

# LUCY MEADOW HOMEOWNERS ASSOCIATION DESIGN REVIEW COMMITTEE GUIDELINES

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Index to: MISCELLANEOUS RECORDING



1. INTRODUCTION .....	3
2. ARTICLE I - DESIGN REVIEW COMMITTEE .....	3
2.1 Design Review Committee Membership.....	3
2.2 Functions of the Committee.....	4
2.3 Design Review Committee Meetings.....	4
2.4 Compensation.....	4
2.5 Amendment of Design Guidelines .....	4
2.6 Non-liability. ....	5
3. ARTICLE II - DESIGN REVIEW PROCESS .....	5
3.1 Review of CC&R's & Design Guidelines .....	6
3.2 Preliminary Conference.....	6
3.3 Application. ....	6
3.4 Plan Review and Approval .....	7
3.5 Building Permits .....	8
3.6 Compliance .....	8
3.7 Subsequent Changes .....	9
3.8 Resubmitted of Plans .....	9
3.9 Appeals Procedure .....	9
3.10 Prosecution of Work After Approval .....	9
3.11 Failure to Comply .....	9
3.12 Certificate of Compliance .....	10
3.13 Professional Consultation .....	10
3.14 Liability.....	10
3.15 Non-Waiver .....	11
3.16 Variances by Board .....	11
3.17 Effect of Variances .....	11
4. ARTICLE III - DESIGN GUIDELINES .....	11
4.1 Architectural Design .....	12
4.1.1 General Guidelines .....	12
4.1.2 Construction Standards .....	12
4.1.3 Building Envelopes .....	13
4.1.4 Lot Splitting: Consolidation .....	13
4.1.5 Building Height .....	13
4.1.6 Building Mass and Form .....	14
4.1.7 Garages .....	14
4.1.8 Building Projections .....	14
4.1.9 Ancillary Structures .....	15
4.1.10 Roofs .....	15
4.1.11 Doors and Windows .....	15
4.1.12 Exterior Walls and Finishes .....	15
4.1.13 Color .....	16
4.1.14 Texture .....	16

4.1.15 Resource Conservation .....	16
4.2 Site Planning & Landscape Design .....	16
4.2.1 General Design Considerations .....	16
4.2.2 Site Design .....	17
4.2.3 Landscape Zones .....	17
4.2.4 Minimum Planting Requirements .....	18
4.2.5 Plant List Suggestions .....	18
4.2.6 Private Residence Irrigation .....	19
4.2.7 Site Grading and Drainage .....	19
4.2.8 Vehicle Access/Driveways .....	20
4.2.9 Parking .....	21
4.2.10 Utilities .....	21
4.2.11 Fences, Walls, and Gates .....	21
4.2.12 Terraces, Paths, Hardscape Areas .....	22
4.2.13 Exterior Landscape Lighting .....	22
4.2.14 Lawn Ornament, Sculpture, Flag Poles .....	23
4.2.15 Landscaping/ Clearing/Screening .....	23
4.2.16 Landscape Structures and Play Equipment .....	23
4.2.17 Address Markers .....	24
4.2.18 Right-Of-Way Landscaping .....	24
5. ARTICLE IV - CONSTRUCTION & BUILDER REGULATIONS .....	24
5.1 Introduction .....	24
5.2 Pre-construction Conference .....	25
5.3 Construction Area .....	25
5.4 Vehicles and Parking Areas.....	25
5.5 Storage of Materials and Equipment .....	25
5.6 Construction Activity Times.....	25
5.7 Construction Trailers/Temporary Structures .....	26
5.8 Sanitary Facilities .....	26
5.9 Debris and Trash Removal .....	26
5.10 Excavation, Grading, and Tree Protection .....	26
5.11 Damage Repair and Restoration .....	26
5.12 Inspections .....	27
5.13 Pets .....	27
5.14 Security .....	27
5.15 Noise .....	27
6. ARTICLE VI-GUEST HOUSE / ACCESSORY DWELLING UNIT (ADU) PROVISIONS.....	27
6.1 General Eligibility & Intent.....	27
6.2 Size and Scale Limitations.....	28
6.3 Occupancy Restriction.....	28
6.4 Design and Architectural Integration.....	28
6.5 Submittal Requirements for Guest House Approval.....	28
6.6 County Compliance.....	29

# LUCY MEADOW HOMEOWNERS ASSOCIATION DESIGN REVIEW COMMITTEE GUIDELINES

## 1. INTRODUCTION

The Design Review Committee (hereinafter referred to as the "DRC") shall administer and enforce these Design Guidelines to help Owners implement physical improvements which protect and enhance property values, preserve the intentional aesthetic character of the community, and ensure compatible design that reflects the modern architectural vernacular of Lucy Meadow.

No Development of any kind shall be constructed, erected, placed, altered, added to, reconstructed or permitted to remain on any Lot, and no construction activities or clearing or disturbance of any Lot or vegetation or landscaping shall be commenced until a Development permit has been issued therefore by the DRC.

The Design Guidelines are supplemental to Teton County Building Codes and the Covenants, Conditions, and Restrictions (CC&Rs) of Lucy Meadows recorded with the office of the Clerk and Recorder of Teton County. In the event of a conflict between the documents, the more restrictive document shall govern and control. This document may be amended and supplemented by the DRC with the concurrence of the Executive Board.

It is recommended that the owner retain competent assistance from a licensed architect. Additional assistance from other licensed design professionals such as a civil engineer and a landscape architect is also recommended. The owner and their chosen consultant(s) should also carefully review the CC&Rs as well as the Design Guidelines prior to commencing the design review process.

## 2. ARTICLE I - DESIGN REVIEW COMMITTEE

### 2.1 Design Review Committee Membership

The DRC will consist of a minimum of three (3) members. Each person will hold office until such time as they have resigned, or removed, or a successor has been appointed. Members shall be appointed by the Board of Directors of the Lucy Meadow Homeowners Association. Members shall serve staggered twoyear terms. There is no limit to the number of consecutive terms which can be served by any member. Any member of the DRC may resign from the DRC at any time upon written notice stating the effective date of the member's

resignation to the Association. Any member may be removed at any time by the Executive Board with or without cause.

## 2.2 Functions of the Committee

The principal functions of the DRC are as follows:

- To consider and act upon such proposals or plans submitted to it in accordance with the Design Review Process established in these Design Guidelines.
- To amend the Design Guidelines as deemed appropriate with final approval of amendments contingent upon the Executive Board's concurrence.
- To perform any duties assigned to it by the Declarant or the Association as set forth in this document and the CC&Rs. The Executive Board may hire or appoint a secretary for the DRC, and shall provide appropriate compensation for any such secretarial services. The DRC shall have the right to establish one or more sub-committees to perform one or more of the functions of the DRC.

## 2.3 Design Review Committee Meetings

The DRC will meet monthly or as needed to properly perform its duties. The Committee's actions on matters will be by a majority vote of the Committee. Any action required to be taken by the Committee may be taken without a meeting if a written consent setting forth the action so taken is signed by a majority of the Committee members. The Committee will keep and maintain a record of all actions taken by it, and report in writing to the Executive Board all final actions taken by the DRC. The powers of this Committee relating to design review will be in addition to all design review requirements imposed by the County of Teton.

## 2.4 Compensation

The Executive Board has the right to set compensation for DRC members. Compensation may be revoked or changed at any time by the Executive Board with or without cause. Professional consultants retained by the DRC to assist them in carrying out their responsibilities may be paid such compensation as the DRC determines appropriate.

## 2.5 Amendment of Design Guidelines

The DRC may, from time to time and in its sole discretion, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Design Guidelines which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and

made a part of the Design Guidelines. Each owner is responsible for obtaining from the DRC a copy of the most recently revised Design Guidelines.

## 2.6 Non-Liability

Provided that Committee members act in good faith and without malice, neither the Committee nor any member will be liable to the Association, any owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

- Approving or disapproving any plans, specifications and other materials, whether or not defective;
- Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials;
- The development or manner of development of any land within Lucy Meadow;
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
- Performing any other function pursuant to the provisions of the Design Guidelines or the CC&R's.

## 3. ARTICLE II - DESIGN REVIEW PROCESS

The DRC has developed the Design Review Process outlined below to provide assistance to homeowners and their chosen design professionals and to ensure that the design process is a successful experience.

The DRC evaluates all development applications on the basis of the Design Guidelines outlined in the CC&Rs to ensure that the design is compatible with Lucy Meadow as a whole and the particular homesite. The DRC shall keep and maintain a record of all applications submitted and all action taken by it.

Incomplete applications will not be accepted by the DRC.

The Design Review Process takes place in the following steps:

### 3.1 Review of CC&R's & Design Guidelines

The owner and their chosen consultant(s) should carefully review the Declaration of Protective Covenants, Conditions and Restrictions (CC&Rs) as well as the Design Guidelines prior to commencing the design review process. It is also the responsibility of the owner to familiarize themselves with and comply with all County, State, and Federal requirements, restrictions and permits.

### 3.2 Preliminary Conference

Prior to the preparation of any materials for formal DRC review the Owner and his consultant(s) shall meet with representatives of the DRC for an informal conference either in person or via suitable remote communication methods.

The preliminary conference is intended to prevent wasted time and expense that result from pursuing a design solution which is incompatible with the standards and requirements and more specifically:

- To ensure that the owner understands the design review process.
- To discuss the characteristics and restrictions specific to the particular homesite.
- To offer guidance to the owner prior to their investment in preliminary design.
- To review any preliminary building program the owner may choose to offer.
- To provide an application form to the owner.

### 3.3 Application

After the preliminary conference the owner shall submit the application package. Each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review. Following is a list of items that may be required for the application package:

- A form of Development Application provided by the DRC shall be submitted to the DRC. Each application shall specify the name, address, e-mail address, telephone of the person designated as the party to or through whom the DRC or its consultants is to communicate with the Lot Owner/applicant for the Development approval.
- A non-refundable fee of Five Hundred Dollars (\$500.00) with the increase of 5% per year, shall be paid to the Board for the processing and review of all authorized Development.
- Two (2) Duplicate sets of plans and specifications for any Development.
- The plans shall include a plot plan showing precisely the proposed location of the proposed development or improvements within the Lot as well as septic and well water.

- All plans for any building or structure must be so drawn as to provide a reasonably accurate depiction of the proposed development and if, in the discretion of the reviewing DRC, they are not acceptable for such purpose, must be resubmitted before any review or approval may proceed.
- Sufficient information shall be submitted to demonstrate compliance with all of the requirements of these Covenants. Such information shall include scaled floor plans, exterior elevations showing all external features and materials, a list of all exterior materials with reasonably large samples and color selections to adequately apprise the DRC of their nature and effect.
- Site plans shall show existing and finished grades, existing trees or shrubs, the precise locations of all proposed drives, parking areas, fences, utilities, lawns, landscaping and tree plantings, land forms and other finishes, initial tree sizes, etc.
- The applicant shall, also, submit a good faith estimate of the timing of commencement and schedule of Development, so that the DRC can attempt to schedule consultants for inspections.
- The application shall also include a plan showing areas designated as staging areas for receiving and storage of building materials, stockpiling of fill materials, tool and equipment storage, and offstreet parking for all contractors vehicles.
- The owner will be responsible for staking the location of corners of the proposed buildings and all other major improvements upon submittal of the development application. Any trees to be removed and/or protected must also be properly tagged. HOA Building Inspector will verify staking prior to earth moving.
- Agreement to pay \$5000 Security Deposit with the %5 increasement per year at the time of project DRC Final Approval.
- Agreement for members of the DRC to approve tree location.

### 3.4 Plan Review and Approval

The DRC shall review the plans and drawings and specifications within 45 days from the submission of the foregoing materials deemed complete by the DRC, and the DRC shall determine if the proposed location, design of structures, use, landscaping and screening conform to the requirements of these Covenants and any design guidelines duly adopted by the DRC. Such Development and each subsequently approved revision or modification, shall be authorized only upon issuance of a written approval or Development permit approved by a majority of the DRC and issued by the DRC, setting forth, with specificity, the items approved along with any conditions or modifications it may require in order to assure compliance with these Protective Covenants and any design guidelines adopted by the DRC. Such approval shall be valid for a period of eighteen (18) months from its date of issuance, unless extended in writing by the Board upon a showing of good cause by the Owner.

If the DRC fails, without notice to the applicant of good cause therefore and extension of such period, to review the plans and specifications within 30 days from the submission of an acceptable and complete submission and all fees, to inform the owner of the DRC's approval or disapproval, the plans as submitted shall be deemed to have been automatically approved insofar as they are in compliance with the specific requirements of these Protective Covenants.

Any modifications to or deviation from the Development permit approved by the DRC, including orientation, location, materials, etc., must be approved in writing by the DRC. No approval shall ever be amended or superceded by any action or requirement of any governmental agency, including Teton County, unless the Owner makes the required application required above and receives a new approval and Development permit therefore from the DRC in accordance with these Protective Covenants.

### 3.5 Building Permits

Having secured final design approval from the DRC, the Owner will also have to meet all the submittal and approval requirements of the County of Teton to obtain a building permit. The owner may apply for all applicable building permits from Teton County, Idaho only after receiving final design approval from the DRC.

A security deposit of \$5,000 with the %5 increasement per year shall be required before issuance of the Final Plan Approval. This deposit shall be paid by the general contractor, or the owner, and is intended to ensure compliance with the rules and regulations by any contractors, subcontractors, and agents of the owner. The rules and regulations include fines for parking on the common roads, uncleanly worksites, overfilled trash bins, storing vehicles and recreational equipment, storing building equipment that is not in use, noise violations, etc. Any fines assessed for violations during the construction period shall be collected from the security deposit, as well as any costs for repairing damage to any common areas, landscaping, roadways, utilities, etc. The security deposit shall be refundable at the completion of the final inspection.

### 3.6 Compliance

The Owner and the Owner's architect, landscape architects, engineers and contractors shall be solely and exclusively responsible for compliance with these Protective Covenants, the requirements of any Design Guidelines, the written Development Permit, as well as all applicable local state and federal rules, codes and regulations. Neither the Owner applicant nor any other Lot Owner shall have any claim against the DRC as a result of any failure of compliance with any of the foregoing. Each Owner shall be responsible for providing a copy of these Covenants and any Design Guidelines to their architect, landscape architects, consultants, or contractors in advance of the preparation of any plans, designs, specifications, or applications for approval of any Development.

### 3.7 Subsequent Changes

All subsequent revisions to any of the foregoing matters shall be similarly presented to the DRC for its approval prior to implementing any such revisions; which must be separately approved.

### 3.8 Resubmitted of Plans

In the event that final submittal are not approved by the DRC the owner will follow the same procedures for a resubmission as for original submittal. An additional design review fee may be required for each resubmission as required by the DRC.

### 3.9 Appeals Procedure

The owner has the right to appeal decisions made by the DRC. The owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The DRC will set a meeting date to review the appeal and notify the owner of such date. The owner or representative must be present at the meeting to review the appeal. The DRC will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within fifteen (15) days. The owner also has the right, as a last resort, to appeal to the Board of Directors of the Lucy Meadow Homeowners Association (HOA) if they consider that all the established avenues of communication with the DRC have been exhausted.

### 3.10 Prosecution of Work After Approval

After approval by the DRC, any Development shall be accomplished as promptly and diligently as possible and in substantial conformity with the description of the Development and with any plans and specifications therefore given to the DRC. Failure to accomplish Development within twentyfour (24) months after the date of approval (unless such period is extended for good cause shown) or to complete the Development substantially in conformity with the description thereof and plans and specifications therefore shall operate to automatically revoke the approval of the Development and, upon demand by the DRC, the Property shall be restored as nearly as possible to its state existing prior to any work in connection with the Development. The DRC and its duly appointed agents may enter upon any property at any reasonable time or times to inspect the progress or status of any Development being made or which may have been made.

### 3.11 Failure to Comply

If the Board shall find that any Development shall have been undertaken without the approval of the DRC in violation of the provisions of this Article, the Association shall have the right to remove any such Development at the sole cost and expense of the Owner or Owners of the Lot. If the Board shall find that a Development was not completed in substantial conformity with the description thereof and any plans and specifications therefore as approved by the DRC, it shall notify the Owner or Owners of such noncompliance and require remedy of such noncompliance. If within thirty (30) days from the date of such notification, the Owner or Owners shall have failed to remedy the noncompliance, the Board shall notify the Association which shall have the right, at its option, to remove the Development or to abate or remedy the noncompliance, in either case at the sole cost and expense of the Owner. In either of the foregoing cases, the offending Owner shall promptly indemnify the Board for all costs it incurred in removing, correcting or abating such non-compliance. Failure to

comply with all terms of the approved Development Permit may result in the HOA's filing a lien against the applicant's property.

### 3.12 Certificate of Compliance

Upon completion of work, the owner must request a Certificate of Compliance. The DRC will make a completion inspection of the property within twenty-one (21) days of the request, and if the DRC determines that the improvements have been completed in accordance with the DRC approval, a Certificate of Compliance and a refund of the security deposit will be issued within seven (7) days of inspection. If it is found that the work was not done in compliance with the approved final development documents, the DRC will issue a Notice to Comply within three (3) days of inspection.

### 3.13 Professional Consultation

The DRC may find it necessary to engage the services of architects, engineers, landscape architects, surveyors or others in order to review certain elements of any submissions for Development. The DRC is authorized to do so and, if it deems it reasonably appropriate to do so, may require the applicant Lot Owner to pay the costs of such consultant as a condition of issuance of the Development permit.

### 3.14 Liability

Neither the DRC nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of (a) the approval of any plans, drawings and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, (c) the development, or manner of development, of any property within the Subdivision, or (d) the execution and filing of an estoppel certificate pursuant to this Declaration, whether or not the facts therein are correct; provided, however, that such member has, with the actual knowledge possessed by him, acted in good faith. Without in any way limiting the generality of the foregoing, the DRC or any member thereof may, but is not required to, consult with or hear the Association or any Owner with respect to any plans, drawings or specifications, or any other proposal submitted to the DRC.

### 3.15 Non-Waiver

The approval by the DRC of any plans, drawings or specifications for any work done or proposed, or in connection with any other matter requiring the approval of the DRC under the Covenants, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar plan, drawing, specification or matter whenever subsequently or additionally submitted for approval. No site inspection or visit by any member of the board or any design review committee, or any employee, consultant or inspector, and no oral discussions or failure to complain shall ever be deemed an acceptance of any condition of non-compliance or any deviation

from the approved plans or Development permit – all of which must be approved in writing by the DRC after submission of an appropriate application and review.

### 3.16 Variances by Board

The Board of the HOA may authorize variances, in writing, from compliance with any of these Covenants (including the time constraints provided herein) when circumstances such as topography, natural obstructions, nature of the Developments or hardship (excluding primarily financial hardship) may require; provided, however that such variances shall be authorized in conformity with the intent and purposes of the Covenants and provided further that in every instance such variance will not be materially detrimental or injurious to the other portions of the Property protected by this Declaration. Each variance must be requested in writing by the Owner or Owner's representative, and must specify, in detail, the precise variance requested and the reasons for the variance. Notice of the request must be given in writing to each nearby Lot Owner who may be affected each of whom shall be permitted to make written comments to the Board. All variances must be in writing. Each variance request shall be considered upon its unique circumstances and no grant of a variance to one Owner shall be considered grounds for a grant of variance to another Owner.

### 3.17 Effect of Variances

If a variance is granted by the DRC, no violation of the provisions contained in these Covenants shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the Covenants for any purpose except as to the particular property and particular provision covered by the variance.

## 4. ARTICLE III - DESIGN GUIDELINES

The following standards and restrictions are applicable to all Development, including construction, remodeling, alteration and exterior refinishing of any and all building improvements and site preparation, alteration or landscaping upon each Lot. The intent of the Declarant in establishing these Covenants is to create and maintain a development with a cohesive, sophisticated, and contemporary architectural character, entirely compatible with the mountain modern aesthetic of Lucy Meadow, and further to provide every practical and legal means to safeguard and protect the interests of all Owners and the desirability and compatibility of buildings and uses in the Subdivision. In considering applications, the Board will regard compliance with the foregoing as the primary and foremost design objective.

The Design Guidelines are based upon the following values:

- A community defined by clean, intentional, and high-quality mountain modern design.
- The timeless appeal of quality materials and craftsmanship.

- The value added by thoughtful design and architectural detailing.
- A respect for other residents and the privacy of their living spaces.
- A reverence for the environment and an appreciation of the lifestyle that makes Teton Valley so appealing.

The Design Guidelines consist of two chapters, the Architectural Design and Site Planning and Landscape Design. The natural features of the building site including topography, vegetation, orientation to view sheds, proximity and location of neighboring residences or building sites and common spaces, and climatic factors such as solar exposure and snow accumulation must be an integral part of the overall design.

## 4.1 Architectural Design

### 4.1.1 General Guidelines

It is the intent of Lucy Meadow to establish a clean, contemporary, and sophisticated architectural identity. Designs should emphasize simplicity, intentional forms, clean lines, and a thoughtful use of materials. Buildings should sit respectfully on the land, utilizing modern design to create privacy and frame views rather than dominate the landscape. The design of the homes at Lucy Meadow should work together as a composition of compatible, distinct, and high-quality modern residences: no individual residence should stand so apart in its design as to detract from the visual harmony of the community.

### 4.1.2 Construction Standards

All improvements shall be of new construction. No mobile homes or house trailers shall be permitted. Pre-built, component, or modular construction shall not be permitted, unless it cannot be distinguished from site-built, custom modern construction, which determination shall be in the sole discretion of the DRC. All buildings shall be built on a permanent foundation. Exposed foundation walls are discouraged. Where visible, they should be integrated into the design with finished materials such as stained concrete, integrally colored plaster, or metal panel systems, and shall not have an exposed unfinished surface which exceeds a height of sixteenth (16) inches above finished grade.

Exterior materials shall be new material. Reclaimed materials such as weathered wood or antique elements may be considered on a case by case basis if they are integral to the modern design aesthetic and approved by the DRC. Innovative energy efficient engineered building techniques and products such as insulated concrete forms, structural insulating panels, and building products made of recycled materials are considered acceptable provided that they are compatible with the intent of the Design Guidelines and finished with an approved exterior material.

#### 4.1.3 Building Envelopes

The building envelope for each homesite is defined by the setbacks on the final master plan as recorded with Teton County, Idaho. The building setbacks are as specified in the Lucy Meadow CC&Rs. The DRC will strictly enforce these to preserve open sight lines and the community's spacious feel. The front setback shall be measured from the edge of the road and utility right of way easement.

#### 4.1.4 Lot Splitting; Consolidation

Two (2) or more contiguous Lots within the Subdivision may be combined upon approval of the DRC. Such consolidated Lots shall thereafter be treated as one (1) Lot, and such Lot may be subjected to these restrictions as a single Lot, including for the purpose of voting and levying and collecting the Owner's assessments.

When combining homesites, the owner should consider that while joining two or more homesites may provide more open space, a relocated building envelope may also have an adverse impact on the views and privacy of other nearby homesites or common areas and therefore may not be approved by the DRC.

Except for minor boundary adjustments, no Lot shall be split or divided or subdivided, unless such Lot as split is then consolidated with a contiguous Lot, and unless the resulting area to be built upon shall comply with all County requirements.

The plat for the newly configured homesite must also be approved by Teton County and recorded by Teton County. All expenses associated with recording the new homesite and pursuing any required government approvals are the responsibility of the owner.

#### 4.1.5 Building Height

Maximum building height shall comply with the stricter of the standards set forth in the CC&Rs and Teton County regulations, so long as the building site has not been raised excessively resulting in an overly tall structure. Building heights on lots located on raised areas that are substantially higher than nearby lots should be especially restrained. The DRC may consider variations to this height limitation for architectural features such as clerestory windows or monitor roofs, provided the overall massing and scale remain appropriate to the site and neighborhood.

#### 4.1.6 Building Mass and Form

Not more than one (1) principal residence and one(1) guest house shall be constructed on any Lot. For the details of the guest house please read Article VI. The minimum floor area of any principal residence shall be not less than 2500 square feet of habitable floor space, exclusive of a garage, carport or un-enclosed porches or decks, as stipulated in the CC&Rs. If a second level is being proposed, that square footage shall be a maximum of 60% of the first level footprint, including the garage.

Modern architecture often employs simple, bold forms. To prevent monolithic "box" structures, designs must incorporate articulation through changes in plane, material, and volume. Long, unbroken wall planes are discouraged. Roofs and walls should step back or project to create shadow lines and visual interest. A minimum of two distinct material types is required on all primary elevations. Building walls should not have an unbroken horizontal length greater than 40 feet without a significant change in plane, material, or depth (minimum 16-inch reveal).

#### 4.1.7 Garages

The design must minimize the visual impact of the garage from the street. Side-loading or rear loading garages are strongly encouraged. Front-loading garages will be subject to intense scrutiny and must be designed so that the garage door is not the dominant feature of the street-facing elevation. The garage shall be located towards the rear of the homesite or the garage door shall face away from the street in order to lessen the visual impact of garage doors visible from the street. Materials and colors for garage doors must be fully integrated into the design of the main residence (e.g., flush panel doors with a matte finish). Windows on garage facades are encouraged to break up massing and present as living space when viewed from the street.

Each principal residence shall have as a minimum an attached or detached two-car garage, as required by the CC&Rs. Development shall provide for a garage providing automobile storage for a minimum of two (2) vehicles. A maximum of three garage doors or the equivalent thereof in surface area (if double wide doors are used) shall be permitted. Each garage door shall be a residential size and shall not exceed 10'0" in height. If any higher garage door for a boat must be approved by HOA.

#### 4.1.8 Building Projections

The use of porches, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. All roof projections including flues, vents, and other equipment must be located so as to minimize their visual impact and must be compatible in color with the structure from which they project. Roof mounted mechanical equipment is prohibited on any roof.

Free standing external pad-mounted equipment such as required for A/C units, pools and spas, or garbage can storage area, must be integrated into the building through the use of walled or fenced enclosures that match the architectural style and materials of the primary residence.

#### 4.1.9 Ancillary Structures

One (1) additional accessory structure of not more than 200 square feet (such as a modern garden shed or equipment screen), may be permitted if of similar design character and material palette to the Principal Residence and approved by the DRC.

#### 4.1.10 Roofs

Flat and low-slope roofs are permitted and encouraged, reflecting the modern style. Parapets must be detailed cleanly and capped with a metal flashing. Pitched roofs, if used, should be simple shed or butterfly styles with a minimum pitch of 2:12. Standing seam metal roofs (non-reflective, matte finish in dark colors like charcoal, black, or dark gray) are the preferred material. Membrane roofs (TPO, EPDM) must have a warranted, non-reflective finish. High-gloss materials and traditional architectural shingles are prohibited. If arc roofs is used, must be approved by HOA.

Roof colors should be selected to be compatible with the surrounding natural landscape and integral to the exterior color palette of the house. Approved colors include Black, Grays, Charcoal, and Dark Browns.

The DRC may determine that there is a negative cumulative effect of many residences having similar roof specifications and subsequently may not approve further use of a common specification.

#### 4.1.11 Doors and Window

Window and door patterns are critical to modern design. Large, expansive glazing is permitted but must be purposefully composed. Glass should be high-quality, low-iron where possible, with minimal visual obstruction (thin black or dark frame profiles). Mullions should be simple and flush. Reflective or mirrored glass is prohibited. Recessed entries and deep window reveals are encouraged to create shadow and depth. Sliding glass doors and oversized pivot doors are acceptable. The dimensions of any primary entry door shall be limited to a minimum of four (4) feet in width and eight (8) feet in height and maximum of six (6) feet in width and twelve (12) in height. The exterior color of the window and door frames shall be harmonious with the house color palette, typically black, dark gray, dark bronze, or a color matching the siding. Traditional doors are not accepted.

#### 4.1.12 Exterior Walls and Finishes

The material palette should be limited, high-quality, and natural. Approved materials include:

- Smooth or textured cast-in-place concrete
- Integrally colored and finished stucco/plaster systems
- Natural wood or cementitious siding (e.g., shou sugi ban, large-format panels)
- Metal panel systems (e.g., cor-ten steel, zinc, aluminum composite material)
- Natural stone or high-quality architectural cast stone

A combination of at least two primary materials is required. The use of synthetic siding materials (vinyl, faux stone veneer) is prohibited.

#### 4.1.13 Color

The exterior color palette shall consist of subdued, natural, and neutral tones. Earth tones, grays, blacks, and whites are encouraged. Accent colors may be permitted on minor elements if they are sophisticated and complementary. Samples of all materials in final colors must be submitted for approval. Glossy finishes are prohibited. All wood surfaces shall be preserved by a transparent, semitransparent or heavy bodied stains. All exposed metals shall have a dull colored finish, or shall be flat color anodized or painted so that there are no reflective surfaces.

#### 4.1.14 Texture

Textures are to be incorporated throughout a structure to create visual interest and scale. Building forms are to be articulated with setbacks, overhangs, and varied planes. Walls, roofs, and windows are to be composed of clearly defined elements. A richness of architectural detailing including reveals, shadow lines, and material joints will provide approvable textural elements. Materials are to be selected for their inherent textural qualities rather than a manufactured appearance.

#### 4.1.15 Resource Conservation

The DRC will actively support the use of resource conservation measures in the design of all new homes in ways that are compatible with the Design Guidelines. Energy efficient design concepts such as passive solar, thermal massing, and equipment such as energy recovery ventilators and geothermal heat pumps are encouraged. Solar panel installations are permitted but must be integrated into the roof design or ground-mounted in a location screened from street view and approved by the DRC.

#### 4.2 Site Planning & Landscape Design

##### 4.2.1 General Design Considerations

The siting of buildings and the design of the landscape surrounding them is as critical as the architecture of the buildings themselves. The site design and residence must work in unison. The employment of licensed Landscape Architects is strongly encouraged for proper landscape design.

Open space is an important aspect of the Lucy Meadow development concept. The native landscape consists of grassy meadows and mature trees. Landscape designs should be intentional, with a focus on structured plantings, hardscapes, and outdoor living spaces that function as extensions of the home. Xeriscaping and water-wise planting are encouraged.

#### 4.2.2 Site Design

The site design of each residence shall blend with the overall modern and natural setting of Lucy Meadow. To the extent possible, all landscape improvements should incorporate existing vegetation, utilize indigenous and drought-tolerant species, and minimize areas of intensive irrigation. All landscape plans should respond to and integrate the landscape designs, grading plans, and plant materials of adjacent homesites and common spaces.

Plantings shall screen any potentially intrusive uses from view, and help define use areas within the homesite. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a solid wall that hides the residence from the public spaces, in keeping with the open aesthetic. Low undulating landforms shall be permitted provided they blend with existing grade, do not exceed a slope of 4 feet horizontally to 1 foot vertically, and do not affect offsite drainage. No synthetic or artificial plant materials or imported exotic inorganic materials will be allowed.

Evergreen trees and shrubs should be used where visual screening is an important functional requirement of the landscape. However, care should be exercised in the placement of evergreen trees to avoid compromising the solar access requirements of both the home and adjacent properties. Long term growth and maintenance should be considered when developing the landscape plan.

#### 4.2.3 Landscape Zones

Each residential site can be considered in three zones; front yard, side yard, and back yard. The front yard is the public face of the residence, the side yard defines and separates adjacent residences, and the back yard is the private outdoor living space.

Generally, the front yard and side yards should feature intentional, structured landscaping that complements the modern architecture, transitioning toward more natural, native or xeriscape spaces in the backyard.

**Front Yard:** The front yard landscape design should provide continuity along the streetscape, complement any vegetation planted in the right-of-way and form a welcoming entrance to the residence. Landscape elements shall be used to enhance the residence's architectural design, soften expanses of the facade, and screen utilities and parking. Ornamental grasses, structured planting beds, and specimen trees are encouraged. Play structures and outbuildings are not permitted in the front yard zone.

**Side Yard:** The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on neighboring properties, block views, or create substantial shade may not be approved. Utilities and service areas are permitted in the side yard provided they are screened from off-site view. Due to the narrow cross section of most side yards, landforms will only be permitted by special review.

Back Yard: The back yard landscape design should provide private outdoor living spaces and continuity with adjacent uses such open space areas or undisturbed native areas. Landscape elements shall be used to complement the architecture of the residence. Property lines that adjoin public spaces with native areas shall recreate the native environment along at least 50% of property line to create continuity between the public space and the private residence. Play structures and outbuildings shall be permitted if sufficiently screened from offsite view.

#### 4.2.4 Minimum Planting Requirements

Each residence is required to plant a minimum number of new trees and shrubs, the type and size of which are defined in the CC&Rs . The CC&Rs require sixteen (12) trees per lot, with a minimum of two (2) inches in caliper. Eight (6) of the trees shall be coniferous and eight (6) shall be deciduous.

If the total above ground square footage of the structure including enclosed garage spaces exceeds 3500 square feet, the applicant shall plant additional trees and shrubs as determined by the DRC to mitigate the visual impact.

The DRC, in its sole discretion may waive or partially waive the minimum planting requirements if the site plan substantially preserves the existing vegetation and the existing vegetation suitably screens the development.

#### 4.2.5 Plant List Suggestions

An extensive list of appropriate plant material has been formulated to provide a basis for plant selection compatible with the mountain valley environment and modern aesthetic of Lucy Meadow. The DRC will consider plants not included below and may approve their use if they are compatible with the climate and the aesthetic objectives.

List A: Deciduous Trees - minimum 2.0 inch caliper (per CC&R)

- Quaking Aspen (*Populus tremuloides*)
- River Birch (*Betula nigra*)
- Skyline Honey Locust (*Gleditsia triacanthos* var. *inermis* 'Skyline')
- Autumn Blaze Maple (*Acer x freemanii* 'Autumn Blaze')
- Swamp White Oak (*Quercus bicolor*)
- Japanese Tree Lilac (*Syringa reticulata*)

List B: Coniferous Trees - minimum 2.0 inch caliper (per CC&R)

- Colorado Spruce (*Picea pungens*)

- Austrian Pine (*Pinus nigra*)
- Vanderwolf's Pyramid Limber Pine (*Pinus flexilis* 'Vanderwolf's Pyramid')
- Bristlecone Pine (*Pinus aristata*)
- Black Hills Spruce (*Picea glauca* var. *densata*)

#### List C: Ornamental Grasses & Shrubs

- Blue Oat Grass (*Helictotrichon sempervirens*)
- Karl Foerster Feather Reed Grass (*Calamagrostis x acutiflora* 'Karl Foerster')
- Little Bluestem (*Schizachyrium scoparium*)
- Red Twig Dogwood (*Cornus sericea*)
- Potentilla (*Potentilla fruticosa*)
- Ninebark (*Physocarpus opulifolius*)
- Blue Mist Spirea (*Caryopteris x clandonensis*)

#### 4.2.6 Private Residence Irrigation

Each residence is required to install and maintain an efficient underground electrically controlled irrigation system. The landscape design shall prioritize water-wise principles. According to the CC&Rs, a portion of any irrigation water right shall be allocated to the Homeowners Association for irrigation of any landscaping in the Open Space Common Area. Therefore, the landscape design shall be designed to minimize irrigation requirements through the use of drought-tolerant species and zoning. Current Idaho Department of Water Regulation Standards provide for irrigation of 0.5 acres of landscaping around a residence.

#### 4.2.7 Site Grading and Drainage

Site grading shall be used to provide adequate drainage within the homesite, as well as enhance the aesthetic qualities of the residence. For a distance of ten (10) feet a minimum fall of six (6) inches in ten (10) feet shall be provided at the perimeter of all buildings and one (1) inch in ten (10) feet for impervious surfaces. The entire site shall have positive drainage to roads or open spaces and shall utilize natural swales to facilitate drainage as required. Existing vegetation and site features shall be protected from potential damage from site grading. Surface drainage shall not drain to adjoining homesites except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces. Wherever practical, natural drainage courses should be protected and existing drainage patterns maintained. New drainage ways are to be designed to appear and function like natural drainage ways.

Imposed severe grade changes and steep berms are discouraged. Impervious surfaces are to be minimized and excessive cut and fill is discouraged. Grading is not permitted outside the property line.

The owner and contractor shall obtain all necessary permits as may be required for storm water runoff and erosion control. Finish grading on all buildings shall assure drainage of surface water from the buildings and avoid concentrating runoff onto adjacent properties. Disturbed areas are to be revegetated and blended into the surrounding environment.

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural land forms.

Whenever possible natural slopes are preferable to structures.

Retaining walls, where visible from off site, are to be built of rock, stone, finished concrete, or treated timber, compatible with the modern aesthetic. Structures exceeding four feet in height should be battered and stepped to include ample planting pockets. Slopes should not exceed a slope of three feet horizontally by one foot vertically unless there are extenuating circumstances.

Developing a proper drainage plan will be the responsibility of the owner. Ensure that when driveways intersect streets that any existing road shoulder drainage patterns are maintained. Culverts will be required at any areas where an existing borrow pit or shoulder drain exists. Any drainage damage that may occur from one homesite to other homesites or common areas because of a change in natural conditions will be the responsibility of the owner of the homesite that caused the unnatural drainage flow.

Approval of a drainage plan by the DRC does not make the Committee liable or responsible to the owner or others with respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Guidelines and with design aesthetics. Committee approval does not eliminate or reduce the obligation of the owner to comply with all legal requirements and be responsible for all damages arising from changes in natural conditions.

#### 4.2.8 Vehicle Access/Driveways

Only one driveway entrance is permitted for each homesite. Corner lots shall have the driveway access from the subordinate street. To ensure minimal visual impact and disturbance, the alignment of residential driveways should generally follow the contours of the land and avoid, to the greatest extent possible, the removal of distinctive site features such as washes or drainage ways, trees, shrubs and irrigation.

Where space permits, curving driveway alignments are favored over linear alignments because of their softened visual appearance. Maximum driveway widths are limited to 16 feet except as approved for parking and turn around areas.

Required drainage across driveways should be integrated into the design of the drive or apron. Additionally, consideration must be given to the location, orientation and screening capacity of adjacent building envelopes

and public area relative to potential visual impacts from exposed road pavement, headlight glare, traffic disturbance, and general loss of privacy.

Driveway paving materials may vary as they relate to individual architecture, but should always maintain a finished purposeful quality. These areas shall have a dull, non-reflective surface and color that blend well with the natural surroundings. Exposed aggregate concrete, integrally colored concrete, concrete pavers, and asphalt are all approved materials, subject to DRC approval of color and texture.

#### 4.2.9 Parking

In addition to spaces inside the garage, each residence shall provide space on site to accommodate at least two parked cars for guests. Guest parking will not be allowed within the roadway easements. Guest parking areas may be constructed from any of the materials that are acceptable as driveways and may be part of the driveway or located on an adjacent area. Turf pavers may be used as guest parking areas. Parking spaces are to be located behind the front face of the residence where the site and the architecture permit. Except during such special events, residents and guests are required to park within their homesites.

#### 4.2.10 Utilities

All site utilities are to be installed underground in alignments that minimize grading, tree clearing, and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from offsite. Satellite dishes smaller than 18" in diameter are permitted, but their location and proposed screening must be approved by the DRC. In addition to screening, garbage can storage areas must also be made inaccessible to wildlife. Any outside equipment such as mechanical equipment must be completely screened from offsite views by using walls and/or fences and incorporating them into the building design.

#### 4.2.11 Fences, Walls, and Gates

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

In order to preserve a continuous open character the construction of solid privacy fences around the perimeter of a lot is not allowed. Boundary fences around the perimeter of any lot are not allowed.

The following are the only fences permitted (except lots which allows horses), subject to the approval by the DRC:

1. Modern Horizontal Slat Fences: Fences with horizontal wood or metal slats (e.g., Ipe, Cedar, Black Metal) for defining private outdoor rooms or screening service areas. Spacing between slats is required to allow for light and air penetration (typically 50% open). Maximum height of 6 feet.

2. Architectural Walls: Poured concrete, plastered CMU, or metal panel walls that are a visual extension of the home's architecture. Maximum exposed height of 6'-0" measured from the lowest natural grade adjacent to the wall.
3. Gates: Must match the material and design of the associated fence or wall.
4. Pet Enclosures and Kennels : To ensure the aesthetic quality of the community and the well being of animals , all permanent outdoor enclosures for pets , including dog kennels must receive prior approval from the Design Committee. The total footprint of permanent outdoor kennel shall not exceed 600 square feet.

Site walls or screen walls that are a visual extension of the architectural design of the residence may be permitted within the building envelope. They may be used to separate the private areas from the rest of the building envelope and/or as a screening element for parking and service areas otherwise visible from other homesites or public areas. These walls may be used to articulate horizontal and vertical building planes. Site walls may not be used to delineate property lines or buildings envelopes. Site walls are typically used for screening and/or defining outdoor living spaces. The colors of the walls must be compatible with the residential exterior walls and conform to the same exterior color requirements. Finish materials on all site and building walls must be continued down to finished grade so as to eliminate exposed or unfinished foundation walls. No site wall may continue in an unbroken plane for more than 30 linear feet.

Retaining walls if required may not exceed a height of 6 feet for a fill slope condition, and not more than 8 feet in a cut slope condition. The objective to minimize site disturbance suggests balanced cut and fill grading solutions, and thus, in turn, reduces the need for tall retaining walls.

#### 4.2.12 Terraces, Paths, Hardscape Areas

Patios, terraces, paths, and outdoor stairs shall transition smoothly between the natural topography and the building. Natural materials such as stone, rock, and wood are recommended for these elements. Modern materials such as scored and stained concrete, large-format concrete pavers, and metal edging are also permitted. The design should be intentional and complement the architecture of the residence.

#### 4.2.13 Exterior Landscape Lighting

All exterior lighting shall be in compliance with the Teton County, Idaho ordinances including the "Dark Skies" ordinance. In order to maintain a rural character and to preserve the views to the night sky, exterior lighting is to be minimized. Lighting should be used to meet the requirements of safety and easy identification of entrances and buildings. Exterior lights should be compatible with the modern design of the residence. Lights whose sole function is to floodlight a building or its yard will not be permitted. Subdued landscape accent lighting may be incorporated into the landscape design.

The light source shall not be visible from offsite with the exception of lantern style fixtures. Low wattage bulbs or frosted glass should be used in lantern type fixtures to soften the impact of the point source of light. Uplights and flood lights will not be permitted if visible from neighboring properties or public spaces. Lighting

within exterior courtyards or private back yard spaces may include uplighting and other design accent lighting provided it does not impact other property or public spaces. Down lights or path lights may be used to light paths and terraces. Down lights may not be placed higher than five feet from the ground to avoid the appearance of a flood light. Recessed can lights in exterior soffits cannot be higher than ten feet above exterior grade. In general, light sources and all conduit and junction boxes should be concealed, and the lowest wattage bulb for any given application is recommended. Lamps over 75 watts may not be approved. Lamps should be color-corrected metal halide or incandescent. Sodium vapor, mercury vapor, or other “colored” lights are not permitted. Decorative Christmas lighting is permitted between December 1 and January 7. In order to allow each owner the flexibility and freedom to creatively resolve unique conditions, the DRC will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties on a case by case basis. However, low key, down lighting will be strictly enforced.

#### 4.2.14 Lawn Ornament, Sculpture, Flag Poles

Lawn ornaments and sculpture shall only be permitted in private areas immediately adjacent to the residence. These elements may not be placed to be intentionally visible from offsite. Landscape lighting associated with such elements will only be allowed by special review. Flag poles and similar structures will not be allowed in the landscape. Flags may be hung on structures mounted to the residence provided they do not extend further than 5’ from the residence and the flag is not greater than 3’x5’.

#### 4.2.15 Landscaping/ Clearing/ Screening.

In the clearing of a Lot for road building or construction of approved structures and improvements, no trees or shrubs shall be removed without approval of the DRC and care shall be exercised not to unnecessarily disturb the natural landscape. Within one year after such clearing or construction, the landscaping on the disturbed area shall be restored with native species. Timber may not be removed from a Lot except that such tree trimming may be allowed by the board as will enhance views, if any, from a home site. As a condition of approval of the location of a structure, the DRC may require that an owner provide an additional landscape screen of appropriate materials and plant species. Proposed landscaping may be denied approval where it would unnecessarily have a material adverse effect on the primary view corridors of other Lot Owners.

#### 4.2.16 Landscape Structures and Play Equipment

Landscape structures such as gazebos or sheds and play equipment such as basketball hoops with backboards or jungle gyms are permitted with the approval of the DRC. Typically, the DRC will approve those structures that are located behind the front plane of the residence and are not obtrusive to adjacent homesites, the street, or other community amenity areas. In general, the same guidelines that apply to architecture apply to landscape structures and play equipment. In order to minimize their visual impact, landscape or play structures visible from offsite should be of muted tone natural materials such as stained wood. Brightly colored play structures potentially visible from offsite must be effectively screened or they will not be approved. Swimming pools, hot tubs, and spas should be designed to be visually connected to the residence through the use of privacy fences, walls, or courtyards. All supporting equipment must be screened. Pools, hot tubs, and spas must be constructed and fenced according to all applicable State and local agency regulations.

#### 4.2.17 Address Markers

Individual address markers for custom home sites located within front yards should be harmonious with the modern architectural design of the home, and should not exceed 36 inches in length and 24 inches in height. Modern materials such as corten steel, stainless steel, acrylic, or illuminated glass are encouraged. Traditional rustic signs are discouraged.

#### 4.2.18 Right-Of-Way Landscaping

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

A plan showing location of any developer installed landscaping and irrigation systems in the rights of way and common areas will be available from the DRC at the Pre-Submission Conference.

Any damage caused to these landscape elements by the owner or owner's operators shall be repaired in a timely fashion by the owner utilizing materials and construction techniques to match existing landscape elements. The owner shall notify the Lucy Meadow Homeowners Association of any damage that has occurred to the landscape elements within 24 hours of the occurrence. The disturbance shall be temporarily repaired or made functional within 24 hours and permanently repaired within 2 weeks of the disturbance. If damage to the landscape elements is not repaired within 2 weeks, the Homeowners Association shall perform the repairs and subsequently charge the owner for all costs incurred.

In the event that irrigation heads are affected by driveway construction, the owner shall install new irrigation heads located to maintain the previous irrigation pattern. The owner is also responsible to place a 4 inch PVC sleeve under the entire width of the new driveway at a depth of 16 inches below grade. This sleeve is necessary to accommodate future repairs or adjustments to the irrigation lateral line. The materials and construction techniques to be used in the irrigation repair are as follows: [To be specified by HOA based on installed system].

### 5. ARTICLE IV - CONSTRUCTION & BUILDER REGULATIONS

#### 5.1 Introduction

To assure that the construction of any improvements on a homesite will occur in a safe and timely manner without damaging the natural landscape or common improvements of Lucy Meadow or disrupting residents or guests, these regulations will be enforced during the construction period. The contractor must provide a signed copy of the most recent construction and builder regulations to the DRC prior to commencement of work.

Construction will not begin until Final Plan approvals have been issued from the DRC, a building permit has been obtained from the County of Teton and a damage deposit has been placed with the DRC.

## 5.2 Pre-construction Conference

Prior to commencing construction, the builder/contractor must meet with an authorized representative of the DRC to review the approved final plans, the construction activities with the DRC. At this meeting the builder/contractor or owner must bring a copy of the building permit issued by the County of Teton.

## 5.3 Construction Area

Prior to the commencement of any construction activity the builder/contractor will provide the DRC with a detailed plan of the proposed "construction area" showing the area in which all construction activities will be confined, and how the remaining portions of the homesite will be protected. The construction area plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, and the limits of excavation. The plan should clearly identify the methods proposed for the protection of adjacent areas, such as fencing, flagging, rope barricades or other means to be set up prior to construction.

## 5.4 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery other than within the DRC approved construction area on site, will occur only in specific areas designated by the DRC so as to minimize damage to the existing landscape, and adjacent properties. Construction crews will not be permitted to park on adjacent homesites (without written approval from the homesite owner that is forwarded to and recorded by the DRC) or any other unapproved areas.

## 5.5 Storage of Materials and Equipment

All construction materials, equipment and vehicles must be stored within the fenced boundary of the DRC approved construction area, and outside any tree protection fencing located within the approved construction area. Equipment and machinery is to be stored onsite only while needed for activities specific to the homesite.

## 5.6 Construction Activity Times

The time of construction will be limited to the period from 7:00 am until 7:00 pm Monday through Friday, 8:00 am until 6:00 pm on Saturdays and national holidays, and 12 noon until 6:00 pm on Sundays. Temporary living quarters for the owner, builder, contractor, or their employees will not be permitted.

## 5.7 Construction Trailers/Temporary Structures

Any owner or builder/contractor who desires to bring a construction trailer or the like to Lucy Meadow must obtain written approval from the DRC. The DRC will work closely with the applicant to site the trailer in the best possible location to minimize impacts to the site and to adjacent homesite owners. All such facilities must be removed from the homesite prior to issuance of a Certificate of Compliance.

## 5.8 Sanitary Facilities

Sanitary facilities must be provided for construction personnel onsite in a location approved by the DRC. The facility must be screened from view from adjacent residences and roads, and maintained regularly.

## 5.9 Debris and Trash Removal

Builder/contractor must clean up all trash and debris on the construction site at the end of each day. Trash and debris must be removed from each construction site at least once a week and transported to an authorized disposal site. A heavy, wind proof construction project dumpster shall be used at each job site. Lightweight material, packaging, and other items, must be covered or weighted down to prevent wind from blowing such materials off the construction site. Builder/contractor are prohibited from dumping, burying or burning trash anywhere on the homesite or elsewhere in Lucy Meadow. During the construction period, each construction site must be kept neat and tidy to prevent it from becoming a public eyesore, or effecting adjacent homesites. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed from roads, open spaces, and driveways or other portions of Lucy Meadow. Any cleanup costs incurred by the DRC or the Association in enforcing these requirements will be billed to the Owner.

## 5.10 Excavation, Grading, and Tree Protection

The builder/contractor will take extreme care during excavation to assure that trees not authorized for removal are not damaged. All trees remaining within an approved construction area must be properly tagged and protected prior to the commencement of any grading operations. Every effort must be made to reduce compaction and/or disturbance within the drip line of all trees located within and outside an approved construction area. Blowing dust resulting from grading operations must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. The builder is responsible for the implementation of all erosion control techniques as may be required by Federal, State or local agencies. Grading operations may be suspended by the DRC during periods of heavy rains or high winds. All topsoil disturbed by grading operations must be stockpiled within the construction area and reused as part of the site restoration/landscaping plans.

## 5.11 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent homesites, roads, driveways, and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the owner of the homesite. Upon completion of construction, each owner and builder will be responsible for cleaning up the construction site and the repair of

all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the DRC or the Association will be billed to the owner. Failure to remedy damage as directed by the DRC may be deducted from the damage deposit posted by owner.

#### 5.12 Inspections

In addition to the building inspections required by the County of Teton the following inspections must be scheduled with the DRC:

1. Site inspection - the construction area, all corners of proposed buildings, the driveway, extent of grading and protected vegetation must be staked, together with the locations of any temporary buildings. This inspection must be completed prior to any site clearing or disturbance of existing grade.
2. Final inspection - this inspection must be done prior to any application to the County of Teton for a Certificate of Occupancy.

#### 5.13 Pets

Pets belonging to construction personnel must be kept within vehicles or leashed at all times while within Lucy Meadow, and must not be a nuisance to, or threaten, any persons. Any pet waste is to be picked up daily.

#### 5.14 Security

Security precautions at the construction site may include temporary fencing approved by the DRC. Security lights (except those with motion detectors) audible alarms and guard animals will not be permitted.

#### 5.15 Noise

Builder/contractors will make every effort to keep noise to a minimum. Radio sound will be kept at a low level to minimize disturbance to neighbors and wildlife.

### 6. ARTICLE VI-Guest House / Accessory Dwelling Unit (ADU) Provisions

The following guidelines and requirements apply to all detached structures intended for human habitation, herein referred to as Guest Houses or Accessory Dwelling Units (ADUs).

#### 6.1 General Eligibility & Intent

- . Guest Houses are permitted on all Residential Lots.

- . The primary purpose of a Guest House is to provide supplemental living space for guests or family members. It is intended to be ancillary to the main residence.

- . The architectural character must be subordinate and complementary to the Primary Residence.

## 6.2 Size and Scale Limitations

- . The maximum footprint of a Guest House should be approved by Teton County and Design Committee.

- . The mass, scale, and roof height of the Guest House must be clearly subordinate to the Primary Residence.

- . The Design Committee may require modifications to ensure the Guest House does not visually dominate the site or obstruct views from neighboring properties.

## 6.3 Occupancy Restriction

The Guest House shall not be occupied until the Primary Residence has received a Certificate of Occupancy from Teton County. This must be verified by submitting a copy of the Primary Residence's C.O. to the Design Committee before requesting final approval for occupancy of the Guest House.

## 6.4 Design and Architectural Integration

The Guest House must be designed in a compatible architectural style using the same or complementary materials and color palette as the Primary Residence.

The site plan must demonstrate that the Primary Residence is the main visual element from the primary street. The Guest House should be sited to the side or rear of the lot and screened with landscaping where necessary to maintain this hierarchy.

The Guest House must be connected to the Primary Residence by a consistent visual element, such as a fence, wall, arbored pathway, or coordinated landscaping, unless specifically waived by the Design Committee due to site-specific constraints.

## 6.5 Submittal Requirements for Guest House Approval

In addition to the standard requirements for any structure, plans submitted for a Guest House must include:

- A site plan clearly showing the spatial relationship between the Primary Residence and the Guest House.

- Elevations of both structures from the primary street view to demonstrate the visual dominance of the Primary Residence.

- A materials and color board specifying how the finishes on the Guest House will match or complement those on the Primary Residence.

- A landscape plan indicating any additional screening proposed to minimize the visibility of the Guest House from the street and adjacent properties.

## 6.6 County Compliance

The Owner and their builder are solely responsible for complying with all Teton County requirements for ADUs, including but not limited to:

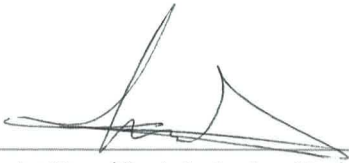
- Obtaining all necessary permits.

- Adhering to county-specific size, parking, and septic system requirements.

- Securing a separate Certificate of Occupancy for the Guest House after the primary residence is complete.

Please note: Teton County processes each residential building permit. A second dwelling unit on a parcel may be classified as an Accessory Dwelling Unit and must follow all corresponding county regulations. The final determination of a structure's classification rests with Teton County.

**REVISION DATED 04/30/2025**



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

State of Idaho  
County of Teton

On this 25<sup>th</sup> 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 Design Review Committee Guidelines for Lucy Meadows.

Witness my hand and official seal.



Notary Public  
Commission Expires: July 25, 2028

