

DEVELOPMENT DESIGN GUIDELINES
FOR THE
CABIN
RESIDENTIAL AREAS
(A Sub-Association)
OF
TETON SPRINGS
GOLF AND CASTING CLUB

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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 Cabin residential sub-areas. 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 Cabin residential communities. Included in the Cabin residential sub areas are the Forest Cabins, Warm Creek Cabins, Enclave Cabins and Lodge Homes

These Development Design Guidelines are administered and enforced by the 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 range of housing choices within a series of interconnecting neighborhoods set in a spectacular landscape. The Cabins and Lodge Homes include several of these distinctive housing choices.

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
- Living in harmony with the surrounding mountains and valleys
- 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.

Cabin Neighborhood Guidelines

Cabins and Lodge Homes

The 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. The Lodge Homes were conceived to encourage the lifestyle of natural mountain and valley living and to further complement the “cabins in the woods” lifestyle. An architectural theme including building standards, site planning and landscape has been established for the Cabins and Lodge Homes. All projects must follow the specifications as stated in the Master Guidelines and Cabin Guidelines, unless otherwise specifically stated by the DRC.

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 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 cabin 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. The primary exterior materials are to be true logs, log style siding. Other approved exterior material alternatives will be allowed only after review and approval of the DRC. Subordinate siding material application 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 are to result in an authentic-appearing structure.

Porches shall be sized adequately to accommodate outdoor living. Porch columns, where utilized, shall appear substantial and 8" diameter log or 8" x 8" timber members are suggested as a minimum size. Neither covered nor uncovered porches will count in the determination of residential square footage.

Location and orientation of building envelopes/property boundaries 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 architectural design. Consequently, homesites will be required to limit landscaping in view corridors.

1.2 Building Height

The maximum height for single-family residential homes is limited to 30 feet, calculated from the vertical distance of the average of the highest and lowest existing or proposed grades around the perimeter of the structure, to the highest point of the roof.

1.3 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. Building walls should not have an unbroken horizontal length greater than 30 feet. Any offsets or projections in the wall form must remain within the building envelope/property boundary. Building roof lines should also vary to reflect the interior function and prevent undue ridge lengths.

Due to the nature of the confined building envelopes set for the cabin and lodge home sites square footage requirements have not been defined other than a maximum allowable limit of 4,500 gross square feet for Cabins and 6,000 gross square feet for Lodge Homes. Garage and non walk-out basement square footages are not to be counted in the total square footage determination. Walk-out basement square footage will be included in the total square footage determination.

1.4 **Building Projections**

Designs developed for the Cabins and Lodge Homes incorporate 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.

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, if utilized, must also be integrated into the building and must remain within the building envelope/property boundary. Screening for these items is required.

1.5 **Ancillary Structures**

Ancillary structures such as additional garages, storage or equipment sheds, greenhouses, play equipment or similar structures must remain within the established building envelope/property boundary and will need DRC approval on a case-by-case basis due to the limited space surrounding the residences, the natural landscaping 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 Cabin communities shall remain consistent respectively. A minimum roof pitch of 5:12 (a slope of 5" vertical dimension in a distance of 12" horizontal dimension) is strongly preferred for primary roofs throughout the Teton Springs community. Porch

roofs and limited shed type roofs may be less than the 5:12 slope recommendation however areas incorporating the lower pitched roofs must be limited and will be critically reviewed on a case-by-case basis by the DRC. Roofing materials shall also maintain a visual consistency and quality throughout.

Long unbroken primary roof planes will be critically reviewed by the DRC and are generally not acceptable within Teton Springs. 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 and consistent with the cabin design.

Within the Cabin and Lodge Home areas 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. Alternative proposed fire-retardant shingle materials will be reviewed on a case-by-case basis by the DRC. When using a synthetic shake shingle, the shingle color must be a true representation of a weathered cedar shake shingle. Reds, blacks, light grey and light cedar colors are prohibited.

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.

Some Cabin lots may be located such that the view corridor is on the front/streetside of the building. In these situations, care must be taken to minimize the impact of large expanses of windows and glazing. Specifically, on cabins with more than 1 level facing the road, glazing on the main level shall be limited and appropriate to the character of the cabins. Windows and glazing may not dominate the façade and large expanses must be broken into multiple window units with both vertical and horizontal separations. When more than 1 level faces the road, large windows may not be placed in the lower level or 3 third level of the building with the exception of appropriately scaled dormer windows. Windows may be placed in front/street facing gables as long as there is a distinct horizontal separation from lower windows and there are vertical separations to breakup expanses. Buildings may not have glazing on two abutting perpendicular walls creating a glass corner. One wall or two walls cumulatively in a corner, must have an appropriate amount of both horizontal and vertical exposed wall with siding to not give the appearance of a corner window. When evaluating window placement and size the DRC will consider the traditional architectural theme that is established in the cabins for appropriateness and conformity. Additionally, the DRC will consider the impact that large amounts of glazing will have on neighbors, glare, roadways, wildlife, common space and overall cabin architectural theme.

Windows shall have traditional equal size grille patterns. Larger view windows may have no grille pattern in the main pane with equal grille patterns in upper panes or similar. At no time shall windows have geometric or contemporary grille patterns. Exterior window colors must blend with the brown palette. Contrasting or bright window colors are prohibited.

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 appear to be true fixed panes and not separate removable gridded inserts.

Neither sliding windows nor vinyl windows are 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 some Cabin and Lodge Home sites, they may be allowed subject to DRC approval. Garage doors shall be set back from the exterior wall surface a minimum of 12 inches. The required 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. In the Cabin and Lodge Home areas garage doors may face the street or enter from the side upon DRC review and approval on a case-by-case basis. 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 new 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, and not more than three. One of these materials should be dominant over the others and they should express a logical structural relationship. The primary siding must

be log with chinking or log siding with chinking. Horizontal timber style siding with chinking may be approved on a case-by-case basis and must be minimum of 10 inches in width on the exposed face with 1 inch of beveled edge on both the top and bottom of the board. Horizontal timber boards must be a minimum of 1 ½ inch in thickness and have a natural, raw, hand hewn or waney edge and face to create visual texture. Chinking is required between horizontal timber boards and must have a minimum exposure of 1 ½ inch.

Texture can be introduced into a wall surface by the secondary/accent siding. Allowed secondary/accent sidings are wood shake and vertical tongue and groove in the same color palette as the main siding. Secondary/accent siding may only be placed in the gables, recessed walls, bump-out walls, second level walls and surrounding garage doors. Secondary accent siding may not comprise more than 20% of the overall wood siding (not including stone). Jogs or steps in the wall surface, site walls distinguished from the building wall by height and/or alignment, recessed openings, 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.

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. Stone may be placed around garage doors and on recessed or bump out walls. Stone may not be used on the main walls of the second or third levels. Stone may only be used as an accent material and cannot be visual dominant and large areas of stone are prohibited. The type and color of stone/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.

1.9 Color

Exterior wall stains, trim colors and stone colors must be compatible with existing cabin colors occurring within Teton Springs and be in a medium to dark brown color palette, like and kind to the cabin architectural theme. Grey, charcoal, black, white, cream, light grey and light colors or accent colors are not permitted.

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 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 home design and within 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 etc. should be sensitively located and screened to minimize view from adjacent properties and public spaces. Homeowners are responsible for removal of non-functional / inoperable utilities including satellite dishes (re: 3.18 of the Master Guidelines)

1.14 Exterior Lighting

All exterior lighting installed or maintained on any residential 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. Lighting may not be placed in the common open space area. 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 DRC. The Master Development guidelines may contain standards for exterior lighting including, without limitation, standards for hue and intensity. All lighting within Teton Springs shall conform with Dark Sky Standards and be fully cutoff or fully shielded lights that do not project above the horizontal plane. Note that all exterior lighting must conform to Teton County, Idaho requirements. Plans for exterior lighting within the Teton Springs community shall adhere to the following 5 principles of Dark Sky lighting:

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

1.15 Fireplaces / Fire Pits

Due to the fire hazard potential Fireplaces and/or Fire Pits are not allowed on properties adjacent to the Targhee National Forest. Fireplaces and/or Fire Pits on properties not adjacent to the Targhee National Forest may be approved at the discretion of the DRC. 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. All fireplaces and fire pits must be located within private property boundaries. Plans for exterior propane fired fire pits addressing the location and landscaping elements shall be submitted 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.

It is the responsibility of the homeowner to provide and install landscaping when the home is built. This landscaping will subsequently be maintained by the HOA. As such the general landscaping shall not be overly elaborate or individualized requiring maintenance outside the norm for adjacent properties within the Cabin sub-association. (If there is a failure of any landscape materials, despite the standard HOA maintenance requirement, replacement of the failed material will be the responsibility of the homeowner.)

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 personalize some elements of the landscape. The landscape requirements may vary significantly between the various Cabin areas due to natural vegetation conditions and should be taken into consideration in the landscape design.

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 and open space
- Landscape elements installed to 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 lots with matching building envelopes defining the area within which all structures must be built. In the Cabin Sub-Association, the lots have a pre-determined building envelope/property boundary of either 50' X 50' (Cabins) or 50' X 100' (Lodge Homes) depending upon location. These conditions comprise the three-dimensional volume of the building envelope/property boundary and establishes the area within which all structural improvements must be built including roof overhangs and associated mechanical equipment such as air conditioning units. No portion of living space may extend past the designated property line/building envelope.

2.3 Multi-Lot Ownership

If a resident purchases two contiguous home sites within the Cabin Sub-Association, they may not combine the lots in order to construct a home that deviates from the building patterns already established in these communities. The lots may be developed to provide greater open space. If the second lot is purchased solely to maintain open space under private ownership it must be landscaped and approved by the DRC. Maintenance of the landscaped area will be performed by the HOA as stipulated in the landscape description above. 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/open space of an adjacent developed lot must be maintained 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.
- Sodded or seeded lots must also employ underground irrigation and a landscape plan will be required for approval by the DRC.
- Natural grasses will need to be maintained in a noxious weed free condition.
- Sidewalks are suggested but will not be required until such time as the lot is developed or converted to an expanded open space.

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

The Master Guidelines provide 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 the Master Guidelines 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. Most of the Cabin communities do not incorporate a network of sidewalks but where an established walkway system exists each developed property will need to have a sidewalk in an area along the road to facilitate neighborhood 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 if in an area where the sidewalk network exists. 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.
- Sidewalks are suggested but will not be required until such time as the lot is developed or converted to an expanded open space.

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.

Bluegrass sod shall be placed along the entire road frontage to create continuity along the roadway and open space. Property lines that adjoin public spaces with sod shall have corresponding bluegrass sod to create continuity between the public space and the private residence. Native seed areas will be allowed where it meets existing native grasses. 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. Vegetation may not be used to create a private area within the open space. 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 in open space or other cabin sites.

Utilities and service areas are permitted to the side and rear of the property boundary and must be 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 between cabin properties, landforms will only be permitted by special review by the DRC.

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

Landscape plans for Cabin lots will be reviewed by the DRC on a case-by-case basis and will be evaluated by the amount of naturally occurring vegetation and any disturbance made during construction.

Cabin Lots: 10 trees per lot – 7 Aspen trees and 3 Evergreen trees

Cabin owners may plant trees in the common area immediately adjacent to their cabin.

Owner is responsible for installation and replacement of trees. Maintenance of trees will be managed by the HOA.

Cabin Lots: 20 shrubs per lot.

Cabin Owners may plant shrubs in the common area immediately adjacent to their cabin.

Owner is responsible for installation and replacement of shrubs. Maintenance of shrubs will be managed by the HOA.

Deciduous Trees: 50% of the mix shall be a minimum 3” caliper and 50% shall be 4” caliper or larger.

Evergreen Trees: 50% of the mix shall be at least 10’ tall and 50% shall be at least 14’

tall or taller.

Shrubs: 50% of the mix shall be a minimum of 5-gallon containers and 50% shall be 7-gallon or larger.

Plantings shall be in groupings or clusters. Linear plantings of trees and shrubs in open space is not permitted. 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 to be added. Should the owner be found in non-compliance with 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 shall install an underground, electrically controlled irrigation system appropriately servicing all landscaped areas. Water for the irrigation system in the Cabins areas will be coordinated with the Teton Water and Sewer Company. Requirements for metering, backflow prevention, irrigation control box location, etc. shall be as stipulated by the Teton Water and Sewer Company and the HOA.

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 landforms. 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 parking space(s) in an enclosed attached garage. Outside parking pads will be reviewed by the DRC on a case-by-case basis where single car garages exist. Orienting the garage doors toward the street is an established pattern in the Cabin areas, however, side entry garages may be approved by the DRC if site conditions permit and further enhance the community. On corner lots the garage doors shall orient toward the secondary street. Additionally, each single-family residence shall provide space on site to accommodate parked cars for guests. The guest parking for the Cabins area residences may occur in the driveway area in front of the garage doors but should not obstruct pedestrian traffic along the sidewalks where they occur.

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, buses, campers and trucks over one ton is prohibited.

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. It is the Owner's responsibility to have unused satellite dishes removed.

2.13 Exterior Service Areas

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. In addition to screening, garbage can

storage areas must also be made inaccessible to wildlife.

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 meet the Dark Sky standard, be fully shielded or fully cutoff and not project light above the horizontal plane or create light trespass on to other properties. Exterior lighting shall be limited to primary circulation areas. Lighting may not be placed in the common open space area. Enhancement lighting is not permitted. Exterior lights should be compatible with the design of the residence. Exterior lighting shall be extinguished when sufficient daylight is available, and the use of lighting shall be limited during late night/early morning to preserve the natural environment and not disrupt neighboring properties. Plans for exterior lighting within the Teton Springs community shall adhere to the following 5 principles of Dark Sky lighting:

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

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

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. 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 which would also require that the flag not be displayed overnight.

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. Existing trees to be removed must also be approved by golf course personnel and the HOA. Where possible, healthy trees belonging to the golf course that are scheduled to be removed should be relocated to an alternate location on the golf course. 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 may not be constructed in the common space by an individual owner and should remain within the building envelope subject to review and approval by the DRC.

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 drawing submitted to the DRC. The address marker must have down lighting as approved on the building elevation and/or exterior finishes drawing submitted to the DRC.