.11 Debris and Trash Removal

Builder/contractor must clean up all trash and debris on the construction site at the end of each day. Trash and debris must be removed from each construction site at least once a week and transported to an authorized disposal site. A heavy, wind proof construction project dumpster shall be used at each job site. Lightweight material, packaging, and other items, must be covered or weighted down to prevent wind from blowing such materials off the construction site.

Builder/contractor is prohibited from dumping, burying or burning trash anywhere on the homesite or elsewhere in Teton Springs.

During the construction period, each construction site must be kept neat and tidy to prevent it from becoming a public eyesore, or effecting adjacent homesites. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed from roads, open spaces, and driveways or other portions of Teton Springs. Any cleanup costs incurred by the DRC or the Association in enforcing these requirements will be billed to the Owner.

5.12 Excavation, Grading, and Tree Protection

The builder/contractor will take extreme care during excavation to assure that trees not authorized for removal are not damaged. All trees remaining within an approved construction area must be properly tagged and protected prior to the commencement of any grading operations. Every effort must be made to reduce compaction and/or disturbance within the drip line of all trees located within and outside an approved construction area.

To minimize dirt and debris on and damage to common area roadways, during all construction activity, commencing with excavation and until such time as driveways and landscaping are installed, all driveway and parking areas are to be covered with a minimum of two inches of three-quarter inch screened rock. Additionally, the contractor is responsible for assuring that dirt and debris do not enter adjacent properties or enter the ponds and/or waterway systems. In the event that the DRC finds that a site is negatively impacting the common area roadways, adjacent properties or the ponds and/or waterway systems, the owner must clean and/or make repairs immediately upon notification by the DRC, including the addition of more screened rock if requested. In the event that the DRC must take action to clean or make repairs, the cost of this shall be the responsibility of the owner and will be charged against the Performance Deposit as outlined in Section 3.14.1, Performance Deposits.

Blowing 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 re-vegetation. 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 DRC 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.

5.13 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent homesites, roads, driveways, sidewalks 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 person causing the damage or the owner of the homesite. Upon completion of construction, each 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 DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC or the Association will be billed to the owner. Failure to remedy damage as directed by the DRC may result in a registered or preferred builder being suspended from Teton Springs program, or deducted from the damage and performance deposit or performance bond posted by owner.

5.14 Inspections

In addition to the building inspections required by the County of Teton the following inspections must be scheduled with the DRC:

- Site inspection - the construction area, all corners of proposed buildings, the driveway, extent of grading and protected vegetation must be staked, together with the locations of any temporary buildings. This inspection must be completed prior to any site clearing or disturbance of existing grade.
- Final inspection - this inspection must be done prior to any application to the County of Teton for a Certificate of Occupancy.

5.15 Pets

Pets belonging to construction personnel must be kept within vehicles or leashed at all times while within Teton Springs, and must not be a nuisance, to, or threaten, any persons. Any pet waste is to be picked up daily.

5.16 Security

Security precautions at the construction site may include temporary fencing approved by the DRC. Security lights (except those with motion detectors) audible alarms and guard animals will not be permitted.

5.17 Noise

Builder/contractors 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.

EXHIBIT A

PLANT LIST SUGGESTIONS

Trees:

- # Narrowleaf Cottonwood (seedless)
- # Quaking Aspen
- # Golden Willow
- # European Mountain Ash
- # Amur Maple
- # Hawthorn
- # Canada Red Cherry
- # Choke Cherry
- # Crabapple (varieties)

Evergreen Trees:

- # Colorado Spruce
- # Lodgepole Pine
- # Scotch Pine
- # Limber Pine
- # Bristle Cone Pine
- # Mugo Pine (small tree)

Shrubs:

- # Wildrose (varieties)
- # Snowberry
- # Flowering Almond
- # Redtwig Dogwood (varieties)
- # Caragana (Siberian Pea Shrub)
- # Potentilla (varieties)
- # Honeysuckle
- # Sumac
- # Lilac
- # Spirea
- # Bittersweet

Evergreen Shrubs:

- # Dwarf Mugo Pine
- # Buffalo Juniper
- # Tam Juniper
- # Bar Harbor Juniper

March 28, 2019

Amendment (A) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 1.3 Building Mass and Form on Thursday, March 29, 2019. The new language reads:

1.3 Building Mass and Form

Buildings need to be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs.

It is preferred that the second story portion of homes not exceed 60% of the ground floor square footage including garage area. A minimum of a least three distinct masses will be required on each home. Building walls cannot have an unbroken horizontal length greater than 30 feet. While it is anticipated that building masses will follow natural site contours, nothing in these guidelines shall prohibit a single floor level provided the building height; massing and grading guidelines are met.

The minimum and maximum square footages to be allowed for Mountain Meadows homes are as follows:

Minimum – 2,000 square feet

Maximum – 3,600 square feet

Basement space and Garage space are not included in the determination of the minimum or maximum square footage of the residence.

While there is no requirement for the distribution of square footage between the ground floor and upper floor the Design Review Committee (DRC) will review the design of each residence to verify that the design adequately addresses the appearance, scale and massing of long walls through the use of offsets, material changes, color changes and other architectural design details on a case by case basis.

March 28, 2019

Amendment (B) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 2.6 Minimum Planting Requirements on Thursday, March 29, 2019. The new language reads:

2.6 Minimum Planting Requirements

Each residence is required to plant a minimum of 8 trees and 30 shrubs per lot. All trees and shrubs used to meet the minimum quantity requirements must meet the minimum size requirements established by the DRC and indicated below:

Trees. All evergreen trees must be a minimum of 12 feet in height. Deciduous trees must have a minimum caliper of 3", as measured at mid-trunk. Trunk is defined as the length from ground to the formation of the branches. All measurements shall conform to the American Nurseryman Association Standards.

Shrubs. All required shrubs must be a minimum of 5 gallons in size.

Once landscape installation of the DRC approved Landscape Plan is complete, the DRC reserves the right to review size and condition of all plant material and may require replacement or additional materials be added. Should the owner be found in non-compliance of this section of the Guidelines, the DRC may lien the property and retain the Performance Deposit per the Master Covenants Article 4.17 and Master Development Guidelines Section 3.14.

March 28, 2019

Amendment (C) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 3.1 Design Review Process on Thursday, March 29, 2019. The new language reads:

3.1 Design Review Process

It is encouraged that the Owner retains assistance from a licensed architect to develop the required design / construction documents. Additional assistance from other licensed design professionals such as a civil engineer, structural engineer and landscape architect is also recommended. The Owner and their chosen consultants should also carefully review the Master Declaration of Protective Covenants (CC&R's) as well as the Development Guidelines prior to commencing the design review process.

Having secured final design approval from the DRC, the Owner will also have to meet all of the submittal and approval requirements of Teton County, Idaho to obtain a building permit prior to commencement of construction.

Improvement plans will be carefully reviewed by the DRC to ensure that the design is compatible with both Teton Springs as a whole, and to the particular homesite. 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 changes in color to those previously approved by the DRC; and
- Major site and/or landscape improvements except for replacement of plant species similar to those previously approved by the DRC.

The DRC evaluates all development proposals on the basis of the Teton Springs Guidelines. Most of the Guidelines outlined in this document are written as relatively broad standards and the interpretation of these standards is left up to the discretion of the DRC.

Other development standards are more definitive, or absolute design parameters and it is the intention of this design review process to ensure that all improvements comply with these absolute standards.

The design review process for new construction takes place in four steps:

1. A pre-submission conference
2. Preliminary design review
3. Final design review, and
4. Compliance Inspections during and following construction

Any new construction and required improvement, as described above, will require and must be preceded by the submission of an application package accompanied by an application fee and the required plans and specifications describing the proposed improvements. Incomplete applications will not be accepted by the DRC.

March 28, 2019

Amendment (D) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 3.3 Preliminary Review on Thursday, March 29, 2019. The new language reads:

3.3 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 showing site boundaries and any applicable building envelopes, setbacks, easements, existing water features, and vegetation.
- Site topography if requested by the DRC
- Floor plans
- Exterior Elevations
- Outline of exterior materials, finishes and colors
- Preliminary landscape plan, considering adjacent properties showing plant species, quantities, and size.

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

March 28, 2019

Amendment (E) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 3.3.1 Staking and Topography on Thursday, March 29, 2019. The new language reads:

3.3.1 Staking and Topography

Due to the nature of the building envelopes and relatively flat topography of the lots within the Mountain Meadows sub-community the staking of the corners of the proposed building will not be required for review purposes, nor will topographic information need to be shown on the site plan. The Owner will, however, need to maintain the placement of the building within the prescribed building envelope established by the required front, rear and side setbacks for the lot.

March 28, 2019

Amendment (F) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 3.3.2 Preliminary Design Review Meeting on Thursday, March 29, 2019. The new language reads:

3.3.2 Preliminary Design Review Meeting

Upon receipt of the required documents and staking of the building envelope, the DRC will notify the owner of the scheduled meeting date to review the preliminary development documents. The DRC will review and comment on the application at the meeting, allow time for discussion, and subsequently provide the owner with a written record from the meeting.

March 28, 2019

Amendment (G) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Section 3.4 Final Design Review on Thursday, March 29, 2019. The new language reads:

3.4 Final Design Review

A checklist of required final development documents include:

- Final site plan showing site boundaries and any applicable building envelopes, setbacks, easements, existing water features, and vegetation.
- Final landscape plan considering adjacent properties and showing plant species, quantities, and size.
- Floor plans
- Fully rendered 3-D electronic or architectural model
- Physical samples of exterior materials and colors. These samples will be retained on site during construction for later conformance verification inspections by the DRC.

March 28, 2019

Amendment (H) to Design Review Guidelines First Amendment, March 2019

Per Section 4.5 of the Design Review Guidelines for Teton Springs, a motion was made and carried by the Design Review Committee to amend the language of Exhibit A on Thursday, March 29, 2019. The new language reads:

EXHIBIT A

PLANT LIST SUGGESTIONS

Deciduous Trees:

Narrowleaf Cottonwood (seedless)
Quaking Aspen
European Mountain Ash
Amur Maple
Hawthorn
Crabapple (varieties)

Evergreen Trees:

Colorado Spruce
Lodgepole Pine
Scotch Pine
Limber Pine
Bristle Cone Pine
Mugo Pine (small tree)

Shrubs:

Chokecherry
Serviceberry
Native rose
Snowberry
Currant
Redtwig Dogwood (varieties)
Caragana (Siberian Pea Shrub)
Potentilla (varieties)
Honeysuckle
Sumac
Lilac
Spirea
Bittersweet

Evergreen Shrubs:

Dwarf Mugo Pine
Globe Blue Spruce
Montgomery Spruce