

**DEVELOPMENT GUIDELINES**

**FOR**

**VILLAGE AND COMMERCIAL LOTS**

**SUB-ASSOCIATION TO**

**TETON SPRINGS**

**GOLF AND CASTING CLUB**

**December 2024**

## TABLE OF CONTENTS

<b>INTRODUCTION.....</b>	<b>3</b>
<b>ARCHITECTURAL DESIGN.....</b>	<b>4</b>
<b>SITE PLANNING AND LANDSCAPE DESIGN.....</b>	<b>12</b>

## INTRODUCTION

The Development Guidelines have been created in order to ensure that all improvements at Teton Springs preserve the natural beauty of the mountain valley setting, ensure harmonious residential design, and protect and enhance property values. The Guidelines are intended for use by all persons involved in new buildings or landscapes, as well as subsequent additions or alterations to any property at Teton Springs.

The Development Guidelines are administered and enforced by the Development Review Committee (DRC) in accordance with 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 property owners and their chosen design professionals and to ensure that the design process is a satisfying experience.

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 Development Guidelines.

The Development Guidelines are supplemental to Teton County Building Codes, Master Development Guidelines of Teton Springs 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.**

## ARCHITECTURAL DESIGN

Teton Springs provides residential and commercial building sites within a series of interconnecting neighborhoods set in a spectacular landscape. An understanding and respect for the natural resources of the site, as well as an understanding of the area's history and climate, will provide the keys to the successful design of new buildings and landscapes at Teton Springs.

### Village and Commercial Area

The Village and Commercial area include the Lodge, Condominiums, Club Facilities, West and East Commercial areas and various shops, services, amenities and ancillary facilities. This area will be characterized by a western ranch and/or mountain architectural theme which emphasizes individual unique structures which blend together in a pedestrian scale setting.

The intent is to create buildings with exterior architectural facades representing interior spaces, which articulate and bring a mix of visual interest through structural expression and materials representing those buildings found in western ranch and mountain communities. The ~~Headwaters Club~~ Golf House and Sport Club and Office Building located on site 2A2 of the West Commercial area all represent the intent of these guidelines.

The guidelines contained in this document focus on the design of buildings in the Village and Commercial areas in Teton Springs.

- An architectural vocabulary that emphasizes a western ranch and/or mountain heritage
- Complex buildings made up of different heights and forms
- Exterior surfaces that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes.
- Windows recessed to give an appearance of substantial wall thickness, strength and durability
- Natural and stained, rather than painted, finishes.
- Excepting the Lodge, broad, overhanging pitched roofs with a minimum overhang of 24 inches and a minimum roof pitch of 5' vertical in 12 of distance (5:12).
- Typical western ranch and/or mountain details like porches, stone, rustic timber and log detailing and strong structural expression.

The design of the commercial buildings at Teton Springs should work together as a composition of compatible, albeit distinct, architectural solutions: no individual building should stand so apart in its design as to detract from the visual harmony of the community or compete with the natural character of the site.

It is required that the owner retain competent assistance from a 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 Protective Covenants as well as the Development Guidelines prior to commencing the design review process.

### **1.1 General Design 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. All architecture must match the Teton Springs design theme and complement existing buildings. Franchise or corporate style architecture is prohibited.

To express authentic, traditional structural systems and construction techniques and express the western ranch and/or mountain style, structural elements of the wall and roof should be visibly expressed on the exterior of the building. Selected columns, beams, purlins, brackets, rafter tails, trusses, etc. that make up the roof, decks, porches, balconies and building wall structures should be exposed. These elements are to consist of true dimensional lumber (not fabricated or boxed) and finished in rustic natural textures and colors.

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.

### **1.2 Building Height**

The maximum height limit established by the Teton County Zoning Regulations for commercial buildings is 45. For lots 5 & 6 of the East Commercial area, the height limit is 25 feet. All measurements are from the existing grade prior to commencement of any construction activity. All sites in the commercial areas may include basement levels.

### **1.3 Building Mass and Form**

Buildings need to be asymmetrical in form. Exterior volumes should express the nature

and organization of interior spaces to provide articulation of walls and roofs.

#### **1.4 Building Projections**

The use of porches, courtyards, and patios for climate control and/or outdoor space and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials.

All roof and wall projections including flues, vents, and other equipment must penetrate the roof behind the ridge and must be compatible in height and material with the structure from which they project and/or painted to match the roof or wall cover as applicable.

Free standing external pad-mounted equipment such as required for A/C units or garbage storage, must be integrated into the building through the use of walled or fenced enclosures.

#### **1.5 Roofs**

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

Large unbroken expanses of single pitched roof will not be approved by the DRC. Gable and hip roof forms with dormers, and limited shed roofs are to be used. Flat and mansard roof forms may be considered at the discretion of the DRC. Internal volumes and groups of uses within the building should be expressed by changes in roof planes.

The roof pitch, form, color, texture and reflectivity are all key design considerations to ensure minimal visual impact. In general, roofing materials are to be non-reflective, textured and a variegated dark color. Unit roofing materials such as wood shakes or shingles that meet all applicable fire retarding standards, slate roofs, oxidized copper shingles and composite thick butt asphalt shingles are all encouraged. Standing seam metal roofs and oxidized corrugated metal roofs may be approved if they are an integral part of the overall building aesthetic. Metal roofs must have a non-reflective surface and a muted dark color.

Broad roof overhangs can create deep shadow lines that reduce the appearance of the wall expanse and add visual interest to the overall structure. A minimum overhang of 2 feet, measured horizontally, is required on all but flat roofs. All roof overhangs and porch projections must remain within the building envelope. Other architectural roof elements such as corbels, rafter tails, and decorative cornices are encouraged to create shadow patterns, visual depth, and interest.

A minimum roof pitch of 5"12 (a slope of 5 inches vertical in 12 inches horizontal) is required. Porch roofs and limited shed roofs are exempt from this requirement and may have a

minimum pitch of 3:12. The lower pitched roofs will be limited to a maximum of 30% of the roof and will be reviewed on a case-by-case basis by the DRC.

Roof mounted mechanical equipment is required to be fully enclosed and/or screened from off-site view. Roof mounted solar collectors may be approved if they are integrated into the structure and do not appear as an add-on unrelated to the overall design.

Roof colors should be selected to be compatible with the surrounding natural landscape and integral to the exterior color palette of the house. Approved colors are as follows:

- Black
- Browns
- Dark Grays
- Natural cedar shingles

## **1.6 Doors and Windows**

Entries, doors, and windows are visually prominent features and can convey an initial impression of either appropriate or inappropriate design for the setting. In general, doors and windows must be recessed into the outside wall for both aesthetic and functional purposes.

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, if windows or doors are located in a stone wall, they are to be topped with a properly scaled lintel or arch. In wood or timber structures, properly sized columns, trusses and lintels can accommodate larger window openings. All windows and doors are to be designed with sills.

All glass areas are to appear recessed and shaded. Specifically, larger areas of glass are to be shaded by projecting roof overhangs, balconies or porches, so that their visibility and reflections are minimized as seen from off-site. Window frames and mullions are to project out beyond recessed glass surfaces to provide further shading and to emphasize the wood and/or stone structure and the windows chosen from the manufacturer must have a 1-inch recess between the window frame and sash. These recessed and shaded surfaces and the resulting shadow lines help to break up and articulate wall planes to minimize visual monotony, add visual strength to the structure and give the appearance of substantial wall thickness and durability.

The exterior color of the window frames shall be harmonious with the building color palette. Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved. All glazing is to be double pane as a minimum for energy conservation.

Doors and windows shall be wood and/or glass or metal. Vinyl, plastic or other artificial materials will not be approved for doors or windows.

## **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 aesthetically blend or harmonize with its setting. To avoid this condition, wall surfaces shall be articulated for the purpose of adding interest and alleviating visual monotony. A continuous wall plane may be visually broken by one or more of a variety of design treatments listed below. 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, or textural variations. Strong shadow lines resulting from different architectural treatments are an effective means to achieve this objective.

The exterior walls of any building are required to be surfaced with more than one material, but not more than four. One material should be dominant over the other(s), and they should express a logical structural relationship. To maintain this logical structural relationship, exterior finish materials should not make a transition from one to another at outside corner locations unless visually appropriate details occur at that location to mitigate the material change. Stone is required on every building and at a minimum it must be utilized at the base of several building masses, the height of the stone must be clearly visible above any installed landscaping. 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 and must meet the same specifications as natural stone. Stucco may be approved if it is used sparingly and in conjunction with other materials. If approved, it must be dark in color, with a light reflectivity of 40% or less, and incorporate frequent control joints and significant textural qualities.

Texture can be introduced into a wall surface by the use of shingles, shiplap boards, board and batten, logs, stone, and rock. Jogs or steps in the wall surface, site walls distinguished from the building wall by height and/or alignment, recessed openings, significant vegetation masses, roof overhangs, porches and trellis structures all add 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 material to which they are applied. Painted surfaces will only be allowed on window and door trim and on exterior doors.

## **1.9 Color**

Exterior wall stains and trim colors must be chosen from a palette of approved colors. These colors have been carefully chosen for their compatibility with the natural environment, their harmony with each other, and the overall aesthetic goals of the Guidelines.

A minor amount of accent color on trim work may be considered appropriate by the DRC. Because of the emphasis on natural materials, finishes which complement and enhance the material's intrinsic qualities are encouraged. Colors should complement and blend with,



rather than contrast with, the surrounding natural environment. Colors should generally be recessive; particularly those used for roofs and walls. Acceptable color tones are listed below. Specific color samples must be submitted for approval.

- Black
- Browns
- Natural wood
- Grays

### **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, with setbacks, overhangs, porches, and varied skylines. 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, and doors will provide approvable micro-textural elements.

Materials are to appear closer to their natural state rather than manufactured in appearance. Rough, rather than smooth, textural quality materials will more likely meet with DRC approval.

### **1.11 Resource Conservation**

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

Teton Springs 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 structures in ways that are compatible with the intent of the Development Guidelines.

### **1.12 Solar Applications**

Solar applications are encouraged by the DRC. However, they must be integrated into the design of the building and/or its landscape and should not appear as an add-on unrelated to the overall design. Non-reflective components are to be used wherever possible.

### **1.13 Golf Course Sites**

As is the case with all golf course properties, the potential hazard of golf balls must be considered when designing a building. The site owner is responsible for a design that mitigates the hazards of a building on the golf course.

The DRC, HOA and Developer are not responsible for any damage or injuries that can

and may occur when a building is constructed adjacent to the golf course.

### **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 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 cut off 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 Signs**

All signage will be reviewed by the DRC for appropriateness in the Teton Springs Community. Signs, at a minimum, must meet the Teton County sign requirements. Below are criteria for sign review:

- Signs are to be wood or wood like in appearance.
- Signs are to be in muted natural tones that match the exterior materials. No bright colors will be permitted.
- Sign must be externally lit with appropriate downlights. Internally lighted signs, neon signs, light strings and light strips are not permitted.
- Signs must be an appropriate size for the building and/or specific location of the sign (i.e. entryways, porte cocheres etc.)
- Lighted window signs are not permitted.
- Interior window signage such as illuminated photos, wraps or large banners are not permitted.

Commercial areas may have entry stanchion signs. These signs will be reviewed by the DRC on a case-by-case basis.

## **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 project.

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 commercial areas.

The Guidelines contain recommendations regarding the installation of landscape architectural elements. The recommendations provide a framework through which the design details of each building will work together to create a sense of harmony throughout the Teton Springs community.

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

Suggested use of herbicides and pesticides with an emphasis on limited applications of these chemicals through appropriate planting, maintenance, and watering practices as recommended by the DRC.

### **2.1 General Design Considerations**

Landscape is a major component in the establishment of Teton Springs's community image. Commercial owners should plan on budgeting at least 5% of their construction budget for landscaping. The siting of buildings and the design of the landscape surrounding them is as critical as the architecture of the buildings themselves. The site design and building must work in unison to create a western vernacular of buildings set into an agrarian landscape. The employment of a licensed Landscape Architect is strongly encouraged for proper landscape design.

The following landscape concepts are recommended to enhance the ranch vernacular:

- Continuity of rolling grasslands
- Vegetation planted in clusters of like species
- Vegetation ecosystems created to complement the adjacent native environment
- Landscape elements used to define spaces and frame views.

### **2.2 Building Envelopes**

Each commercial site has a defined building envelope. The building envelope is recorded on the building envelope map with Teton County and establishes reasonable front yard, side yard, and rear yard setbacks. The maximum building height has been established by the zoning

process of Teton County and is subject to approval of the DRC. These conditions comprise the three-dimensional volume within which all structures must be built.

### **2.3 Combining Lots**

If an owner owns two contiguous commercial sites and wants to combine the two sites into a single site with a reconfigured building envelope, the owner may do so with the consent of the DRC pursuant to Section 13.3 of the CCR and Section 2.3 of the Master Guidelines. When combining sites, the owner should consider that while joining two or more sites may provide more open space, a relocated building envelope may also have an adverse impact on the views and privacy of other nearby sites, the scale of a new larger building relative to surrounding sites and/or buildings or common areas and therefore may not be approved by the DRC.

The plat for the newly configured single site must also be approved by Teton County and recorded by Teton County.

All expenses associated with recording the new site and pursuing any required government approvals are the responsibility of the owner of the site.

### **2.4 Site Design**

The site design of each commercial building 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 intensive irrigation.

All landscape plans should respond to and integrate the landscape designs, grading plans, and plant materials of adjacent residential homesites, commercial sites, golf land, 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 site.

Section 2.7 of the Master Guidelines provides a comprehensive list of approved plant materials. The DRC will consider plants not included in Exhibit A and may approve their use if they are compatible with the climate 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 imported exotic inorganic materials such as “white rock” or “lava rock” will be approved by the DRC in any location potentially visible from off-site of the building site.

*Landscape Planning Areas.* Each commercial site can be considered in three zones: front yard, side yard, and back yard. The front yard is the public face of the building, the side yard defines and separates adjacent buildings, and the back yard is the private outdoor living space but may also be visible from public spaces such as the golf course or open space.

*Front Yard.* The front yard landscape design should provide continuity along the streetscape, complement the vegetation planted in the right-of-way and form a welcoming entrance to the commercial building. Landscape elements shall be used to enhance the architectural design, soften long expanses of the facade, and screen utilities and parking. Graceful transitions shall be made between lawn/garden spaces and native/xeriscape spaces.

Where applicable, bluegrass sod shall be placed in the front yard along the entire front property line to create a continuity between the right-of-way sod and the commercial building. Native seed areas will be allowed in the side and backyard 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 building from the street. Low undulating landforms shall be permitted provided they blend with 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.

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

Utilities and service areas are permitted in the side yard provided they are screened from off site view. All seeded areas, shrub beds, and gardens visible from offsite 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.

*Back Yard.* The backyard landscape design should provide private outdoor spaces and continuity with adjacent uses such as golf course rough, open space areas, or undisturbed native areas. Landscape elements shall be used to complement the architecture of the building.

Property lines that adjoin association common areas, with sod shall have bluegrass sod placed along the entire property line to create continuity between the common area and the commercial building. Property lines that adjoin common areas with native areas shall recreate the native environment along at least 50% of property line to create continuity between the common area and the commercial building. For commercial sites that adjoin non-landscaped

common areas that exist between property lines and roadways and or paths, shall be landscaped by the commercial entity in a manner consistent with the overall common area landscape plan, or if none exists, consistent with landscaping of existing developed commercial lots such as the Club buildings. Property lines that adjoin public spaces with sod. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the building from public spaces.

Low undulating landforms shall be permitted provided they blend with 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.

## **2.5 Minimum Planting Requirements.**

Each commercial building is required to plant a minimum of 6 trees and 10 shrubs per 1,000 square foot of gross structure square footage. All trees and shrubs planted must meet the minimum size requirements as required in the Master Guidelines.

## **2.6 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.

## **2.7 Commercial Irrigation**

Each commercial building is required to install and maintain an underground electrically controlled irrigation system. The Master Association or Teton Springs Water and Sewer will provide untreated irrigation water for use on a fee basis or water from a domestic source on a fee basis. A stub service will be provided on the rear lot line, and the lot owner will be responsible for installation of a standard tap facility and water meter.

Due to the dry climate in Idaho, lawn areas, trees, shrubs, and gardens will require

permanent irrigation throughout the summer. 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.

## **2.8 Right-Of-Way Irrigation**

An underground irrigation system is installed in the street right-of-way. This system consists of mainline and electric cables placed approximately 30 inches below grade, lateral lines approximately 12 inches below grade, valve boxes placed at grade, electronic control clocks set above grade, and pop-up irrigation heads placed at grade. Damage caused to any part of the irrigation system jeopardizes the functioning of that irrigation zone and thus affects the health of the streetscape plantings in that area.

Due to the importance of the right-of-way irrigation system, any damage caused to this system by owner or owners' operators shall be repaired immediately by the owner utilizing materials and construction techniques to match the existing system. The owner shall notify the Teton Springs Master Association immediately of any damage that occurred so that the zone may be turned off until it is repaired. The owner shall repair the system to full working condition within 24 hours of occurrence. If damage to the system is not repaired within 24 hours, the Master Association shall perform the repairs and subsequently charge the owner for all costs incurred.

New driveway construction will occur over the existing irrigation system. The owner shall locate the driveway to effect as few irrigation heads as possible. Driveways will not be allowed over valve boxes or control clock locations except by DRC approval. Teton Springs will be responsible for relocating valve boxes and control clocks with the costs to be paid for by the owner.

In the event that irrigation heads are affected by driveway construction, the owner shall install new irrigation heads located to maintain the previous irrigation pattern. The owner is also responsible for placing a 6-inch PVC sleeve under the entire width of the new driveway at a depth of 12 inches below grade. This sleeve is necessary to accommodate future repairs or adjustments to the irrigation lateral line.

The materials and construction techniques to be used in the irrigation repair are as follows:

1. Mainline: 4" to 6" (match existing) ring seal 200 PVC installed 12" below grade. Fittings to be deep socket solvent weld. Flood trenches to ensure soil compaction and minimize future settling of trenches.
2. Electrical Wiring: match existing wiring, meet all applicable codes.
3. Lateral Line: 1" or 1.5" (match existing) Class 200 PVC installed 12" below grade. Fittings to be deep socket solvent weld. Flood trenches to ensure soil

- compaction and minimize future settling of trenches.
4. Spray Head: match existing spray heads, same manufacturer, product and volume. Match existing irrigation patterns to ensure double coverage and eliminate dry zones. Care shall be taken to avoid overspray onto hard surfaces such as paths or street.

The owner is required to have the Master Association's approval of right-of-way irrigation adjustments prior to issuance of Certificate of Occupancy.

## **2.9 Site Grading and Drainage**

Site grading shall be used to provide adequate drainage within the building site, as well as enhance the aesthetic qualities of the building. Due to the western character of the neighborhood, imposed severe grade changes and steep berms are not allowed. Existing vegetation and site features shall be protected from potential damage from site grading.

Surface drainage shall not drain to adjoining sites or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off site soil 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 fill is discouraged. Grading is not permitted outside the property line.

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

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms. Whenever possible natural slopes are preferable to structures. Retaining walls, visible from off site, are to be built of rock or stone, and/or treated timber. Structures exceeding four feet in height should be battered and stepped to include ample planting pockets. Slopes should not exceed a slope of three feet horizontally by one foot vertically unless there are extenuating circumstances. Disturbed areas are to be revegetated and blended into the surrounding environment.

Developing a proper drainage plan will be the responsibility of the owner. Ensure that when driveways intersect streets that any existing road shoulder drainage patterns are maintained. Any drainage damage that may occur from one site to other sites or common areas because of a change in natural conditions will be the responsibility of the owner of the site 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 respect to the adequacy of the engineering or otherwise but merely implies compliance with the intent of these Guidelines and with design aesthetics. Committee approval does not eliminate or reduce the obligation of the



owner to comply with all legal requirements and be responsible for all damages arising 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 this landscape feature can have a significant impact on the appearance and character of a site. Driveway entrances are platted for the Village and Commercial areas and there will be no changes to these driveways.

## **2.11 Parking**

Parking areas have been designated on the plat for the Village and Commercial areas. Parking access and owner parking rights are outlined in the Declaration of Protective Covenants for the Sub-Association.

Outdoor parking or storage of boats, trailers, motor homes, buses, campers and trucks over one ton is forbidden except for lots 2A and 2B in the West Commercial Area. In this area, boats and boat trailers may be parked to facilitate the Fishing Guide Service located upon this site.

## **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 site. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from offsite.

Satellite dishes are not permitted in the commercial areas without prior approval of the DRC.

## **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**

In order to preserve a continuous rural character, no fences, walls or gates will be approved. Site walls, privacy fences or screen walls that are a visual extension of the architectural design of the commercial building will be permitted within the building envelope

and within the side yards that do not abut streets. They may be used to separate the private areas from the rest of the building envelope and/or as a screening element for parking and service areas otherwise visible from other sites or public areas. These walls may be used to articulate horizontal and vertical building planes. The standards that shall apply to the use and treatment of site wall are listed below:

- Freestanding site walls and fences shall have a maximum exposed height of 8'-0" measured from the lowest natural grade adjacent to the wall.
- Site walls may not be used to delineate property lines or building envelopes. Site walls are typically used for screening and/or defining outdoor living spaces.
- The colors of the walls must be compatible with the exterior walls and conform to the same exterior color requirements.
- Finish materials on all site and building walls must be continued down to finished grade so as to eliminate exposed or unfinished foundation walls.
- The objective to minimize site disturbance suggests balanced cut and fill grading solutions, and thus, in turn, reduces the need for tall retaining walls. However, if retaining walls are required, they may not exceed a height of 6 feet for a fill slope condition, and not more than 8 feet in a cut slope condition.
- Terraced retaining walls must be offset horizontally by sufficient distance to support viable plant materials.
- No site wall may continue in an unbroken plane for more than 30 linear feet without written approval from the DRC.

All site walls, privacy fences and screen walls must be approved by the DRC.

## **2.15 Terraces, Paths, Hardscape Areas**

Patios, terraces, paths, and outdoor stairs shall transition smoothly between the natural topography and the building. Natural materials such as stone, rock, and wood are recommended or materials similar to these elements. Concrete areas must be colored with a texture and/or pattern.

## **2.16 Exterior Landscape Lighting**

In order to maintain a rural character and to preserve the views of the night sky, exterior lighting is to meet the Dark Sky standard, be fully shielded or fully cut off and not project light above the horizontal plane or create light trespass onto other properties. Exterior lighting shall be limited to primary circulation areas. 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, downlights may not be installed higher than ten feet above exterior grade. Decorative Christmas lighting is permitted between December 1 and January 7. Note that all exterior lighting must conform to Teton County, Idaho requirements.

In order to allow each owner, the flexibility and freedom to creatively resolve unique conditions, the DRC will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties on a case-by-case basis.

## **2.18 Tree Removal**

The removal of existing trees and shrubs on sites 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 sites, public spaces, or offsite visibility of the building.

## **2.19 Address Markers**

Address markers must be approved by DRC. The marker must have downlighting as approved on the elevation and/or exterior finishes plan submitted to the DRC.

For reasons of visibility in emergency situations, landscape planning must also address the marker's visibility from the street as the landscape elements mature for each of the above locations. Additionally, lighting should be maintained in good working order and should be controlled by a timer or an automatic, photocell-controlled switch.