

SECOND AMENDMENT
TO
DEVELOPMENT DESIGN GUIDELINES
FOR THE
MOUNTAIN MEADOWS
RESIDENTIAL AREA
OF
TETON SPRINGS
GOLF AND CASTING CLUB
October 2024

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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.

The Development Guidelines are administered and enforced by the Development Review Committee (DRC) in accordance with procedures set forth in this document and the CCR's. The DRC's role is to provide assistance to homeowners and their chosen design professionals and to ensure that the design process is a satisfying experience while confirming adherence to any and all requirements within the Master Development Guidelines, Sub- Association Development Guidelines and CCR's.

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

The Development Guidelines are supplemental to 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 a conflict between the documents, **the more restrictive document shall govern and control.**

1.0 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 similar/like and kind 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

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 lumber 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 architectural design. Consequently, homesites will be required to limit landscaping in designated 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, 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.

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 at least three distinct masses will be required on each home. Building walls cannot have an unbroken horizontal length greater than 30 feet.

The minimum square footage in Mountain Meadows is 2000 and the maximum square footage is 3600.

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 roof 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 multi-width synthetic 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 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, 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 at varying heights on the exterior walls above the foundation wall. 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. Metal siding of any type is not permitted.

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. Stain must be solid or semi-solid. Weathered siding or similar treatments are not permitted. 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 complement and enhance the material's qualities are encouraged. Colors should complement 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. shall be sensitively located to minimize view from adjacent properties and public spaces.

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. 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

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 screening elements to the DRC for approval.

2.0 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 and structural improvements 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.

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 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, 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 complement 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.

2.5 Minimum Planting Requirements

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 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 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.

2.6 Native Plant List

The following is the comprehensive list of approved native plant materials. The DRC will consider plants not listed below and may approve their use if they are compatible with the climate and the aesthetic objectives of Teton Springs.

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
Red Twig Dogwood (varieties)
Caragana (Siberian Pea Shrub)
Potentilla (varieties)
Honeysuckle
Sumac
Lilac
Spirea
Bittersweet

Evergreen Shrubs:

Dwarf Mugo Pine
Globe Blue Spruce
Montgomery Spruce

2.7 Right-Of-Way Landscaping

Developer installed landscaping in the right-of-way generally consists of sod, shrubs, and trees planted in clusters along the street. Irrigation systems, sidewalks and paths may also be present in this zone. Owners are not allowed to install or alter landscaping in this area.

Due to the importance of the right-of-way landscape features, any damage caused to this area by the owner or owner's operators shall be repaired in a timely fashion by the owner utilizing materials and construction techniques to match existing landscape elements. The owner shall notify the Teton Springs Master Association of any damage that has occurred to the landscape elements within 24 hours of the occurrence. The disturbance shall be temporarily repaired or made functional within 24 hours and permanently repaired within 2 weeks of the disturbance. If damage to the landscape elements is not repaired within 2 weeks, the Master Association shall perform the repairs and subsequently charge the owner for all costs incurred.

2.8 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.

2.9 Right-Of-Way Irrigation

Not Applicable.

2.10 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.

2.11 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. Maximum driveway widths are limited to 16 feet except as approved for parking and turn around areas and all driveway edges must be setback a minimum of 2 feet from the side property line.

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.

2.12 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, buses, campers and trucks over one ton is forbidden.

2.13 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 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.

2.14 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.

2.15 Fences, Walls and Gates

All site walls, retaining walls, privacy fences and screen walls must be approved by the DRC prior to construction. Please refer to Master Guidelines for further requirements.

2.16 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.

2.17 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. 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.

2.18 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.

2.19 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.

2.20 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.

2.21 Address Markers

Address markers for all homes 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, 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 and be installed on the wall closest to

the road and not be obscured from view, as approved on the elevation and/or exterior finishes plan submitted to the DRC.