

Appendix H

Teton Village South Residential
Community Design Standards
and Master Signage Plan

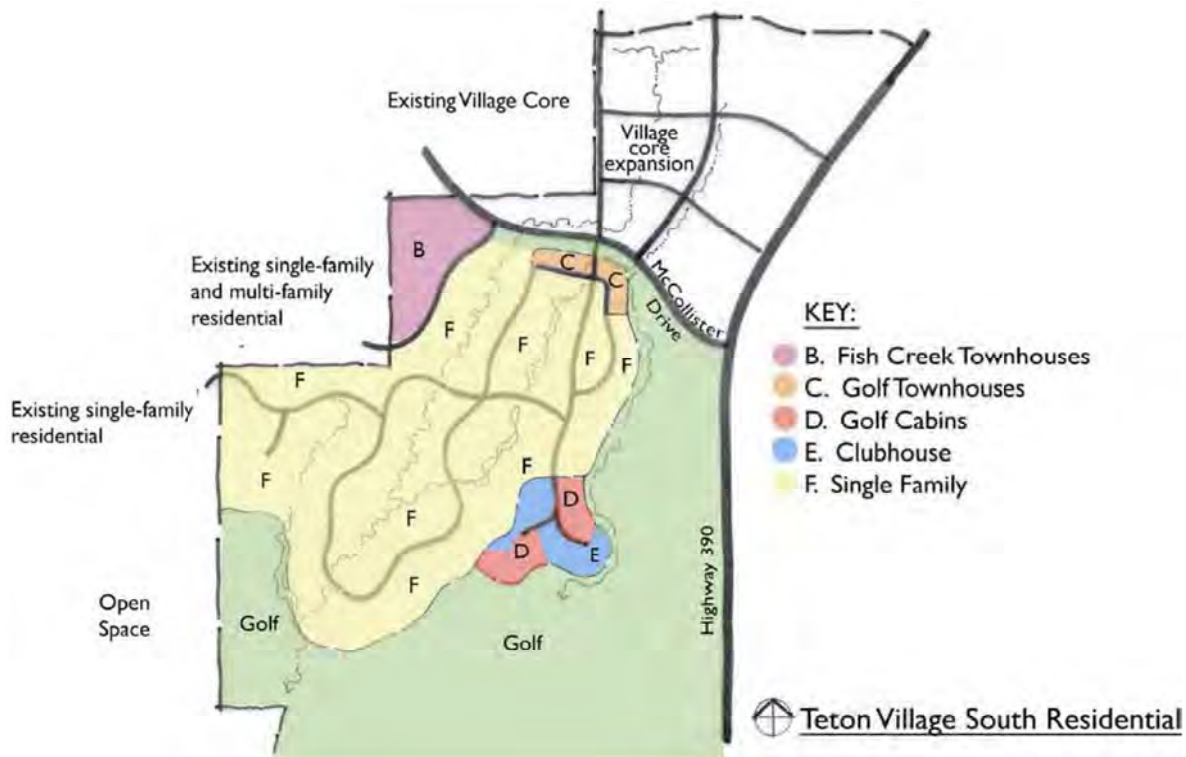
DESIGN STANDARDS

Teton Village South Residential Community

1.0 INTRODUCTION

Teton Village South Residential Community (TVSR) is located on a spectacular site with great views, access to skiing and other recreational opportunities less than two miles from Grand Teton National Park. The site is located on the valley floor with subtle topographic change providing views in many directions. Fish Creek runs through the western part of the property, along with other streams and ponds serving as strong determinants for the planned location of roadways and building sites.

The homesites have been organized into four neighborhoods, The Fish Creek Townhouses, The Golf Townhouses, The Golf Cabins, and The Single Family Lots. These neighborhoods have been located and organized to maximize views as well provide clear and direct access to Teton Village and surrounding amenities on pathways and roads.



The basic concept of the TVSR Plan is to enhance spectacular views, privacy and integration of streams and ponds with convenient connections to Teton Village and surrounding amenities. The Master Plan for TVSR reclaims the land through the integration of streams and ponds, indigenous plant materials and broad landforms found in the surrounding landscape, allowing views and nature to dominate the site and manmade structures to complement their surroundings.

Unplanned, haphazard growth would destroy the natural character of this special place. Well conceived, carefully designed facilities will prove a positive addition to the community. To ensure that the design intent of the master plan is preserved, these Design Guidelines and review procedures have been adopted.

These guidelines set forth the rules that will govern the design and construction of all buildings, structures and landscaping and shall be used in conjunction with the design review process. These are not rigid regulations, but are recommendations for good design which are based upon extensive experience and a concern for the quality of the manmade and natural environment at Teton Village. Administration of the guidelines will focus on prudent application of these ideas to the development of buildings and landscaping.

The objectives and guidelines presented here are meant to provide designers and builders with a clear sense of what the Design Review Committee will be looking for in the review process. The purpose of these guidelines is not to

discourage creativity, but to ensure that the major design elements in buildings and landscaping are compatible with surrounding structures and the quality of their environment. In order for TVSR to succeed, the Master Plan Concept must be maintained and continuously developed for future homeowners, residents and visitors to the valley. These rules are intended to ensure that the special character of TVSR will not be diminished by arbitrary or thoughtless design and construction.

2.0 DESIGN OBJECTIVES

Teton Village South Residential Community is part of Teton Village which is, in turn, part of the Greater Yellowstone and Grand Teton National Parks ecosystem. Architecture in this setting has historically played a secondary role which is respectful of the principal attraction of the place, the natural environment. It is not proposed that national park buildings be copied, but that important lessons regarding scale and choice of materials be learned. There are three important design objectives for all buildings at Teton Village South. Building design should strive to:

1. Understand and be sensitive to the architectural traditions of Jackson Hole and the Rocky Mountain region.
2. Be sensitive to and in harmony with the site, its natural features, and the climatic conditions of the mountains. .
3. Produce buildings which reflect thoughtful design and excellent craftsmanship.

These three principles guided a mountain architectural style that developed throughout the national park system during the 1900-1940 period. In Jackson Hole, this style is evident in many buildings, both public and private, within and outside of Grand Teton National Park. Even today, many of these buildings are memorable and are central to exceptional vacation experiences. The quality of the Teton Village South landscape will be preserved by capturing elements of this style and using them in the design of the neighborhoods and individual buildings.

This design theme does not require the copying of historic styles, but suggests an update of historic ideas subject to current building technology, functional requirements, and desires of property owners. The major elements of the theme are:

1. Buildings should be sympathetic to the landscape and should blend with rather than affront the land.
2. Buildings should be built with natural materials. Historically mountain and ranch buildings used these materials because they were the only ones available; the choice for TVSR is appropriate because they fit the setting, can be used in logical construction systems, and will be the feature that visually ties the community together.
3. Quality site planning and landscaping will be as important as architecture in establishing the theme. Special attention to these design areas will be required.

4. An architecture of roofs and porches will fit well. Thick roofs with large overhangs that hold snow and protect living spaces are desirable for visual and climatic reasons. This is contrary to an urban architectural style in which walls are the dominant feature.
5. Architectural design should be informal and organic rather than formal and imposing.

Additional more specific objectives are as follows:

General

- Investigate each site thoroughly. Read the Declaration of Covenants, Conditions, and Restrictions with natural features in mind.
- Prepare individual design submissions with sufficient site information to have them effectively evaluated.
- Show all proposed projects in their neighborhood context.

Landscape Design

- Retain existing streams and ponds.
- Make the transition from private land to common spaces as natural as possible.
- Plant and landscape with indigenous materials to create a gradual transition from the structures to the natural landscape consistent with the overall Master Plan.
- Minimize formal landscaping and restrict it to the immediate vicinity of the buildings.

Forms/Space

- Recognize appropriate proportion, massing and scale.
- Indicate artful and functional organization of building and site elements.
- Relate projects to adjacent land uses.
- Produce buildings which fit well into a Rocky Mountain setting.

Roofs

- Provide shelter against elements and create a logical building cover.
- Integrate roof design with building form.
- Make roofs the predominant visual element in the built environment of the project.
- Design roofs to hold snow through the winter.

Building/Construction Detail

- Demonstrate pride in design and craftsmanship.
- Use available natural materials.
- Bring a clear sense of order and hierarchy to buildings and sites.
- Be creative, imaginative and inventive.
- Be technically and scientifically aware and energy conscious.
- Recognize wisdom of traditional mountain building forms and systems of construction.

Materials

- Use natural materials, especially those indigenous to the mountain setting.
- Use materials to create a sense of permanence.
- Use real materials not imitations.
- Limit the number of different materials.
- Be resource conscious.

3.0 DESIGN GUIDELINES

The quality of Teton Village South Residential (TVSR) as a resort community and place to live will be strongly influenced by the quality of its site development and architecture. These guidelines specify detailing that will influence the visual quality of the four neighborhoods in Teton Village South.

The following guidelines begin with a general section that applies to all of Teton Village South as well as guidelines for each residential area.

3.1 Site Planning and Design

3.1.1 Grading

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary. Slope of cut and fill banks should be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities, but in any case should be limited to a maximum of 2:1 slope.

3.1.2 Retaining Walls

Retaining walls should be designed as an extension of buildings or relate to the building form. Walls should not exceed 4' in height and should utilize natural materials such as stone, wood timbers, and board-formed or color-tinted concrete.

3.1.3 Drainage

Drainage patterns within the site should be modified as little as possible while maintaining positive drainage away from structures. Storm drainage shall not connect into the sanitary sewer system. Runoff from impervious surfaces such as roofs and pavement shall not be directed to natural or improved drainage channels, but shall be dispersed into shallow sloping vegetated areas, detention areas or isolated wetlands created for impervious surface runoff absorption.

3.1.4 Service and Storage Areas

Trash containers, utility tanks, storage of patio furniture, and maintenance and recreational equipment shall be screened from the view of the public and adjacent property owners. Trash containers shall be inaccessible to wildlife. Walls

enclosing these areas shall be compatible with the materials and integral with the forms of the residence.

3.1.5 Utilities

All utility lines at TVSR will be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed pursuant to the regulations of the Teton Village Water and Sewer District. No individual septic tanks, leachfield systems or wells are permitted except for a septic tank or pump storage tank necessary for a sewage lift station. No exterior antenna or satellite dish will be permitted without approval by the Design Review Committee.

3.1.6 Parking

Site design should accommodate adequate space for off-street parking for residents and guests for each residence. A minimum of two outdoor spaces and one garage space per residence will be required. Parking should be designed and landscaped so that it is screened from view from off of the lot. More spaces may be required by the Design Review Committee for larger structures and a general rule of one space per bedroom will be utilized.

3.1.7 Signs

All signs must have written approval of the Design Review Committee. All lots must have street number signs located at the driveway entry, high enough to be visible above the snow and located out of the way of snow plows. The homeowner's name may be included on the street number sign. Signs shall not exceed two square feet in total area.

3.1.8 Exterior Lighting

The key to exterior lighting is understatement. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Indirect lighting should be used wherever possible. Exterior lighting shall not be installed where its direct source is visible from neighboring properties or where it produces excessive glare to pedestrian or vehicular traffic. The use of other than white or pale yellow exterior lights will require written approval of the Design Review Committee, except for colored lighting used as Christmas decoration. It is recommended that a professional lighting designer be consulted. In addition to the requirements of these guidelines, all lighting must be consistent with Teton County requirements governing exterior lighting and glare.

3.2 **Architecture**

3.2.1 Roofs

3.2.1.1 Roof Slopes

All major roofs shall have pitches between 5:12 and 8:12. These pitches are deemed necessary to:

- a. Ensure general continuity of design
- b. Retain snow
- c. Preserve human scale in buildings

Major roofs with greater or lesser slopes will be prohibited unless a compelling reason is presented to the Design Review Committee along with a variance request.

3.2.1.2 Roof Construction

Cold roofs, which incorporate super insulation (greater than R-50) and maintenance of snow accumulation, are encouraged. Roof construction must incorporate the cold roof concept with air space, vented to the outside, on the underside of the roof cladding. The combination of roof design and the abrasive character of the roof materials must be sufficient to prevent snow from sliding.

3.2.1.3 Roof Shapes

Gable roofs, partial hip roofs, and full hip roofs will be permitted at TVSR. Mansard roofs, false mansard roofs, gambrel, joined shed, curvilinear, A-frame, and domed roofs will not be permitted.

In most cases, roofs should not descend closer than seven feet from the ground. The roof should clearly provide a cover for the building and should not substitute for a wall as in the A-frame design approach. Sloped roofs descending from the main ridge beam must have the same pitch on either side of the beam.

3.2. 1.4 Roof Overhangs

In mountain environments especially, roof overhangs protect walls and wall openings from rain and snow and contribute to the building's character. Roofs should overhang walls a minimum of 36" Roofs flush with walls will not be permitted.

In connection with each application, the project architect should present a snow management plan which delineates snow storage areas and snow shedding areas. All entrances and routes thereto must be fully protected and clearly defined. Dormers may be used to deflect snow away from traveled pedestrian areas. Consideration of icicle formation must be incorporated into the roof plan and plan for entrances and circulation around the building.

3.2.1.5 Roof Surfacing Material

As outlined above, cold roofs are encouraged with abrasive materials and pitches that will retain snow. As a result, during winter months, retained snow will serve to soften the visual impact of roof materials. On the other hand, appropriate roof colors that blend into the landscape will be very important during the summer.

The following roof materials are permitted:

- a. Fire-resistant wood hand split shakes
- b. Fire-resistant wood resawn shingles
- c. Concrete or composite tiles with approved color and abrasive qualities
- d. Slate

3.2.1.6 Roof Appurtenances

Roof appurtenances including dormers, clerestories and skylights create interesting, attractive interior spaces. Their location on the roof is critical to avoiding an over decorated, visually confusing appearance.

Approved Roof Appurtenances:

- Dormers can be of a shed, gable or hip form. Dormers can be placed at the roof eave or within the field of the roof.
- Ornaments, in general, such as finials, scroll work or ridge, barge and eave boards, or decorative turrets are discouraged.
- Snow diverters or clips should be designed as an integral part of the roofscape.
- Rooftop Access Stairways, elevator shafts, vent shafts, and mechanical equipment areas, shall be confined within the roof. Antennae on roof ridges will not be permitted and should be unnecessary due to centralized cable TV service.
- Skylights can be placed flush against the roof or up to three feet above the roof surface. Skylights higher than three feet above the roof or placed at an angle to the roof should be avoided. Also, skylights should not extend to the eave line.

- Chimneys with wood, stucco, concrete and masonry finished flush will be permitted. Flat tops are preferred and side venting of the flue (with a flat cap and spark arrestor) is recommended. Exposed metal chimneys are not permitted.
- Clerestories should be placed within the field of the roof.
- Solar collectors shall lie flat on the plane of the roof. Collectors which are angled with supports will not be permitted. (See Section 3.2.2 for an alternative location for solar collectors.)

3.2.2 Lower Wall Design

The lower portions of exterior walls should be protected from extreme weathering and staining as a result of snow accumulation. Snow accumulation will vary throughout TVSR depending on location and solar exposure. In general, the lower three to five feet of exterior walls should be surfaced in materials such as concrete block with stucco finish, concrete formed with rough timbers, concrete with exposed aggregate, or stone. Under no circumstances should lower walls be surfaced with wood or plywood, aluminum or plastic siding, asphalt composition, transite, tiles or brick. However, solar collectors maybe located near ground level if integrated into the structure at a location that is not visible from outside the lot.

3.2.3 Upper Wall Materials

The upper wall materials should convey a sense of human scale, warmth and well crafted construction. Material choices should reflect the rural setting of the valley rather than urban or industrial values. The upper wall may differ from the lower wall or be of the same material. The following materials may be used for upper walls:

1. Stone
2. Concrete formed with rough timbers
3. Concrete finished with a stucco dash coat (or modern equivalent such as Dryvit)
4. Wood shingles or wood siding
5. Logs
6. Stucco on wood framing

The upper walls may not be made of the following materials:

1. Brick
2. Ceramic tile
3. Plastic siding
4. Aluminum siding

5. Steel siding
6. Asphalt or hardboard siding

3.2.4 Number of Wall Materials

Use of multiple wall materials can lend visual interest to a building. Too many materials can create a garish appearance which allows building to compete with and visually overpower their surroundings. Walls at Teton Village South may consist of from one to three materials.

3.2.5 Wall Openings

Window, door and porch openings are an important part of a building's appearance and character. While rich ornamentation of openings is not required or recommended, windows and doors should be logically situated in the building form. Windows and doors should function as individual openings rather than continuous horizontal or vertical bands.

3.2.6 Colors

Exterior wall colors should harmonize with the landscape of the site and surrounding buildings. Colors should respect the legacy of the region and Rocky Mountain rural color schemes. Warm earth tones in paint or stain will be encouraged.

Bright or dramatic colors may be used to accent or highlight building features in a subtle way, but may not be applied to the majority of the building's surface.

As outlined in the review process, color boards and samples may be required by the Design Review Committee for review prior to approval.

3.2.7 Window Materials

Windows must be constructed of wood, be wood covered or metal coated with an approved finish. Metal, vinyl clad windows will be permitted subject to color review.

3.2.8 Door Openings

Door openings should be protected from wind and overhanging snow or drifting snow. Protected entryways communicate a strong sense of orientation and will be encouraged.

3.2.9 Wall Appurtenances

Wall appurtenances can help enhance the functioning of windows and doors and lend visual interest to the building facade. However, wall appurtenances should not be overstated or over decorated.

1. Painted relief or trimmed design work is not recommended. Where it occurs, it should be confined to wall surfaces which are not in public view.
2. Shutters should be operable and made of wood. Fake shutters will be discouraged.
3. Bay windows will be permitted, but should be designed in a straightforward, direct manner.

3.2.10 Building Height

Single family residences, Golf Townhouses and Golf Cabins shall be restricted in height to 30 feet above finished grade, as measured and defined by the Teton County Land Development Regulations. Fish Creek Townhouses shall be restricted in height to 30 feet in height above finished grade. Height measurements shall be presented by the designer to the Design Review Committee at the schematic design and design development phases.

3.2.11 Building Size

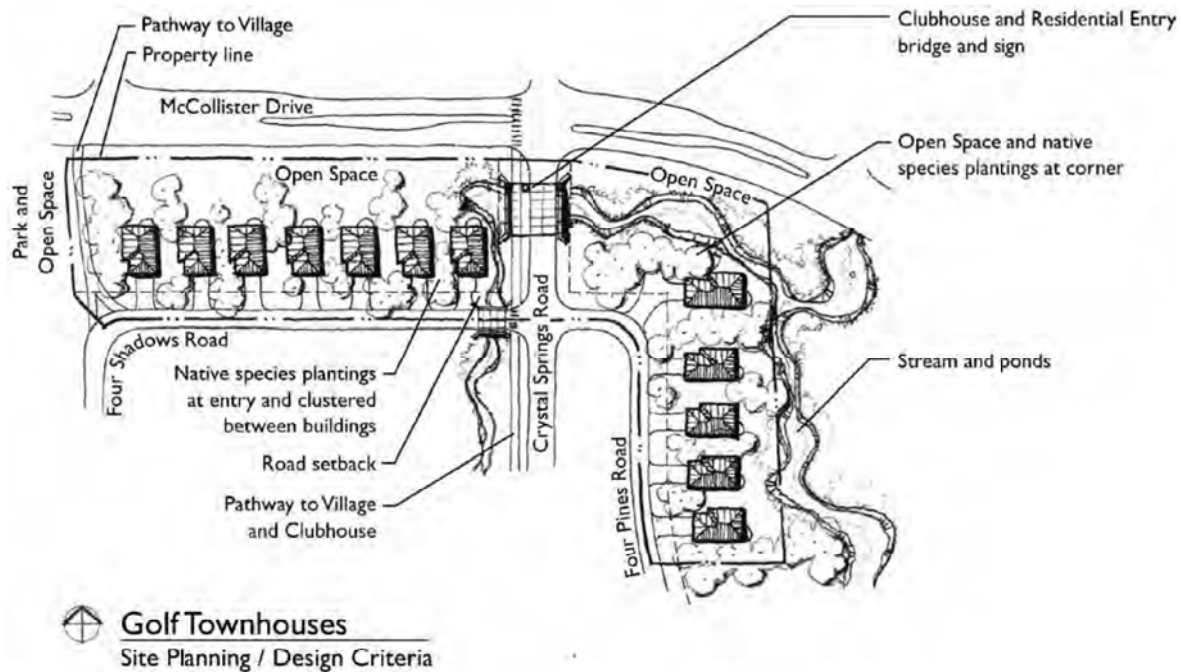
The principal residence shall have a minimum floor area of 2,500 square feet of habitable space. A maximum total floor area of all buildings on a particular lot has been specified for each lot in the Covenants. In no case shall the maximum or minimum requirements of the Covenants be exceeded. In addition, all buildings shall be sized appropriately for the site, and there is no guarantee that the maximum floor area can be achieved.

3.3 **Golf Townhouses**

3.3.1 Site Planning and Design

The Golf Townhouses are located along the open space corridor that provides the entry to the Teton Village South Residential Community. These buildings have been sited with the following considerations:

1. Views to Sleeping Indian and Apres Vous Mountain
2. Adjoining open space corridor
3. Pathway access to Teton Village core and amenities.
4. Access to golf, pool, and amenities
5. Stream and ponds interface
6. Setback requirements



Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the open space corridor along the north and east boundaries of the homes. New plantings should be indigenous to the Rocky Mountain Region and located to extend existing stands or planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings. Opaque plantings at traffic intersections are not permitted.

Lawn areas will be minimized; where used, lawn areas should be located immediately adjacent to buildings for the creation of outdoor use areas.

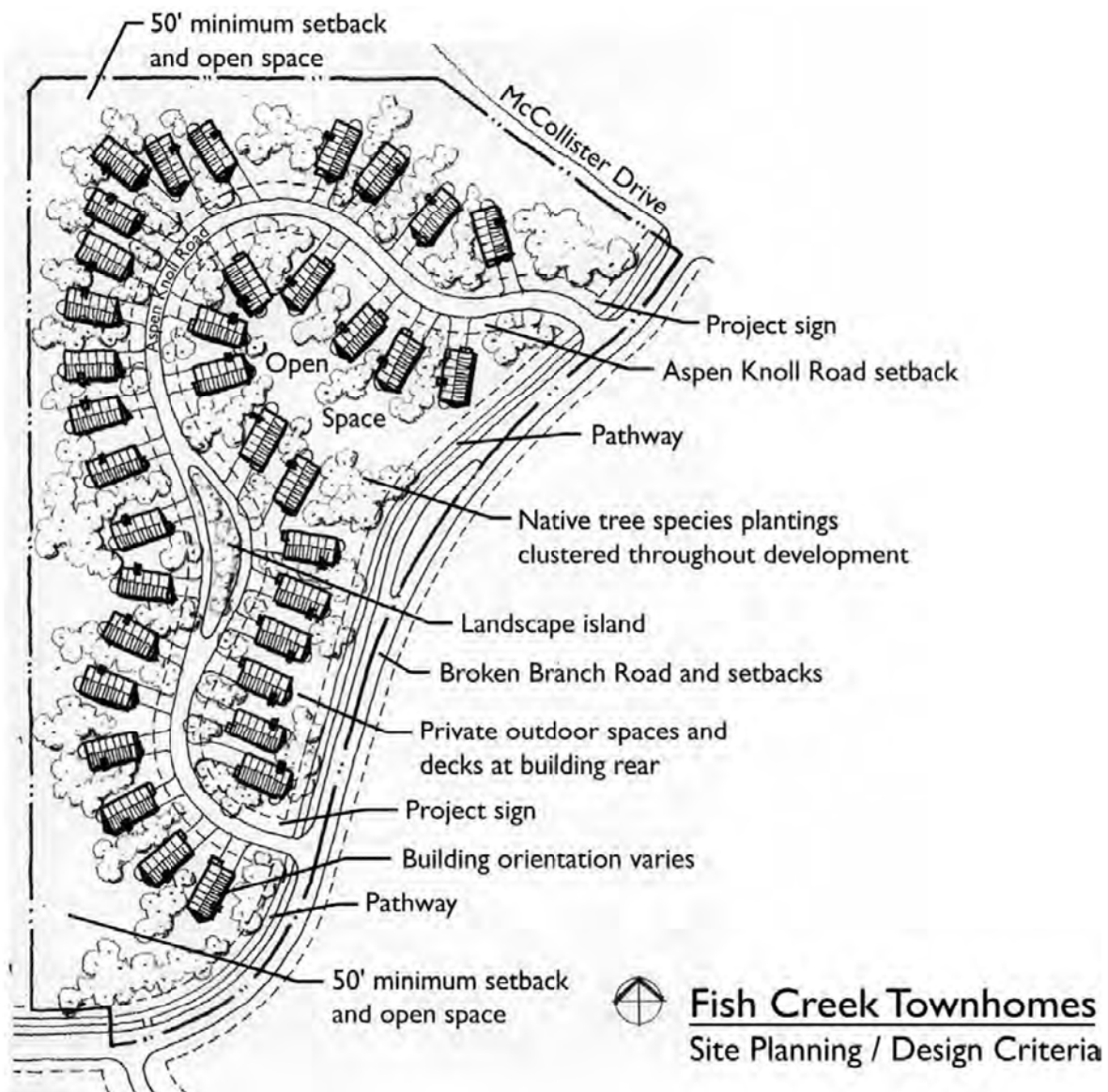
3.4 Fish Creek Townhouses

3.4.1 Site Planning and Design

The Fish Creek Townhouses are located on a sloping site with views of the ski area and mountains as well as the valley floor and Sleeping Indian. Open Space with native plantings winds along the perimeter and through the central portion of the project providing amenity and buffer between the buildings and surrounding residences and roads. A pathway is located along the eastern portion of the project providing direct pedestrian access to the Village. Building siting considerations include:

1. Views
2. Access to amenities
3. Visual screening
4. Vehicular and non-vehicular access
5. Setback requirements

6. Solar exposure
7. Privacy



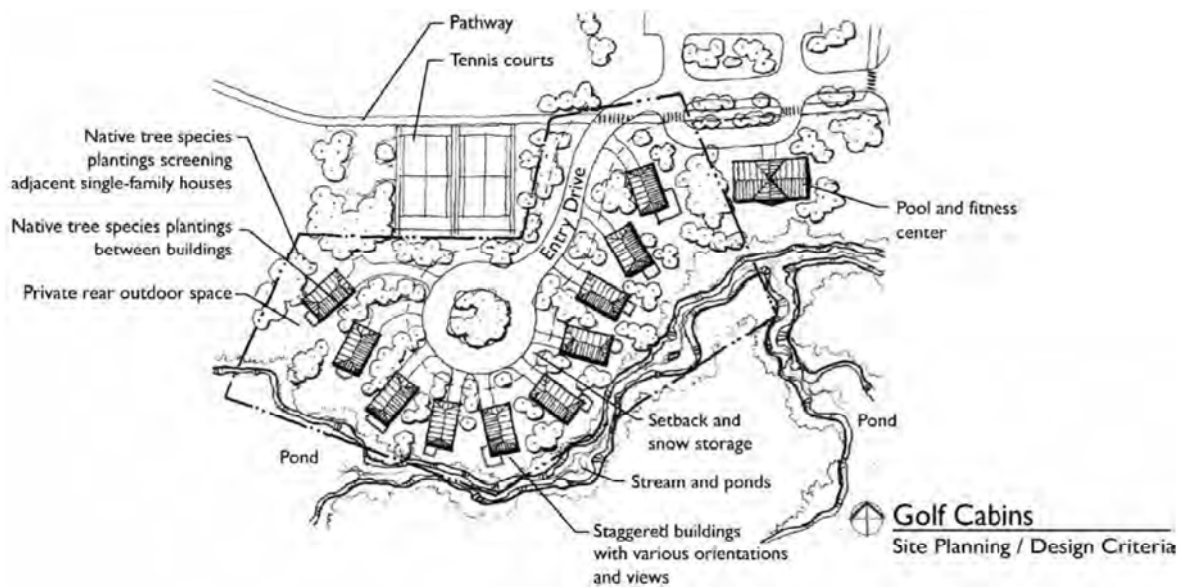
Landscape scale and overall landscape design is developed to envelop the buildings with trees to soften architecture and frame views. New plantings should be indigenous to the Rocky Mountain Region and located to extend existing materials or planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings. Opaque plantings at traffic intersections are not permitted. Lawn areas will be minimized and located immediately adjacent to the buildings to create outdoor use areas.

3.5 Golf Cabins

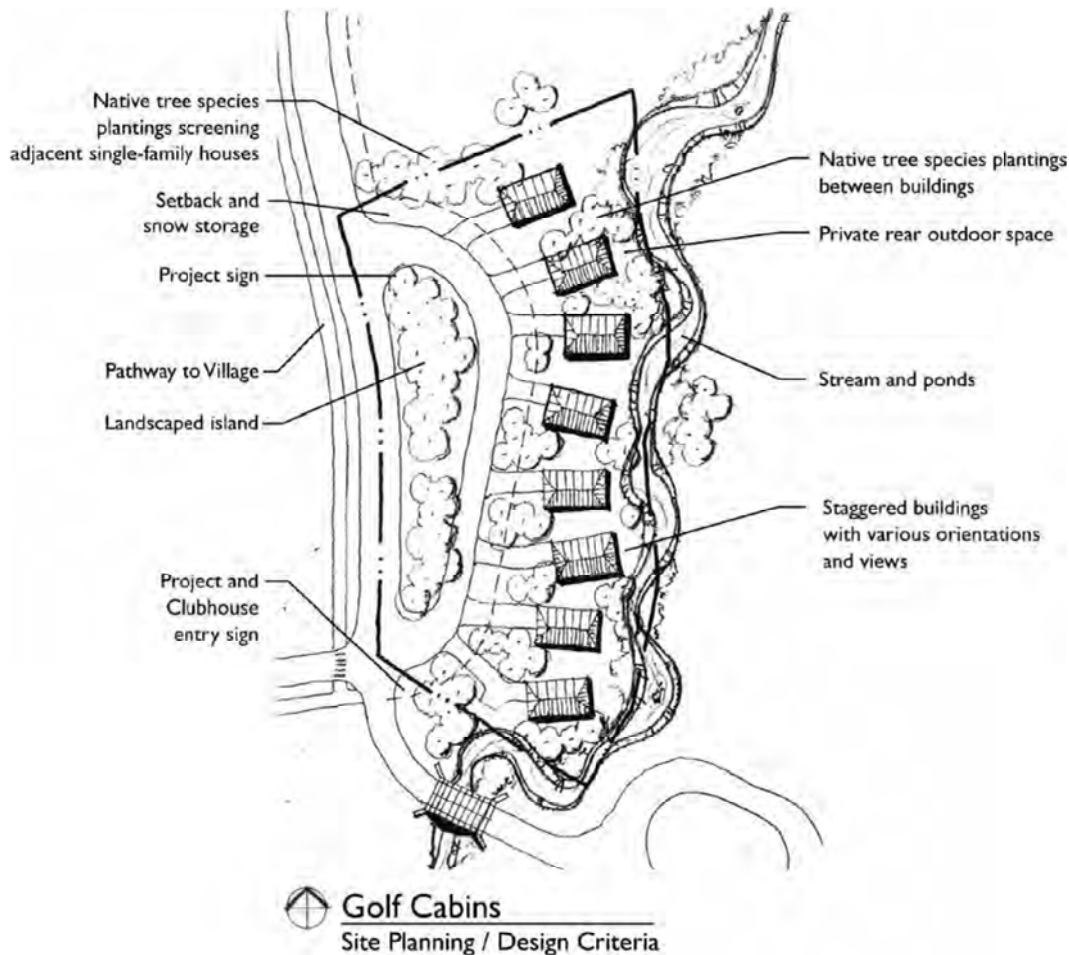
3.5.1 Site Planning and Design

The Golf Cabins have been located in two clusters within walking distance of the Golf Course, Clubhouse and Fitness Center. The north grouping has views to the golf practice range, stream, and the Sleeping Indian beyond. The western grouping is next to the Fitness Center with southern views to the golf course. Access and parking is pulled away from the main entry road for safety and privacy. Building siting considerations include:

1. Views
2. Access to amenities
3. Visual screening
4. Vehicular and non-vehicular access
5. Solar exposure
6. Privacy



Landscape scale and overall landscape design are developed to surround the buildings with plantings to soften, frame views and provide privacy. New planting should use plants that are indigenous to the Rocky Mountain region and should be located to extend existing stands or be planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings or in courtyards. Opaque plantings at traffic intersections are not permitted.

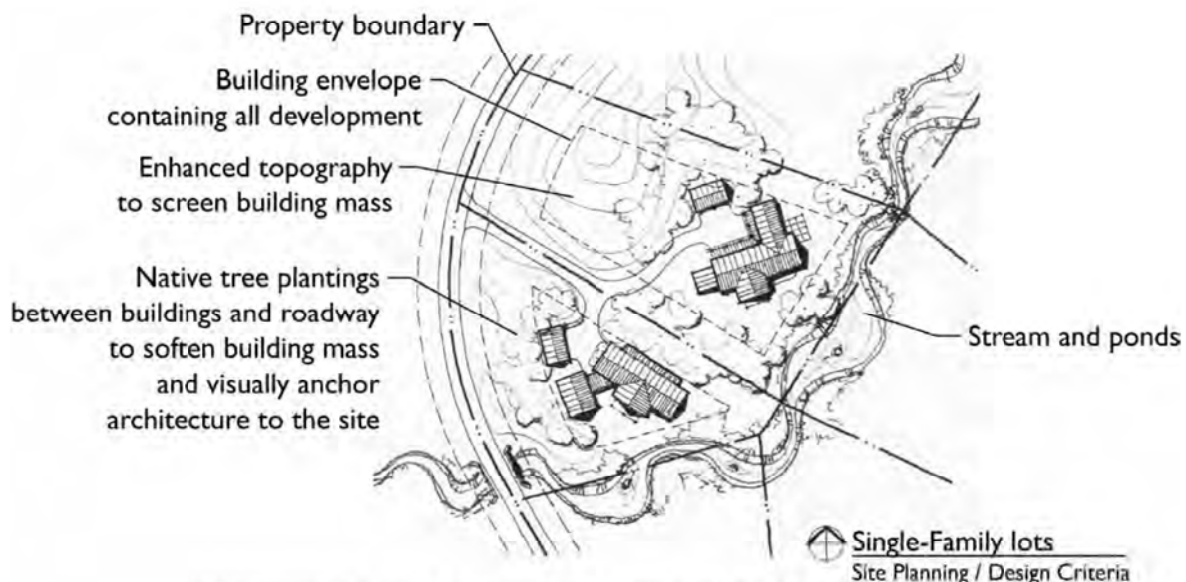


3.6 Single Family Lots

3.6.1 Site Planning and Design

The Single Family Lots have been designed with building envelopes to optimize:

1. Views
2. Access to amenities
3. Visual screening
4. Relationship to water
5. Vehicular and non-vehicular access
6. Setback requirements
7. Solar exposure
8. Privacy



Site improvement guidelines are directed to the improved portions and building envelope of each lot. Site improvements outside of building envelopes should be developed consistent with the overall Master Plan to frame and protect views, enhance the stream corridors and transition the architecture to native landscape. Every building shall be located entirely within the building envelope, except that minor encroachments may be permitted for eaves and other portions of a structure as specified in CC&R's. Building siting shall be responsive to existing features of terrain, drainage patterns, vegetation, views, solar exposure and access.

The design objective for Single Family landscape is to enhance the water corridors, frame views, minimize the visual impact of architecture and development, and fit buildings into the existing setting. Landscaping and grading for any site shall interface seamlessly with all adjacent properties. The designer shall indicate the means of accomplishing this interface in the landscape plan.

Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the naturalized landscape and the inherent form, line, color and texture of the local plant communities. New planting should use plants that are indigenous to the Rocky Mountain region and should be located to extend existing stands or be planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to buildings or in courtyards. Opaque plantings at traffic intersections are not permitted.

Lawn areas will be permitted only in limited "accent" spaces next to the buildings.

No trees or other vegetation shall be removed from any lot without the specific approval of the Design Review Committee.

3.3.6 Driveways

Driveways should reflect a residential scale and should be smaller in dimension and softer in appearance than the common roadway that provides access to the lot. Choice of driveway materials should provide a sensible response to climate, grade, and drainage characteristics of the lot. Driveways within site boundaries and connecting to the paved portion of any street (including the construction of any culverts, landscaping, and maintenance and snowplowing areas that may be necessary) are the responsibility of the owner. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway, and shall not exceed 10% elsewhere without written approval of the Design Review Committee. Driveway and parking surfaces may be asphalt, gravel, concrete, unit pavers, or cobbles.

Recommended driveway locations are indicated on the Final Plat. These were based upon the overall design of the Community. Many lots have shared access points from the road in order to minimize the number of driveways and associated conflicts, as well as to provide more landscaped area between roads, surrounding development and houses. These access and driveway locations shall be used unless an alternative location is shown to have less impact on the site or another compelling reason is accepted by the Design Review Committee.

4.0 REVIEW PROCESS

4.1 Design Review Committee

This Teton Village South Residential (TVSR) Design Review Committee derives its existence and authority from the Declaration of Covenants, Conditions and Restrictions for Lots 1 through 100 of Teton Village South Residential, a Subdivision of Teton County, Wyoming.

The Design Review Committee shall consist of five regular members plus alternates. At least one member and a second member or one alternate shall be members of the Board of Directors of TVSR Homeowners Association. One member and one alternate shall be architects licensed to practice in the State of Wyoming. Until _____, 200__, all appointments to the Design Review Committee shall be made by Snake River Associates or its assignee. After _____, 200__, all appointments to the Committee shall be made by the TVSR Homeowners Association Board of Directors. However, a representative of Snake River Associates, or its assignee, shall serve as one regular member until _____, 200__.

The Committee shall meet based on an established schedule subject to the level of design review required. Owners or their representatives may call to schedule items on the agenda by calling 307-_____ and applicants will be notified of scheduled times. The agenda will be closed at 5:00 p.m. two days prior to the scheduled meeting.

4.2 Review Process and Issuance of Development Permits

Any development, including any alteration of the natural land surface or vegetation, on any lot or on the common area lot shall be in conformance with the Covenants, including these Design Guidelines. A development permit issued by the Board shall be required before the commencement of any development on any lot. The Board shall issue development permits only after submittals have been reviewed and approved by the Design Review Committee. Approval of submittals must have the affirmative vote of the architect member plus two other members of the committee.

4.3 Review Sequence

The review sequence set forth herein is to be used for approvals of single family residences and accessory buildings. The information and review process required for review of minor site improvements and building modifications will be determined by the Design Review Committee based on the magnitude and

potential visibility of the improvement. The Design Review Committee shall determine what constitutes minor site improvements on a case by case basis.

4.3.1 Informal Pre-application Conference

Prior to submitting a plan to the Design Review Committee an owner/applicant should confer with the Committee to obtain information and guidance. The purpose of such a conference is to permit the applicant and the members of the Committee to review informally the proposal before substantial commitments of time and money are made for architectural design. Any preliminary approval or disapproval shall be for informational and guidance purposes only and shall in no way bind the Design Review Committee. Topics of the discussion may include, but are not limited to:

4.3.1.1 Review of the planning process and criteria used to create the TVSR plan and location of the building sites

4.3.1.2 Review the design objectives and design criteria for the specific lot and for the project in general.

4.3.1.3 Review the characteristics of the lot and surrounding area.

4.3.1.4 Review and discussion of the significant natural features of the lot to be preserved.

4.3.1.5 Review and discussion of significant architecture and design features of surrounding structures.

4.3.1.6 Review of specific guidelines which will apply to the residence.

4.3.1.7 Technical questions about building expenses at Teton Village and climatic or code applications.

4.3.2 Schematic Design Review

The first review of the proposed plan will be at schematic or conceptual design. This review has been established to provide the Design Review Committee and owner an opportunity to discuss the design concepts early in the design process before a significant amount of time and money is spent on architecture.

The schematic design review will focus on the following issues:

4.3.2.1 Determine that the proposed building and site uses are within the appropriate buildable areas of the lot.

4.3.2.2 Determine that the architecture is sited and designed to blend into the landscape and follow the profile of the site and that the transition between the

building and the surrounding landscape has been designed to accomplish the intent of the design objectives and guidelines.

4.3.2.3 Determine that the roofs, massing, colors, tones, building materials, landscape materials and other site and architectural improvements are consistent with the design objectives and guidelines.

4.3.3 Design Development Review

The second review will be of design development plans to confirm that the detailed design is consistent with the plans approved at the schematic phase. Additional reviews will be required if design concepts are changed and are found unacceptable by the Design Review Committee. At the end of the Design Development Review, the Design Review Committee shall vote to approve or not approve the proposal.

4.3.4 Construction Documents and Check Conformance

The final review will be of construction plans and monitoring the building during the construction period as follows:

4.3.4.1 Determine that the construction is consistent with the plans approved by the Design Review Committee.

4.3.4.2 Review the construction activity to minimize the off-site construction impacts on the surrounding residents.

4.3.4.3 Check construction progress relative to the construction schedule.

4.4 **Submission Requirements**

4.4.1 Schematic Design

The schematic design submission is the first stage of review. The applicant shall file an application for schematic design approval with the Design Review Committee that includes the following:

4.4.1.1 A site plan of the lot at a scale of at least 1"=20' showing: lot, easement and building envelope boundaries; recommended driveway centerline; location of buildings within the lot; driveway alignment, surfacing, and lighting; existing topography, vegetation, drainage and other relevant site features; location and design of outdoor use areas including arrival areas, parking, and outdoor living areas; location of sewage pump station, if required; a schematic landscape plan;

and a schematic grading plan showing existing and proposed contours and vegetation to be disturbed.

4.4.1.2 Architectural plans at a scale of 1/8" or 1/4" showing the building floor plan and floor elevations of various building levels.

4.4.1.3 Appropriate elevations, sections, sketches or models demonstrating how the building fits the site, blends into the vegetation edges, has minimal impact when viewed from adjoining roads or other area, and is consistent with the design objectives and guidelines.

4.4.1.4 Color and material samples for buildings, walls and roofs.

4.4.1.5 Three dimensional study model at 1/16" scale of the proposed building with surveyed trees depicted.

4.4.1.6 On the lot itself, marking and flagging of lot, building envelope and easement boundaries; recommended driveway centerline; and utility locations; all by a registered surveyor.

The applicant shall submit to the Design Review Committee not less than three (3) sets of all required documents for the schematic design submission.

When the submission is certified complete in writing by the Design Review Committee, the committee shall have fourteen (14) days thereafter within which to review and familiarize itself with the submission. Within this fourteen (14) day period, the Committee shall notify the applicant of a date for a meeting with the applicant and his representative. This meeting shall be held not less than fourteen (14) days after the date on which the submission is certified complete by the Design Review Committee.

The meeting shall be held at a date, time and location as is reasonably determined by the Design Review Committee, after consultation with the applicant. In the event the applicant is unable to attend the meeting and desires to do so, the applicant may postpone the meeting to a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Committee shall approve any schematic design application, the applicant must demonstrate and the Design Review Committee must find that:

- a. The proposed buildings and improvements are within the building envelope or are otherwise in conformance with these Covenants.
- b. The architecture is sited and designed to blend into the natural, existing features of the property and that the transition between the

building and the surrounding natural landscape features has been designed, without dependence on new vegetation, to hide, screen or diminish the visual impacts of the proposed building.

c. The buildings shall provide a horizontal profile and a change of elevation that follows the contours of the land as described in these Design Guidelines.

d. The colors and tones and materials shall be consistent with these Design Guidelines.

e. The site plan preserves significant, existing trees to the maximum degree practicable.

The Design Review Committee shall approve only those submissions it finds to be in conformance with the provisions and intent of these Guidelines and the Covenants and may approve the proposal with conditions that it finds to be necessary to ensure compatibility with the provisions of these Guidelines and the Covenants. The Committee's approval may specify any additional information to be included in any subsequent submission. The Committee may return the submission to the applicant for modification or further study if it finds there is insufficient evidence to make the above required determination. Such a return, for the purpose of any time periods required by these Guidelines and/or the Covenants, shall be deemed disapproval. In the event the Committee fails to take any action within sixty (60) days after the Committee meeting, then all of such submitted plans shall be deemed approved.

Approval of the schematic design submission by the Design Review Committee shall not constitute acceptance or approval of any required subsequent submission. If after one year from the schematic design approval, reasonable grounds exist to withdraw the approval, the Design Review Committee may do so.

4.4.2 Design Development

The design development submission is the second stage of the review process. Applicant shall file a design development submission with the Design Review Committee that includes the following:

4.4.2.1 *Site Plan* of the lot at a scale of at least 1"=20' showing:

1. Proposed building footprint
2. Utility locations
3. Existing vegetation
4. Existing and proposed grades (contour interval no greater than 2')
5. Limits of site disturbance.

6. Drainage
7. Proposed driveways, walks, decks, retaining walls, and any other proposed improvements.

4.4.2.2 *Floor Plans* (scale 1/8"=1" minimum) showing:

1. Room dimensions
2. Door and window locations and sizes
3. Location of mechanical and electrical systems

4.4.2.3 *Footing and Foundation Plan* (scale 1/8"=1'0" minimum)

1. Site elevations of footings
2. Breaks in elevation (stepping)

4.4.2.4 *Elevations* (scale 1/8"=1'0" minimum) showing:

1. The exterior appearance of all elevations labeled in accordance with the site plan
2. Height of chimney as compared with the ridge of the roof
3. Natural and finished grade for elevations of all views
4. Description of all exterior material, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.)
5. Shadow patterns and material textures

4.4.2.5 *Building Sections* (scale 1/8"=1'0" minimum) showing:

Building walls, floors, interior relationships, finished exterior grade and any other information required to describe the interior/exterior relationships of the building.

4.4.2.6 *Sketches or Model* (scale 1"=20' minimum) showing:

Building massing, form, openings and relationship to the surrounding site. The sketches or model will be used to review the image of the proposed building from the important viewpoints adjacent to the site, and in particular when viewed from State Highway 390.

4.4.2.7 *Details*

Design details required to sufficiently describe the design of the building.

4.4.2.8 *Landscape Plan* (scale 1"=20' minimum) showing:

1. Proposed grading plan with spot elevations and contour interval no greater than 2'
2. Drainage plan required for drainage control including rim and invert elevations for all drains and culverts
3. Irrigation plan if proposed;
4. Planting plan with proposed plant materials indicated according to common and botanical names and size
5. Seeded areas
6. Location of decks or patios, service yards, driveways, other freestanding structures, etc.
7. Location and detail of all outdoor lights

4.4.2.9 *Vegetation Protection and Revegetation Plan* showing the means and time schedule by which the protection of existing vegetation and the prevention of erosion will be addressed during and after construction, including any of the following that are appropriate for the site in question:

1. Tree and vegetation protection including construction fence location
2. Placement and type of perimeter filters
3. Water control methods
4. Soil storage and stabilization measures
5. Landscaping methods
6. Seed and fertilizer types, application rates and methods
7. Mulch type, rate of application and stabilization methods
8. Type and location of any permanent or temporary irrigation to be used.

4.4.2.10 *Specifications*. Specifications or color boards are to be provided as necessary to describe the following items:

1. Exterior wall materials and colors
2. Roof materials and colors
3. Chimney materials
4. Exterior lighting fixtures

The applicant shall submit to the Design Review Committee not less than three (3) sets of all required documents for the design development submission. The Committee shall review the submission for completeness and may request additional information if the submission does not contain necessary information to show conformance with the provisions of the schematic design approval, the rules and regulations of the Design Review Committee, the Covenants and these Guidelines.

When the submission is certified complete by the Design Review Committee, the Committee shall have fourteen (14) days thereafter within which to review the application to determine if the design development submission is in substantial conformance to the schematic design plan and conditions of the schematic design approval and notify the applicant of the findings. If a meeting is required to review the findings, it shall be held at a date, time and location mutually convenient to the applicant and the Design Review Committee. An applicant need not be present for the Committee to act on an application before it.

Before the Design Review Committee shall approve any design development submission, the applicant must demonstrate and the Committee must find that the design development submission is in substantial conformance with the schematic design and with any condition of the Committee's approval of the schematic design submission and to show resolution of any technical problems raised by the schematic design submission.

In the event the Design Review Committee fails to take any action within sixty (60) days after the Committee meeting or, when no meeting is scheduled, within seventy-four (74) days after the submission is certified complete, then all such submitted plans shall be deemed approved.

4.4.3 Construction Documents and Construction

From and after the time an applicant receives design development submission approval, the applicant may proceed toward commencement of the proposed improvements, provided however that improvements shall strictly conform to all the requirements and provisions of the design development submission. After receipt of design development submission approval an applicant shall submit a set of construction documents to the Design Review Committee. The construction documents shall be reviewed by the Architect member, and if they are found to be in conformance with the design development approval, the Board shall issue the development permit. An applicant must receive the development permit prior to commencement of construction.

In addition, prior to commencement of construction, the applicant shall install a temporary construction fence delineating the limits of the immediate building site and construction area. The enclosed area shall be as small as practicable in order to protect the existing vegetation. This fence may be of wire bound wood slat or "snow fencing" material. Contractors shall be prohibited from construction activity or site disturbance outside this fenced area. The fencing must be reviewed and approved, in the field, by the chairperson of the design review committee or his or her designated representative before construction may commence.

Any members of the Design Review Committee may, from time to time, review construction progress to determine:

- a. Construction is consistent with the plans approved by the Committee.
- b. Off-site construction impacts on the surrounding residents are minimized.
- c. Construction progress conforms to the construction schedule.
- d. All construction activity is within the construction fence.

In the event construction differs in any material or significant fashion from the design development submission approval, after notice to the owner and a hearing at which owner shall be entitled to be present to determine whether a violation of the approvals have occurred, which hearing shall be held not more than seventy-two (72) hours after the discovery of the violation or as soon thereafter as is reasonably practicable, the Design Review Committee, if it determines that a significant and/or material deviation from the approved plans has occurred, may withdraw its approvals. If the approvals are withdrawn, the Board shall void or suspend the development permit. In such case the Design Review Committee or the Declarant or the Board shall be entitled to exercise such remedies it may have under the law and/or which may have been granted to it pursuant to these Design Guidelines and/or Covenants.

4.5 Teton County Review

Notwithstanding the provisions of these Guidelines and the Covenants, any proposed development in the TVSR is required to apply to Teton County for development approval and the appropriate building permits. Any development in the TVSR will be required to meet all other State or County regulations that may apply.

5.0 MISCELLANEOUS

5.1 Records

The Design Review Committee shall appoint a secretary, who may or may not be a member of the Committee, to keep a record of all Committee meetings and actions. An official copy of such records shall be filed with the records of TVSR Homeowners Association.

5.2 Amendment to Design Guidelines

These guidelines may be amended at any time by the unanimous vote of the Design Review Committee, provided however, no amendment before September 7, 2014, shall be effective unless approved by the Snake River Associates or its appointed representative.

5.3 Variance Process for Design Guidelines

This process is for the variance of the Design Guidelines only and not for the variance of the main body of the Covenants. The Design Review Committee shall have the power, where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Design Guidelines or where creative alternative design solutions are proposed, to vary or modify the applications of these guidelines relating to the construction or alteration of buildings or structures, so that the spirit of the Design Guidelines and the Covenants governing the Design Guidelines will be observed, safety and welfare secured and substantial justice done.

The affirmative vote of the architect member plus two other members of the Design Review Committee shall be necessary to grant a variance under the provisions of this Section.

Before a variance shall be granted, the Committee shall make a finding that the conditions in this Section are satisfied by evidence supplied to the Committee by the applicant for the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

The Committee, in granting a variance, may prescribe appropriate conditions and safeguards in conformity with the Design Guidelines and the Covenants; and a violation of these conditions and safeguards shall be deemed a violation of the Design Guidelines and the Covenants.

The following shall be considered valid reasons for granting a variance

- a. That the special conditions and circumstances do not result from the actions of the applicant.
- b. That special or extraordinary circumstances apply to the subject property that do not apply to other building sites at TVSR.
- c. That granting a variance recognizes a creative and positive design solution and the variance will not adversely affect the intent and purpose of the Design Guidelines and Covenants of TVSR.
- d. That the design solution proposed by the applicant is as good as or better, given the underlying intent and purpose of the Design Guidelines, than that provided for in the Design Guidelines.

The Design Review Committee may request such additional documentation, reports and other documentary evidence from the applicant as it deems necessary to process the variance application. It shall be the duty of the applicant for development approval to request a variance from the Design Review Committee if such is necessary as a result of the applicant's development proposal. If an application is submitted to the Design Review Committee that does not request a variance and varies from the requirements of the Design Guidelines the Committee shall deny such application. If a variance is properly requested, it shall be processed in conjunction with the processing of the entire Design Review application. If a variance and the application of which it is a part are approved by the Design Review Committee, then the development permit subsequently issued by the Board shall specifically include and describe the variance.

5.4 Fees

The Design Review Committee shall collect the following fees:

Pre-Application Conference	No Fee
Schematic Design Review	\$200.00
Design Development Review	\$500.00
Construction Review	No Fee
Variance Request	\$200.00

Upon the recommendation of the majority of the Design Review Committee, the Board may change the fees or establish additional fees.

APPENDIX

TVSR Design Guidelines

Recommended Plant List

Evergreen Trees:

<i>Picea engelmannii</i>	Engelmann Spruce
<i>Picea pungens</i>	Blue Spruce
<i>Pinus contorta</i>	Lodgepole Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir

Deciduous Trees:

<i>Populus angustifolia</i>	Narrowleaf Cottonwood
<i>Populus tremuloides</i>	Quaking Aspen

Shrubs:

<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Alnus tenuifolia</i>	Mountain Alder
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Artemisia tridentata</i>	Big Sagebrush
<i>Cornus sericea</i>	Redosier Dogwood
<i>Crataegus douglasii</i>	Black Hawthorn
<i>Eleagnus commutata</i>	Silverberry
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Prunus virginiana melanocarpa</i>	Native Chokecherry
<i>Rosa woodsii</i>	Wood's Rose
<i>Rosa rugosa</i>	Native Shrub Rose
<i>Rosa foetida</i> 'bicolor'	Austrian Copper Rose
<i>Salix exigua</i>	Coyote Willow
<i>Salix irrorata</i>	Blue Stem Willow
<i>Salix lasiandra</i>	Yellow Willow
<i>Salix monticola</i>	Yellow Mountain Willow
<i>Salix purpurea</i>	Arctic Willow
<i>Sambucus racemosa</i>	Red Elderberry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Vaccinium membranaceum</i>	Highbush Huckleberry

Wetland Grass-like Species:

<i>Carex rostrata</i>	Beaked Sedge
<i>Carex nebraskensis</i>	Nebraska Sedge
<i>Juncus torreyi</i>	Torrey's Rush
<i>Scirpus acutus</i>	Hardstem Bullrush

Moist Area Grasses:

<i>Phleum pretense</i>	Common Timothy
<i>Phleum alpinum</i>	Alpine Timothy

Drought-Tolerant Grasses:

<i>Poa ampla</i>	Big Bluegrass
<i>Poa fendleriana</i>	Muttongrass

MASTER SIGNAGE PLAN GUIDELNES

Teton Village South Residential Community

1.0 Exterior Signage

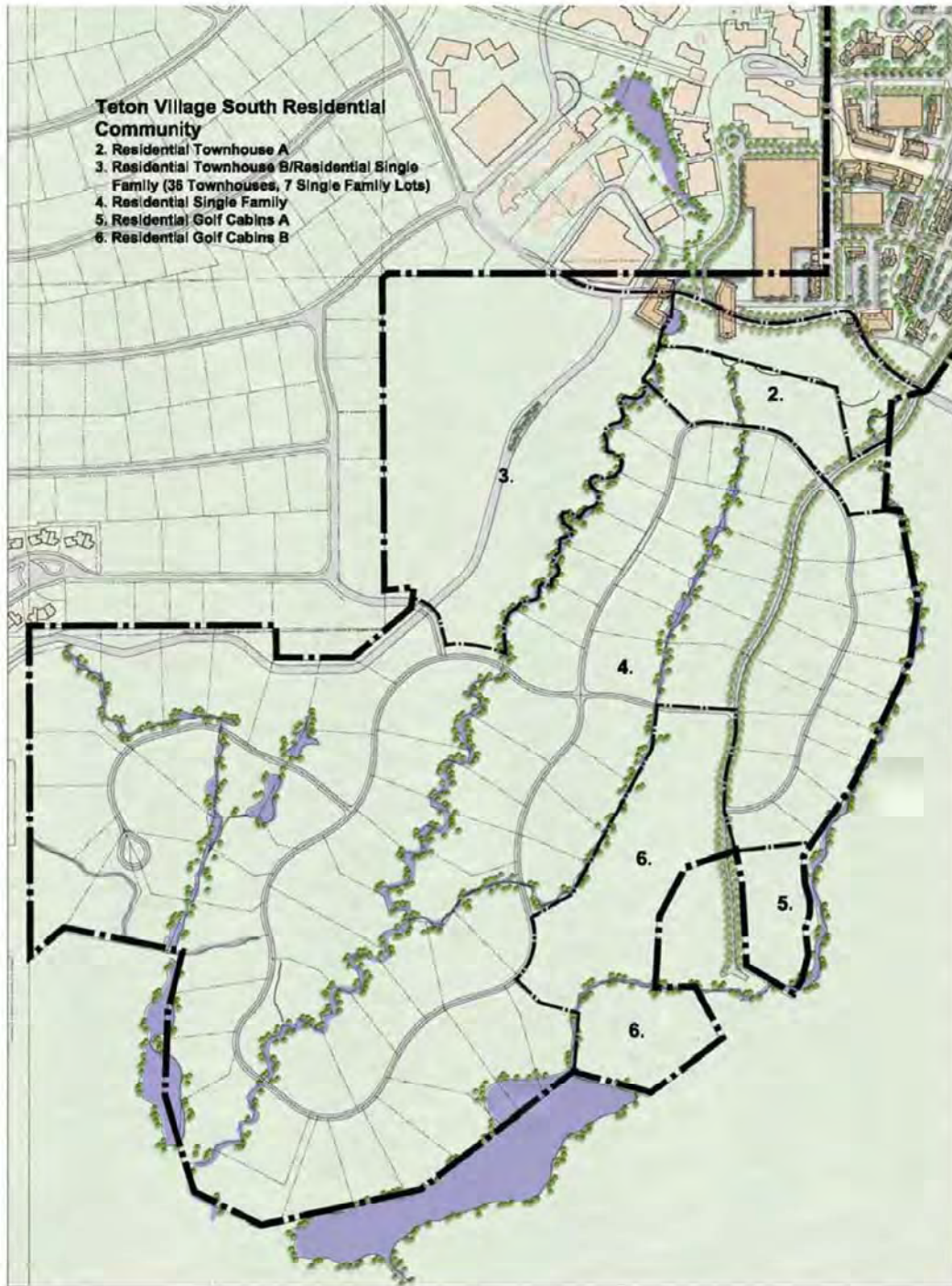
The primary purpose of a sign system is to direct and inform the public in an orderly manner, with minimal confusion and with as few signs possible. Simple, short messages, combined with contrasting graphics and legible typestyles are mandatory for an effective sign program. Proper sign lighting and placement are also essential, and must be accomplished based on specific legal and safety issues regarding vehicles and pedestrians.

Secondarily, signs should be designed to reflect and enhance the surrounding environment. Signs can be part of the landscape, the site furnishings, and at times, the architecture. As in any resort, architectural character plays a key role in the visitor and resident experience. It is vital that the signs in the Teton Village South Residential Community also carry through the quality and character of the communities' architecture.

Areas of the Teton Village South Residential Community include (see plan below):

- (2.) Residential Townhouse A
- (3.) Residential Townhouse B & Single Family (36 Townhouses/7 Single-Family Lots)
- (4.) Residential Single Family
- (5.)/(6.) Residential Golf Cabins Lots A/B

The four areas that comprise the Teton Village South Residential Community will have a distinctly western character, tied to the lore and grandeur of Jackson Hole and the Grand Teton mountain range, yet contemporary in its approach to the guest and resident experience. Wood timber, natural stone and hand-crafted construction, are reminiscent of National Park lodge architecture, and co-exist with sophisticated services and facilities a seasoned traveler would expect. Similarly, the sign program design character is western in its rugged scale, proportion, materials and construction, but contemporary in its color, usage, clarity and legibility.



NOTE:

1. The change of the alignment of the new entrance road and McCollister Drive from that originally approved in the Teton Village Expansion PUD Resort Master Plan was made at the request of Teton Village Association ISD, Teton Village businesses and Teton County. This change in alignment was not requested by BRA. The current alignment runs through buildings in the Village Core and significantly reduces the acreage of certain Village Core parcels. These issues will be resolved at sketch plan application for the Village Core where a design that accommodates the new entrance road alignment will be submitted.

2.0 Sign Types

There are five types of signs in and around the South Residential Communities. They are:

- *Community Identification* – A sign which identifies and serves as a visual entry to each community.
- *Services Identification* – A sign which identifies only the name and use of an area or building – not intended to advertise in any way.
- *Informational* – A sign which is designed specifically to communicate or convey a message.
- *Pedestrian Directional* – A sign which is designed specifically to direct or guide pedestrians.
- *Temporary* – Information that promotes special events or temporary conditions such as full parking lots.

3.0 General Criteria

1. All messages are to be clear, simple, and concise. The use of international symbols where appropriate should be considered.
2. The design of all signs shall maintain the integrity of the architectural theme of the residential community and be limited to the materials and colors indicated in the South Residential Signage Palette.
3. The signs will be located in a consistent and logical manner that will maximize their effectiveness and keep the total number to a minimum to avoid confusion and visual clutter. Location and installation method shall not interfere with operational procedures.
4. Size as indicated below.
5. All illumination of Community signs shall be indirect, and fixture design, lighting color and wattage and meet standards set forth in Section 49370, Exterior Lighting and Glare.
6. Where not specified here the Teton County Land Development Regulations standards shall apply.

4.0 Palette

The following palette has been developed to reflect the architectural character and visual imagery of the Teton Village South Residential Community. This list is provided to offer a variety of ideas for materials and applications; however, creativity is encouraged within the spirit of the overall guidelines.

Materials

Sign Structure/Base Materials

- Timbers – peeled or hand-hewn timbers;
- Stone – natural rock(preferably indigenous or similar) used in stone wall construction or larger quarried monuments used as individual structural pieces;
- Steel – hand crafted square or round tubing as sign posts or bases.

Sign Faces

- Wood – sandblasted, carved, painted, cut-out or applied letters/graphics
- Metal – painted, natural finishes, such as galvanized (matte finish) or patina, oiled, hammered, cast, acid etched, cut-out or applied letters/graphics
- High density, exterior grade Sign Foam (e.g. "Sintra") – carved painted, sandblasted, cut-out or applied letters/graphics
- Porcelain enamel

Temporary Signs

The following materials may only be used for temporary signs:

- Fabric – banners, flags
- MDO – sandwich boards

Regulatory Signs

These materials may be used for regulatory, permanent or temporary or other specific application.

- Metal with reflective vinyl lettering or metal lettering

Color

Sign Structure/Base Materials

All materials used in the base or structure such as stone or timber must remain a natural color or shade of natural color.

Sign Faces

All colors are acceptable for sign faces except fluorescents, although color should be consistent with general palette of architecture.

Dimensions

Community Identification

Freestanding:

Sign face shall not exceed 60 sq. ft.

24" max. letter height

11'0" max. overall height

(except specialty signs/events applications which can be approved by homeowners association).

Double-faced allowed where appropriate for vehicular or pedestrian circulation.

Services Identification, Informational, Pedestrian Directional

Freestanding:

Sign face shall not exceed 32 sq. ft.

10'0" max. overall height

(except specialty signs/events applications which can be approved by homeowners association).

Double-faced allowed where appropriate for vehicular or pedestrian circulation.

Temporary

10 sq. ft per face

Height to be determined by homeowners association

Further clarifications for sign guidelines shall meet standards set forth in Section 4614, Master Signage Plan.

External Illumination

If signs require lighting to assist in informational or directional navigation, then the lighting shall be shielded to avoid glare and over-spill and shall be oriented downward onto the sign face rather than upward and shall comply with Teton County Land Development Regulations.

The following Figures 1 and 2 illustrate typical layout and sign design and dimensions for the Teton Village South Residential Community.

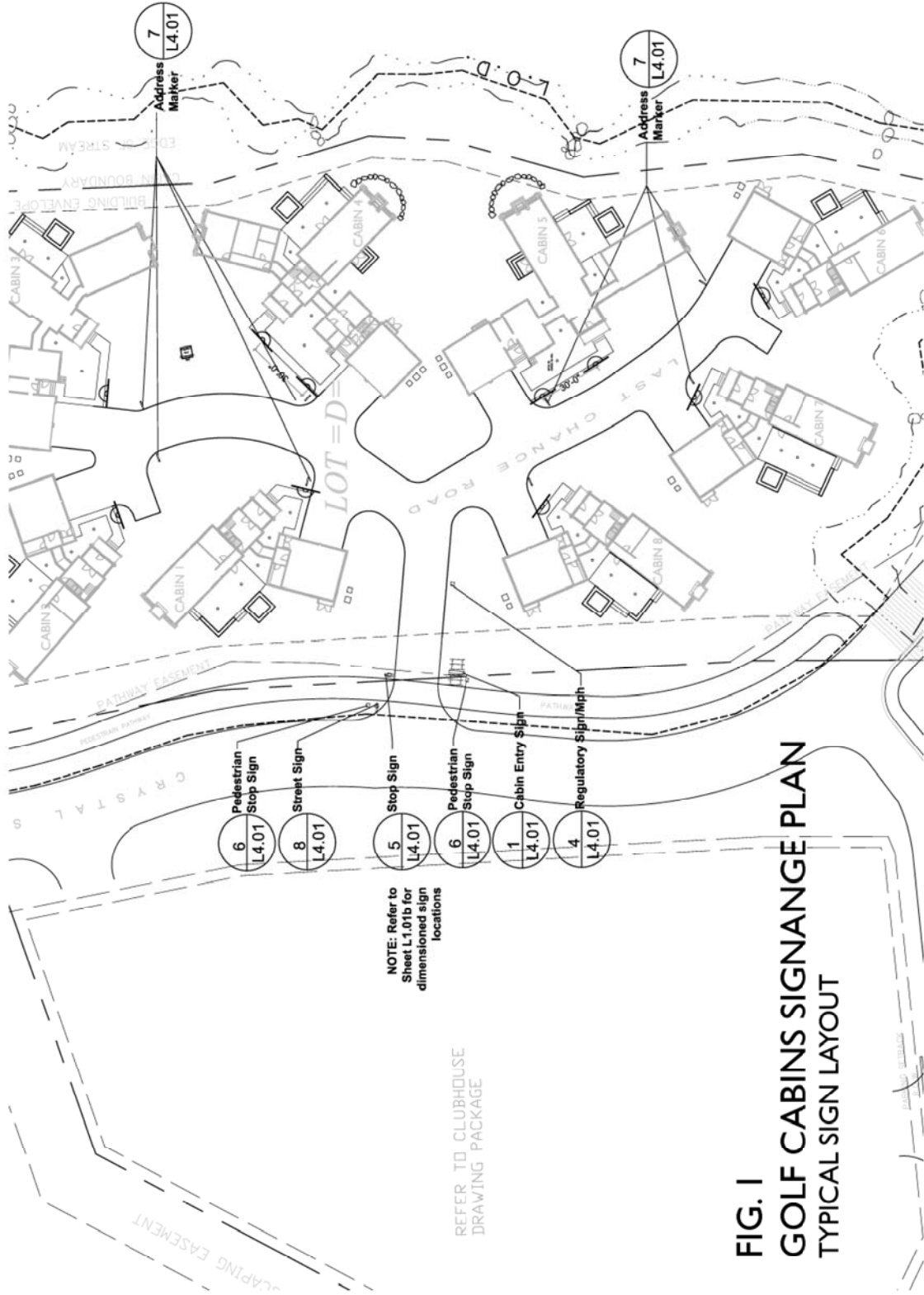


FIG. 1
GOLF CABINS SIGNANGE PLAN
TYPICAL SIGN LAYOUT

Community Identification