



Instrument # 291656

Teton County, Driggs, Idaho
08/25/2025 03:24:59 PM No. of Pages: 7
Recorded for: TAURINO SANTOS
Kim Keeley Fee: \$28.00
Ex-Officio Recorder Deputy: jwenger
Index to: MISCELLANEOUS RECORDING



Construction Application

For Lucy Meadow Subdivision Homeowners Association

(Managed by USHOMES LLC)

Section 1: Introduction & Instructions

To the Prospective Homeowner & Builder:

Welcome and congratulations on your new lot in Lucy Meadow Subdivision. All construction, including site preparation, must receive written approval from Lucy Meadow Design Committee (DC).

Submission Address:

Lucy Meadow HOA LLC
PO BOX 9884 Jackson WY 83002 lucymeadowhoallc@gmail.com
(307) 413 6858

Process:

1. Submit completed application, including site plan and construction drawings.
2. The design committee will review within 45 business days.
3. You will receive written notice of Approval, Approval with Conditions, or Denial based on the design requirements set forth in the CC&Rs.
4. Upon approval, provide proof of building permits and a signed construction timeline.
5. Submit the \$5,000 security deposit to Lucy Meadow HOA LLC.
6. Once deposit is received, temporary housing may be placed, and groundbreaking may begin.

Please Note: Approval by the Lucy Meadow Design Committee is a separate and distinct process from the permitting process of Teton County. The homeowner and their builder are solely responsible for meeting all

submittal and approval requirements of Teton County to obtain a valid building permit. HOA approval does not imply or guarantee county approval and compliance with all county regulations is mandatory.

Section 2: Applicant & Lot Information

Lot #: _____

Subdivision Name: Lucy Meadow Subdivision

Address: _____ (if assigned)

Homeowner Information:

* Full Name: _____

* Mailing Address: _____

* Phone (Primary): _____

* Phone (Secondary): _____

* Email Address: _____

Builder/Contractor Information:

* Company Name: _____

* Principal Contact Name: _____

* Address: _____

* Phone: _____

* Email: _____

* Contractor License #: _____

Project Details:

* Square Footage:

- 1st level (habitable) : _____
- 1st level total : _____
- 2nd level total : _____
- 2nd level % of 1st level : _____
- Total habitable floor space : _____

- * Expected Construction Start Date: _____
- * Expected Construction Completion Date: _____

Section 3: Required Submission Materials Checklist

Please ensure the have printed plot (site) plan and architectural plan.

- Site Plan (Plot Plan): Scale: 1" = 20' (or as appropriate). Must show:
 - Precise location of proposed structure, setbacks from all property lines.
 - Location of proposed septic system and drain field.
 - Existing and proposed grades (topography).
 - Location of all drives, parking areas, walkways.
 - Location of all utilities (water well and service line , gas, electricity, septic system and entry driveway).
 - Detailed landscaping plan showing lawns, planting beds, and proposed new tree plantings.
 - Fencing location and type.

Architectural Plans

Scaled Floor Plans of each level.

- Exterior Elevations of all four sides, showing roof pitch, exterior materials, windows, doors, chimneys, and other exterior features.
- Exterior Materials & Color Schedule: A detailed list and samples (e.g., chips, brochures) for the following:
 - Roofing Material(s) & Color: _____
 - Siding Material(s)& Color: _____
 - Trim Material(s) & Color: _____
 - Front Door Material(s)& Color: _____
 - Garage Door Material(s) & Color: _____
 - Window Type(s) & Color: _____
 - Shutters (if applicable): _____
 - Driveway Material(s): _____
 - Masonry/Stone Veneer(s): _____

- Accent Colors(s): _____

Section 4: Temporary Housing & Construction Timeline Agreement

Temporary housing (RV, trailer, mobile unit) is permitted only after all of the following conditions are met:

1. HOA/DC pre-construction approval is granted.
2. Proof of all required county/city building permits is provided.
3. A signed construction timeline from the contractor is provided.
4. The \$5,000 security deposit is paid in full.

I agree with the following conditions:

Commencement of Work: If construction (groundbreaking) has not commenced within forty five (45) days of the temporary housing unit's placement, the unit will be immediately removed from the lot.

Failure to remove it will result in fines as per the HOA Covenants, Conditions, and Restrictions (CC&Rs).

Completion of Work: The main construction of the primary residence must be completed, with a Certificate of Occupancy issued by Teton County within twenty four (24) months of the date of temporary placement.

"Completion " is defined as a finished exterior, including landscaping, and the removal of all temporary housing units, construction debris and portable toilets.

Failure to meet this 24- month completion deadline will result in escalating fines of (\$1000) per month until the project is complete, as outlined in the HOA CC&Rs.

Owner's Signature: _____ Date: _____

Section 5: Security Deposit Agreement

A security deposit in the amount of \$5,000 is required to be held by Lucy Meadow HOA LLC . This deposit is due prior to any groundbreaking or site disturbance.

The purpose of this deposit is to cover:

- * Damage to common area landscaping, paving, irrigation systems, or utilities.
- * Damage to protected trees on common or adjacent lots.
- * Failure to properly remove construction debris and materials from the lot and common areas.

- * Costs incurred by the HOA to correct any violations caused by the construction process.

Upon project completion, a final walk-through will be conducted by a representative of the Design Committee. The deposit, minus any itemized costs for repairs or clean-up, will be refunded in full within 30 business days after verifying:

- * No damage to common areas or adjacent lots.
- * The site is clean and free of all construction debris.
- * All construction materials and temporary facilities have been removed.

Any deductions will be accompanied by copies of paid invoices for the repairs.

I have read, understand, and agree to the terms of the Security Deposit.

Owner's Signature: _____ Date: _____

Printed Name: _____

Contractor's Signature: _____ Date: _____

Printed Name: _____

Section 6: Attestation & Signature

I hereby certify that the information contained in this application and the accompanying plans is true and correct. I understand that approval from the HOA is not a substitute for required government permits and approvals. I agree to comply with all applicable HOA covenants, rules, and design guidelines, and understand that construction may not begin until I have received written approval from the HOA and all necessary government permits.

Homeowner Signature: _____ Date: _____

Printed Name: _____

Builder/Contractor Signature: _____ Date: _____

Signature indicates builder's review and understanding of HOA requirements)

Printed Name: _____

For HOA/Management Use Only

Application Fee Received: ☐ Yes ☐ No

Desing Committee Review Date: _____

Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied

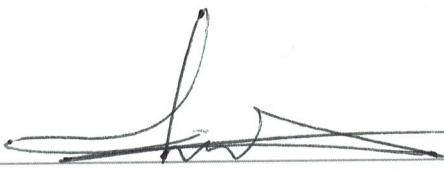
Conditions/Notes: _____

Desing Committee Signature: _____ Date: _____

Security Deposit Received (\$5,000): ☐ Yes Date: _____

Proof of Permits & Timeline Received: ☐ Yes

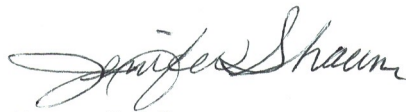
Temporary Housing Approval Granted:** ☐ Yes Date: _____


Taurino Manuel Garcia-Santos, Lucy Meadows Owner and HOA President

State of Idaho
County of Teton

On this 25th day of July 2025, before me, Jenifer Shaum, a Notary Public in and for the State of Idaho, County of Teton, personally appeared Taurino Manuel Garcia-Santos, Lucy Meadows Owner and HOA President who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to in the Construction Application for Lucy Meadows.

Witness my hand and official seal.



Notary Public
Commission Expires: July 25, 2028

