

**Declaration of Covenants, Conditions and Restrictions
For Lots 1 Through 38 of Granite Ridge,
A Subdivision of Teton County, Wyoming
Exhibit A**

**DESIGN GUIDELINES
Version 2.02**



Version History

Version	Date	Description
1.00	09/06/1994	Original from the GRHOA Declarant, the Granite Ridge Development Corp.
2.00	12/02/2014	Major rewrite and reformat. Clarified project lifecycle steps & requirements. Formalized operating processes and procedures. Modernized terminology and requirements to reflect current environment.
2.01	06/25/2016	Add Administrative Fee Prohibit Exposed Concrete Exterior Walls Add Common Easement Disturbance Plan Add Construction Driveway Requirements
2.02	08/08/2022	Revise Roofing Materials

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ATTACHMENTS

[Attachment 1 – Rules of Conduct During Construction](#)

[Attachment 2 – DRC Resolution to Adopt the Design Guidelines 2.00](#)

[Attachment 3 – Amendment to Add Administrative Fee](#)

[Attachment 4 – Amendment to Prohibit Exposed Concrete Exterior Walls](#)

[Attachment 5 – Amendment to Add Common Easement Disturbance Plan](#)

[Attachment 6 – Amendment to Add Construction Driveway Requirements](#)

Granite Ridge Homeowners Association Design Guidelines

1.0 INTRODUCTION

The Granite Ridge subdivision, or simply Granite Ridge, is a planned residential community on a spectacular site with great views, access to skiing, and solar orientation. The land is populated with mature stands of spruce, fir, aspen and pine. Great Douglas firs in excess of 200 years of age dominate the upper portions of the site and served as strong determinants for the planned locations of roadways and building sites. Home sites were organized to allow direct skiing access to the Teewinot Trail and the entire skiing complex of the Jackson Hole Ski Resort.

The most basic concept of the Granite Ridge plan is that people will always be attracted to quality, unspoiled, natural environments. The master plan for Granite Ridge is a physical expression of the belief that man cannot outdo nature and that manmade structures should play a subordinate role to the incomparable beauty of the Teton Range. Unplanned, haphazard growth would destroy the natural character of this special place. Well-conceived, carefully designed facilities will prove an addition to the community. To ensure that the design intent of the master plan is preserved, these Design Guidelines were adopted.

On July 5, 1994, the Board of County Commissioners of Teton County approved the Final Master Plan for the Granite Ridge Planned Unit Development. This plan embodies extensive analysis and careful site planning for the homes and facilities that will set the physical framework for the community. Part of that plan included the formation of the Granite Ridge Homeowners Association (GRHOA) encompassing lots 1 through 38 of the Granite Ridge subdivision.

The purpose of these Guidelines is to ensure that buildings and structures within the GRHOA complement the outstanding natural character of the site. These Guidelines set forth the requirements and processes that govern the design and construction of all buildings and other structures. These are not rigid design regulations, but are recommendations for good design that 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 individual projects.

The objectives and guidelines presented here are meant to provide architects and builders with a clear sense of what the GRHOA Design Review Committee (DRC) will be looking for in the design and construction process. The purpose of these Guidelines is not to discourage design creativity, but to ensure that the major design elements in buildings are compatible with surrounding structures and the quality of their environment. In order for Granite Ridge to succeed, the present sense of natural wonder must exist for future homeowners, residents and visitors to the valley. These Guidelines are intended to ensure that the special character of Granite Ridge not be diminished by arbitrary or unthoughtful design and construction.

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2.0 DESIGN OBJECTIVES

The GRHOA is part of the Granite Ridge subdivision that is, in turn, part of Teton Village that is, in turn, part of the Greater Yellowstone and Grand Teton National Parks ecosystem. Architecture in this setting has historically played a secondary role that 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 in the GRHOA. Building design must strive to:

1. Understand and Amendment to add Construction Site Access Section 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 that 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 Granite Ridge landscape will be preserved by capturing elements of this style and using them in the design of the neighborhood and individual buildings.

This design theme does not require the copying of historical ideas, but suggests an update of historical ideas subject to current building technology, functional requirements, and desires of GRHOA lot owners (owners). The major elements of the theme are:

1. Buildings must be sympathetic to the natural landscape and must blend rather than affront the land.
2. Buildings must be constructed with natural materials. Historically, mountain buildings used these materials because they were the only ones available. Their use in Granite Ridge is proper 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 must be informal and organic rather than formal and imposing. There is a place for focal architecture, but this is in the public or commercial centers, not residential areas.

Additional more specific objectives are as follows:

General

- Investigate each site thoroughly. Read the Covenants with natural features in mind.
- Prepare individual design submittals with sufficient site information to have them effectively evaluated.
- Show all proposed projects in their neighborhood context.

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Landscape Design

- Retain existing tree stands and keep slope modification to a minimum.
- Make the transition from private land to public or common spaces as natural as possible.
- Replant and re-landscape with indigenous materials to create a gradual transition from the structures to the natural landscape.
- Eliminate formal landscaping or minimize it 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 that 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 of the home.
- 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.

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3.0 DESIGN REQUIREMENTS

3.1 Overview

The quality of Granite Ridge as a resort community and place to live will be strongly influenced by the quality of its architecture.

These Guidelines specify the details for the major architectural forms that will influence the visual quality of Granite Ridge. Within the general forms prescribed in this guide, a vast array of design opportunities will allow the development of rich architecture that will reflect favorably upon individual owners and the community as a whole.

Roof forms and construction details are recommended as the result of extensive experience in maintenance of snow in mountain environments. Roofs must be designed to ensure the accumulation of snow pillows on roofs that contribute to a soft winter landscape with the blending of roofs and landscape.

Landscaping and site improvement details will create a smooth transition from the undeveloped, wilderness, public landscape to developed, private residential sites.

For each lot, a building envelope was identified. These envelopes were selected to optimize:

1. Views
2. Access to skiing
3. Visual screening
4. Use of existing vegetation
5. Access
6. Ease of construction due to topography
7. Setback requirements
8. Avoidance of physical building constraints, including slope, drainage, soils and preservation of significant trees
9. Solar exposure.

Site improvement guidelines are directed to the improved portions and building envelope of each lot. Site improvements, earth grading, or landscape alteration outside of building envelopes should be minimized.

3.2 Architecture Requirements

In these Guidelines, “home” is defined broadly to include the primary single family residence, auxiliary residential units and any other structure built on a lot.

3.2.1 Roofs

1. Roof Slopes – All major roofs must have pitches between 5:12 and 8:12. Major roofs with greater or lesser slopes are prohibited. These pitches are deemed necessary to:
 - a. Ensure general continuity of design
 - b. Retain snow
 - c. Preserve human scale in buildings

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2. Roof Construction – Cold roofs are encouraged to comply with the required mountain architectural style and its emphasis on roof architecture. Cold roofs also do a superior job in preventing water intrusion into the home, especially in cold climates. Snow is much less likely to melt, and if it does melt, ice dams are less likely to form, or at least will be much smaller. Hot roofs may be used, but the roof, fascia and soffit must present a thick and well detailed appearance and the roof must include a ridge vent, which may or may not be functional, to comply with the required mountain architectural style and its emphasis on roof architecture. The combination of roof design and the abrasive character of the roof materials must be sufficient to prevent snow from sliding off the roof.
3. Roof Shapes – Gable roofs, partial hip roofs, and full hip roofs may be approved. Mansard roofs, false mansard roofs, gambrel, joined shed, curvilinear, A-frame, and domed roofs are prohibited. Roofs must not descend closer than seven feet from the ground. The roof must clearly provide a cover for the building and must 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.
4. Roof Overhangs – In mountain environments, roof overhangs protect walls and wall openings from rain and snow and contribute to the building's character. Roofs must overhang walls a minimum of 36". Roofs flush with walls are prohibited. In connection with each project, the architect must present a snow management plan that 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 formation of icicles must be incorporated into the roof plan and the plans for entrances and circulation around the building.
5. Roof Surfaces – Because of the extensive elevation changes that exist between building sites, roof structures will be highly visible and will constitute the most important element of the manmade environment. Cold roofs are highly encouraged with abrasive materials with 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 recommended:

- a. As of March, 2021, no new roofing assemblies can be constructed of wood shakes in the mapped IWUIC areas of Teton County, including Granite Ridge.
- b. Integrally colored concrete shakes and synthetic shakes.

The following roof materials are discouraged but may be approved with good reason:

- a. Asphalt-composition shingles, consistent tone
- b. Sod roofs with irrigation plan

The following roof materials are prohibited:

- a. Metal roofs except small minor metal roofs may be allowed with good reason.

6. Roof Appurtenances – Roof appurtenances including dormers, clerestories and skylights, create interesting and attractive interior spaces. Their location on the roof is critical to avoiding an over decorated, visually confusing appearance.
 - a. 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.
 - b. Ornaments such as finials, scroll work or ridge, barge and eave boards, or decorative turrets are discouraged.
 - c. Snow diverters, snow bars and snow clips should be designed as an integral part of the roof-scape because winter snow loads will eventually slid off, especially in the spring.

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All roofs are encouraged to use snow diverters, bars and clips wherever sliding snow can present a danger to people or vehicles.

- d. Rooftop access stairways, elevator shafts, vent shafts, and mechanical equipment areas must be confined within the roof.
- e. Antennae on roof ridges are prohibited and are unnecessary due to the availability of cable and satellite TV service.
- f. Skylights can be placed flush against the roof or up to three feet above the roofs surface. Skylights higher than three feet above the roof or placed at an angle to the roof are prohibited. Also, skylights must not extend to the eave line.
- g. Chimneys with wood, integrally colored concrete and masonry finished flush are recommended. Flat tops are preferred and side venting of the flue, with a flat cap and spark arrestor, is recommended. Exposed metal chimneys are prohibited.
- h. Clerestories must be placed within the field of the roof.
- i. Solar collectors and solar panels must lie flat on the plane of the roof. Collectors or panels that are angled with supports or are visible from off-site are prohibited.

3.2.2 Exterior Walls

1. Number of Exterior Wall Materials – Use of multiple exterior wall materials can lend visual interest to a building. Too many materials can create a garish appearance where the building competes with and visually overpowers the surroundings. Exterior walls must consist of from one to three materials.
2. Lower Exterior Walls – The lower three (3) to six (6) feet of exterior walls must be protected from extreme weathering and staining as a result of snow accumulation. Snow accumulation will vary throughout the GRHOA depending on location and solar exposure. The following lower exterior wall materials are recommended:
 - a. Stone
 - b. Integrally colored concrete formed with rough timbers
 - c. Integrally colored concrete with exposed aggregate

The following lower wall materials are prohibited:

- a. Wood or plywood
 - b. Aluminum or plastic siding
 - c. Asphalt composition
 - d. Transite
 - e. Tiles
 - f. Brick or simulated brick
3. Upper Exterior Walls – The upper portions of exterior walls must convey a sense of human scale, warmth and well-crafted construction. Material choices must 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 upper exterior wall materials are recommended:
 - a. Stone
 - b. Logs
 - c. Wood shingles or wood siding
 - d. Integrally colored concrete formed with rough timbers

The following upper exterior wall materials are prohibited:

- a. Brick and simulated brick
- b. Ceramic tile

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- c. Plastic siding
 - d. Aluminum siding
 - e. Steel siding
 - f. Asphalt or hardboard siding
4. Exterior Wall Appurtenances – Wall appurtenances can help enhance the functioning of windows and doors and lend visual interest to the building facade. However, wall appurtenances must not be over stated or over decorated.
- a. Painted, relief or trimmed design work is not recommended. Where it occurs, it should be confined to wall surfaces that are not in public view.
 - b. Shutters must be operable and made of wood. Fake shutters are prohibited.
 - c. Bay windows must be designed in a straightforward and direct manner.

3.2.3 Exterior Doors and Windows

Exterior doors and windows are an important part of a building's appearance and character. Doors and windows must be logically situated in the building form and must function as individual openings rather than continuous horizontal or vertical bands. Rich ornamentation is not recommended.

- 1. Doors should be protected from wind and overhanging snow or drifting snow. Protected entryways communicate a strong sense of orientation and are encouraged.
- 2. Windows must be constructed of wood, be wood covered or metal coated with an approved finish. Metal, vinyl clad windows may be allowed subject to color review.

3.2.4 Exterior Colors

Exterior colors must harmonize with the landscape of the site and surrounding buildings. Colors must respect the legacy of the region and Rocky Mountain rural color schemes. Warm earth tones in paint or stain are 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 described in the Design Review process, all exterior colors and materials must be approved.

3.2.5 Building Height

Homes must not exceed thirty (30) above original grade, as measured and defined by the Teton County Land Use Regulations.

3.2.6 Building Size

The principal residence have a minimum floor area of 2,500 square feet of habitable space. The maximum total combined floor area of habitable space of all buildings on a particular lot, excluding basements, are as follows:

Lot	Maximum Square Footage
3 through 7	8,000
8 through 13	7,000
14 through 16	8,000
17 through 28	7,000

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Lot	Maximum Square Footage
29	8,000
30 through 37	5,000
50 (was lots 1 & 2)	8,000

The maximum or minimum size requirements of the Covenants must never be exceeded. In addition, all buildings must be sized appropriately for the site, and there is no guarantee that the maximum floor area can be achieved.

3.2.7 Authorized Buildings

1. The first structure constructed or placed on any lot must be the principal residence.
2. A second or third building may be approved, typically a guest house or detached garage.
3. More than three (3) buildings on any lot is prohibited.
4. More than one (1) guest house or guest apartment is prohibited.

3.3 **Site Requirements**

3.3.1 Building Siting

Building siting must be responsive to existing features of terrain, drainage patterns, rock outcroppings, vegetation, views, solar exposure and skiing circulation. All structures must be sited wholly within the building envelope, except for the following:

1. Access driveways and associated retaining walls
2. Bridges anywhere on a lot
3. Parking areas, patios, retaining walls, and fences enclosing a vegetable garden to extend beyond the building envelope one-half the width of the setback or fifteen (15) feet, whichever is less
4. Eaves, balconies, decks or porches to extend beyond the building envelope one-half the width of the setback or six (6) feet, whichever is less

3.3.2 Grading

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

Grading and landscaping for any site must interface with all adjacent properties. The architect must indicate the means of accomplishing this interface in the landscape plan.

3.3.3 Retaining Walls

Retaining walls and cribbing must use natural materials such as wood timbers, logs or stone. The walls must meet the following requirements:

1. If stone is used, the wall must use the same stone used on the home or native granite boulders.
2. The maximum rise of any retaining wall is four (4) feet.

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3. When using multiple tiers, the minimum run is four (4) feet of usable planting space. The plants serve to break up the visual mass of the multiple walls.
4. The landscape plan must include cross section and elevation drawings showing:
 - a. Total wall length
 - b. Total wall height
 - c. Maximum rise
 - d. Minimum run and plants to be used within the run if multi-tiered
 - e. Setback if required

Native granite boulders are very pale in color. When the boulders are tightly stacked, especially in multiple tiers, they present a pale colored wall that is visually imposing and not appealing. To counter those problems, the boulders in multi-tiered walls must be loosely stacked with sufficient room for plants to grow between the boulders and break up the imposing mass. Boulders in a single tier wall are encouraged to do the same. The landscape plan must:

1. Show sufficient space between the boulders to allow plants to grow and thrive.
2. Identify the plants to be used.

3.3.4 Drainage

Drainage patterns within the site should be modified as little as possible. Storm drainage must not connect into the sanitary sewer system. Runoff from impervious surfaces such as roofs and pavement areas must be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas that are not part of any common easement.

3.3.5 Storage Areas

Trash containers, utility tanks, storage of patio furniture, and maintenance and recreational equipment must be screened from the view of the public and adjacent property owners. Trash containers must be inaccessible to wildlife. Walls enclosing these areas must be compatible with the materials and integral with the forms of the home.

3.3.6 Utilities

All utility lines be installed underground. Connections from trunk lines to individual structures must also be underground. Water supply lines and sewage disposal systems must be installed pursuant to the regulations of the Teton Village Water and Sewer District. Individual septic tanks, leach field systems or wells are prohibited except for a septic tank or pump storage tank necessary for a sewage lift station. The DRC must approve the location of any satellite dish. Large satellite dishes are prohibited.

3.3.7 Driveways

Driveways must reflect a residential scale and be smaller in dimension and softer in appearance than the common roadway that provides access to the lot. Choice of driveway materials must provide a sensible response to climate, grade, and drainage characteristics of the lot. Driveways within lot 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 must not exceed five percent (5%) for the first twenty (20) feet from the

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roadway, and must not exceed twelve percent (12%) elsewhere without approval of the DRC. Driveway and parking surfaces must be asphalt, gravel, concrete, unit pavers, or cobbles.

Recommended driveway locations are indicated on the Granite Ridge Final Plat. These were selected to provide reasonable access while minimizing grading. These driveway locations must be used unless an alternative location is shown to have less impact on the site, or another compelling reason, is accepted by the DRC.

In all cases, the driveway must provide direct access to and from either Granite Ridge Road or Lower Granite Ridge Road. A driveway providing direct access to or from Granite Loop Road is prohibited. There is too much traffic on Granite Loop Road to safely allow a driveway.

3.3.8 Parking

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

3.3.9 Exterior Lighting

The key to exterior lighting is understatement which helps preserve the magnificent night skies above Granite Ridge. These guidelines are based on the following documents:

- *"Lighting for Exterior Environments"* (RP-33-99), from the Illuminating Engineering Society of North America, focusing on lighting levels for intrinsically dark landscapes.
- Teton County Land Development Regulations, Article IV - Development Standards, Section 49370 - Exterior Lighting and Glare, focusing on residential lighting levels.

The permissible exterior lighting locations and times of use are as follows:

1. The main entrance door may be illuminated from dusk to dawn.
2. Other than the main entrance door, the use of lighting is allowed only in areas of pedestrian and vehicular traffic and only when the specific area is in use.
3. Decorative, accent and landscape lighting of all types are prohibited except for modest holiday-type decorative lighting between November 15 and January 15 provided the lighting does not create excessive glare or light trespass for neighboring lots, pedestrians or vehicles.

The permissible exterior lighting levels are as follows:

1. Other than the main entrance door, the measured level must not exceed one-half (0.5) foot-candle measured at grade while holding the meter's sensor horizontal to the grade and directly below each light fixture. This is also the Teton County requirement. For step lights installed within the rise of the step, a "hot spot" may be allowed where the measured level exceeds the maximum level if all of the following are true:
 - a. The hot spot is directly below the light fixture.
 - b. The measured level falls below the maximum level along an arc no more than six (6) inches horizontally from the point directly below the fixture.
 - c. The light and fixture meet all other requirements.

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2. The level at the main entrance door must not exceed two (2) foot-candles measured at grade while holding the meter's sensor horizontal to the grade and directly below the light fixture.
3. Light trespass into adjoining property anywhere along the property line must not exceed one-tenth (0.1) foot-candle measured five (5) feet above grade while holding the meter's sensor vertical to the grade and towards the brightest visible exterior light fixture.

Exterior lighting fixtures must incorporate all of the following design criteria:

1. Indirect lighting must be used wherever possible.
2. Fixtures must have a total cut-off of light at an angle of less than ninety (90) degrees.
3. The lamp or bulb must not be visible to other properties or pedestrian or vehicular traffic.

A computerized lighting control system, such as Vantage or LiteTouch, is highly recommended for exterior lighting. These systems provide for setting the maximum illumination levels for each zone or fixture. This is vastly superior to depending solely on dimmer switches to reduce excessively bright exterior fixtures. Sooner or later, these dimmers somehow get adjusted above the desired limit, creating problems for your neighbors as well as increasing your operational expense.

To avoid unnecessary exterior light pollution, carefully consider:

1. Which fixtures are turned on together (as few as possible)
2. How the fixtures are turned on (switch, motion sensor, timer, home automation, etc.)
3. When the fixtures are turned on (as little as possible)
4. How long the fixtures remain on (as short a time as possible)

Exterior lighting may be on only when there is vehicle or pedestrian activity in the illuminated area.

3.3.10 Landscaping

The landscape design objective is to fit buildings into the existing forest setting. Lawn areas are allowed only in limited "accent" spaces. Expansive irrigated lawns of drought intolerant grasses are prohibited. Ornamental and incongruous plant materials prohibited except in flower beds close to the home.

Landscape scale and overall landscape design must be developed so that one senses that new vegetation is integral with the natural mountain landscape and the inherent form, line, color and texture of the local plant communities. New planting should use plants that are indigenous to Granite Ridge or to the Rocky Mountain region and should be located to extend existing canopy edges or planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Opaque plantings at traffic intersections are prohibited. Plant materials used for erosion control must establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide eighty percent (80%) surface cover within one (1) growing session.

3.3.11 Native Grass

The following seed mix must be used within to reclaim disturbed areas to their natural condition or wherever the applicant desires to use native grass within the lot. The current seed mix is derived from page 12 of the "*Granite Ridge Road Development Permit Engineering Plans*", prepared by Jorgensen Engineering and is on file with the Teton County Planning office. This original seed mix was updated, as

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recommended by consulting landscape architects, to reflect Teton County’s current vision of what grasses are currently considered native and not noxious. The seed mix should be shown on the landscape plans. The typical seed price is \$6 to \$8 per pound which covers about 250 to 300 square feet.

Common grass name	%	Pounds of pure seed/acre
Western Wheatgrass	30	8.0
Smooth Broome	30	8.0
Slender Wheatgrass	20	5.5
Timothy	20	5.5

Native wildflower seeds may be added, up to five percent (5%) of the mix, but the seed mix must be approved by the DRC.

The use of hydroseeding is highly recommended as compared to spreading the seed by hand or a seed spreader. Without hydroseeding, the seed sits on top or just below the soil surface with little protection from the birds, wind or rain. With hydroseeding, the mulch binds to the seed and to the soil. This enables the seed to germinate faster, reduces soil erosion and reduces seed loss due to birds and wind. The erosion control mats provide additional protection for the soil and seed against birds and erosion caused by wind and rain. Straw colored erosion control mats are required for all sloped areas and recommended for all areas.

3.3.12 Exterior Exposed Concrete

All exterior exposed concrete such as driveways, patios, walkways, exterior walls, shakes, siding, etc. must be integrally colored before pouring the concrete using a DRC approved color native to the area. With integrally colored concrete, the entire batch of concrete is colored all the way through, similar to adding food coloring to cake icing. The chief advantage of integral pigments is that the color extends throughout the entire concrete slab so even when surface abrasion, chipping, flaking, or spalling occurs, the color will not wear away. The pigments in integral coloring admixtures also are chemically stable and won't fade over time from exposure to the weather or ultraviolet light.

Staining exposed exterior concrete after pouring the concrete is prohibited because normal wear and tear will remove the surface color resulting in a very unnatural and unattractive appearance not in keeping with these Guidelines.

3.3.13 Wildflower Sod and Seed Mixes

If a wildflower sod or seed mix incorporates shasta daisies or lupine, the use of such sod or seed is discouraged. Both of these flowers are extremely aggressive. In as little as two years, they likely will be the only plants remaining in the area where the sod or seed was planted. If you want a bed of shasta daisies or lupine, just plant them.

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3.3.14 Signs

All signs must be approved by the DRC and must meet the following requirements:

1. One (1) street number sign is required for each home for safety and emergencies. The sign must be located at the driveway entrance, high enough to be visible above the snow and located out of the way of snow plows. The owner's name may be included on the street number sign. The sign street number sign must not exceed two (2) square feet in total area.
2. Along the GRHOA perimeter, "No Trespassing" and "Private Property" signs may be approved by the GRHOA Board.
3. All other signs or advertising devices are prohibited, including construction signage.

3.3.15 Streams

Altering the route of a stream within a lot may be allowed for good reason with approval of the GRHOA Board. Altering the location where a stream enters or exits a lot is prohibited.

3.3.16 Temporary Structures

Temporary structures, such as trailers, tents, shacks or other similar buildings on any lot are prohibited except during construction as authorized by the GRHOA Board.

3.3.17 Fences

Fences are prohibited except for the following:

1. Fences enclosing a vegetable garden
2. Underground electronic fences to restrain and control dogs
3. Temporary fences to protect landscaping from deer and moose until the landscaping is established
4. The preexisting buck & rail fence along the easterly boundary of the common area lot 38

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4.0 DEVELOPMENT REQUIREMENTS

In these Guidelines,

1. Both “development” and “construction” are defined broadly to include any of the following on any lot or common area:
 - a. Alteration or disturbance of the natural land surface or vegetation
 - b. Building a new home, structure or other improvement
 - c. Altering of the exterior of an existing home, structure or other improvement
 - d. Demolishing, completely or partially, an existing home, structure or other improvement
2. An “owner” is defined as the record owner of a GRHOA lot including a contract purchaser, but excluding anyone having an interest in such lot as security for the performance of an obligation. The owner is responsible for:
 - a. Sponsoring the development project throughout the project lifecycle
 - b. Paying all fees and security deposits
 - c. Signing the Development Permit
 - d. Ensuring the project complies with the approved Detailed Design and these Guidelines and the Covenants
3. An “applicant” is defined as the collective group of the owner and owner’s agents, typically an architect and/or a general contractor, working together seeking approval for development on owner’s lot. Any notice sent to one (1) member of the collective is deemed notice to all members. The applicant is responsible for:
 - a. Interacting with the Design Review Committee (DRC) throughout the project lifecycle
 - b. Ensuring the project complies with the approved Detailed Design, these Guidelines and the Covenants

4.1 Administration

4.1.1 Design Review Committee

Before starting any development on a lot, the owner must have the development plans reviewed and approved by the DRC. The process to get DRC approval is described in the Project Lifecycle section of these Guidelines.

The DRC derives its existence and authority from the Declaration of Covenants, Conditions and Restrictions for Lots 1 through 38 of Granite Ridge, a Subdivision of Teton County, Wyoming, also simply called the Covenants. The DRC meets from time to time as the DRC determines is necessary to perform their review and approval duties.

The DRC consists of five regular members plus alternate members. Alternate members are non-voting unless their attendance is required to provide a quorum at any DRC meeting. At least one regular member, and either a second regular member or one alternate member, must be members of the GRHOA Board of Directors (GRHOA Board). One regular member and one alternate member must be architects licensed to practice in the State of Wyoming. All appointments to the DRC are made by the GRHOA Board.

The DRC is under no obligation to take any action to comply with these Guidelines.

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4.1.2 Development Permit

Before the commencement of development on a lot, the owner must obtain a Development Permit issued by the GRHOA Board. The process to get the Development Permit is described in the Project Lifecycle section of these Guidelines. The maximum duration of a development project is eighteen (18) months from issuance of the Development Permit to completion of all development, including landscape changes and repairs.

4.1.3 Tree Removal

The removal of any tree must be approved by the DRC. The DRC may approve the removal of a tree for any of the following reasons:

1. The tree is dead, fatally diseased or a significant threat to health and safety.
2. The tree must be removed in support of work authorized by a Development Permit.
3. The tree removal meets all of the following criteria:
 - a. Removal is limited to enhance specific views or to gain solar access.
 - b. Removal will not create a negative visual impact on adjacent GRHOA lots.
 - c. Removal will not create adverse impacts off-site; in particular, visual impact to the east of the property must be minimized.

Removing, destroying or significantly damaging a tree without DRC approval is significant non-compliance with these Guidelines and the Covenants.

Due to the prolific number of saplings, mostly aspens, the DRC has pre-approved the removal of any sapling with a diameter of one-half (0.5) inch or less at breast height.

4.1.4 Documentation Formats

The documentation format requirements for the Design Review process are:

1. Formal drawings and plans presented at meetings must be full size (about 22" x 34") so they are legible to all attendees.
2. The distribution of a drawing or plan in a digital format, other than PDF or Word or Excel, is discouraged because the most people are generally not familiar with, or lack access to, the latest technology required to view/manipulate such digital formats.
3. PDF, Word and Excel formats are encouraged for correspondence.

A complete printed set of all relevant project documentation, even those previously approved by the DRC, should always be brought to every Design Review meeting. This maximizes meeting productivity by ensuring the DRC has access to all relevant documentation during the course of the discussions.

4.1.5 Non-disturbance Area

Site disturbance caused by development must be minimized if the natural features of the home site and Granite Ridge are to be preserved. Site disturbance must be controlled by the erection of a non-disturbance fence surrounding the project work area. This non-disturbance fence will:

1. Protect existing native vegetation that is often irreplaceable or could take decades to regrow.
2. Increase safety by minimizing pedestrian and animal traffic within the project work site.

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3. Prevent sediments from disturbed areas from impacting creeks.

The non-disturbance fence must be installed as follows:

1. Fence materials - The non-disturbance fence must be a minimum of six (6) feet high consisting of green opaque material. The fence posts must be durable and able to support the wind load on the fence. The fence must be well maintained at all times throughout the development process.
2. Areas located inside the fence – All development must be enclosed inside the fence unless otherwise approved by the DRC. This area must be the minimum size necessary to support the development project. Depending on the site, there may also be “must be saved” trees inside the fence. By definition, these trees are significant trees that must be saved and not destroyed or significantly damaged during the development process.
3. Areas located outside the fence – All areas outside of the fence, and the fence itself, are non-disturbance areas. Any disturbance of a non-disturbance area is a significant non-compliance with these Guidelines and the Covenants.

4.1.6 Street Usage

The Granite Ridge streets are narrow and can be curvy and steep. The streets are an extremely important and very limited resource for the GRHOA and all of Granite Ridge. Everyone depends on having the streets open and safe at all times. Consequently, **on-street parking is prohibited in Granite Ridge and in Teton Village.**

The GRHOA Board may authorize specific on-street construction parking areas for use during the project’s authorized development duration, however, overnight on-street parking is prohibited at all times. If the GRHOA Board deems it is in the best interest of the GRHOA, these on-street construction parking areas may be authorized, restricted, modified, eliminated, or denied at any time at the sole discretion of the GRHOA Board without impacting owner’s or applicant’s responsibilities under the Development Permit, these Guidelines and the Covenants.

History demonstrates that applicants manage the parking within the owner’s lot quite tightly to ensure the health, safety and productivity of the construction site within the lot. In return for the GRHOA Board granting the privilege of on-street construction parking, which is really parking on the neighbor’s lot, the applicant must likewise manage on-street construction parking to at least the same standard as owner’s lot to return the favor of using the neighbor’s lot and to ensure the health, safety and productivity within the neighborhood. Failure to follow the on-street construction parking rules is a significant non-compliance with these Guidelines and the Covenants.

The GRHOA uses the Teton Village Improvement Service District (TVISD) for some administrative and maintenance tasks related to the streets. This may include:

1. Assisting the applicant in placing construction parking signs to mark the limits of any GRHOA Board authorized on-street construction parking areas.
2. Towing vehicles parked outside the limits of any GRHOA Board authorized on-street construction parking areas.

The applicant is responsible for contacting and working with the TVISD to resolve construction related problems with the GRHOA streets such as those listed below. Failure to follow the TVISD’s instructions

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or to meet the TVISD's standards is a significant non-compliance with these Guidelines and the Covenants.

1. The TVISD's normal winter street plowing is often unable to plow the on-street construction parking areas because applicant's vehicles are in the way. This results in an unsafe street condition that the applicant must resolve. To resolve this, the applicant must contact the TVISD and make mutually satisfactory arrangements with the TVISD to have the parking areas plowed at applicant's expense.
2. The TVISD's normal winter street sanding may not be sufficient for applicant's needs. For example, applicant may need additional sanding in support of a construction materials delivery truck. To resolve this, the applicant must contact the TVISD and make mutually satisfactory arrangements with the TVISD to have the street sanded at applicant's expense.

4.1.7 Rules of Conduct

The Rules of Conduct During Construction, provided in Attachment 1, are some rules that the owner, applicant and owner's representatives, agents, contractors and subcontractors must follow during construction of the project. These rules clarify some of the details of how to balance one owner's right to develop owner's lot versus the neighboring owners' rights to safe and quiet enjoyment of their lots. A violation of these rules is deemed a violation of these Guidelines and the Covenants.

4.1.8 Common Easements

In these Guidelines, "common easements" are defined as the easements for the roads and the groomed skiing/hiking trails. These are common easements because all GRHOA members (i.e. owners) have common rights to access and use these areas for the purposes defined in the underlying easements. During the Design Review process, if a project proposes to disturb the surface or landscape of a common easement, the DRC will decide on who repairs the easement to preexisting conditions or better. The DRC will specify one of the following scenarios for such repairs:

1. The GRHOA will be responsible for the repairs.
2. The applicant will be responsible for the repairs. Repairs must be done according to the DRC specified repair methodology and repair timetable. The repair methodology typically includes some or all of the following steps:
 - a. If the area was excavated, compacting the soil sufficiently to prevent future settling.
 - b. Grading to blend the disturbed area into the surrounding area and to ensure proper drainage.
 - c. Removing of all visible rocks and debris.
 - d. Covering the area with at least two (2) inches of clean topsoil.
 - e. Seeding with the approved GRHOA native grass seed mix unless the DRC approves another form of seed or sod.
 - f. Using erosion control mats for seeded areas is required on all sloped areas, and recommended for all areas, to prevent erosion while the grass gets established.

If, in the sole opinion of the DRC, the applicant fails to follow the required repair methodology or fails, or will fail, to return the easement to preexisting conditions or better within the repair timetable, the DRC will assume responsibility for the repairs and cure such failure.

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In both of the above scenarios, all expenses incurred by the GRHOA in returning the common easements to preexisting conditions or better will be offset against the owner's Common Easement Security Deposit as described in the Security Deposits section of these Guidelines.

4.1.9 Construction Materials

1. Used materials are prohibited except for architectural detailing
2. Pre-cut, prefabricated or modular structures of any kind are prohibited
3. Pre-manufacturing, such as the preassembly of log buildings, or used materials may be permitted at the discretion of the GRHOA Board, if the result is consistent with these Guidelines and the Covenants.

4.1.10 Change in Lot Ownership

If the underlying lot changes ownership at any point during the project lifecycle, the following applies:

1. If the change is before the issuance of the Development Permit, the DRC may withdraw all approvals for the project and owner thereby forfeits all interest in any fees paid related to the project. In addition, if the DRC deems any landscape damage repair is required due to prior geotechnical or site preparation work, owner retains such repair obligations until such repair is completed to the satisfaction of the DRC.
2. Otherwise, the new owner assumes sponsorship and all obligations of the project and must take all actions necessary to comply with all of the following:
 - a. The approved Detailed Design
 - b. All other approvals pertaining to the project lifecycle
 - c. The Development Permit, including the project duration
 - d. These Guidelines and the Covenants

4.1.11 Project Dispute Resolution

The owner may file an appeal request with GRHOA Board to resolve the following:

1. Any DRC decision during the project lifecycle. Such appeal must be made within ten (10) days of the relevant decision.
2. Any failure of the DRC to meet the response timeframes defined in each project lifecycle step. Such appeal must be made within twenty (20) days of the relevant failure.

The owner must file a written appeal request with the GRHOA Board and provide payment for the Appeal Request Fee as described in the Fees section of these Guidelines. The GRHOA Board may take one of the following actions within fifteen (15) days of receipt of the appeal request:

1. Deny the appeal request with or without supplying guidance to the DRC. In this case, the determination of the DRC is final and binding.
2. Schedule a meeting to hear the appeal and provide guidance to the DRC and owner regarding how to proceed. In this case, the determination of the GRHOA Board is final and binding.

If the GRHOA Board takes no action within fifteen (15) days of receipt of the appeal request, the appeal request is deemed denied.

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4.2 Project Lifecycle

The development project lifecycle set forth below will be used for all projects. The lifecycle includes all of the steps required for a large project such as the construction of a home. For projects of lesser size and complexity, some of the steps may be simplified or waived by the DRC to scale down the steps within the project lifecycle to match the size of the applicant's project as described in the Medium and Small Project Lifecycle section of these Guidelines.

Regardless of the project size, the DRC will guide the applicant through the project lifecycle steps below including having the applicant describe the proposed project's size and scope as follows:

1. What needs to be done and where on the lot.
2. How the work site will be accessed.
3. The project start date and how long it will take.
4. The permanent landscape changes there will be and why.
5. The temporary landscape disturbance there will be and how it will be repaired.
6. The temporary impact there might be on the neighborhood and how it will be minimized.

Throughout the development process, the DRC uses the Project Lifecycle Checklist document to:

1. Provide a quick and easy to use visual guide showing the project's current lifecycle status.
2. Provide visibility into all of the steps required, steps approved and steps waived for the project.

4.2.1 Preliminary Conference

4.2.1.1 *Description*

The purpose of this step is to allow the applicant and a DRC member to informally discuss the project design and goals, and the requirements of these Guidelines and the Covenants before substantial commitments of time and money are made for architectural design and engineering.

After assembling the document submittal shown below, the applicant must email the submittal to the GRHOA's general email address: Granite.Ridge.HOA@gmail.com. The applicant will receive an automated email response from the GRHOA email server and the email will be routed to the DRC.

Within ten (10) days of receipt of the submittal, the DRC Chairperson will call the applicant to discuss the applicant's project and how the project relates to these Guidelines.

Following the preliminary conference, based on the needs, scope and complexity of the project, the DRC Chairperson will:

1. Initially classify the project as large, medium or small. The classification can change as the DRC gets more detailed information about the project during the Design Review steps.
2. Provide applicant a copy of the project's Development Lifecycle Checklist. The checklist will be updated as the DRC gets more detailed information about the project during the Design Review steps.
3. Provide applicant any relevant contact information for other GRHOA personnel.
4. Provide applicant any relevant DRC documents.

All discussions are for informational and guidance purposes only and in no way bind the DRC.

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4.2.1.1 Document Submittal Requirements

The document submittal requirements for the Preliminary Conference are:

1. Contact information for the sponsoring owner, architect and general contractor. The applicant must keep this contact information up to date throughout the project lifecycle. This contact information must include:
 - a. Name
 - b. Company name for architect and contractor
 - c. Mailing address
 - d. Phone number
 - e. Email address
2. General information for the proposed project including:
 - a. Lot number
 - b. Estimated project start date
 - c. Estimated project duration
 - d. Description of what is to be done and the location within the lot
 - e. A couple of pictures, sketches or drawings of the project, if available

4.2.2 Geotechnical Review

4.2.2.1 Description

The purpose of this step is to support the geotechnical engineering that is needed in the conceptual stage of a designing a new home. The applicant often needs to employ a geotechnical engineer and an excavating contractor to gain an understanding of the soil and water characteristics within the building envelope.

The geotechnical review is always treated as a standalone small project with onsite excavation work limited to one (1) work day. This small project has its own project lifecycle and Development Permit separate from the project lifecycle associated with the potential construction of a future home. Doing this work as a small standalone project is to the benefit of the owner as it provides a simple and quick way to get the geotechnical work done without being burdened by the much broader large project approval requirements for a new home.

After assembling the document submittal shown below, the applicant must:

1. Deliver to the GRHOA Administrator one (1) printed copy of the submittal requirements.
2. Email the DRC Chairperson a notice of this delivery. This notice may include any available digital copies of the documents in the submittal, typically PDF, JPEG, Word or Excel files. If payment was made for any Fee or Security Deposit, a copy must be included.

Within thirty (30) days of receipt of the submittal, the DRC will take one of the following actions after reviewing the site staking and after determining if the submittal is complete and complies with these Guidelines and the Covenants.

1. If the DRC does not approve the site preparation or the submittal, the DRC will notify the applicant what was not approved and will provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and then request another DRC review. If the

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geotechnical work does not commence, or will not commence, before winter, applicant must remove all staking, fencing, taping, etc. and return the lot to preexisting conditions or better.

2. If the DRC does approve the site preparation and submittal, the DRC will provide written notice of the approval to the applicant. Because the GRHOA Board has delegated authority to the DRC to issue a thirty (30) day Development Permit for the Geotechnical work, this approval notice to the applicant also serves as the required Development Permit for the geotechnical work only.
 - a. Upon issuance of this approval notice the geotechnical work may commence.
 - b. Thirty (30) days after issuance of this approval notice the Development Permit terminates. The geotechnical work and the landscape repair work must be completed within this thirty (30) day window unless otherwise approved by the DRC.

4.2.1.2 Document Submittal Requirements

The document submittal requirements for the Geotechnical Review step are:

1. A site plan that includes:
 - a. The excavator's access route from the road into the lot to all of the excavation sites and back out to the road. The route must be designed to minimize damage to the landscaping, especially the common easements and any area visible from off the lot. The centerline of the route must be staked and flagged on the lot.
 - b. A statement that each excavated site will be backfilled and compacted before the excavator moves on to the next excavation site within the lot. Leaving any excavation site as an open pit is prohibited for health and safety reasons.
 - c. A statement that no trees with a one (1) inch diameter or greater at breast height and no significant shrubs will be significantly damaged or destroyed.
2. A landscape plan that details the methodology and timetable to repair all landscape damage to any common easements and any area visible from off the lot. See the Common Easements section of these Guidelines for details on the repair requirements. All repairs must return the damaged areas to preexisting conditions or better.
3. Owner's payment of the Geotechnical Review Fee as described in the Fees section of these Guidelines.
4. Owner's payment of the Common Easement Security Deposit as described in the Security Deposits section of these Guidelines.

4.2.3 Conceptual Design Review

4.2.3.1 Description

The purpose of this step is to provide the DRC and applicant an opportunity to discuss the design concepts early in the design process before a significant amount of time and money is spent on architecture and engineering.

The Conceptual Design Review focuses on the following issues:

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

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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. Determine that no part of the building will be readily visible from that portion of State Highway 390 due east of Granite Ridge.

After assembling the document submittal shown below, the applicant must:

1. Deliver to the GRHOA Administrator one (1) printed copy of the submittal requirements.
2. Email the DRC Chairperson a notice of this delivery. This notice may include any available digital copies of the documents in the submittal, typically PDF, JPEG, Word or Excel files. If payment was made for any Fee or Security Deposit, a copy must be included.

Within thirty (30) days of receipt of the submittal, the DRC will take one of the following actions after determining if the submittal is complete and complies with these Guidelines and the Covenants:

1. Notify the applicant the submittal requires specific improvements before the DRC will schedule a review meeting. Applicant must improve the submittal as requested by the DRC and then resubmit the submittal.
2. Notify the applicant of the date, time and location of the Conceptual Design Review meeting.

Applicant must attend this meeting unless excused by the DRC. In the event the applicant is unable to attend this meeting, the applicant must postpone the meeting to a date, time and location mutually convenient to the applicant and the DRC.

The general contractor is encouraged to attend all Design Reviews to gain a better understanding of these Guidelines, including the Rules of Conduct During Construction (Attachment 1), because of their impact on project cost.

At the meeting, applicant's presentation to the DRC must include all of the following:

1. The documents in the submittal
2. Color and material samples for all major exterior components
3. A three dimensional study model at 1/16" scale of the proposed building and lot including a depiction of all trees with a six (6) inch or greater diameter at breast height in their surveyed locations

During applicant's presentation, the DRC will provide comments and guidance to assist the applicant in complying with these Guidelines and the Covenants thereby hopefully avoiding any significant non-compliance issues when reviewing the Detailed Design submittal. The applicant should incorporate the DRC's comments and guidance when developing the more detailed submittal required for the Detailed Design Review.

4.2.3.2 Document Submittal Requirements

The document submittal requirements for the Conceptual Design Review step are:

1. A site plan of the lot at a scale of at least 1"=20" showing:
 - a. Lot
 - b. Easement and building envelope boundaries
 - c. Location of buildings within the lot

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- d. Maximum building height above original grade
 - e. Driveway alignment, surfacing, and lighting
 - f. Recommended centerline for construction & permanent driveways
 - g. Existing topography, vegetation, drainage and other relevant site features including the surveyed location, using a registered surveyor, of all trees six (6) inches or greater in diameter at breast height
 - h. Location and design of outdoor use areas including arrival areas, parking, outdoor living areas
 - i. Location of sewage pump station, if any
2. A landscape plan and a grading plan showing existing and proposed contours and areas of vegetation to be disturbed.
 3. Architectural plans at a scale of 1/8" or 1/4" showing the building floor plan and floor elevations of various building levels.
 4. Appropriate elevations, sections or sketches demonstrating how the building fits the site, blends into the vegetation edges, has minimal impact when viewed from State Highway 390, and is consistent with the design objectives and guidelines.
 5. For large projects, owner's payment for the Design Review Fee as described in the Fees section of these Guidelines.

4.2.4 Detailed Design Review

4.2.4.1 *Description*

The purpose of this step is for the DRC to confirm the now more detailed submittal is consistent with the DRC's comments and recommendations during the Conceptual Design Review and these Guidelines and the Covenants.

After assembling the document submittal shown below, the applicant must:

1. Deliver to the GRHOA Administrator one (1) printed copy of the submittal requirements.
2. Email the DRC Chairperson a notice of this delivery. This notice may include any available digital copies of the documents in the submittal, typically PDF, JPEG, Word or Excel files. If payment was made for any Fee or Security Deposit, a copy must be included.

Within thirty (30) days of receipt of the submittal, the DRC will take one of the following actions after determining if the submittal is complete and complies with these Guidelines and the Covenants:

1. Notify the applicant the submittal requires specific improvements before the DRC will schedule a review meeting. Applicant must improve the submittal as requested by the DRC and then resubmit the submittal.
2. Notify the applicant of the date, time and location of the Detailed Design Review meeting.

Applicant must attend this meeting unless excused by the DRC. In the event the applicant is unable to attend this meeting, the applicant must postpone the meeting to a date, time and location mutually convenient to the applicant and the DRC.

The general contractor is encouraged to attend all Design Reviews to gain a better understanding of these Guidelines, including the Rules of Conduct During Construction (Attachment 1), because of their

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impact on project cost. The general contractor must attend the Design Review meeting when scheduled to present the Construction Management Plan.

At the meeting, applicant's presentation to the DRC must include all of the following:

1. The documents in the submittal
2. Color and material samples for all major exterior components
3. A three dimensional (3D) study model at 1/16" scale of the proposed building and lot including a depiction of all trees with six (6) inch or greater diameter at breast height in their surveyed locations

During applicant's presentation, the DRC will provide comments and guidance on the Detailed Design submittal to assist the applicant in compliance with these Guidelines and the Covenants. To ensure the project complies with these Guidelines and the Covenants, the DRC may or may not require:

1. Modifications to the submittal documents
2. Additional submittal documents
3. Additional Design Review meetings

At the end of the Detailed Design Review process, the DRC will vote to approve or not approve the Detailed Design submittal. The DRC will approve only those Detailed Designs it finds to be in compliance with these Guidelines and the Covenants and may approve the submittal with conditions that it finds necessary to insure same. The affirmative vote of the DRC Architect member plus two other DRC members is necessary to approve the Detailed Design.

Within thirty (30) days of the meeting, the DRC will take one of the following actions after determining if the submittal is complete and complies with these Guidelines and the Covenants.

1. If the DRC does not approve the submittal, the DRC will notify the applicant the submittal is not approved and will provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and then resubmit the submittal.
2. If the DRC does approve the submittal, the DRC will provide written notice of the approval to the applicant and the GRHOA Board.

DRC approval of the Detailed Design does not constitute acceptance or approval of any subsequent project lifecycle.

If the Development Permit is not issued within one (1) year of the DRC approval of the Detailed Design, the DRC may withdraw all approvals for the project causing owner to thereby forfeit all interest in any fees paid related to the project. If owner desires to proceed with the project, owner must restart the project lifecycle process anew.

4.2.4.2 Document Submittal Requirements

The document submittal requirements for the Detailed Design Review step are:

1. Site Plan of the lot at a scale of at least 1"=20" showing:
 - a. Building footprints
 - b. Utility locations at the home and the utility routes from the road to the home
 - c. Surveyed locations, using a registered surveyor, of existing vegetation including all trees six (6) inches or greater in diameter at breast height

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- d. Existing and proposed grades (2 foot minimum contour interval)
 - e. Non-disturbance fence
 - f. Drainage
 - g. Proposed driveways, walks, decks, retaining walls, and any other proposed improvements
 - h. Surveyed location, using a registered surveyor, of the “must be saved” trees
2. Floor Plans (scale 1/2”=1’0” minimum) showing:
 - a. Room dimensions
 - b. Door and window locations and sizes
 - c. Location of mechanical and electrical systems
3. Footing and Foundation Plan (scale 1/8”=110” minimum) showing:
 - a. Site elevations of footings
 - b. Breaks in elevation (stepping)
4. Elevations (scale 1/2”=1’0” minimum) showing:
 - a. The exterior appearance of all elevations labeled in accordance with the site plan
 - b. Maximum building height above original grade
 - c. Height of chimney as compared with the ridge of the roof
 - d. Natural and finished grade for elevations of all views
 - e. Description of all exterior material, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc.)
 - f. Shadow patterns and material textures
5. Building Sections (scale 1/8”=1’10” minimum) showing
 - a. Building walls, floors, interior relationships, finished exterior grade
 - b. Any other information required to describe the interior/exterior relationships of the building.
6. Sufficient design details to adequately describe the design of the building.
7. GRHOA Exterior Colors and Materials Schedule.
8. Landscape Plan (scale 1”=20’ minimum) - The plan should be prepared in consultation with a landscape architect. The plan must include:
 - a. Grading plan with spot elevations (minimum 2 foot contour interval)
 - b. Drainage plan including rim and invert elevations for all drains and culverts
 - c. Irrigation plan if proposed
 - d. Seeded areas with type of seed shown
 - e. Non-disturbance fence
 - f. Location of decks or patios, storage, driveways, other freestanding structures, etc.
 - g. Planting plan showing location and type of plantings keyed to a planting list. All shrubs and trees must be native to Granite Ridge or the Rocky Mountain area and so certified by a landscape architect. Non-native shrubs and trees must have a variance granted by the DRC. Some reasons why a variance may be granted is if the non-native plant is closely related to a native plant or there is an advantage to using the non-native plant. Examples include:
 - i. The non-native Norway spruce is green and eliminates the non-native blue color problem of the Colorado spruce.
 - ii. If a Colorado spruce is used, each tree must be hand selected for the green colored variant to best match native evergreens. The blue colored variant is prohibited.

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The planting list must be in tabular format with a section for each plant type (flower, shrub and tree) and a row for each plant with the following columnar information:

- i. Key used on the site plan
- ii. Common name
- iii. Botanical name
- iv. Size (4", 1 gallon, etc.)
- v. Amount (number of individual plants)
- vi. Native (Y or N) – Not required for flowers unless specifically requested by the DRC. For a non-native flower planted in a flower bed, especially close to the home or out of public view, the DRC will typically grant a variance as long as the flower is deemed acceptable by the DRC, based on the flower's picture.
- vii. Comments – If a non-native plant is specific, this should explain why the DRC should grant a variance allowing its use.

Also submit a picture of each plant keyed to the planting list.

9. Exterior lighting plan – The exterior lighting plan should be prepared in consultation with a professional lighting designer. This plan must include:
 - a. A site plan showing the location and type of all exterior lighting
 - b. All fixture types used, including manufacturer and catalog number
 - c. All bulb types used, including manufacturer and catalog number
 - d. A specification or cut sheet for each fixture type
 - e. For each lighting zone, a description of use including hours of operation and any use limiting controls such as motion detectors, timers, photoelectric switches, etc.
 - f. For each type of fixture and bulb combination, a photometric lighting plan including minimum, average and maximum foot candles measured at grade
10. For all "must be saved" trees and all trees in the non-disturbance area whose canopy extends over the non-disturbance fence into the project work site, the steps recommended by an arborist to help preserve these threatened trees during and after construction. Examples of such recommendations include:
 - a. The methods that will be used to prevent, such as layers of mulch, and to correct, any soil compaction above the root ball caused by development activities.
 - b. If the grade above the root ball will be raised, the aeration system and retaining walls necessary to prevent suffocating the tree.
 - c. If the grade above the root ball will be lowered, the retaining wall and terracing necessary to minimize the loss of roots, and the corrective pruning of the tree to compensate for any the loss of roots.
11. Construction Management Plan – The general contractor must present a construction management plan. The plan must focus on how the development will interface to the neighborhood and will comply with these Guidelines, including the Rules of Conduct During Construction (Attachment 1), and the Covenants while minimizing neighborhood disruptions and ensuring safety. Areas to be discussed must include the following:
 - a. Parking plan
 - i. For onsite parking – parking locations, methods and procedures to actively manage the areas including preventing and curing violations
 - ii. For off-site parking – parking locations, transportation methods and procedures to get workers to and from the project site
 - b. Non-disturbance fence

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- c. Employee and subcontractor training on the Rules of Conduct During Construction (Attachment 1 of these Guidelines) with emphasis on:
 - i. Location of authorized parking areas and parking only in those area
 - ii. Staying out of the non-disturbance area and maintaining the fence
 - d. Construction driveway locations & materials, including a cross section for each type of construction. The first on-site task under the Development Permit must be the installation of this construction driveway.
 - e. Site and parking areas trash clean-up frequency
 - f. Street cleaning plan including triggering criteria, frequency and methods
 - g. Refuse management and removal procedures
 - h. Temporary lighting
 - i. Trailer parking areas
 - j. Material storage areas
 - k. Portable toilet area
 - l. Hours of operation
 - m. Snow removal, including off-site parking areas
 - n. Temporary signage
 - o. Spoils storage and stabilization measures
 - p. Any other items vital to the management of the project
- A site plan must be submitted that visually shows the physical layout of the above items.
- 12. Certificate of Insurance from the general contractor's insurance company showing the GRHOA is named as an additional insured. Owner must ensure that the GRHOA is kept as an additional insured for the duration of the project lifecycle.
 - 13. For a medium project's first Detailed Design Review meeting, owner's payment for the Design Review Fee as described in the Fees section of these Guidelines.
 - 14. For all projects, if applicable, owner's payment for the Extra Meeting Fee as described in the Fees section of these Guidelines.

4.2.5 Construction Documents Review

4.2.5.1 *Description*

Following issuance of the building and grading permits by Teton County, the purpose of this step is for the DRC to review the submittal to ensure the DRC approved Detailed Design is the same as the submittal's construction plans and the same as the plans approved by Teton County. If Teton County required changes that differ from the DRC approved Detailed Design, the DRC will work with the applicant to attempt to reconcile and approve those differences but DRC approval is not guaranteed.

After assembling the document submittal shown below, the applicant must:

- 1. Deliver to the GRHOA Administrator one (1) printed copy of the submittal requirements.
- 2. Deliver to the DRC Architect member one (1) printed copy of the submittal requirements.
- 3. Email the DRC Chairperson a notice of this delivery. This notice may include any available digital copies of the documents in the submittal, typically PDF, JPEG, Word or Excel files.

The DRC Architect member will review the construction plans to ensure compliance with the approved Detailed Design.

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Within thirty (30) days of receipt of the submittal, the DRC will take one of the following actions after the DRC determines if the submittal is complete and complies with these Guidelines and the Covenants.

1. If the DRC does not approve the submittal, the DRC will notify the applicant the submittal is not approved and will provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and then resubmit the submittal.
2. If the DRC does approve the submittal, the DRC will provide written notice of the approval to the applicant.

4.2.5.2 Document Submittal Requirements

The document submittal requirements for the Construction Documents Review are:

1. A set of construction plans
2. A copy of Teton County's Building Permit and Grading Permit
3. A copy of Teton County's Correction List
4. A cover letter, identifying all changes required by Teton County that impact the exterior of the home or the landscaping and differ from the DRC approved Detailed Design submittal. If no changes were required, simply state so in the letter
5. If connecting to the Teton Village water or sewer systems or adding any water using fixture, evidence that the Teton Village Water and Sewer District approved these actions.
6. If performing a road cut or if on-street parking is DRC approved, evidence that the Teton Village Improvement Service District approved these actions.

4.2.6 Site Preparation Review

4.2.6.1 Description

The purpose of this step is for the DRC to ensure the lot is properly prepared for the start of construction and in compliance with the approved Detailed Design and these Guidelines and the Covenants.

After completing the prerequisite tasks shown below, the applicant must:

1. Email the DRC Chairperson a notice that the prerequisite tasks are complete. If payment was made for any Fee or Security Deposit, a copy must be included.

The DRC will notify the applicant of the date and time of the Site Preparation Review meeting to be held at the lot. Applicant must attend this meeting unless excused by the DRC. In the event the applicant is unable to attend this meeting, the applicant must postpone the meeting to a date and time mutually convenient to the applicant and the DRC.

Within thirty (30) days of the review meeting, the DRC will take one of the following actions after determining if the site preparation is complete and complies with these Guidelines and the Covenants:

1. If the DRC does not approve the site preparation, the DRC will notify the applicant of the issues and provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and schedule another DRC review meeting. Prior to or at that review meeting, the applicant must provide the DRC with owner's payment for the Extra Meeting Fee as described in the Fees section of these Guidelines. If the Development Permit is not issued, or will not be

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issued, before winter, applicant must remove all staking, fencing, taping, etc. and return the lot to preexisting conditions or better.

2. If the DRC does approve the site preparation, the DRC will provide written notice of the approval to the applicant and the GRHOA Board. If the Development Permit is not issued, or will not be issued, within sixty (60) days of such approval, all of the following apply:
 - a. The DRC approval of the Site Preparation is automatically withdrawn
 - b. Applicant must remove all staking, fencing, taping, etc. and return the lot to preexisting conditions or better.

4.2.6.2 Prerequisite Tasks

The prerequisite tasks for the Site Preparation Review below must not be started until after the following:

1. Successful completion of all preceding project lifecycle steps.
2. When starting site preparation in the spring, the applicant and the DRC must mutually agree that the snow-melt impacting the lot has completed and the site has sufficiently dried out. This prevents unnecessary damage to the site and neighborhood, and ensures the construction starts smoothly and productively without being bogged down in mud.

The following tasks must be completed in preparation for the Site Preparation Review without damaging, destroying or removing any trees and with minimal damage to any shrubs.

1. Survey and stake, using a registered surveyor, the building envelope and easement boundaries, recommended centerline for the construction driveway, the permanent driveway, and utility locations and routes from the road to the home.
2. Install a non-disturbance fence delineating the limits of the project work site from the non-disturbance area. Marking tape may be temporarily used in areas of dense vegetation to avoid damaging shrubs or trees. This fence and its construction requirements are described in depth in the Non-disturbance Area section of these Guidelines. This fence must remain in place and be well maintained at all times for the duration of the project.
3. Surround all of the “must be saved” trees within the project work area with green or black four (4) foot high plastic snow fencing for protection. Additionally, at breast height, encircle each tree trunk at breast height with white flagging tape with “SAVE” written on the tape in black indelible ink. This fencing and flagging must remain in place and be well maintained at all times for the duration of the project.

4.2.7 Development Permit Issuance

4.2.7.1 Description

Before the commencement of any development on any lot, a Development Permit issued by the GRHOA Board must be obtained. Only the owner is authorized to sign the Development Permit Agreement. The GRHOA Board may only vote to issue a Development Permit upon:

1. The DRC’s notice to the GRHOA Board that the Detailed Design was approved; and
2. The DRC’s notice to the GRHOA Board that the Site Preparation was approved; and
3. The GRHOA Board’s verification that all fees and deposits due were received by the GRHOA.

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After assembling the document submittal shown below, the applicant must:

1. Deliver to the GRHOA Administrator one (1) printed copy of the submittal requirements.
2. Email the DRC Chairperson a notice of this delivery. This notice may include any available digital copies of the documents in the submittal, typically PDF, JPEG, Word or Excel files.

Within thirty (30) days of the receipt of the submittal, the GRHOA Board will take one of the following actions after determining if the project is complete and complies with the approved Detail Design and these Guidelines and the Covenants:

1. If the submittal is not approved, the GRHOA Board will notify the applicant of the issues and provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the GRHOA Board and then resubmit the submittal.
2. If the submittal is approved, the GRHOA Board will vote to approve the issuance of the Development Permit.
 - a. If the GRHOA Board does not approve the issuance, the GRHOA Board will notify the applicant of the issues and provide corrective actions. Applicant must resolve the issue to the satisfaction of the GRHOA Board so the GRHOA Board may vote again.
 - b. If the GRHOA Board does approve the issuance, the GRHOA Board will counter sign the Development Permit Agreement and deliver a copy to the owner and applicant. Development may commence.
 - i. If development does not commence within thirty (30) days of such approval, the GRHOA Board may terminate the Development Permit.
 - ii. The first task performed on the lot under the Development Permit must be the installation of this construction driveway. Failure to perform this task as required is a significant non-compliance with these Guidelines and the Covenants.

4.2.7.2 Document Submittal Requirements

The document submittal requirements for the Development Permit Issuance step are:

1. A completed Development Permit Agreement signed by the owner. Applicant can obtain a blank copy of the Development Permit Agreement from the DRC.
2. Owner's payment of the Compliance Security Deposit as described in the Security Deposits section of these Guidelines.
3. Owner's payment of the Common Easement Security Deposit as described in the Security Deposits section of these Guidelines.

4.2.8 In-process Compliance Reviews

4.2.8.1 Description

The purpose of this step, which is done without any Meeting Fee, is to ensure the in-process project complies with these Guidelines and the Covenants including, but not limited to, the following:

1. Development is compliant with all of the project's DRC approvals, these Guidelines and the Covenants.
2. Development impact on the surrounding neighborhood and residents is minimized.
3. The non-disturbance fence remains in place, is well maintained, project activity is within the fence and the non-disturbance area is not disturbed.

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4. On-street parking, if any is allowed, is well managed and compliant with the approved parking plan.
5. Development progress complies with the schedule.
6. Development is compliant with the Rules of Conduct During Construction (Attachment 1 of these Guidelines).

In the event the project is found to be non-compliant in any material or significant way, the DRC may notify the owner and applicant of the non-compliant issue and may suggested corrective actions. After such notice, the owner will have three (3) working days to resolve the issue to the satisfaction of the DRC or file an appeal with the GRHOA Board as described in the Project Dispute Resolution section of these Guidelines. If the issue is not resolved to the satisfaction of the DRC within the three (3) days, the DRC may notify the GRHOA Board of the non-compliant issue and the DRC may withdraw its approvals for the project. If the DRC withdraws its approvals for the project, the GRHOA Board may suspend the Development Permit. If the GRHOA Board suspends the Development Permit, these Guidelines and the Covenants prohibit all further development activity for this project. The applicant and owner must ensure all such project activity is immediately stopped. Development cannot restart until all of the following are accomplished:

1. The non-compliant issues are resolved to the satisfaction of the DRC and
2. The GRHOA Board reinstates the Development Permit.

4.2.9 Exterior Lighting Verification

4.2.9.1 *Description*

The purpose of this is to verify each installed exterior lighting fixture is in compliance with the Site Requirements for Exterior Lighting section of these Guidelines. This step must be done when the home and landscaping is substantially completed and all exterior lights are installed.

After assembling the document submittal shown below, the applicant must:

1. Email the DRC Chairperson a digital copy of the submittal, typically PDF, JPEG, Word or Excel files.

Within thirty (30) days of receipt of the submittal, the DRC will take one of the following actions after determining if the submittal is complete and complies with these Guidelines and the Covenants.

1. If the DRC does not approve the submittal, the DRC will notify the applicant the submittal is not approved and will provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and then resubmit the submittal.
2. If the DRC does approve the submittal, the DRC will provide written notice of the approval to the applicant.

4.2.9.2 *Document Submittal Requirements*

The document submittal requirements for the Exterior Lighting Verification step are:

1. A tabular list documenting each exterior light fixture's type, location and measured illumination level in foot-candles. Illumination levels are easily measured with any light meter that supports measuring in foot-candles. Such meters are generally available with a starting selling price of about \$100, examples include:

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- Center Technology CENTER 337 Light Meter
 - Bosworth Instrument 401027 Light Meter
 - Extech LT40 Light Meter
2. A cover letter certifying the exterior lighting complies with the requirements described in the Site Requirements for Exterior Lighting section of these Guidelines.

4.2.10 Final Compliance Review

4.2.10.1 *Description*

The purpose of this final review is for the DRC to ensure the project's development is complete and complies with the approved Detailed Design, these Guidelines and the Covenants.

After completing the prerequisite tasks shown below, the applicant must:

1. Email the DRC Chairperson a notice that the prerequisite tasks are complete. If payment was made for any Fee or Security Deposit, a copy must be included.

The DRC will notify the applicant of the date and time of the onsite Final Compliance Review meeting. Applicant must attend this meeting unless excused by the DRC. In the event the applicant is unable to attend this meeting, the applicant must postpone the meeting to a date and time mutually convenient to the applicant and the DRC.

Within thirty (30) days of the review meeting, the DRC will take one of the following actions after determining if the project is complete and complies with the approved Detail Design, these Guidelines and the Covenants:

1. If the DRC does not approve the project's compliance, the DRC will notify the applicant of the issues and provide suggested corrective actions. Applicant must resolve the issues to the satisfaction of the DRC and schedule another DRC review meeting. Prior to or at that review meeting, the applicant must provide the DRC with owner's payment for the Extra Meeting Fee as described in the Fees section of these Guidelines.
2. If the DRC does approve the project's compliance, the DRC will provide written notice of the approval to the applicant and the GRHOA Board. The Development Permit is terminated and there is no further development authorized thereunder.

4.2.10.2 *Prerequisite Tasks*

The following tasks must be completed in preparation for the Final Compliance Review step:

1. Successful completion of all preceding project lifecycle steps
2. Complete all development authorized under the Development Permit
3. Obtain Teton County's permanent Certificate of Occupancy, if applicable

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4.2.11 Security Deposit Refunds

4.2.11.1 *Description*

The purpose of this step is for the GRHOA to refund to the owner the remaining balance, if any, of any security deposits associated with the project. Following DRC approval of the Final Compliance Review, the security deposits will be refunded according to the following schedule:

1. Common Easement Security Deposit – This deposit will be held for one (1) full winter following the completion of the common easement landscape repair work. Following that full winter and upon resolution of any issues with the common easement landscape repair to the satisfaction of the DRC, the remaining balance of the security deposit will be refunded on the following June 30. This process ensures the common easements are properly repaired and the ground did not settle subsequent to the repairs.
2. Compliance Security Deposit – The remaining balance will be refunded within thirty (30) days after any and all issues related to the project are resolved to the satisfaction of the GRHOA Board.

4.3 **Medium and Small Project Lifecycles**

For small or medium projects, some of the steps defined within the project lifecycle may be simplified or waived by the DRC to scale down the steps within the project lifecycle to match the size of the applicant's project. The simplifications shown below are typical and the DRC may further simplify the lifecycle based upon the specific project under review.

4.3.1 Medium Projects

4.3.1.1 *Medium Project Attributes*

A medium project is a project with a duration of up to four (4) months and has one or more of the following attributes:

1. Heavy equipment, such as an excavator, crane, gradall, bobcat, skid-steer, backhoe, etc., will drive off the road or driveway.
2. Teton County building permit will be required.
3. On-street parking will be requested.
4. Common easements will be disturbed.

Typical medium projects include enclosing a deck, adding a deck, replacing a driveway, remodel of a small part of the exterior for an existing home, connecting to the natural gas line or fiber optic line, etc.

4.3.1.2 *Typical Medium Project Lifecycle Simplifications*

At the discretion of the DRC, the DRC will typically simplify the project lifecycle as follows:

1. Conceptual Design Review is waived.
2. Geotechnical review is not applicable.
3. 3D model is waived.
4. DRC Design Review meetings may or may not be required depending on the specific project.

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5. DRC Architect member approval of the design is waived but the DRC must still approve the design.
6. Non disturbance fence reduced to a four (4) foot high green or black plastic snow fence.

4.3.2 Small Projects

4.3.2.1 *Small Project Attributes*

A small project is a project with a duration of two (2) weeks or less and has all of the following attributes:

1. Heavy equipment, such as an excavator, crane, gradall, bobcat, skid-steer, backhoe, etc., will not drive off the road or driveway.
2. A Teton County building permit will not be required.
3. On-street parking will not be requested.

Typical small projects include replanting an existing flower bed, adding a new flower bed, add new trees, changing the color of any part of a home's exterior, removing a tree, replacing a roof, etc.

4.3.2.2 *Typical Small Project Lifecycle Simplifications*

At the discretion of the DRC, the DRC will typically simplify the project lifecycle as follows:

1. Conceptual Design Review is waived.
2. Geotechnical review is not applicable.
3. Design Review Fee is waived.
4. DRC Design Review meetings waived.
5. Design drawings can be informal and even hand drawn sketches are allowed, provided:
 - a. All relevant dimensions are accurately noted.
 - b. The orientation of the project's work area to the overall lot is apparent.
6. 3D model is waived.
7. Contractor's certificate of insurance is waived.
8. DRC Architect member approval of the design is waived but the DRC must still approve the design.
9. Some or all of site preparation is waived.
10. Compliance Security Deposit is waived.
11. The GRHOA Board may issue the required Development Permit to the owner via a simple email in which case the owner need not submit the more formal Development Permit Agreement.

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5.0 MISCELLANEOUS

5.1 Amendments

These Design Guidelines may be amended at any time by the unanimous vote of the DRC.

5.2 Design Variance Process

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

The DRC may request such additional documentation, reports and other documentary evidence from the applicant as it deems necessary to process the variance request.

Before a variance can be granted, the DRC must make a finding that the following conditions are satisfied by evidence supplied to the DRC by the applicant and that the variance is the minimum variance that makes possible the reasonable use of the land, building or structure. All of the following conditions must be met before the DRC can grant a variance:

1. That the special conditions and circumstances do not result from the actions of the applicant.
2. That special or extraordinary circumstances apply to the subject property that do not apply to other building sites in the GRHOA.
3. That the granting of a variance recognizes a creative and positive design solution and the variance will not adversely affect these Guidelines.
4. That the design solution proposed by the applicant is as good as or better than that provided for in these Guidelines.

In granting a variance, the DRC may prescribe appropriate conditions and safeguards to ensure compliance with these Guidelines and the Covenants; and a violation of these conditions and safeguards are deemed a violation of these Guidelines and the Covenants.

The affirmative vote of the DRC Architect member plus two other DRC members are required to grant a variance.

5.3 Fees

The DRC is authorized to collect the following non-refundable fees from the owner in support of the development project lifecycle. All fees are payable to the Granite Ridge Homeowners Association.

1. Design Review Fee – At the beginning of the project lifecycle, the DRC will review the proposed project's attributes and will classify a project according to size that, in turn, determines the size of the Design Review Fee due. If the project's attributes change, resulting in an increase in the size of the project, the appropriate adjustment to fee must be made.

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- a. Large Project Design Review Fee – \$1,500 payable at the Conceptual Design Review meeting. A maximum of three (3) Design Review meetings, one (1) Site Preparation Review meeting and one (1) Final Compliance Review meeting are included.
 - b. Medium Project Design Review Fee – \$500 payable at the first Design Review meeting. A maximum of two (2) Design Review meetings, one (1) Site Preparation Review meeting and one (1) Final Compliance Review meeting are included.
 - c. Small Project Design Review Fee – The Design Review Fee is waived. A maximum of one (1) Design Review meeting, one (1) Site Preparation Review meeting and one (1) Final Compliance Review meeting are included.
2. Extra Meeting Fee – \$500 payable at the extra meeting. This fee is for any DRC meeting beyond those included in the Design Review Fee.
 3. Geotechnical Review Fee – \$250 payable before DRC approval of the geotechnical work.
 4. Appeal Request Fee – \$500 payable when an owner files an appeal request with the GRHOA Board for dispute resolution.

Upon the recommendation of the majority of the DRC, the GRHOA Board may add, change or delete fees.

5.4 Security Deposits

The DRC is authorized to collect the following refundable security deposits from the owner in support of the development project lifecycle. The GRHOA will hold the security deposits as security for the owner's full and faithful performance of their obligations under the Development Permit, these Guidelines and the Covenants. All security deposits are held without interest.

The amounts listed below are the standard fee amounts but the DRC may vary the fee based on the specifics of the project. All security deposits are payable to the Granite Ridge Homeowners Association.

1. Compliance Security Deposit – This deposit may be used for the following:
 - a. Reimburse the GRHOA for any expenses incurred to cure any non-compliance with the Development Permit, these Guidelines or the Covenants.
 - b. Pay any Covenant Violation Penalty Fee, as defined in the Development Permit, resulting from the project's non-compliance with the Development Permit, these Guidelines or the Covenants.

The amount of this deposit is calculated as the lesser of (\$3,000 + (\$2,000 * project duration in months) or \$25,000. This deposit is payable before the issuance of the Development Permit.

2. Common Easement Security Deposit – This deposit may be used to reimburse the GRHOA for expenses incurred in repairing any Common Easements to preexisting conditions or better as described in the Common Easements section of these Guidelines. The amount of the deposit is set as follows:
 - a. As part of the Geotechnical Review – \$3,000
 - b. As part of the Design Review – Calculated as the greater of \$3,000 or (\$4.00 per square foot of the estimated disturbed common easement area as determined by the DRC).

This security deposit is payable before the issuance of the Development Permit.

The use of these security deposits is at the discretion of the GRHOA. If the balance of any security deposit is not sufficient for its intended use, the GRHOA may use any of the owner's other security deposits if such use is deemed in the best interests of the GRHOA. When the GRHOA notifies owner of

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any reduction in the balance of a security deposit, the owner must fully restore the security deposit to its original balance within fifteen (15) days. Failure to restore the security deposit balance within the specified timeframe is a significant violation of these Guidelines and the Covenants and the unrestored amount may be subject to interest charges at the rate of eighteen percent (18%) per annum as provided for by the Covenants.

The security deposit refund process is described in the Security Deposit Refunds section of these Guidelines.

Upon the recommendation of the majority of the DRC, the GRHOA Board may make additions, changes and deletions to the security deposits.

5.5 Severability

If any provision of these Guidelines is found invalid or unenforceable in any respect, the validity and enforceability of the remaining provisions shall not be impaired thereby.

5.6 Enforcement

When the owner acquired owner's lot, the owner consented to the enforcement of these Guidelines and the Covenants. As part of such enforcement, the owner consented to the entry of an injunction against owner or guests or tenants to terminate and restrain any violation of these Guidelines or the Covenants. Any owner who allows their lot to be used or developed in violation of these Guidelines or the Covenants further agreed to pay all costs incurred by the GRHOA or other owners in enforcing the these Guideline or the Covenants, including reasonable attorney's fees.

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Attachment 1

Rules of Conduct During Construction

Everyone working on this construction site must follow these Rules of Conduct.

1. Construction Site

- 1.1. Ensure development is in accordance with the plans approved by the Design Review Committee.
- 1.2. Maintain non-disturbance fencing as approved by the Design Review Committee.
- 1.3. Avoid any disturbance outside of the non-disturbance fence, including the fence.
- 1.4. Maintain lot in a clean and safe condition.
- 1.5. Keep trash and debris in suitable containers. Trash should not be visible, especially on holidays and weekends.
- 1.6. Remove trash and debris as required but no less than weekly.
- 1.7. Limit dust as much as possible.
- 1.8. No exterior development of any kind during a Federal government holiday weekend or during any mid-week Federal government holiday.
- 1.9. All development must comply with the following sound limitations. Sound shall be measured on a sound level meter which complies with ANSI and international standards operated on an "A" weighting scale with slow response. Sound must not exceed the stated levels anywhere along the property line. As an example, OSHA requires all construction vehicles to have a backup warning alarm audible above surrounding noise level. Typically this reverse signal alarm sounds at 95-105 decibels.
 - 1.9.1. 7:30am to 6:00pm - no sound limits are specified but developer must use best efforts to minimize adverse impact on the neighborhood.
 - 1.9.2. 6:00pm to 7:30am - sound must not exceed 55 decibels. This sound limit effectively prohibits the exterior use of any vehicle equipped with a backup warning alarm, any type of gas/electric/pneumatic/power tool and any compressor.
- 1.10. Restore all easements on Owner's lot to pre-existing conditions or better. Common Easement repair must be done as agreed in the plans approved by the Design Review Committee.
- 1.11. No open fires or burning of trash or construction debris except for one burn barrel during cold or wet weather conditions.
- 1.12. Avoid damage to any tree identified as "must be saved".
- 1.13. Traffic into and out of the lot must be via a stone road bed, or better, to minimize vehicular trackout of dirt, rock, etc.
- 1.14. Construction signs are permitted providing they follow the signage requirements defined in the Covenants.

Granite Ridge Homeowners Association Design Guidelines

Attachment 1

Rules of Conduct During Construction

2. Streets

- 2.1. On-street parking is limited to authorized construction parking areas.
- 2.2. No overnight storage or overnight parking on any street.
- 2.3. Eliminate trackout of dirt/dust/stone onto streets.
- 2.4. Ensure the road is broom clean at the end of each major delivery and at the end of every day. At mechanized sweeper such as a bobcat is required to do the job properly when there is mud on the road.
- 2.5. Remove all trash and debris from parking areas on a daily basis.
- 2.6. Avoid damage to the street beyond normal wear and tear.
- 2.7. Tire chains on snow covered streets are permitted but chains should to be avoided when the street is clear, especially for heavy construction vehicles.
- 2.8. Any road cut must be authorized by the Teton Village Improvement Service District.

3. Other Lots, Easements on Other Lots, Turnarounds and Common Areas.

- 3.1. No use of other lots or their driveways to turn around vehicles. All vehicles must use the Owner's lot or the turnaround areas provided at the end of both Granite Ridge Road and Lower Granite Ridge Road. Because the turnarounds are not large enough to accommodate tractor trailers, the trailers must be unloaded on Granite Loop Road.
- 3.2. Restore all easements used to pre-existing conditions or better immediately after use. Common Easement repair must be done as agreed in the plans approved by the Design Review Committee.
- 3.3. No use of other lots or common areas for access or storage.
- 3.4. Avoid damage to other lots and common areas.
- 3.5. No blocking of any driveway entrance, including parking across the street from the entrance.
- 3.6. No blocking of skiing or hiking easements.

Granite Ridge Homeowners Association Design Guidelines Attachment 2

RESOLUTION ADOPTED BY THE GRANITE RIDGE HOMEOWNERS ASSOCIATION DESIGN REVIEW COMMITTEE REGARDING AMENDED AND RESTATED DESIGN GUIDELINES

The Design Review Committee ("DRC") of the Granite Ridge Homeowners Association ("GRHOA"), unanimously adopted the following resolution on December 4, 2014.

WHEREAS, a Declaration Of Covenants, Conditions And Restrictions For Lots 1 Through 38 Of Granite Ridge ("GRHOA properties"), A Subdivision Of Teton County, Wyoming ("Covenants") was recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk in Jackson, Wyoming; and


WHEREAS the Covenants contain the original Design Guidelines attached as Exhibit A to the Covenants; and

WHEREAS the original Design Guidelines provide in Paragraph 5.2 that the Design Guidelines may be amended by a unanimous vote of the DRC; and

WHEREAS, the DRC determined that new Design Guidelines would, amongst other things, better ensure that major design elements in buildings are compatible with surrounding structures and the quality of the environment, and unanimously voted to amend the original Design Guidelines;

NOW THEREFORE BE IT RESOLVED that the original Design Guidelines recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk shall be superseded and replaced in their entirety per the attached Design Guidelines Version 2.00. It is the intent herein that all of the GRHOA properties shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the attached Design Guidelines Version 2.00, all of which are for the purpose of preserving and maintaining the natural character and value of the GRHOA properties. The attached Design Guidelines Version 2.00 shall run with the GRHOA properties, and shall be binding on all parties having or acquiring any legal or equitable interest in or to the same, and shall inure to the benefit of all of the owners of the GRHOA properties or any part thereof.


Joseph J. Abracht, Chairperson


Larry Berlin


Ross Hartley


Cathy Ormond


Michael Zolik

Granite Ridge Homeowners Association Design Guidelines Attachment 3

AMENDMENT TO DESIGN GUIDELINES OF THE GRANITE RIDGE HOMEOWNERS ASSOCIATION TETON COUNTY, WYOMING

This instrument ("Amendment") is made by the Board of Directors ("Board") and the Design Review Committee ("DRC") of Granite Ridge Homeowners Association ("GRHOA"), a Wyoming non-profit corporation.

WHEREAS, a **Declaration of Covenants Conditions, and Restrictions for Lots 1 Through 38 of Granite Ridge**, A Subdivision of Teton County, Wyoming ("Covenants") was recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk in Jackson, Wyoming; and

WHEREAS the Covenants contain the original Design Guidelines attached as Exhibit A to the Covenants; and

WHEREAS the original Design Guidelines were superseded and replaced in their entirety per those Amended and Restated Design Guidelines of the Granite Ridge Homeowners Association Teton County, Wyoming (Design Guidelines Version 2.00) filed in the Office of the Teton County Clerk on March 27, 2015 in Book 891, pages 231-277; and

WHEREAS Paragraph 5.3, Fees, of the Design Guidelines Version 2.00 provide that upon the recommendation of the majority of the DRC, the Board may add, change or delete fees; and

WHEREAS, the DRC and the Board after much consideration have determined that it is in the best interests of the GRHOA and its members to charge an Administrative Fee;

NOW THEREFORE, Paragraph 5.3, Fees, of the Design Guidelines Version 2.00 is hereby modified by the addition of the following:

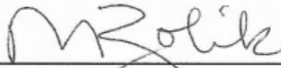
Granite Ridge Homeowners Association Design Guidelines Attachment 3

Administrative Fee – In addition to reimbursing the GRHOA for any expenses incurred by the GRHOA in curing an Owner's violation of the Covenants, including these Design Guidelines, the Owner must pay the GRHOA an additional twenty percent (20%) of such incurred expenses as an administrative fee. For example, if the GRHOA spends one thousand dollars (\$1,000) curing a violation, the Owner must pay the GRHOA an administrative fee of two hundred dollars (\$200) in addition to reimbursing the GRHOA the one thousand dollars (\$1,000) for expenses incurred by the GRHOA.

All other terms and conditions of Design Guidelines Version 2.00 not in conflict herewith shall be deemed to survive and be of full force and effect.

IN WITNESS WHEREOF, the Chairman of the DRC does hereby state that the DRC members voted unanimously (5-0) to approve this Amendment.

DATED this 14 day of March, 2016.



GRHOA Design Review Committee
Michael Zolik, Chairperson

IN WITNESS WHEREOF, the President and Chairperson of the Board does hereby state that the Board members voted unanimously (3-0) to approve this Amendment.

DATED this 14 day of March, 2016.



GRHOA Board of Directors
Joseph J Albracht, President & Chairperson

Granite Ridge Homeowners Association Design Guidelines Attachment 4

AMENDMENT TO DESIGN GUIDELINES OF THE GRANITE RIDGE HOMEOWNERS ASSOCIATION TETON COUNTY, WYOMING

This instrument ("Amendment") is made by all five members of the Design Review Committee of Granite Ridge Homeowners Association ("GRHOA"), a Wyoming non-profit corporation.

WHEREAS, a Declaration Of Covenants Conditions, And Restrictions For **Lots 1 Through 38 Of Granite Ridge** (GRHOA properties), A Subdivision Of Teton County, Wyoming ("Covenants") was recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk in Jackson, Wyoming; and

WHEREAS the Covenants contain the original Design Guidelines attached as Exhibit A to the Covenants; and

WHEREAS the original Design Guidelines were superseded and replaced in their entirety per those Amended And Restated Design Guidelines Of The Granite Ridge Homeowners Association Teton County, Wyoming (Design Guidelines Version 2.00) filed in the Office of the Teton County Clerk on March 27, 2015 in Book 891, pages 231-277; and

WHEREAS Paragraph 5.1 of the Design Guidelines Version 2.00 provide that they may be amended by a unanimous vote of the Design Review Committee; and

WHEREAS, the Design Review Committee after much consideration has determined that using concrete as an exterior wall surface does not comport with surrounding structures and the quality of the environment;

Granite Ridge Homeowners Association Design Guidelines Attachment 4

NOW THEREFORE, Paragraph 3.2.2, Exterior Walls, Paragraph 3.2.1.6g, Chimneys, and Paragraph 3.3.12, Exterior Exposed Concrete, of the Design Guidelines Version 2.00 is hereby modified as follows:

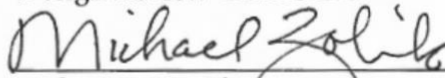
Concrete may not be used as an exterior wall surface.

All other terms and conditions of Design Guidelines Version 2.00 not in conflict herewith shall be deemed to survive and be of full force and effect.

IN WITNESS WHEREOF, the Chairman of the Design Review Committee does hereby state that all five members of the Design Review Committee unanimously voted to approve this Amendment.

DATED this 9th day of March, 2016.

Granite Ridge Homeowners Association
Design Review Committee:



Michael Zolik, Chairman

Granite Ridge Homeowners Association Design Guidelines Attachment 5

AMENDMENT TO DESIGN GUIDELINES OF THE GRANITE RIDGE HOMEOWNERS ASSOCIATION TETON COUNTY, WYOMING

This instrument ("Amendment") is made by the Design Review Committee ("DRC") of Granite Ridge Homeowners Association ("GRHOA"), a Wyoming non-profit corporation.

WHEREAS, a Declaration of Covenants Conditions, and Restrictions for Lots 1 Through 38 of Granite Ridge, A Subdivision of Teton County, Wyoming ("Covenants") was recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk in Jackson, Wyoming; and

WHEREAS the original Design Guidelines are attached as Exhibit A to the Covenants; and

WHEREAS the original Design Guidelines were superseded and replaced in their entirety per those Amended and Restated Design Guidelines of the Granite Ridge Homeowners Association Teton County, Wyoming ("Design Guidelines Version 2.00") filed in the Office of the Teton County Clerk on March 27, 2015 in Book 891, pages 231-277; and

WHEREAS Paragraph 5.1, Amendments, of the Design Guidelines Version 2.00 provide that they may be amended by a unanimous vote of the DRC; and

WHEREAS, the DRC after much consideration have determined that it is in the best interests of the GRHOA and its members to clarify and define the requirements for a construction driveway during development;

NOW THEREFORE, Paragraph 4.2.4.2 Detailed Design Review – Document Submittal Requirements, of the Design Guidelines Version 2.00 is hereby modified by the addition of the following:

Whenever a Common Easement will be disturbed by an Owner's development project, the Owner's contractor must include a Common Easement Disturbance Plan as part of the Construction Management Plan. Such plan must include the following:

1. A narrative including:
 - a. Description of the need for the disturbing the easement
 - b. Timetable (at least start & end dates) for the use of the easement
 - c. Actions planned to maximize safety and minimize negative impacts on all easement users
2. A site plan, labelled "Common Easement Disturbance Site Plan", showing:
 - a. Boundaries of the easement, easement number from the Granite Ridge plat, and the easement's relationship to owner's lot, if an
 - b. Access route into and out of the easement that will be used by all personnel and equipment working within the easement
 - c. Location of non-disturbance fence within the easement and where, if anywhere, the fence connects to the non-disturbance fence on Owner's lot
 - d. Size of the disturbance area, i.e. the area within the non-disturbance fence, in square feet
3. A landscape plan, labelled "Common Easement Disturbance Landscape Repair Plan" including:
 - a. Timetable (at least start and end dates) for landscape repair

Granite Ridge Homeowners Association Design Guidelines Attachment 5

GRHOA Common Easement Disturbance Plan

- b. Repair methodology to be used on the disturbance area as described the Common Easements section of the Design Guidelines unless otherwise approved by the DRC
- c. A discussion of the water source (e.g. spring melt off, irrigation, etc.) to be used to help the establish any new or disturbed trees, shrubs or grasses

All other terms and conditions of Design Guidelines Version 2.00 not in conflict herewith shall be deemed to survive and be of full force and effect.

IN WITNESS WHEREOF, the Chairman of the DRC does hereby state that the DRC members voted unanimously (5-0) to approve this Amendment.

DATED this 10th day of June, 2016.



GRHOA Design Review Committee
Michael Zolik, Chairperson

Granite Ridge Homeowners Association Design Guidelines Attachment 6

AMENDMENT TO DESIGN GUIDELINES OF THE GRANITE RIDGE HOMEOWNERS ASSOCIATION TETON COUNTY, WYOMING

This instrument ("Amendment") is made by the Design Review Committee ("DRC") of Granite Ridge Homeowners Association ("GRHOA"), a Wyoming non-profit corporation.

WHEREAS, a Declaration of Covenants Conditions, and Restrictions for Lots 1 Through 38 of Granite Ridge, A Subdivision of Teton County, Wyoming ("Covenants") was recorded on September 7, 1994 in Book 295, pages 0113-0146 in the Office of the Teton County Clerk in Jackson, Wyoming; and

WHEREAS the original Design Guidelines are attached as Exhibit A to the Covenants; and

WHEREAS the original Design Guidelines were superseded and replaced in their entirety per those Amended and Restated Design Guidelines of the Granite Ridge Homeowners Association Teton County, Wyoming ("Design Guidelines Version 2.00") filed in the Office of the Teton County Clerk on March 27, 2015 in Book 891, pages 231-277; and

WHEREAS Paragraph 5.1, Amendments, of the Design Guidelines Version 2.00 provide that they may be amended by a unanimous vote of the DRC; and

WHEREAS, the DRC after much consideration have determined that it is in the best interests of the GRHOA and its members to clarify and define the requirements for a construction driveway during development;

NOW THEREFORE, Paragraph 4.1, Development Requirements - Administration, of the Design Guidelines Version 2.00 is hereby modified by the addition of the attached GRHOA Construction Driveway Requirements document. All other terms and conditions of Design Guidelines Version 2.00 not in conflict with the attached GRHOA Construction Driveway Requirements document shall be deemed to survive and be of full force and effect.

IN WITNESS WHEREOF, the Chairman of the DRC does hereby state that the DRC members voted unanimously (5-0) to approve this Amendment.

DATED this 10th day of June, 2016.



GRHOA Design Review Committee
Michael Zolik, Chairperson

Granite Ridge Homeowners Association Design Guidelines

Attachment 6

GRHOA Construction Driveway Requirements

Overview

In addition to keeping the construction site operational and productive, the GRHOA believes a high quality construction driveway is required to promote health and safety for all and to preserve the quality, unspoiled, natural environment that draws people to this unique community. This driveway must prevent the tracking of sediment (mud, rocks, dirt, etc.), typically attached to construction vehicle tires, onto the street. A properly constructed and maintained driveway will help the Contractor:

1. Comply with the Covenant requirement of a clean, safe and slightly lot; and
2. Eliminate the following types of pollution caused by sediment in combination with precipitation, wind, and traffic from vehicles, pedestrians and animals:
 - a. Air pollution with large and fine particulate matter that numerous scientific studies have linked to a variety of serious health problems, including various forms of heart and lung disease, sometimes fatal; and
 - b. Water pollution in local streams and wetlands and their downstream drainage systems.

To prevent pollution caused by construction sediment, the United States Environmental Protection Agency (US EPA) requires all States implement a Storm Water Pollution Prevention Plan (SWPPP). Part of the plan includes standards for building a stabilized construction driveway, sometimes also called a Vehicle Tracking Control Pad or Stabilized Construction Entrance, to eliminate tracking mud out of construction sites onto the street. The Wyoming Department of Environmental Quality administers these SWPPP standards throughout Wyoming. The Wyoming DEQ SWPPP requires a stabilized construction driveway for any residential construction site disturbing five (5) acres or more and recommends using a stabilized construction driveway for all residential construction sites, regardless of site size. The Teton Conservation District (TCD) SWPPP standard is a stabilized construction driveway for any construction site of one (1) acre or larger and recommends using a stabilized construction driveway for all construction sites, regardless of size.

In support of the US EPA, WY DEQ, TCD and the Covenants, the GRHOA requires the use of a stabilized construction driveway when building a new house, or similar, to prevent the water and air pollution described above, and to help preserve the quality, unspoiled, natural environment that draws people to this unique community. The minimum GRHOA requirements for a stabilized construction driveway are:

1. Meets or exceeds the Wyoming SWPPP requirements as shown in Exhibit A;
2. Extends from the street to the garage;
3. Uses hard, dense, durable rock, angular in shape, resistant to weather and a minimum size of 2-3 inches, otherwise it will end up being tracked onto the street. 6-inch minus is recommended. Rounded rock, e.g. river rock and cobbles, must not be used.

Sediment tracked onto the street must be removed daily. Tracking excess sediment onto the street indicates:

1. The construction driveway rock needs maintenance; or
2. The construction driveway as-built is inadequate and additional actions are required to control the sediment. Examples of actions required to prevent tracking excess sediment onto the road include some or all of the following:
 - a. Expand the construction driveway.
 - b. Install additional stabilized areas in support of material staging, vehicle parking, or access pathways around the house or to staging areas.
 - c. Install a wheel wash rack, rumble strip, or rattle plates.

Granite Ridge Homeowners Association Design Guidelines

Attachment 6

GRHOA Construction Driveway Requirements

- d. Reduce use of the construction driveway when site conditions are muddy.

The construction driveway must be the first on-site task performed prior to any land disturbing activities including clearing the disturbance area of trees and brush that cannot be reached from the street. As the construction driveway is extended into the lot, additional trees can be reached for clearing without having to leave the surface of the construction driveway.

The construction driveway must be maintained and kept in good working order. The Contractor must inspect the driveway at least after every significant rainfall and weekly to ensure:

1. It meets or exceeds the requirements of the plans approved by the DRC; and
2. Rock surfaces are water free, clean, and loose enough to rut slightly under wheel loads and dislodge mud from tires. When the rock becomes compacted or filled with sediment, effectiveness is diminished. In such case, the Contractor must restore effectiveness by:
 - a. Ripping, turning over, or otherwise loosening the existing rock; or
 - b. Placing additional new rock; or
 - c. Replacing existing rock with new rock.

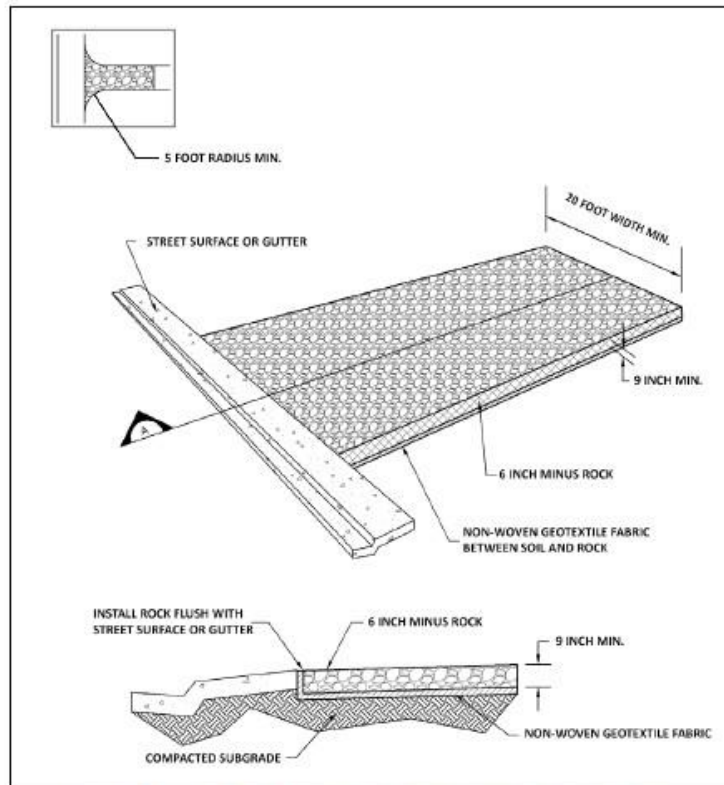


Exhibit A – Stabilized Construction Driveway Requirements