

**3 CREEK RANCH**

JACKSON HOLE, WYOMING

**DESIGN GUIDELINES**

REVISED 8/20/13

# 3 CREEK RANCH DESIGN GUIDELINES

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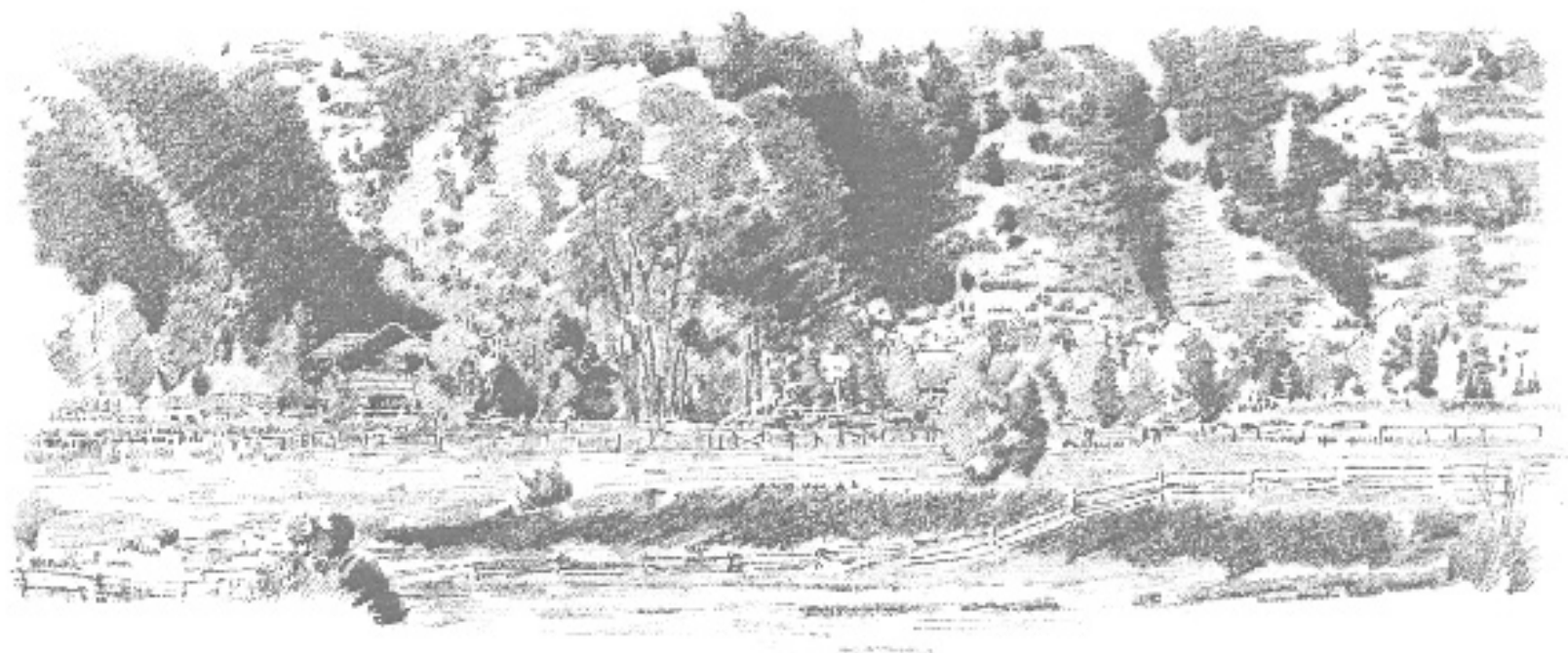
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## **3 CREEK RANCH**

JACKSON HOLE • WYOMING

**INTRODUCTION**

# SECTION 1

## INTRODUCTION TO DESIGN GUIDELINES

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# INTRODUCTION TO DESIGN GUIDELINES

## 1.1 DESIGN PHILOSOPHY AND OBJECTIVES

The design philosophy at 3 Creek Ranch can be characterized as allowing the natural environment to dominate the built environment. This hierarchy manifests itself in many ways. In architecture, the forms are low, rambling, articulated structures that hug the flat sites and create interesting, rural forms and spaces. They avoid large, two story, box-like forms which impose themselves upon the land. Even with substantial softening from mature plant material and surrounding landform manipulations, these box-like forms do not, even over time, integrate themselves into the land.

In the landscape, this design philosophy employs the use of native plant material planted in such a fashion that it responds to the natural microclimate conditions of moisture, light and soil type. The plants chosen should recreate the mosaic of communities that originally covered the valley floor and which have been reestablished in the native areas of the golf course. The intent is for the golf course and residential portions of the property to blend together in a seamless texture of native plant communities. Non-developed portions of the individual residential sites and common areas, including road rights of ways, are intended to remain or be reclaimed with a unified native plant palette. The objective of this planting scheme is to create a simple, unifying background upon which the architectural program can exist in visual harmony with the landscape.

## 1.2 COMMUNITY AND INDIVIDUALITY

The guidelines seek to strike a balance between individual expression and a Project goal of maintaining a standard of homogeneity. The measure of homogeneity is the similarity of one neighbor's home to another. To ensure this homogeneity, the Design Guidelines closely define form, color, texture and a unifying design intent in the built environment and mandate close adherence to a prescribed plant palette. In order to allow some individuality, the larger Ranch Tracts and Estate Lots allow greater freedom in form and design intent. In addition, these larger lots are permitted greater latitude with landform manipulation and landscape plans which may mix native plant communities.

## 1.3 USE OF DESIGN GUIDELINES

The guidelines are intended to be used by and pertain to all persons involved in development of any kind within 3 Creek Ranch. Development not only includes the initial construction of structures and landscape development on a lot but also to all redevelopment of the built or natural environment. The guidelines must ultimately be interpreted by the Architectural Review Committee and the 3 Creek Ranch Homeowner's Association (HOA) in their administration of proposed development. The importance of the initial step of the Concept Review meeting with the ARC step cannot be overstated with respect to interpretation and impact on all development proposals. All applications shall be reviewed with current Design Guidelines rather than those that were in place at the time the lot was purchased.



Since these Guidelines will shape the face of a community, they must also be able to evolve over time with that community. For this purpose, an amendment process is provided in the 3 Creek Ranch Declaration of Covenants, Conditions and Restrictions to allow the community to redefine the Guidelines.

## 1.4 APPLICATION OF GUIDELINES

The Design Guidelines have three sections which pertain to different types of lots. Properties have been differentiated by their location within the 3 Creek Ranch development and their size. The first section of the Guidelines governs Ranch Tracts 1-6 and Estate Lot 157. The second section administers Estate Lots 1-16, 21-28, 32-44, 150-151, and 154-156. The last section addresses Cabin Lots 46-49, 53-120, 141-149, and 152-153, with an Appendix (J) devoted to special considerations for Cabin Lots 121-123 and 149.

## 1.5 POWER TO REGULATE

The 3 Creek Ranch Declaration of Covenants, Conditions and Restrictions (CC&R's) convey authority to the 3 Creek Ranch Homeowners Association (HOA) Board to regulate and control development, community character and aesthetics. The CC&R's are filed in the Teton County Clerk's office. The Design Guidelines are granted the authority as guiding documents by the CC&R's to be interpreted and enforced by the Association Board and an Architectural Review Committee (ARC) appointed by the Board. The use and improvement of land is strictly regulated and is judged by both objective and subjective standards.

The CC&R's empower the Association with the ability and authority to control and regulate development, community character and aesthetic considerations to a degree which, in many cases, far surpasses the legislative and zoning authority vested in traditional municipalities.

## 1.6 ARCHITECTURAL REVIEW COMMITTEE

**Architectural Review Committee Membership:** As defined by the 3 Creek Ranch Declaration of Covenants, Conditions and Restrictions, the Architectural Review Committee (ARC) shall have five voting members and shall convene at regularly scheduled monthly intervals. They may schedule additional meetings if deemed necessary. If no business is pending and no new applications have been received within the prescribed time frame, the ARC may elect not to meet for a particular scheduled meeting.

Approval of design or construction plans by the ARC, the Board or the Association is limited to aesthetic considerations only and does not constitute an opinion, representation or warranty with regard to the architectural or engineering integrity of the structure or site development as proposed.

Decisions regarding approval, approval with conditions, partial approval or disapproval are final and binding. Disapproval of applications in part or in whole, may be addressed and resolved with the ARC by reapplying for consideration at the next regularly scheduled meeting. Alternately, disapproval may be appealed to the Homeowners Association Board for resolution.

## 1.7 REVIEW AND APPROVAL PROCEDURES

The review and approval process at 3 Creek Ranch is designed to be cooperative and collaborative, involving the Owner, designers and members of the Architectural Review Committee. This involves three steps, including a Concept Review, Design Plan Review and Construction Plan Review.



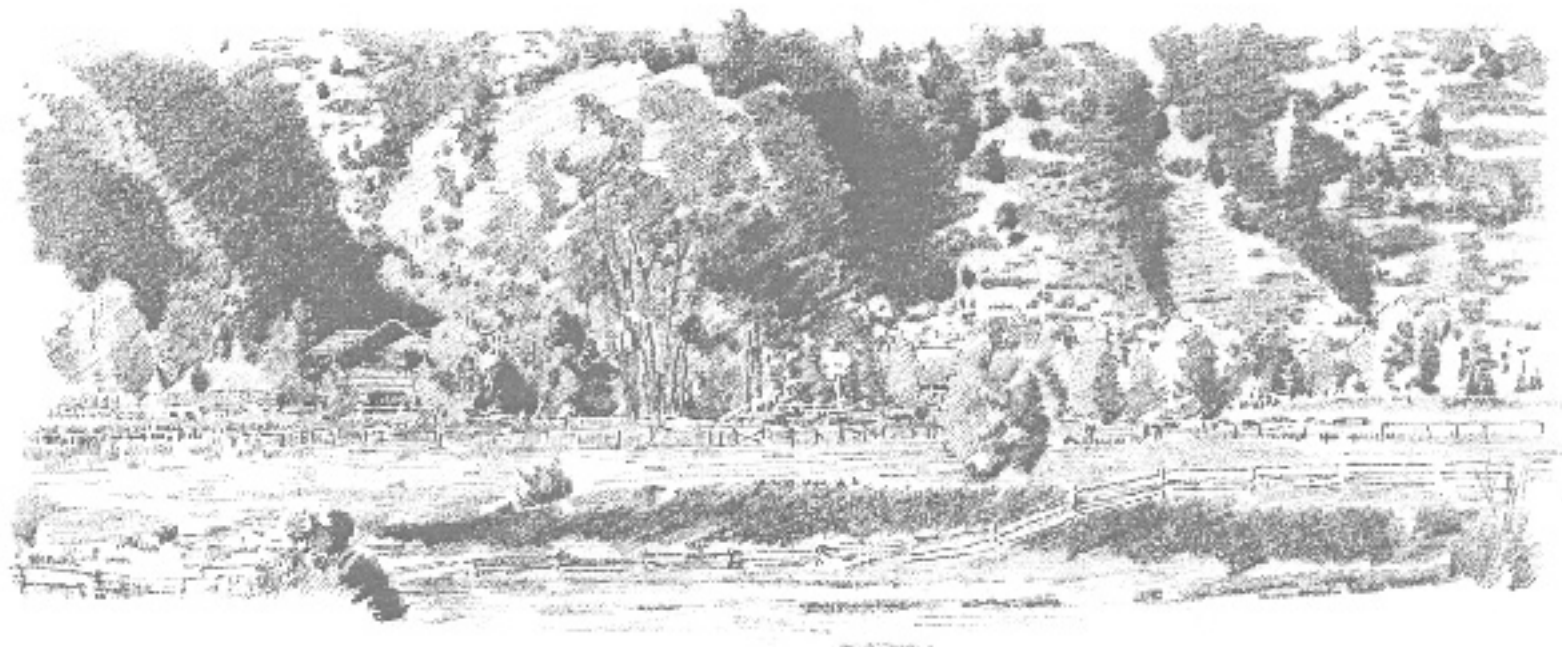
The Concept Review is intended to be an informal review between the ARC, the Owner and his or her design team (Architect and Landscape Architect at minimum). During this review, the opportunities, constraints and any unique pre-determined characteristics of the site will be discussed, as well as general design concepts which the Owner and design team may wish to propose. It is intended that this exchange facilitate a common interpretation and understanding of the site, an understanding of the relationship between the Design Guidelines and the site and ultimately the implications to the Owner's design and development expectations.

Design Plan Review is intended to assess compliance with the Design Guidelines and issues discussed at the Concept Review. Drawings shall be sufficiently developed to allow the ARC to assess compliance. It is not necessary for the Owner and design team to supply construction-level drawings, since some changes should be expected as an outcome of this level of review

Construction Plan Review is intended to provide the ARC with a set of construction documents for the project. The review is intended to ensure that the final design is consistent with previous approvals. Minor refinements or changes from previous approvals should be noted. The ARC anticipates and is prepared to approve minor refinements or changes provided they are not contrary to previous approvals. The ARC shall determine whether or not the changes are consistent with previous approvals or whether further reviews and approval will be required. Construction Plan documents are additionally intended to provide a final approval record drawing set to facilitate ARC compliance visits and changes approved during the construction process.

The 3 Creek Ranch Design Plan and Construction Plan Review and Approval process steps are specified in detail in *Appendix B*. Teton County, Wyoming has its own specific regulations for obtaining a Building Permit and the Owner should be aware of those constraints during the design process.





**3 CREEK RANCH**

JACKSON HOLE • WYOMING

**RANCH TRACTS**

# SECTION 2

## RANCH TRACTS AND ESTATE LOT 157

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# INTRODUCTION

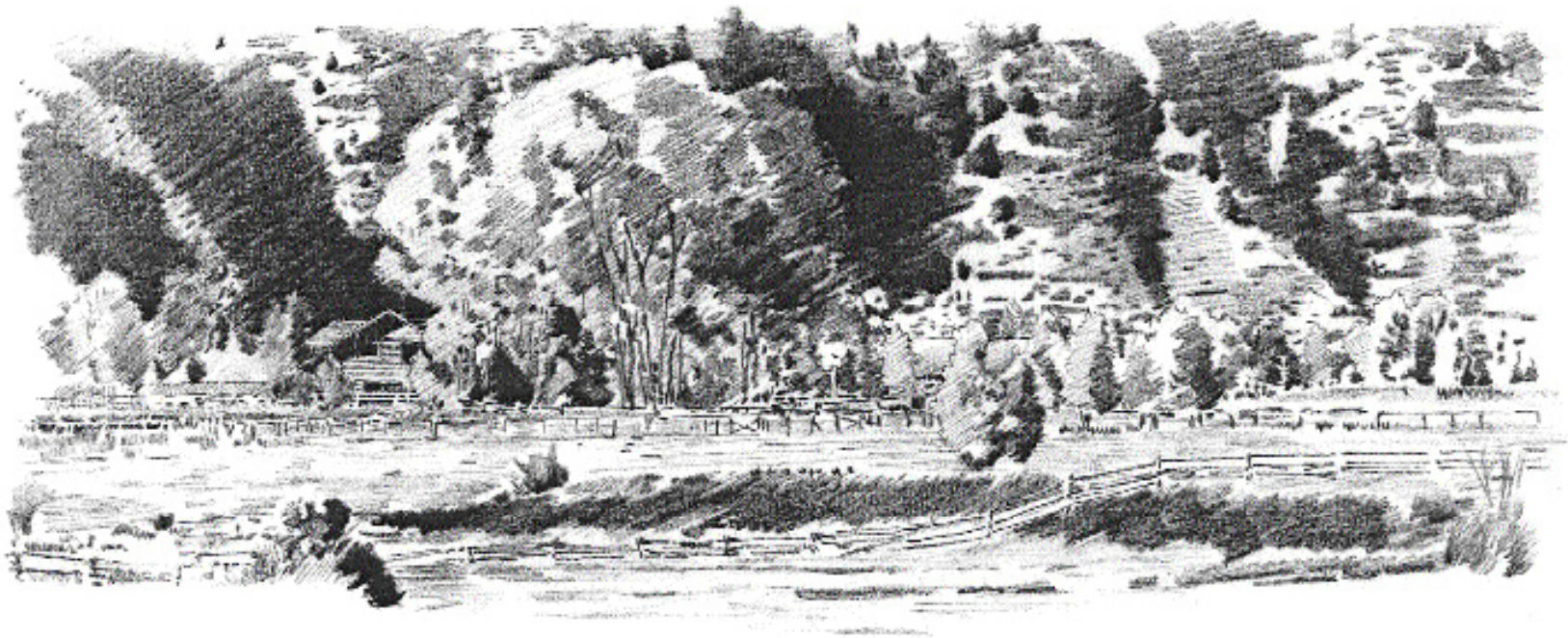
## 1.0 GENERAL OVERVIEW

*This section sets forth guidelines and standards for the site development and landscaping on each Ranch Tract and Estate Lot 157, including siting of structures, grading, drainage, planting and the design of outdoor living areas.*

*The intent of this section is to protect the character of the land and create new improvements that blend with the natural topography and existing landscape.*

*Site disturbance is to be minimized while the natural features of the homesite are to be preserved.*

*The character of the land will be protected and enhanced by the designation of a “Building Envelope” and/or a “Development Area” on each homesite, within which built improvements are to be located and developed in accordance with these Site Design Guidelines.*



# SITE DESIGN GUIDELINES

## 2.1 BUILDING ENVELOPES / DEVELOPMENT AREAS AND DRIVEWAY ALIGNMENTS

### Objectives:

- To restrict development to prescribed Development Areas/ Building Envelopes in order to protect the natural systems and beauty that exist in this area.
- To optimize views from the home.
- To improve view corridors from other properties.
- To maintain existing drainage patterns.
- To minimize grading and removal of vegetation.
- To access Building Envelopes within a predetermined driveway alignment that is designed to avoid wetlands and other ecologically sensitive land.
- To preserve the overall dominance of the natural setting by blending buildings into the existing landscape.

### Guidelines:

The Ranch Tracts and Estate Lot 157 at 3 Creek Ranch are the largest parcels of land in the development. These properties were designed to preserve (and, where possible) enhance the surrounding system of spring creeks and associated riparian ecosystems. The natural systems within this complex exist in a delicate balance that can be impacted by inappropriate or careless development.

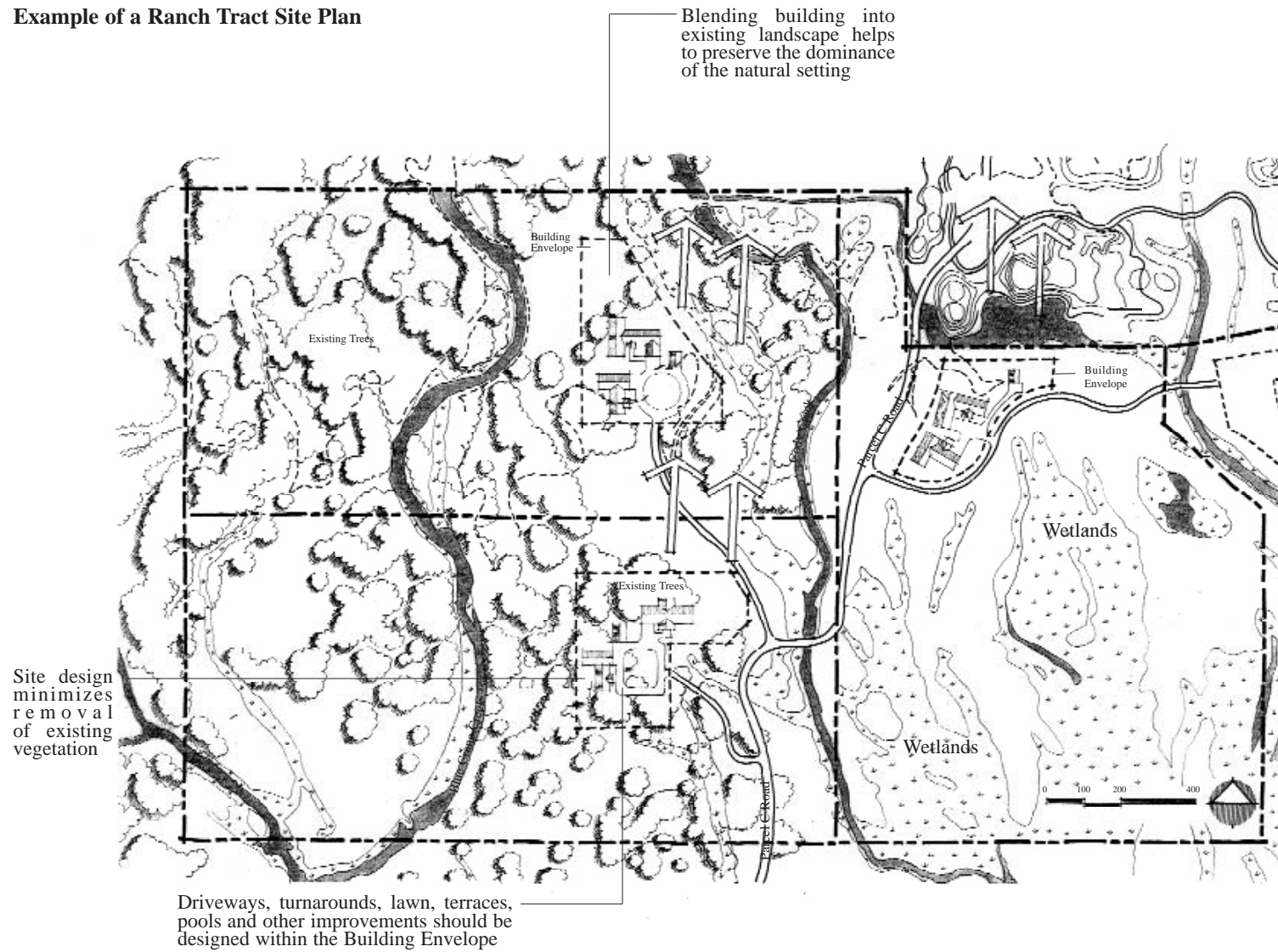
In order to ensure the integrity of the natural ecosystem and the visual aesthetics of the site, each Ranch Tract has a defined Building Envelope/Development Area surrounded by Open Space. With the exception of Ranch Tracts 1, 3 and 5, Development Areas are coincident with Building Envelopes. Ranch Tracts 1, 3, and 5 have portions of Development Area outside of the Building Envelope. Improvements on portions of the Development Areas outside of the Building Envelope are limited to installation of plant material and irrigations systems - other types of development are not permitted. Estate Lot 157 has a defined Building Envelope only.

All structures and site development for the Tracts and Lot 157 must be located wholly within the Building Envelope.

Each Building Envelope is served by a defined driveway. All drives and utilities shall be located wholly within the defined driveway easement. The Building Envelopes, Development Areas and driveways easements and road easements were established to protect the ecosystem, aesthetics and ultimately to benefit the Owners of these lots. Consequently, they may not be reconfigured or altered in any way.



## Example of a Ranch Tract Site Plan



## 2.2 OPEN SPACE

### Objectives:

- To preserve and enhance the conservation values of this property within the Jackson Hole valley. These conservation values are represented by unique natural habitats for wildlife and plants.
- To acknowledge and abide by the terms of the conservation easement governing the use of the open space held by the Jackson Hole Land Trust.
- To ensure improvements, changes or modifications to the open space areas demonstrably preserve or enhance the conservation values of the property.

### Guidelines:

The 3 Creek Ranch open space areas represent some of the most unique natural habitats found in the arid western states. The spring creek complexes which abound on the property are rare and special because the water maintains a relatively constant temperature throughout the year. These conditions provide a year-round habitat for the Cutthroat trout fishery, important avian species such as Trumpeter swans, and transitory ungulates. These riparian habitats are further enhanced by the presence of a mature cottonwood forest and islands of upland sage and grasses. The conservation values represented by these habitats are unique and irreplaceable.

The 3 Creek Ranch Tracts offer some of the most unparalleled views of the surrounding mountain ranges within Jackson Hole. Key to these spectacular distant views are the fore and middle ground views protected by the open space easement. While the views are recognized as one of the essential components to the enjoyment of the land, their view conservation value is subordinate to the protection of wildlife habitat.



## 2.2 OPEN SPACE, *CONTINUED*

The JHLT's easement defines each Tract's Open Space by a collective Master Plan which indicates the property's existing condition and any improvements contemplated at the inception of the easement. Tract Owners are permitted to maintain, renovate, remove, replace and reconstruct (these activities have specific definitions within the easement) those improvements by notifying the 3 Creek Ranch ARC and the JHLT. However, Owners wishing to undertake additional permitted uses and modifications (ponds, trails, etc.) must obtain 3 Creek Ranch ARC approval through the Plan Review process and the written consent of the JHLT prior to beginning any land-altering operation. Following is a general list of permitted uses within the open space. Owners contemplating improvements should obtain a copy of the easement before beginning any design work.

- Planting of native, non-noxious plant species for the purpose of maintaining and improving existing plant and animal habitat is permitted.
- Removal of vegetation to enhance view corridors is permitted within the terms of the JHLT easement.
- Habitat enhancements, including improvements of existing plant and animal habitats and new pond and wetland construction, are permitted with written approval from the JHLT and Teton County, Wyoming.

To ensure the protection of the wildlife habitats and view corridors for all Owners in perpetuity, a Conservation Easement is granted to the Jackson Hole Land Trust (JHLT). The Open Space is additionally managed and protected by the 3 Creek Ranch Naturalist. The Naturalist will employ the easement, in concert with the 3 Creek Ranch Declaration of Covenants, Conditions, and Restrictions and these Design Guidelines to govern the use and management of the open space areas. While certain uses and improvements are permitted in these areas, they must be approved by the 3 Creek Ranch Naturalist, the ARC and the JHLT.



## 2.3 MAXIMUM SCALE OF DEVELOPMENT

### Objectives:

- To integrate the residential structures into the topography and vegetation of the Snake River bottom land.
- To minimize the visual impact of the residential structures on adjacent parcels and as viewed from neighboring properties.
- To comply with Teton County, Wyoming Land Development Regulations.
- To utilize the specifications for the amount of permitted impervious surface developed for each Tract in compliance with the 3 Creek Ranch Final Development Plan.

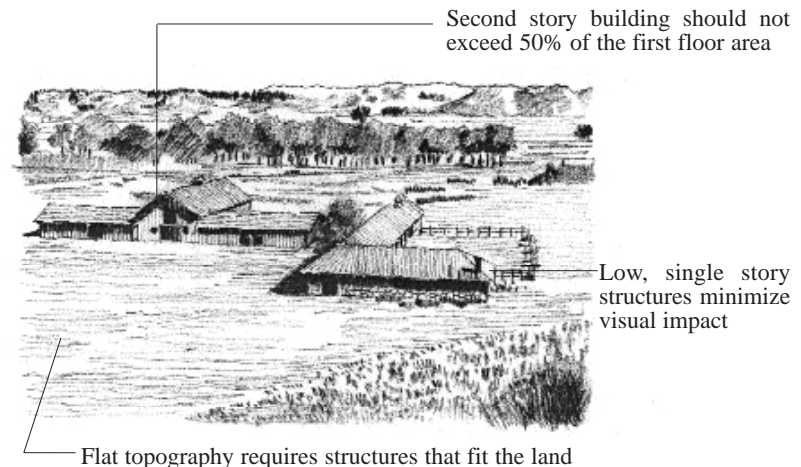
### Guidelines:

The Ranch Tracts and Lot 157 all have relatively level building sites. It is challenging to build a structure or combination of structures that "fit" land having this type of topography. While all buildings will have an impact on the site, the impact can be minimized by using low, single-story ranch structures which spread horizontally rather than vertically. See *Section 3.2* for details concerning allowable second floor area.

The impact of the residential structures on adjacent tracts and neighboring properties is also important to consider as individual buildings are designed and combined to produce site-sensitive plans. No more than five separate structures will be allowed on each Tract or Estate Lot 157.

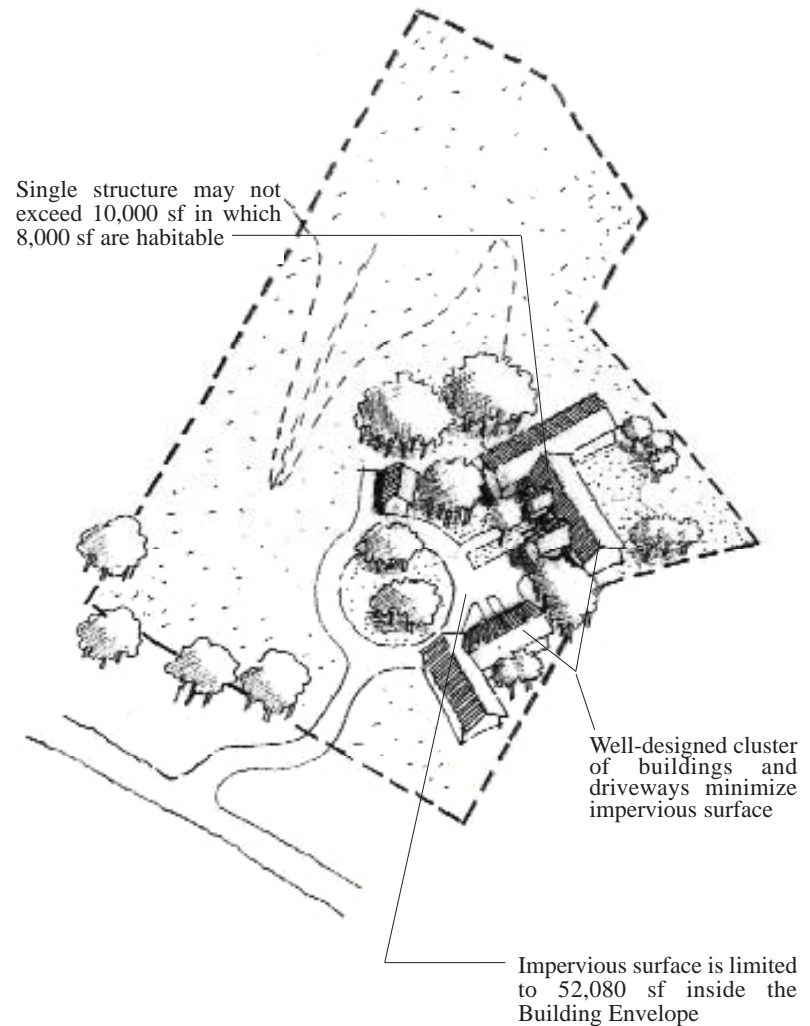
Buildings should be grouped together as much as possible to create a unified cluster rather than dissociated staccato forms on a flat site. These building groups should be arranged to internalize visually distracting elements such as site utilities and parking areas.

The Ranch Tracts and Lot 157 are the largest residential building areas available at 3 Creek Ranch. Accordingly, they are permitted to develop larger, more numerous structures and greater amounts of impervious surface. Thresholds for structural square footage and impervious surface are mandated by Teton County and the 3 Creek Ranch Final Development Plan, respectively. Square footage of enclosed space within a structure is termed Floor Area Ratio (FAR), which is Teton County's predetermined ratio between lot size and enclosed space. The habitable square footage may not exceed 8,000 square feet in any structure. No single structure may exceed 10,000 gross square feet of floor area. The FAR threshold for each of the 3 Creek Ranch Tracts and Estate Lot 157 is 16,000 gross square feet. All use combinations must comply with the Teton County LDR's.



## 2.3 MAXIMUM SCALE OF DEVELOPMENT, *CONTINUED*

The amount of impervious surface is the other important development threshold to consider as the design process begins. Impervious surface is any surface which is not permeable to precipitation. Owners should consider limiting these surface types because precipitation runs into the adjacent creeks faster and carries with it pollutants such as oil, pesticides and suspended solids. These surfaces include but are not necessarily limited to driveways (paved or gravel), building footprints, stone or concrete terraces, paths and walkways. Each of the Ranch Tracts at 3 Creek Ranch is limited to 52,080 square feet of impervious surface inside the Building Envelope. Estate Lot 157 is limited to 50,000 square feet of impervious surface for the driveway and development within the Building Envelope (this includes the driveway from the lot line to the Building Envelope) - see *Appendix I*. Owners wishing to add additional impervious surface outside the Building Envelope (with prior approval by the 3 Creek ARC and JHLT) must be able to provide the surface from their own Development Area surplus.



## 2.4 SITE DISTURBANCE

### Objectives:

- To minimize and control disturbance to plant and aquatic communities during construction.
- To prevent sediments from disturbed areas from impacting creeks and wetlands.
- To protect existing vegetation.

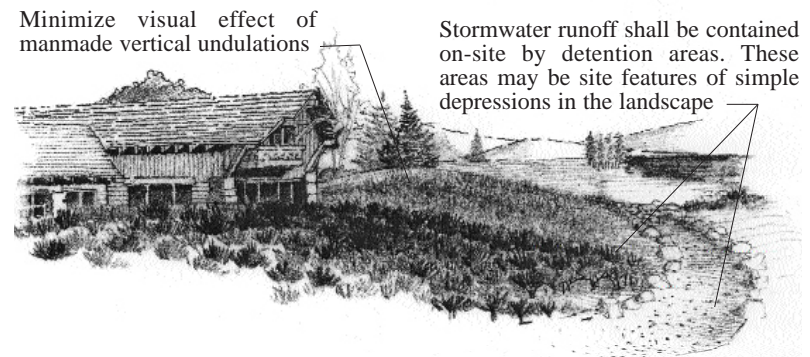
### Guidelines:

Site disturbance is any disturbance that disrupts the existing vegetation to the extent where it cannot fully recover by the following growing season. Site disturbance usually results from some type of construction activity. Disturbance areas and/or construction limits should be planned and indicated on plans submitted to the ARC. These areas should be the minimum necessary to accomplish the activity. The areas shall be fenced in advance of commencing the construction activity. Fencing should be a minimum of 6' green and opaque material construction/screening barrier to clearly delineate the limits of the disturbance area and/or the Construction Site. Silt fence may be additionally required and appropriately installed immediately outside the perimeter established by the construction barrier. Continual monitoring and maintenance of the silt fence is crucial for all Ranch Tracts and Estate Lot 157, given their proximity to wetlands and spring creeks.

## 2.5 GRADING AND DRAINAGE

### Objectives:

- To maintain the visual integrity of the flat sites.
- To control non-point pollution by creating retainage areas for stormwater runoff for developed sites.
- To protect existing vegetation.



### Guidelines:

Ranch Tracts and Estate Lot 157 are generally flat. Consequently, earthform manipulations are difficult to achieve without resulting in an artificial appearance. If these manipulations are to be employed, the objective for grading plans will be to minimize the visual effect of the proposed vertical undulations. Grading outside the Building Envelope is not permitted.

Habitat enhancement grading may be permitted at the discretion of the Architectural Review Committee.

Landform manipulations should provide the appearance of pulling the built environment into the ground plane. Transitions between slope changes should be gradual and smooth (*see Section 2.13*).

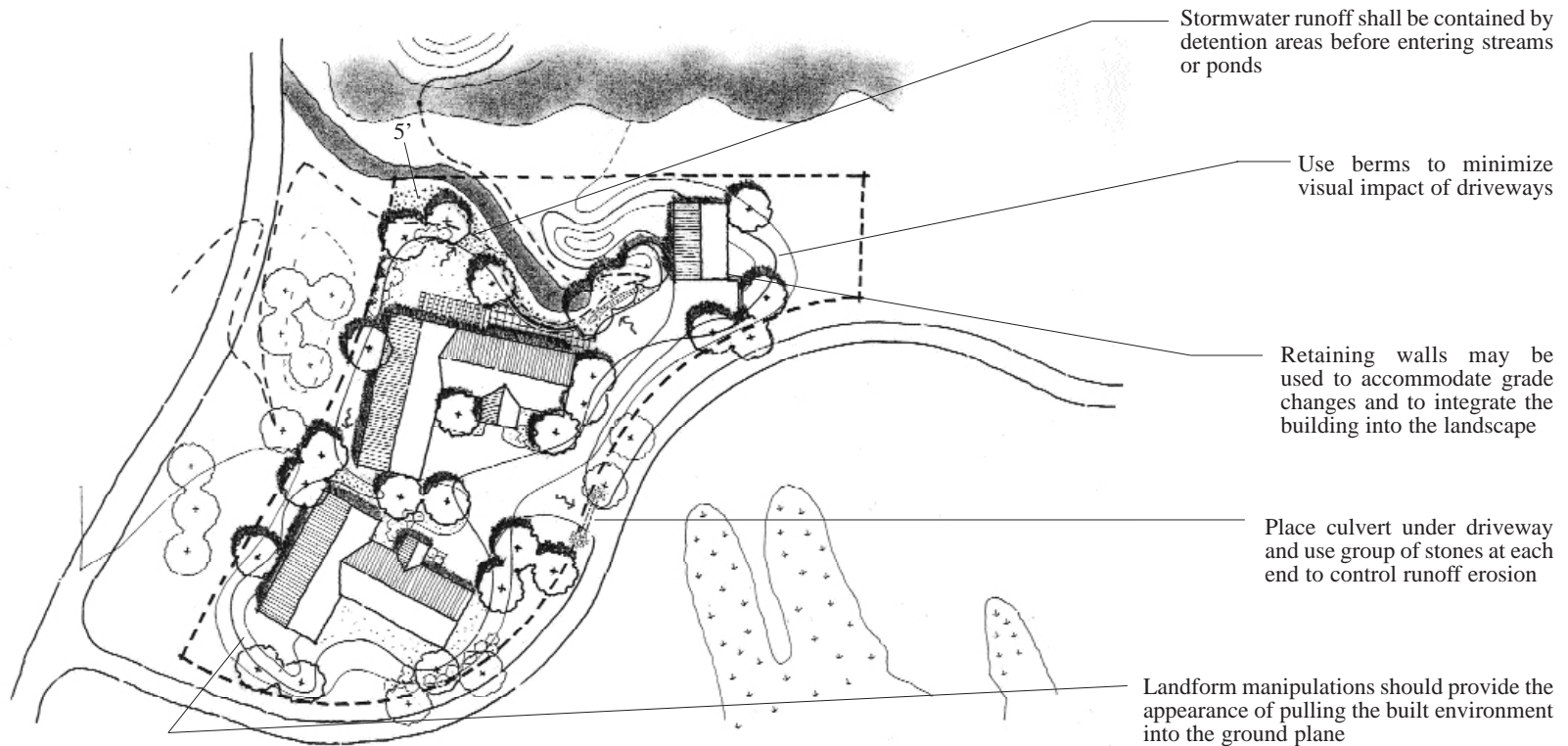
## 2.5 GRADING AND DRAINAGE,

*CONTINUED*

Drainage shall be directed such that runoff will not detrimentally affect wetlands, streams, neighboring properties or subdivision roadways. Storm water runoff originating from any site shall be contained on that site through the use of detention and retention areas.

Every Ranch Tract Owner shall have their lot surveyed for topography and other essential lot features prior to beginning the design process

A grading plan prepared by a Professional Engineer or Landscape Architect registered in the state of Wyoming shall be required for review by the ARC.



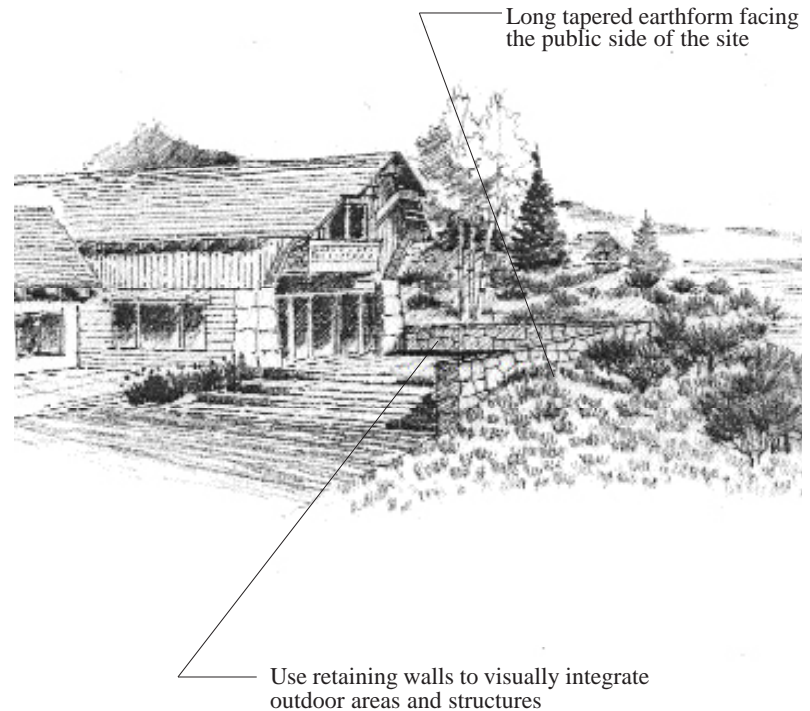
## 2.6 RETAINING WALLS

### Objective:

- To restrict the inappropriate use of retaining walls on flat lots.

### Guidelines:

Retaining walls are generally unnecessary on flat lots. They are provisionally permitted if it can be demonstrated that the proposed retaining wall helps to visually integrate the structures into the site, screen parking areas or exterior public areas or that the walls are integrally incorporated into the architectural concept. Retaining walls shall not exceed four feet in height.



## 2.7 DRIVEWAYS AND PARKING REQUIREMENTS

### Objectives:

- To provide for visually consistent road surfaces between subdivision roads and driveways.
- To provide minimal dimensional limitations for safety and maximal limitations to restrict excessive impervious surfaces.

### Guidelines:

Driveways may be crushed gravel or asphalt with a chip sealed surface. Crushed gravel drives should be dust-guarded no more than once per year during the early summer months. Asphalt driveways must be chip-sealed to provide the appearance of crushed gravel surface and ensure a continuous visual transition between pavement and the gravel subdivision roads serving the Ranch Tracts. Other paving materials are provisionally acceptable within the Building Envelope. These include pavers, concrete and stone. These materials must not be visible from the subdivision roadways.

Driveways shall be no wider than 14' (including the shoulders) from the subdivisions road to the Building Envelope boundary. Once inside the Building Envelope, the drive may widen to 20' (including shoulders) to allow for adequate maneuvering space and additional parallel guest parking. Snow removal and storage must be considered in the drive and parking plan and shall not occur adjacent to riparian areas or water bodies. Ranch Tracts and Estate Lot 157 shall provide no less than two guest parking spaces and adequate turn-around areas. All vehicles and other trailers, boats, etc. must be stored inside a structure.

Driveways and parking areas within the building envelope are considered impervious surfaces and, as such, are subtracted from each Tract's allowable maximum.

## 2.8 PATHS, OUTDOOR STAIRS AND TERRACES

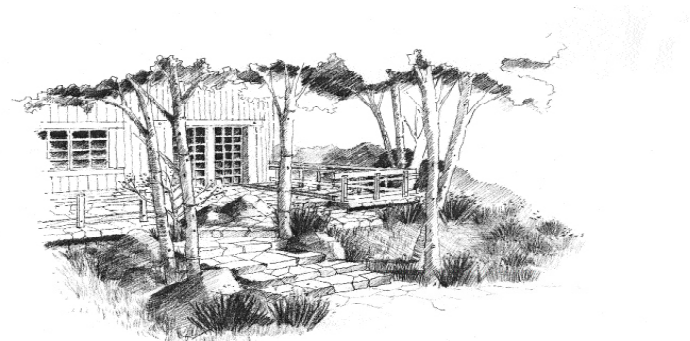
### Objective:

- To integrate the architectural component into the site through the use of paths, stairs and terraces.

### Guidelines:

Paths, outdoor stairs and terraces form the interface or transition between the built environment and the landscape. They should blur the line between the interior and exterior spaces, bringing the outside in and the inside out. They should provide a base upon which the structure visually justifies itself as if it had emerged from the ground. They should relate to the architectural palette in terms of material, color and texture and by weaving the informality of the natural environment into the exterior terrace spaces.

Many path, stair and terrace surface types are considered impervious surfaces and will be subtracted from allowable maximums.



## 2.9 FENCES, WALLS AND ENCLOSURES

### Objectives:

- To limit use of fences and walls to provide for wildlife movement and migration.
- To protect the expansive vistas.
- To allow for minor enclosures to restrain pets and/or children

### Guidelines:

Fences have traditionally been used in the western states to control grazing animals and define property boundaries. Stretching over the vast expanses, they have become part of the western landscape. As these expanses have become smaller, however, their visual disruption to the landscape has become increasingly detrimental. Furthermore, fences restrict wildlife movement and migration and even cause death. Due to the high visual and wildlife values located in the Ranch Tracts and Estate Lot 157, fences are restricted to limited use within the Building Envelope.

Fences and walls must be attached to a structure. No free-standing fences or masonry-type walls are permitted on the Ranch Tracts and Estate Lot 157, except to screen service areas or utilities.

Attached fences and walls are provisionally allowed to screen privacy areas, patios, swimming pools, or to define parking areas, gardens and dog enclosures, or other elements directly related to the main structures on the tract. Fences which link or tie the buildings together and thereby enclose a small portion

of the Building Envelope may be provisionally considered. Notwithstanding, fencing will not be allowed to define the perimeter boundary of the Building Envelope, Development Area or property boundary of a Ranch Tract or Estate Lot 157. All fencing shall require the approval of the ARC and shall be selected from the approved 3 Creek Ranch fence details as shown. Minor construction variations to the indicated fence types may be considered.



## 2.10 GATES AND DRIVEWAY ENTRANCES

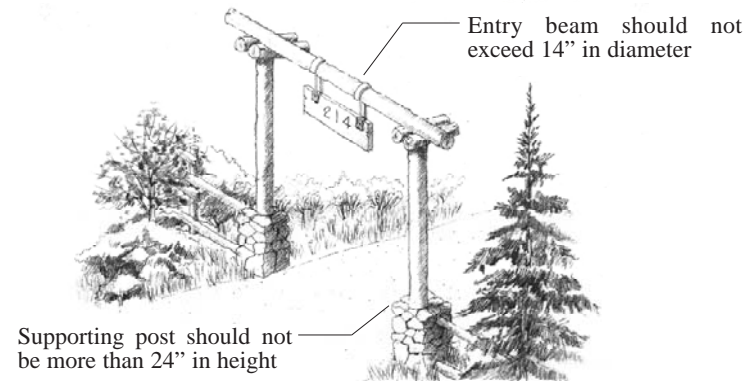
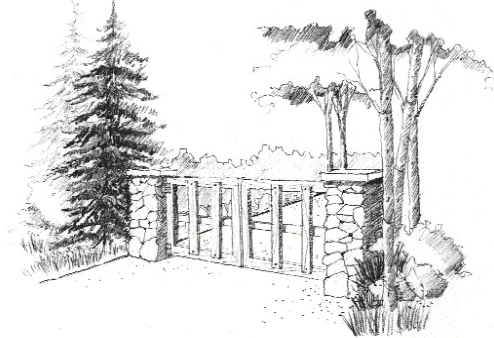
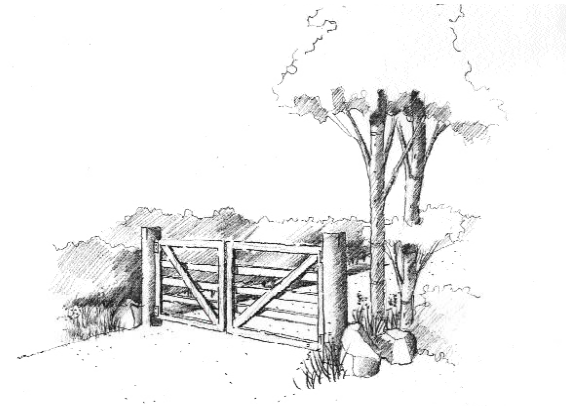
### Objective:

- To provide security while minimizing visual impacts to the roadway and adjoining parcels.

### Guidelines:

Gates are normally provided as an access through a fence or wall. Since enclosures are not permitted around Building Envelopes, gate design should strive to integrate the structure into the landscape. This can be accomplished by combinations of structural form and vegetation.

Gates are permitted in accordance with approved 3 Creek Ranch gate alternatives as shown. Overhead gate structures are provisionally allowed. Gates are permitted only within the boundary of the Building Envelope.



## 2.11 ADDRESS MARKERS

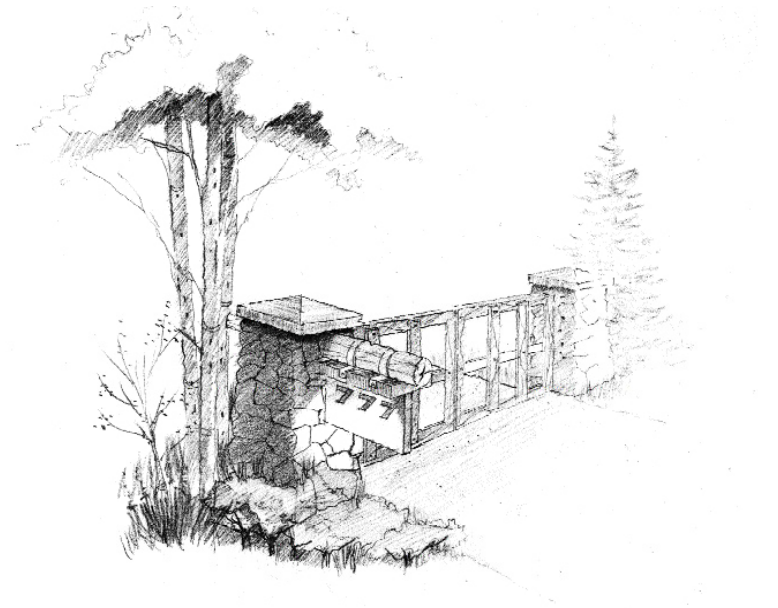
### Objective:

- To provide for an address marker at the intersection of the public road and the driveway.

### Guidelines:

For convenience and efficiency, address markers shall be located at the intersection of the driveway and the subdivision road. This must be located so that it will not interfere with or be damaged by snow removal equipment, and is out of the right of way.

The marker shall, at minimum, provide the street address number and may provide additional information such as the name of the owner and name of the property. The marker shall be a simple form made from wood, stone or non-reflective metal and may be lighted in compliance with Section 2.12. The entire construction of address markers shall not exceed 5' in height.



## 2.12 EXTERIOR LIGHTING

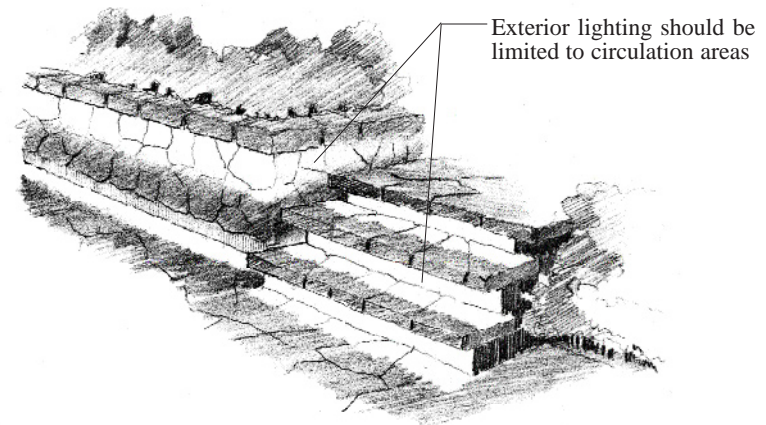
### Objectives:

- To protect the night sky of Jackson Hole from light pollution.
- To provide for the minimum amount of lighting necessary for safety and identification of entrances, driveways and walkways.

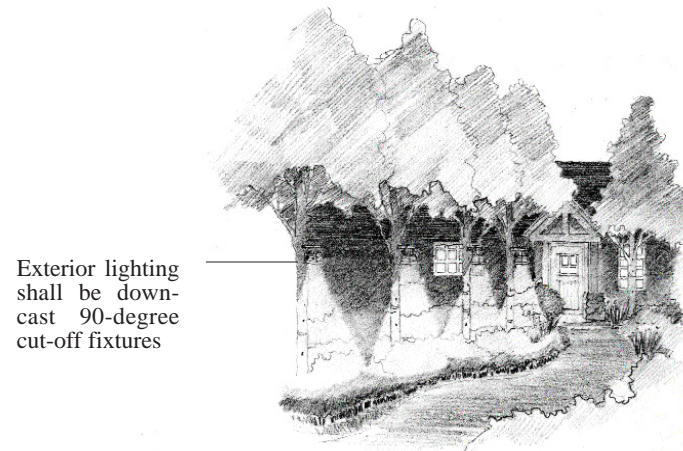
### Guidelines:

One of the irreplaceable assets of the rural environment is the night sky. It is one that all residents enjoy. It is also an asset that can be incrementally destroyed by the use of improper or unnecessary night lighting. All exterior lighting at 3 Creek Ranch shall be downcast, 90-degree cutoff-type fixtures (no translucency or transparency is permitted to be part of the shade covering the lamp) with one exception. The exception allows for the use of fixtures which may shield the lamp with a translucent shade - no transparent shades are permitted. These fixtures may be employed at the driveway entrance and on doorways (garage doors are included). Owners are strongly encouraged to keep outdoor lighting to a minimum with lowest lumen output necessary. Exterior lights shall be incandescent or LED. No uplighting of any type is permitted. Exterior lighting should be limited to circulation areas. Motion sensors are not allowed, as wildlife cause frequent on-cycles. Regularly-spaced lighting along the driveway is not permitted.

Modest holiday lighting is permitted during November, December and January, provided that lighting does not create glare conditions for adjacent properties. Holiday decorations other than lighting of architectural features and vegetation must be approved by the ARC. In addition to compliance with these guidelines, property owners are required to comply with applicable Teton County, Wyoming regulations.



Exterior lighting should be limited to circulation areas



Exterior lighting shall be downcast 90-degree cut-off fixtures

## 2.13 BERMS OR OTHER MANMADE EARTHFORMS

### Objectives:

- To allow Owners to utilize artificial landforms without compromising the visual aesthetics of the existing flat sites.
- To allow Owners adjacent to golf course land forms to blend and compliment their grading plans with the existing landforms.

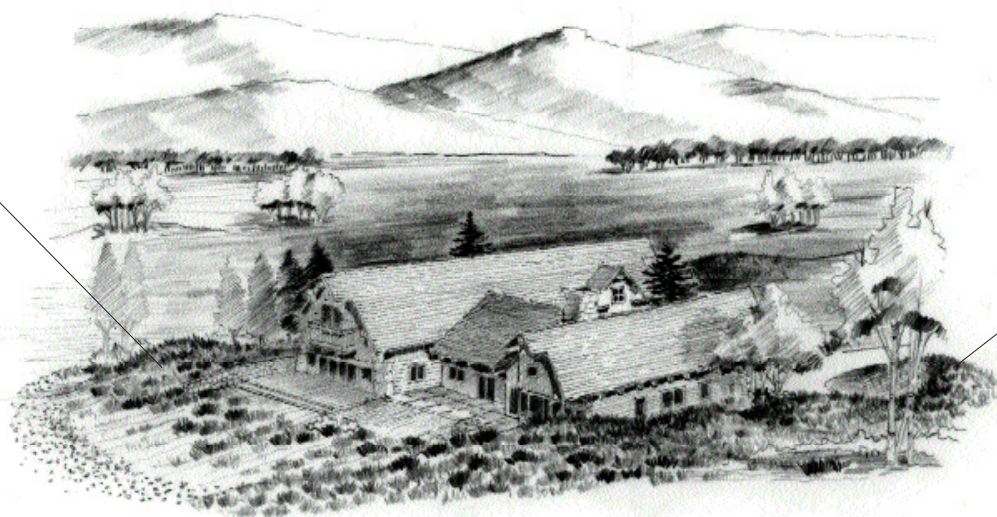
### Guidelines:

Original grades in the Ranch Tracts and Estate Lot 157 are flat riparian meadows adjacent to the spring creek complexes. No appreciable undulations in landform occur naturally. In order to

protect the natural appearance of the landscape in this area, berms are allowed, following a strict set of guidelines to ensure an unobtrusive and natural appearance.

Berms may rise at no greater than 6:1 on the public side and no greater than 3:1 on the private side. Steeper finished grades or retaining walls may be considered on the private side of berms, provided the Owner can demonstrate through visual simulations that the result will not compromise the intent of the guidelines. Berms may not exceed a height of 8 feet above original grade. Some of the Ranch Tracts (5 and 6) will abut golf course berms along their northern boundaries. Owners of these Tracts are encouraged to integrate these landforms into their own site design.

Berms should not compromise the visual aesthetics of flat sites, and may not rise greater than 6:1 on public and 3:1 on private areas



Berms may be used to screen driveways, utilities, exterior service areas and other visually disruptive development

## 2.14 EXTERIOR SERVICE AREAS

### Objective:

- To screen exterior service areas (outdoor equipment, etc.) from neighboring properties and common areas.

### Guidelines:

Exterior service areas should be planned so that views from neighboring properties and the public roadways are protected. These areas should be screened from view utilizing creative arrangements of buildings, earthforms and retaining walls. Vegetation should compliment and soften the structural elements used for screening and not be relied upon entirely to screen objectionable views.

Trash must be stored in an enclosure built in accordance with bear-proof requirements for 3 Creek Ranch and Teton County, Wyoming (*see Wildlife Measures, Section 2.21*). The enclosure shall be integrated into the house, garage or storage building. Freestanding trash enclosures are not allowed. (*See section 3.13*)

Exterior storage of wood for fireplaces must be within a pre-fabricated rack or holder. Any covering used must be a color that is compatible with the exterior colors of the house.

## 2.15 UTILITIES AND OTHER IMPROVEMENTS

### Objective:

- To minimize visual impact of utilities to neighboring properties and common areas.

### Guidelines:

Utilities such as power vaults, transformers, buried tanks (septic, oil, propane) and pedestals should be contained within the Building Envelope, planned in a centralized area and screened from neighboring views. Ease of service and snow storage should be considered in the design. However, these criteria shall not compromise the screening requirement.

All utilities are to be placed underground.

Satellite dishes shall be of a dark color, 18" diameter or less and screened from off-site views. Locations of satellite dishes shall be shown on site or architectural plans submitted to the ARC for review.

The Ranch Tracts and Estate Lot 157 will be served by individual wells and septic systems which shall be located within the Building Envelope. Septic systems shall be installed in accordance with applicable State and County regulations. Raised leach fields shall be designed and graded to blend with the natural topography of the site or integrate the field into a visually acceptable grading plan.

Improvements such as sports courts (tennis, basketball, etc.) are provisionally permitted. Positive consideration will be given to these types of improvements only after the Owner and design team have demonstrated that the visual appearance can be mitigated to the degree that the improvement is unrecognizable as a court. Night lighting of these courts is not permitted.

Other improvements such as play structures, weather stations, flagpoles, etc. must be reviewed by the ARC.



# LANDSCAPE DESIGN GUIDELINES

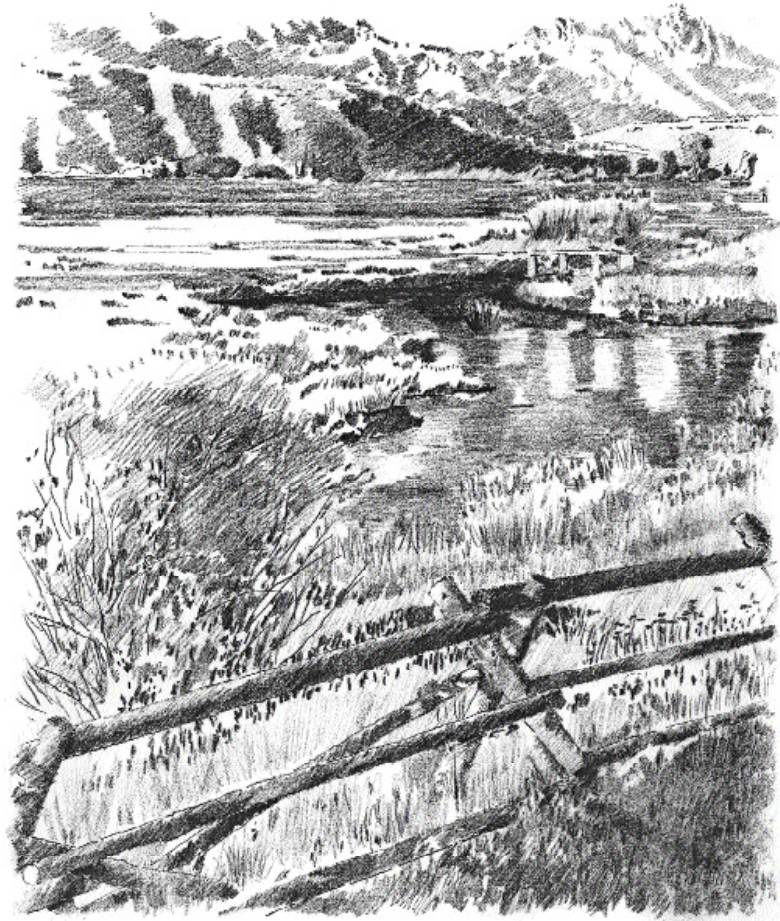
## 2.16 GENERAL DESIGN CONSIDERATIONS

### Objectives:

- To maximize retention and maintenance of the riverine gallery forest, wetlands and aquatic habitat.
- To minimize conflict with the wildlife and aesthetic values of this area of 3 Creek Ranch by planting native species of plants.
- To provide for mitigation of existing vegetation removed or damaged during construction.
- To reclaim disturbed areas with native plantings in a way that blends the new landscaping with the existing plants.
- To blend proposed improvements into the existing landscape.

### Guidelines:

The riparian bottomland areas of Jackson Hole exhibit a small, hardy plant community. This community survives because of its adaptability to existing water, soil and climactic conditions. The existing plant communities in areas outside of the Building Envelope/Development Area shall be allowed to continue to flourish unaffected by the introduction of non-native species. Owners are required to utilize the prescribed native plant palette within the Building Envelope (*see Appendix H*).



## 2.17 LANDSCAPING AND PLANT MATERIALS

### Objectives:

- To blend the landscape design with its overall setting.
- To protect important viewsheds.
- To screen outdoor service areas and other improvements from adjacent lot and off-site views.
- To incorporate, rehabilitate and enhance existing vegetation utilizing indigenous species.
- To minimize the areas of intensive irrigation.

### Guidelines:

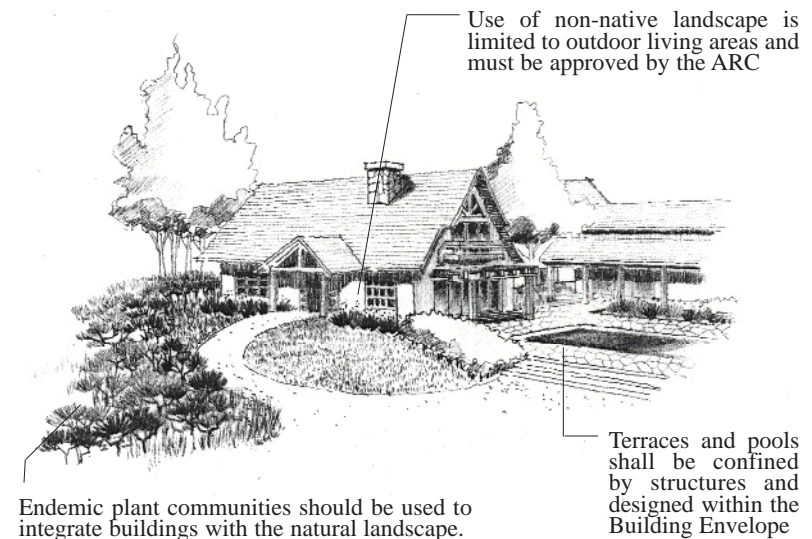
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation. While no prescribed quantities of new plants are required for Ranch Tracts, the following mixes are required minimums for each planting plan. The use of larger materials is encouraged.

- Deciduous trees - 50% of mix: minimum 3-4 inch caliper; 50% of mix: minimum 5-7 inch caliper.
- Evergreen trees - 50 % of mix: minimum 14 foot height; 50% of mix: minimum 16 foot height.
- Shrubs - 50% of mix: 5' – 6' high, B&B; 50% of mix: 7 gallon containers.

The use of large specimen trees is preferred in areas close to the house to help blend the building with the site.

In disturbed areas where extensive reforestation is planned, a planting mix that includes smaller trees and shrub materials can be used, provided the Owner complies with the larger size requirements in areas that are highly visible from off-site.

Ground covers, wildflower sod and revegetation seeding are to be done using native material and standard local practices. Plant materials used for erosion control are to establish rapid surface stabilization. The ARC may also require that other stabilization measures such as jute matting be employed.



## 2.17 LANDSCAPING AND PLANT MATERIALS, *CONTINUED*

Building improvements shall be designed around existing major trees on the Lot. Tree protection and fertilization measures are to be employed on all large trees (12" caliper or more) within 30 feet of the Construction Area and inside the Construction Area.

Major trees to be protected should be identified through the process outlined in *Appendix F "Construction Activities and Compliance Deposit Regulation"* and *Appendix G "Tree Removal Procedures."*

Manicured or groomed yards, terraces and pools are to be restricted to areas defined by and adjacent to buildings, walls, plantings or other defined edges and are to be permitted only within the Building Envelope.

Many landscape materials are attractive to wildlife. Deer and elk can cause a great deal of damage browsing on a number of native and ornamental plants. Voles and ground squirrels like to burrow into flowerbeds and shrub beds to eat bulbs and annual flowers. Marmots have a tendency to make their home in rock walls and can also cause damage to landscape areas.

Developing the outdoor living areas with naturalized landscapes (plantings that are left to naturalize with little or no maintenance) will help to reduce the apparent impact of wildlife. Concentrations of the more "ornamental" plantings in areas close to the house that are easier to maintain will be advantageous. A list of deer and elk-resistant plants is included in *Appendix H*.

Riparian and wetland areas are to be protected from disturbance during construction.



## 2.18 PLANTING PLANS

### Objectives:

- To require the use of endemic plant material as defined in Appendix H for planting plans in the Ranch Tracts.
- To plant these materials in such a manner that they mimic the natural environment.
- To ensure that any planting outside the Building Envelope is in compliance with the Open Space easement and has been approved by the JHLT.
- To permit the ARC to consider non-native plantings on a limited basis which will not compromise the native communities or the intent of this section.

### Guidelines:

Owners are required to select their plant palette from the plant list defined in Appendix H. The supplier of landscape materials shall submit a statement verifying the landscape materials installed conform to the approved landscape plan and specifications. Plantings outside the building envelope must be selected from this list. Plantings within the building envelope must be selected from this list with the exception that the ARC may consider alternate annual flowers, perennial flowers, herbs, vegetables and small shrubs placed in small cultivated planting beds near the structures. This provision assumes that the owner's Landscape Architect provides assurance that the species selected will not present a noxious or invasive threat to the existing native plant communities. Plants imported to Lot 157 for ornamental/horticultural purposes shall be native species and non-palatable to indigenous wild ungulates.

The design of these planting plans should respond to the context of the surrounding vegetation. Following are three conceptual planting plans for Tracts 2, 3 and 5. They are intended to show (for Tracts 2 and 3) how planting plans can integrate the development into the existing vegetation pattern. In the case of Tract 5 it is intended to show how unobtrusively new development can create a landscape that blends with the background landscape.

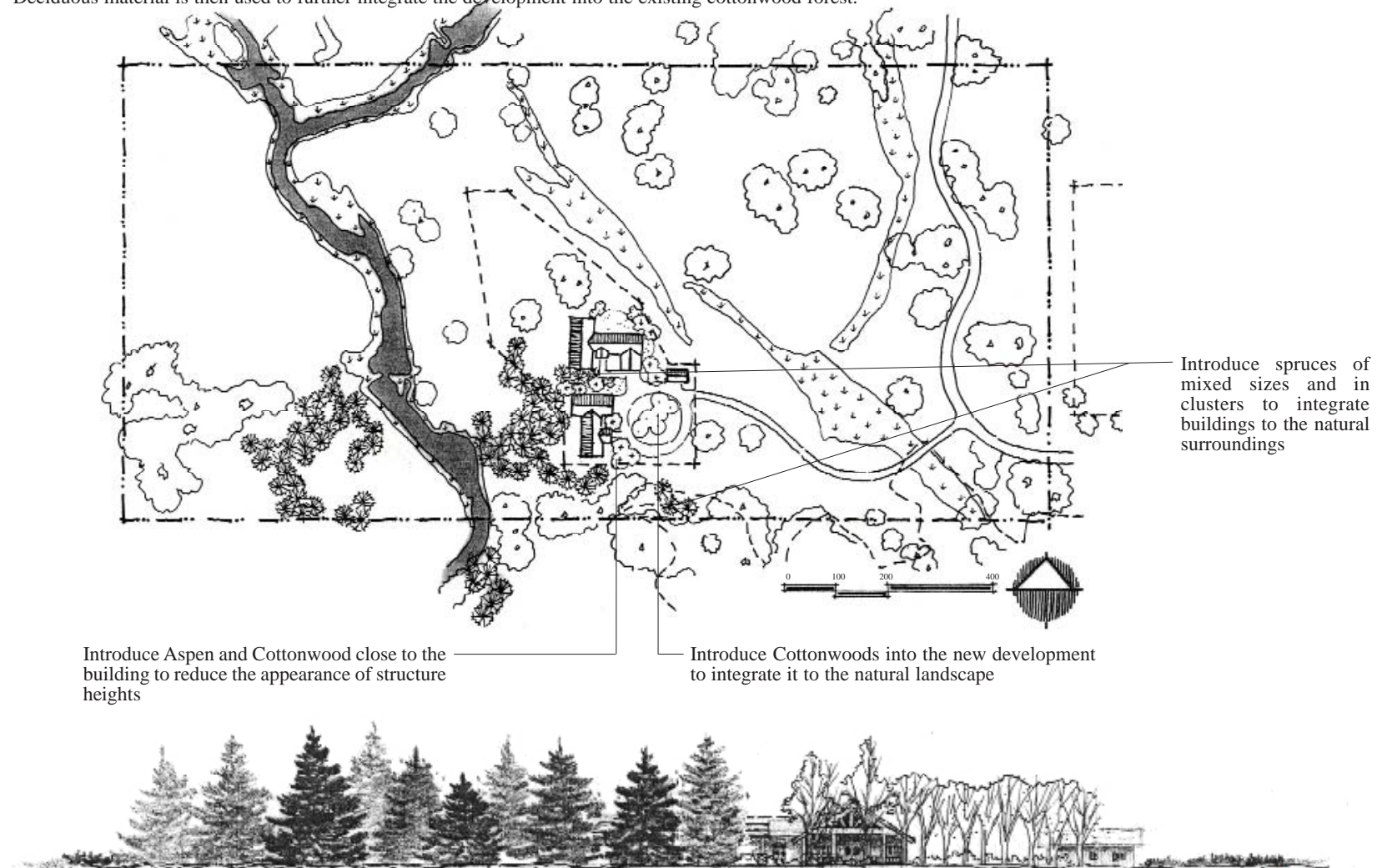
View corridors to distant views, as well as, fore and middle ground views from neighboring property will be considered in the approval process of landscape plans.

Planting should generally be in clusters and/or of sufficient density so as to provide security. For maximum benefit and attraction for wildlife, particularly for a variety of birds, plantings should be designed to provide structural diversity (layers) - for example, scattered and clumped aspen trees with hawthorn, buffalo berry and wild rose between and beneath. In some cases, a large lone tree or tightly clumped group of trees (for raptor perching) may be strategically placed and surrounded by shrub groupings. In still other situations, only shrubs might be planted, such as willows and alder along a water course or pond margin. Mixed species plantings (structured with variable heights) which are adapted to particular sites, will generally create more wildlife habitat value and visual diversity than monospecific plantings of similar size material. Flowering and fruiting shrubs and small trees attract more wildlife. For example species like hawthorn, chokecherry and serviceberry are frequently preferred for passerine bird nesting and breeding.



### Tract 2 • Conceptual Planting Plan

This plan takes advantage of the existing spruce forest by extending new spruce into the developed area in a naturally-occurring pattern. Deciduous material is then used to further integrate the development into the existing cottonwood forest.



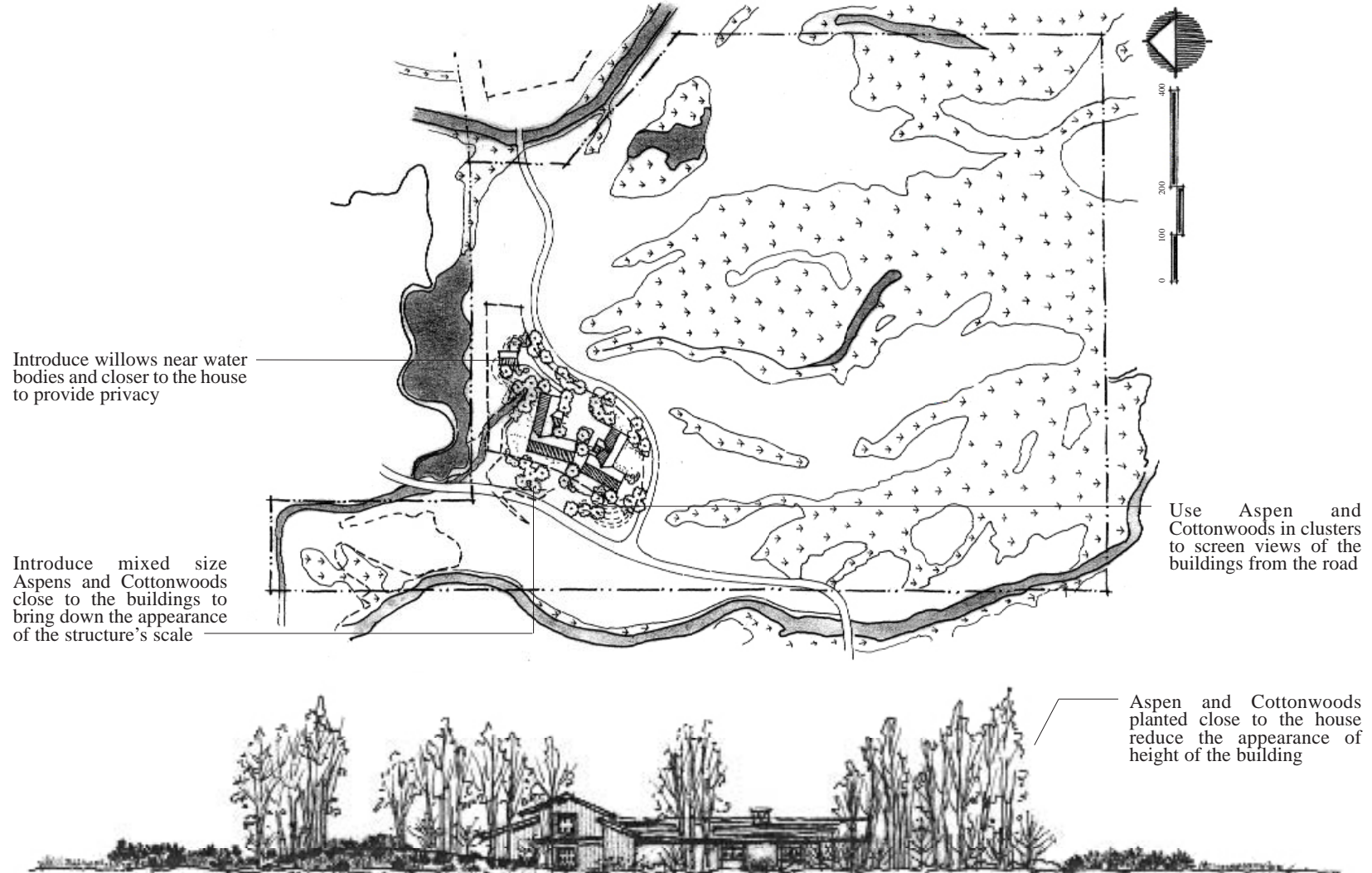
**Tract 3 • Conceptual Planting Plan**

This plan uses deciduous material exclusively in the existing Development Areas. While some spruces might be used, the naturally-occurring vegetation pattern does not exhibit spruces near the Development Area.



### Tract 5 • Conceptual Planting Plan

This plan uses deciduous material to blend with the background cottonwood forest. Limited use of coniferous material may be employed, but deciduous material will ensure the most effective blending of new development into the landscape.



## 2.19 IRRIGATION

### Objectives:

- To ensure the establishment of native plantings with temporary systems and/or the establishment and maintenance of native plants with permanent systems.
- To encourage the conservation of water through the selection of native and/or drought-tolerant species.

### Guidelines:

All planted materials must have underground supplemental irrigation. These buried irrigation systems may be temporary for initial establishment of endemic species and/or permanent for establishment and maintenance of endemic species. Separate dedicated irrigation wells are permitted.

Automatic underground irrigation systems required for revegetation areas may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

Water conservation is an important consideration in plant material selection and the method of water application.

## 2.20 TREE AND FOREST LITTER REMOVAL

### Objective:

- To preserve habitat which exists in the form of cottonwood "beards", dead snags, fallen trees and other forest floor litter.

### Guidelines:

Tree pruning and removal can detrimentally affect or destroy important wildlife habitat. Trees provide important nesting, roosting and forage opportunities for many species for birds and small mammals. Existing vegetation inside the Building Envelope may provisionally be topped, pruned or trimmed to maintain prescribed views to distant viewpoints. This type of existing vegetation manipulation outside the building envelope is prohibited without the prior approval of the ARC and the JHLT. Within the Building Envelope, Owners are encouraged to preserve the existing vegetation conditions. Any removal of cottonwoods in the building envelope must be mitigated on a 1:1 ratio with 3" caliper replacement cottonwoods. Although discouraged, forest floor litter may be removed as the Owner desires.



## 2.21 WILDLIFE MEASURES

### Objectives:

- To minimize the effects of construction and habitation on the wildlife resources present.
- To avoid conflicts between wildlife and residents

### Guidelines:

To maintain the valuable wildlife resources that exist on the Ranch Tracts, all initial and additional construction activities proposed (such as all buildings, decks, patios, terraces, walls, fences, tree removal, etc.) shall be reviewed and approved prior to construction by the 3 Creek Ranch Naturalist (*see Appendix F*). The Naturalist will then set forth specific guidelines in an effort to minimize any effects to wildlife during construction. These guidelines will be unique to each Ranch Tract and Estate Lot 157 based on the wildlife resources present at the time of construction. From time to time during construction, the Naturalist, at the request of the ARC, will monitor the status of the wildlife resources and will then provide a brief report to the ARC. In such cases that the Naturalist finds the wildlife resources adversely affected, the ARC shall limit the work to further minimize additional impacts and require the Owner to mitigate past impacts per the Naturalist's recommendations.

The Ranch Tracts are abundant with a diversity of habitats for wildlife. These diverse habitats include wetlands, streams, open meadows, and mesic forests. In accordance with Teton County regulations, setbacks and buffers have been implemented to minimize the impacts to these resources.

Key among these habitat is the critical wintering areas for Trumpeter swans in the spring creeks and ponds at 3 Creek Ranch. In order to protect these birds and other species which rely on the spring creek system, Teton County regulations, setbacks and buffer areas have been implemented.

- Construction activities must abide by the setback and buffer restrictions.
- Residents should familiarize themselves with the 3 Creek Ranch and Teton County regulations pertaining to human activity within setbacks and seasonal restrictions that apply.

The Ranch is a yearlong range for elk, and moose, and spring and summer range for mule deer. The Ranch is also bisected by a major north south, elk migration corridor located along the west side of Blue Crane Creek. In order to avoid conflicts or disrupt these big game animals, the following recommendations should be followed:

- It is recommended that plant species which are less palatable to big game be used on properties that are within or adjacent to the migration routes. Non-palatable plant species are identified in the list of suggested plant material within these guidelines in *Appendix H*.
- No fences shall be allowed in the migration corridors. Fences which are permitted on a limited basis within Development Areas should be "wildlife friendly" and adhere to the fence guidelines outlined in *Section 2.9*.



## 2.21 WILDLIFE MEASURES, *CONTINUED*

- Artificial feeding of wildlife is strictly prohibited (with the exception of bird feeders). Please refer to the CC&R's and the Teton County regulations for specific restrictions pertaining to wild animal feeding.

- All domestic pets shall not be permitted to run loose and shall be on a leash or controlled at all times by the respective owner.

Any damage caused by animals, such as ground squirrel burrowing or porcupine damage to trees, should be reported to the 3 Creek Ranch Naturalist, who may control the problem in accordance with the Wyoming Game and Fish directions. Please refer to the 3 Creek Ranch CC&R's for further direction on wildlife damage.

Black bears, mountain lions and coyotes may be present on the ranch at various times of the year. Therefore, it is necessary to take precautionary measures to avoid any conflicts with these animals. They are as follows:

- Pet food should be stored indoors and in heavy-duty storage containers. For their safety, domestic pets should be fed indoors. If it is necessary to feed pets outdoors, feed only as much as will be eaten at one meal. Avoid leaving pet food bowls full and out overnight.

- Bird feeders attract bears and should be taken down between April and December. (*See Teton County Standards*)

- Adequate "bear proof" storage areas shall be provided for trash containers. Storage areas incorporated within the building are required. Such areas shall be totally enclosed and accessible for sanitation services. The enclosure shall be compatible with the overall style of architecture of the 3 Creek Ranch and screened from public view and adjoining Ranch Tracts. Containers shall meet current Teton County Regulations. Garbage removal must be done on a regular basis.



# ARCHITECTURAL DESIGN GUIDELINES

## 3.0 GENERAL OVERVIEW

### Objectives:

- To design and build structures in a manner that allows the natural setting to remain the dominant image in the community.
- To promote designs with an honest and authentic expression of structure that relate to human scale.
- To construct building forms where the sheltering roof is the dominant element.
- To use traditional indigenous building materials, colors, details and forms.

### Guidelines:

Although there is not a specific 3 Creek Ranch style, there is a unifying design intent. Buildings within this setting must fit quietly into the tapestry of the existing landscape in order to maintain a rural character for 3 Creek Ranch. Any proposed structures need to be designed by a Wyoming Licensed Architect.

Designs should synthesize the richness of traditional rustic buildings interpreted with an innovative and understated freshness. Buildings at 3 Creek Ranch should reflect the authenticity found in traditional rustic buildings as a built response to the unique character of the mountain climate. Examples of traditional rustic buildings can be found in the classic lodge buildings of the Western National Parks, the Great Camps of the Adirondacks and the buildings of the Arts and Crafts tradition.



Old Faithful Inn in Yellowstone National Park

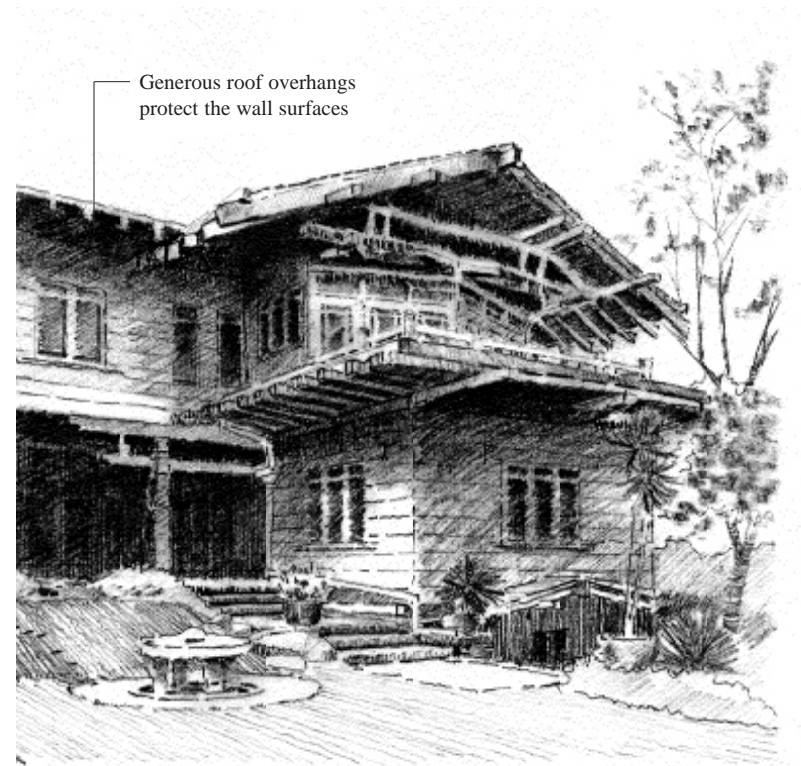
## 3.1 ENERGY CONSERVATION AND DURABILITY

### Objectives:

- To be a sustainable community. A sustainable community can be seen as one in which durability is a major concern.
- To acknowledge the interconnection between the energy used by the 3 Creek Ranch buildings and the detrimental effects that energy production has on the global environment
- To design homes to be the smallest size that will meet the Owner's needs.
- To orient homes on the site to maximize passive solar gain.
- To super-insulate the home in order to conserve energy.

### Guidelines:

The useful service life of a building is typically limited by its durability. Design techniques, construction technologies and materials that respond to the harsh mountain environment should be employed to extend the useful life of a building. In summer, the large amounts of ultra-violet radiation present at high elevations can lead to a shortened lifespan of materials. In winter, the effects of large amounts of snowfall can be detrimental to the building. The use of a roof that protects the structure underneath is more than a purely visual concern, as the proper design of a roof can greatly extend the maintenance and lifespan of the wall finish materials.



The issue of sustainability is extended beyond the 3 Creek community as 3 Creek buildings tie into the global energy grid. In order to responsibly create and maintain structures in northern mountainous regions and thereby respond to the issues of sustainability and conservation, homes should employ the following measures:

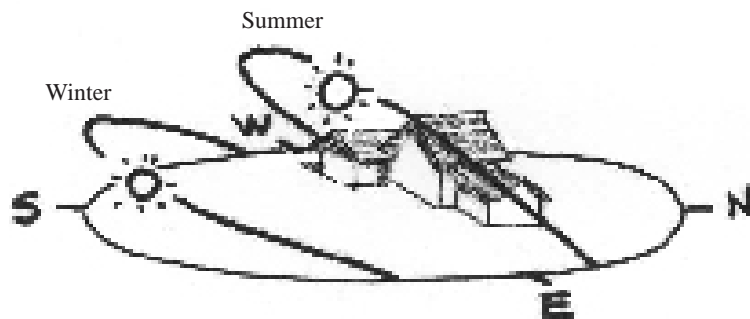
- Reducing the size of the structure reduces the amount of materials used and also reduces ongoing maintenance and energy consumption costs. By reducing size, more of the construction budget can be devoted to quality construction and materials.

### 3.1 ENERGY CONSERVATION AND DURABILITY, *CONTINUED*

- Materials and construction techniques are to be high quality, durable and proven in similar mountain environments. Fully-ventilated cold roofs or super-insulated warm roofs are required.
- In general, the home should maximize the capture of morning sunlight into the main living spaces. Rooms with large expanses of north-facing windows are discouraged except where necessary to capture mountain views.
- The energy consumption of the buildings is mitigated by insulation requirements that are above and beyond the requirements of the Building Code adopted by Teton County.



The long axis of a building located in the east/west direction will maximize the south-facing windows



- Super-insulate homes as follows: Exterior walls are to have minimum R-26 insulation rating (not including the insulating value of finish materials). Ceilings over conditioned spaces are to have minimum R-49 insulation rating. Ceilings in structures where the walls have no insulation materials (such as log walls) are to have R-60 rating (not including the insulating value of finish materials). Floors over unconditioned crawl spaces are to have minimum R-30 insulation rating. Foundation walls in crawl spaces are to have R-10 minimum insulation rating. Concrete slab on grade floors in conditioned spaces are to have R-10 minimum insulation continuous under the slab.

- Exterior wall finishes and substrates are to be selected and installed in such a way as to maximize their life span. Walls finished with wood should be protected from the effects of snow and UV degradation by generous roof overhangs.

## 3.2 BUILDING SCALE AND MASSING

### Objectives:

- To group buildings so they appear to be an assemblage of low, single-story structures that respond to the topography of the site.
- To build structures that are asymmetrical and appear natural to the landform.

### Guidelines:

This section outlines the requirements for the massing and scale of building forms. The intent is for houses at 3 Creek Ranch to reflect the additive massing of traditional ranch houses. To achieve this ground-hugging goal, two-story houses should have significantly smaller mass on the second floor than on the first floor. Two story structures with large, plain walls are not allowed. The floor area and mass of the second floor should be no more than 50% of the floor area of the first floor including covered porches and garages. The off-site views of two story houses should be one in which the majority of the building mass appears to be one story, regardless if the second story is less than 50% of the first floor area. It is encouraged to incorporate second floor living space into the roof mass with Dormer instead of having full-height second story walls.

Ranch Tracts and Estate Lot 157 are allowed to have 16,000 gross square feet of buildings. This includes habitable and non-habitable space. The main house is limited to 10,000 gross square feet, with a maximum of 8,000 habitable square feet within that structure. Whether a basement is included in this calculation is dependent upon the design's definition per the Teton County, Wyoming LDR's. The Owner should review these when considering a basement.



An asymmetrical massing of small-scale forms allows the natural landscape to be the dominant image



A symmetrical massing of a single building form tends to draw the viewer's eye to focus on the building and not the surrounding environment

## 3.2 BUILDING SCALE AND MASSING, *CONTINUED*

Ranch Tracts shall have a maximum of five (5) separate structures.

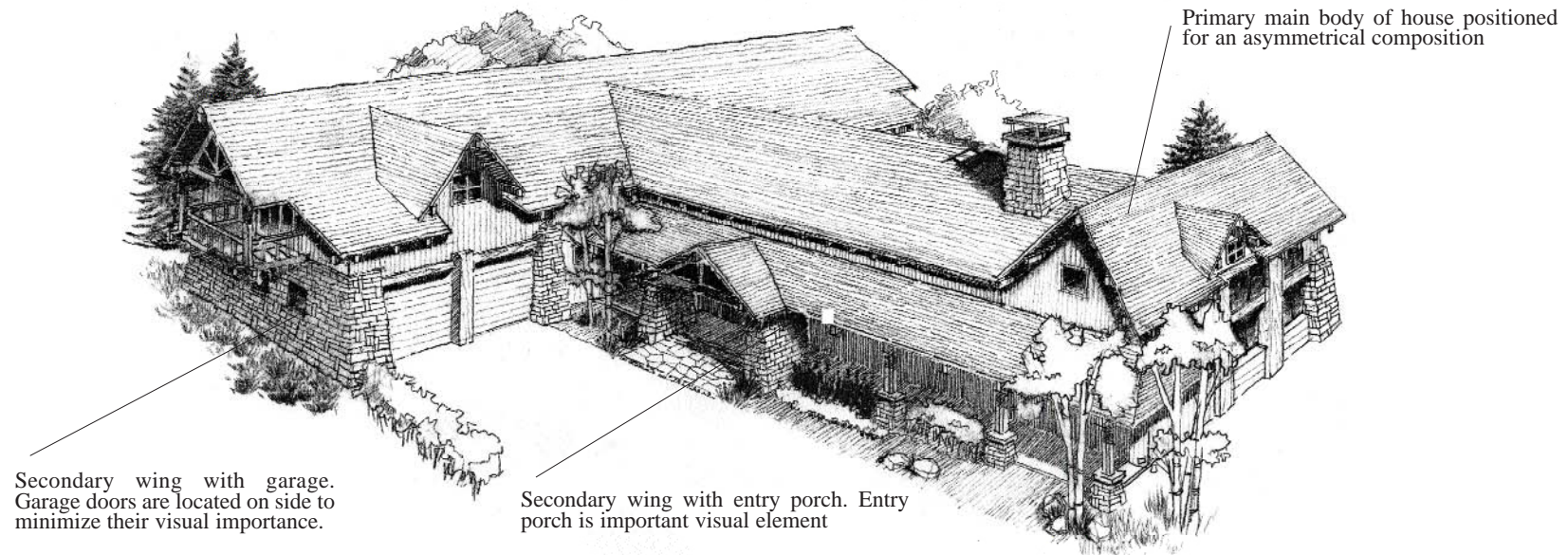
Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings. The composition of the massing of the house shall be:

- An organic and asymmetrical composition of building masses to blend the building into its natural surroundings. Large areas of symmetrical massing are discouraged. A gable end of a building may tolerate symmetry, but the symmetry should be relieved by substantial differences in massing on either side of the gable.

- Symmetry should not be used as an organizing element of composition. A symmetrical building tends to focus the eye on the building rather than the surrounding natural landscape.

The massing of the house is to consist of:

- A primary main body of the house that is rectangular and contains the most important interior spaces.
- Secondary wings that are subordinate to the main body of the house. These wings serve to relieve the linear massing of the main structure, as well as to form outdoor spaces that integrate the building into the landscape. These wings may either be attached or detached.
- Garages may either form part of the main structure of the house or they may be secondary wings. Garages must not be expressed as the most important visual mass.



### 3.3 BUILDING HEIGHT

**Objective:**

- To limit the height of structures to conform to Teton County, Wyoming regulations.

**Guidelines:**

The building height is defined by and must comply with the regulations in the Teton County Land Development Regulations. Chimneys and other minor projections may exceed the maximum building height by only 4'.

A single building should not have one continuous roof line that matches the building height requirement. The intent is for building roof forms and skylines to be fragmented to avoid the appearance of a monumental structure.

### 3.4 EXPRESSION OF STRUCTURAL ELEMENTS

**Objective:**

- To achieve an authentic expression of the structural system on the exterior using the traditional materials of log, timber, and stone.

The expression of layers of structure add visual interest to this terrace. The roof overhang is extended to form on outdoor living space



### 3.4 EXPRESSION OF STRUCTURAL ELEMENTS, *CONTINUED*

#### **Guidelines:**

The following principles shall apply to all buildings:

- All exposed horizontal structural elements shall appear to be clearly supported by vertical columns of a size that has a visually authentic scale. These columns are either freestanding or attached to building walls and carried through to the foundation. Trusses or transfer beams shall be used where vertical elements cannot be positioned directly beneath the horizontal elements.
- Exposed beams shall not appear to be supported by window glass. Beams directly over large window groupings shall appear to be supported by large vertical window mullions where necessary.
- The structural system for roof overhangs shall be expressed with exposed beams, purlins, and rafters.
- Buildings that utilize concealed structural systems shall utilize decorative structural elements integrated into the building design to create the appearance of a traditional articulated structural system. All non-structural elements shall be designed in conformance with the principles in these guidelines.

The structure of this generous roof overhang is clearly expressed with rafters that are supported by post and beam structure



## 3.5 ELEMENTS OF BUILDING COMPOSITION

### Objective:

- To design buildings that respect traditional rustic building expressions and exterior surface components.

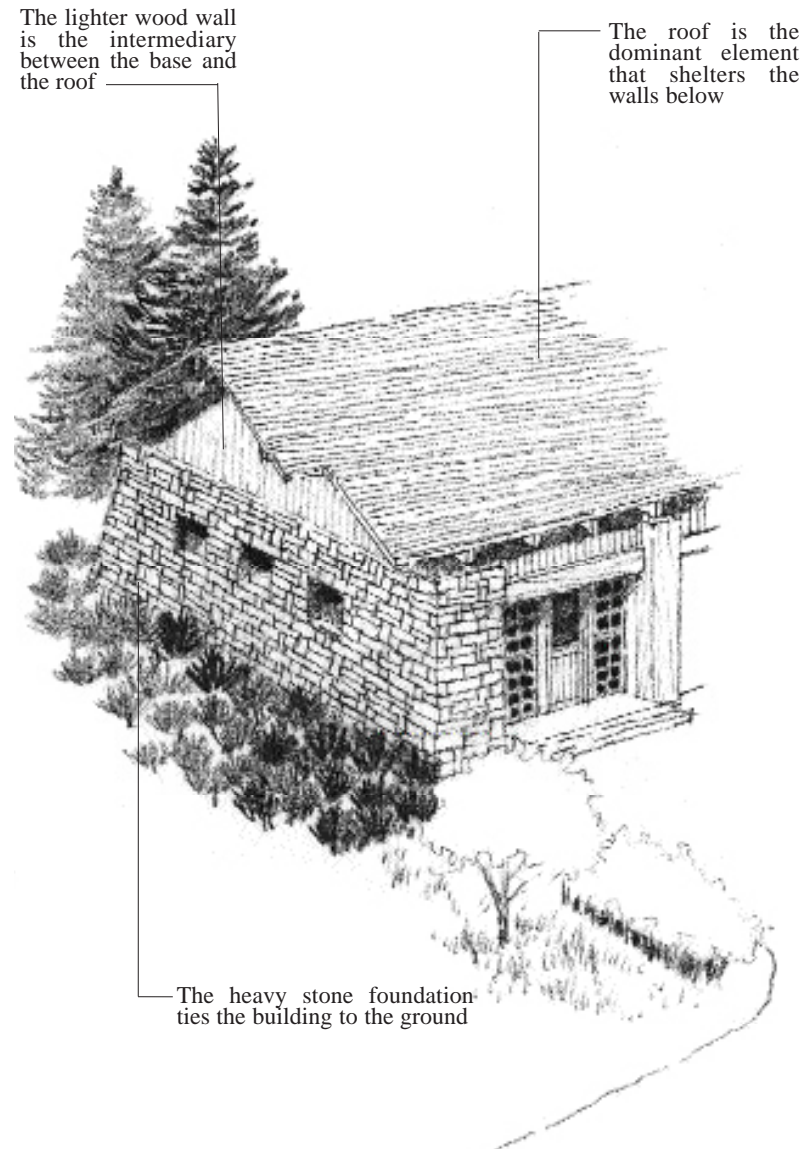
### Guidelines:

This section describes the three components of a building (foundation, walls and roof) with guidelines for achieving the appropriate scale of the individual components as they relate to the whole.

Foundation walls may be up to one-story in height and shall be surfaced with a horizontally stacked stone. Stone shall have a dry-stack appearance and have a minimum depth of 6". The use of river rock is specifically not permitted. Walk-out or daylight basements are always to be expressed as a foundation wall.

The predominant visual expression of exterior walls is to be wood and/or stone. Exterior walls may have a secondary finish of concrete or metal if they are given the shapes, colors, textures and detailing of wood or stone. Large, smooth surfaces and severe straight lines are to be avoided. Metals such as brass, copper, blackened steel or wrought iron may be used in typical arts and crafts shapes for fastenings and decorative purposes.

Wood siding should be finished with a clear or semi-transparent finish that allows the wood character to be read. Opaque stains or paint may provisionally be approved. Synthetic chinking that is used as part of the wood siding finish shall be colored to match traditional gray cement chinking.



### 3.5 ELEMENTS OF BUILDING COMPOSITION, *CONTINUED*

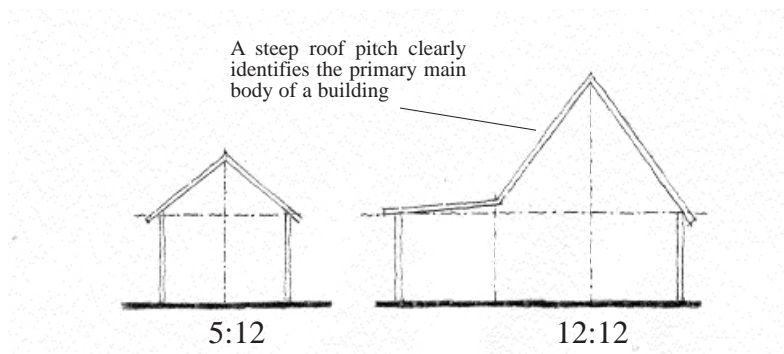
Stone shall be installed with a dry-stack appearance and shall have a minimum thickness of 6". Stone laid in a mosaic pattern is not permitted. Cultured or synthetic stone is not permitted. Stone over a narrow door or window wall openings may be supported by a steel angle support, but stone over wider openings may require a stone or heavy timber lintel for the stone wall to have an authentic appearance.

Exposed structural elements may be metal that will weather to a matte finish. Metal structural members must have a scale that is appropriate to their traditional role in traditional rustic buildings.

The roof is to be the predominant visual element of the building. The roof is to provide shelter and protection for the walls and spaces beneath it.

Roof forms may be gables, hips, vaults or sheds.

The roof on the primary main body of the building shall have a pitch of 5:12 to 12:12, inclusive. The secondary elements of the building may have roof pitch as low as 1/4:12.



Each building may have a maximum of four different roof pitches.

The overall mass of the roof may be articulated with gable-end, eyebrow or shed dormers to add visual interest.

Roof materials are limited to: wood shingles or shakes without finish, metal roofing will be considered by the committee if used as a subordinate material.

All exposed flashing, gutters, roof penetrations and downspouts are to be unfinished copper or oxidized metal that will weather to a matte finish.

Careful consideration should be given to roof shapes, thermal bridging of structural members and roof insulation and venting to avoid the formation of ice dams. If ice dams occur, the installation of exposed heat wires is not permitted. Metal panels that are heated by concealed wires may be installed to correct ice dam problems.

Careful consideration should be given to the snow and rain shedding paths of roofs. Entryways and circulation paths shall either be protected or located away from roof slide paths.

Roof planes are to have a thin appearance through the use of fascias with a total maximum depth of 12".

Roof overhangs at eaves and rakes shall have a minimum horizontal dimension of 2'-6" measured from the face of exterior wall finish to the face of the fascia.

Roof edges at eaves and rakes are to be open to expose structural elements. Eaves boxed with a soffit are not permitted.

## 3.6 PORCHES AND DECKS

### Objectives:

- To provide a sheltered space for people using the building that provides an effective transition from inside to outside.
- To create porches or decks made up of structures and materials that appear to be natural extensions of the buildings that adjoin them.

### Guidelines:

The use of roofed porches is encouraged as a way to soften the visual impact of the walls behind them. Roofs over porches must be fully integrated into the roof design of the house.

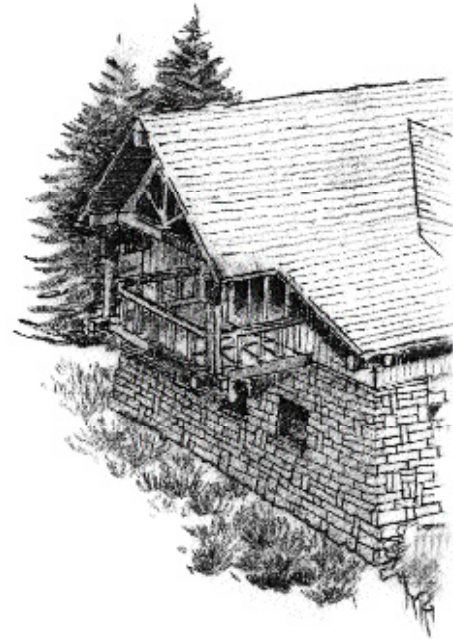
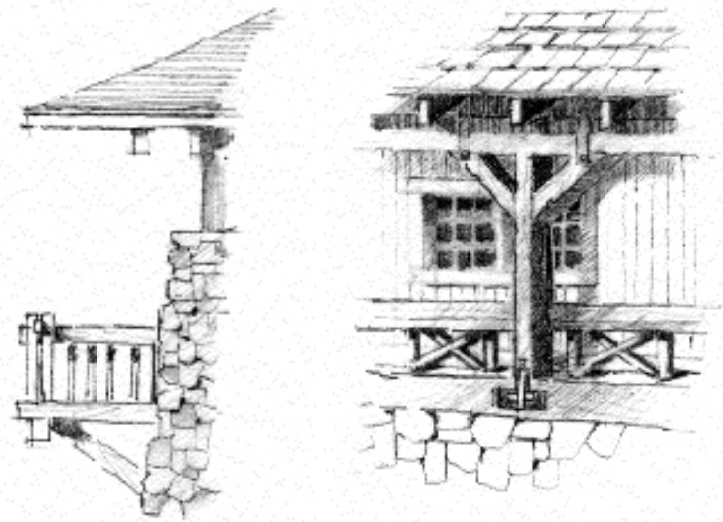
Porches that are intended to be outdoor rooms should be screened to protect against the summer insect population.

Porches or decks that have more than 12" of space from bottom of structure to finish grade must be skirted with a material that is complementary to the foundation material of the house.

Within these restrictions, personalized railing designs are encouraged.

Second-story uncovered wood-framed decks are discouraged. These decks are to be covered at least 50% by a roof and the uncovered deck is to appear as a visual extension of the first floor massing.

The use of exterior stairs attached to elevated decks is discouraged. If used, exterior elevated staircases must be fully integrated into the first floor structure.



## 3.7 EXTERIOR COLORS

### Objective:

- To ensure that the buildings blend into the tapestry of the surrounding landscape.

### Guidelines:

The color palette shall be derived from the landscape materials that exist on the site. Buildings in forested areas are to have colors selected to blend the building into the trees in winter. In meadows, or where buildings will be seen all year from off-site, colors generally are to be selected to blend the buildings into the summer and fall landscape colors (with the exception of very bright colors, such as the bright yellow of Aspen leaves). In general, this will require colors that are darker than the natural landscape colors, together with textures that create multiple shadows.

Accent colors are also to be taken from colors found on the site itself. Accent colors that create strong contrast are not allowed. For example, wood siding on a house surrounded by conifers might be stained a somewhat darker version of tree bark colors, and the trim might have an accent color that resembles the foliage color. Opaque or solid body stains may be provisionally approved by the ARC.

The color palette may have a range of colors in order to articulate the different elements of a building to reduce its visual mass.



The connection between the house and its surrounding landscape can be reinforced by choosing a color for the posts that matches the color of the tree trunk

## 3.8 WINDOWS AND DOORS

### Objective:

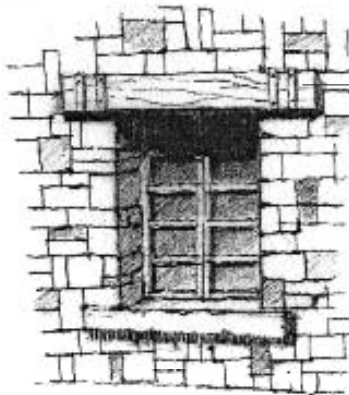
- To ensure that buildings have a traditional door and window treatment while allowing for large windows to capture distant views.

### Guidelines:

The size of door and window openings is to be appropriate to the structural expression of the building. For example, a window opening in a stone wall without a visible lintel should be relatively narrow. A wider opening in a stone wall should have a properly scaled wood or stone lintel.

Metal clad windows or doors are to have a matte exterior finish. The finish color should be native to the palette of colors on the natural site. Colors that create a strong contrast are not acceptable.

All main entry and garage doors are to have a wood finish on the exterior. The wood character is to remain visible through the finish.



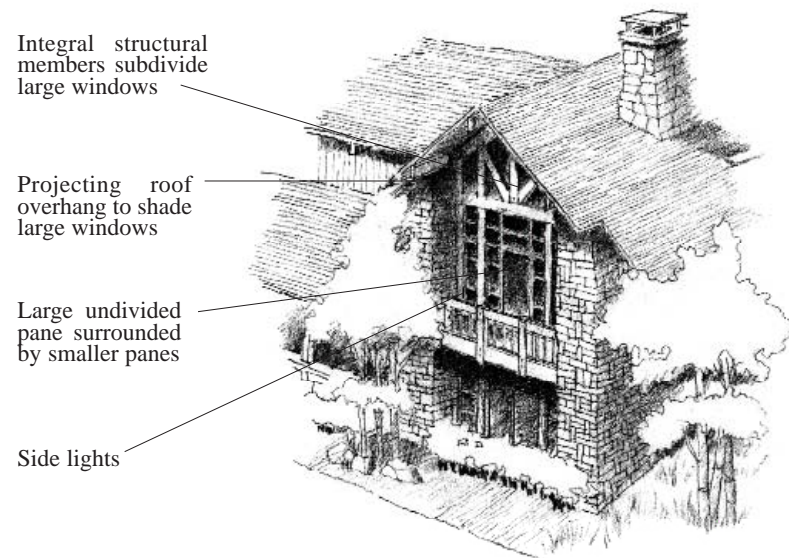
The timber lintel visually supports the stone above this window opening

Large areas of windows are to be shaded by large roof overhangs to minimize their visibility and their reflections as seen from off site.

Walls with large window surfaces are to be subdivided with structural members. Windows with large single panes are acceptable in primary view locations provided they are part of a larger wall composition that has greater visual mass.

Skylights and solar panels are permitted only if they are not visible from off-site. The use of skylights in snow country should be carefully considered due to the waterproofing difficulties. Clerestory windows are often a more viable solution.

Door entrances should be proportioned to convey a sense of human scale. The clean lines of a restrained and understated entry are more authentic to the traditional ranch house than a grand entry with exaggerated dimensions.



## 3.9 ROOF DORMERS

### Objective:

- To encourage locating living spaces within the roof volume to lower the building height.
- To encourage use of roof dormers to give large-scale texture to roof forms.

### Guidelines:

Buildings should be designed to avoid the appearance of wide, unbroken roof planes as seen from off-site.

Dimensions of dormer roofs, walls, windows and structural elements are to be proportional to the size of the dormers.



## 3.10 CHIMNEYS

### Objective:

- To use chimneys as powerful design elements that provide vertical punctuation and rhythm to the massing of buildings.

### Guidelines:

Chimneys for fireplace and wood stove flues are to be clad in stone, concrete or metal. Wood and stucco cladding are not permitted. Metal chimneys are to have a matte, non-reflective finish. All chimneys are to terminate with a metal spark arrestor screen and are to have rain caps or roofs. The chimney cannot exceed 4 feet above its respective ridge line.



## 3.11 GARAGES

### Objectives:

- To give the size of a garage and its location on the site careful consideration with respect to the goal of maintaining a rural character for the 3 Creek Ranch community.
- To ensure that the garage and driveway are not the predominant visual element.

### Guidelines:

Designs should employ strategies to minimize the dominance of garage doors. Strategies include placing garage doors off to the side, out of direct view, and recessing the doors behind piers and overhangs to add the softness of shade and shadow.

More than two vehicle doors are not allowed in the same plane. If a garage has more than two vehicle doors, the third door must occur in a secondary building plane that is offset by minimum of 3'.

No more than three doors are allowed in an elevation. If a fourth garage door is designed, it must be at a minimum distance of at least 40' from at least two of the other garage doors. Each home site may have a maximum of six car-width openings.

## 3.12 SECONDARY STRUCTURES

### Objective:

- To design structures compatible with the main buildings on the site.

### Guidelines:

All secondary and utility structures must conform to the design standards of the primary structure. Secondary structures must be located on the site so that the primary structure remains the dominant visual element as seen from off-site.



## 3.13 REFUSE STORAGE

### **Objective:**

- To design refuse storage areas that are inconspicuous as well as resistant to wildlife intrusion.

### **Guidelines:**

Every home at 3 Creek Ranch is to have a refuse can enclosure. This area must accommodate a minimum of two 32-gallon refuse containers on wheels, and must be integrated within the structure of the home, garage or storage building. The refuse can enclosure must be readily accessible from the driveway by the disposal company.

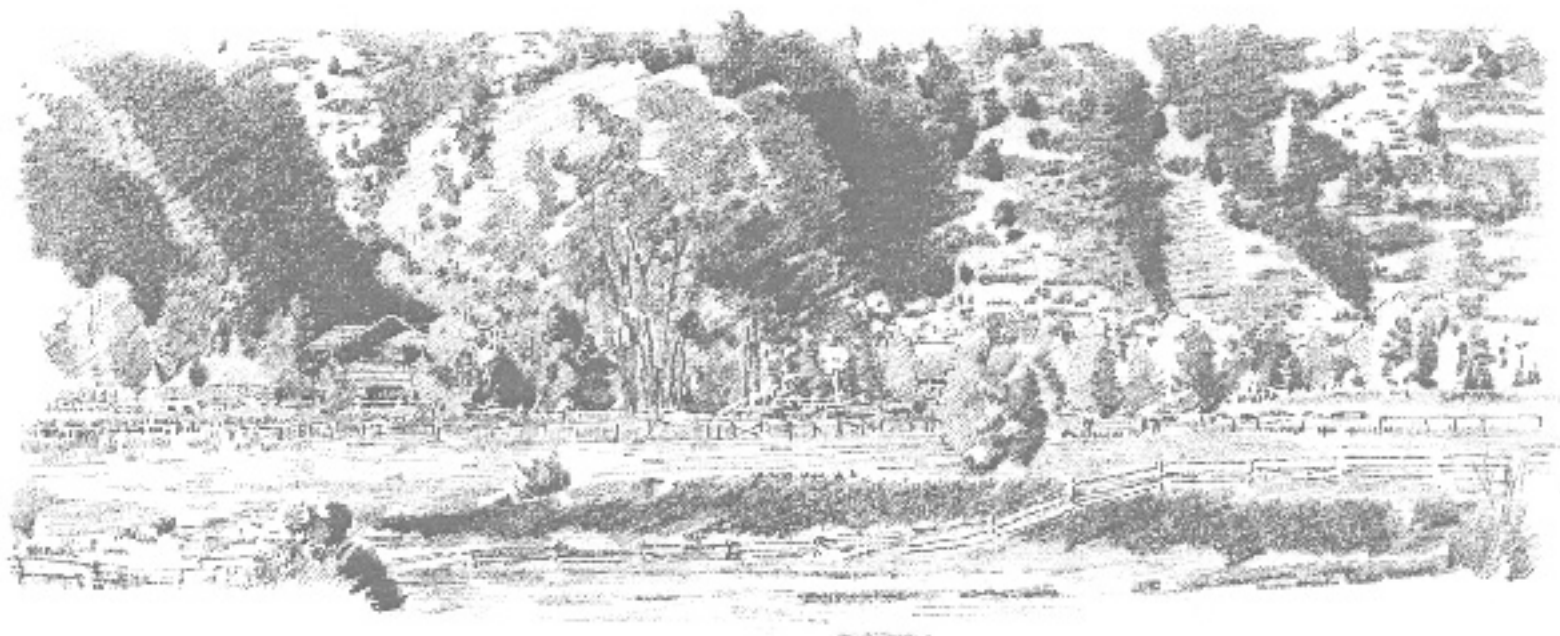
Enclosure doors must be designed to resist the attempts of bears and other animals trying to gain access to the refuse containers. Special attention to door thickness and construction, hinges, latches and knobs will be required to foil scavenging animals.

Refuse container enclosures must contain odors from the refuse. Enclosures must have a drywall interior finish with taped seams and paint.

The refuse container enclosure exterior is subject to the same material and aesthetic requirements applicable to the home's exterior.

Exclusive separate structures for refuse enclosures are prohibited.





**3 CREEK RANCH**

JACKSON HOLE • WYOMING

**ESTATE LOTS**

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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

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# INTRODUCTION

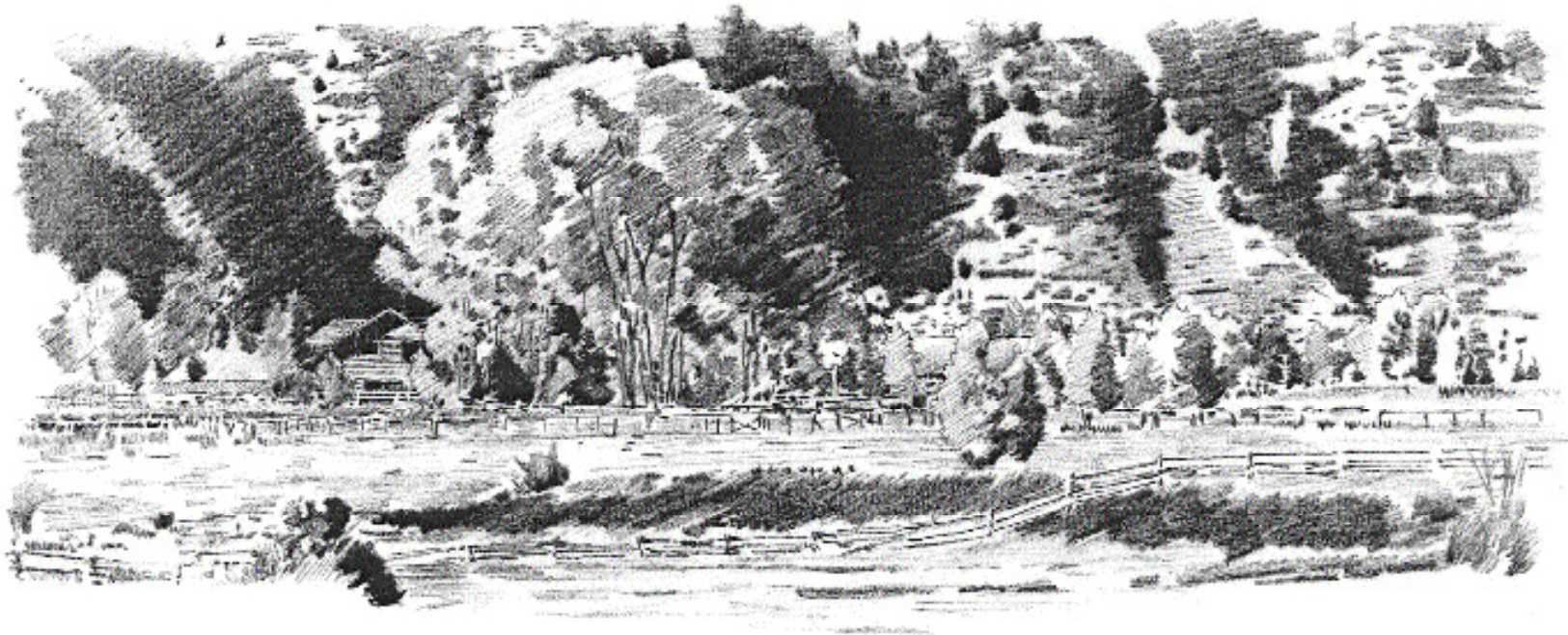
## 1.0 GENERAL OVERVIEW

*This section sets forth guidelines and standards for the site design and construction of homes and related buildings on the Estate Lots, excluding Lot 157, including siting of structures, grading, drainage, planting and the design of outdoor living areas.*

*The intent of this section is to protect the character of the land and create new improvements that blend with the natural topography, existing landscape and to protect the views and general aesthetics*

*of neighboring lots. Site disturbance is to be minimized while the natural features of the homesite are to be preserved.*

*The character of the land will be protected and enhanced by the designation of a “Building Envelope” on each homesite, within which built improvements are to be located and developed in accordance with these site development Guidelines.*



# SITE DEVELOPMENT

## 2.1 BUILDING ENVELOPES AND DRIVEWAY ALIGNMENTS

### Objectives:

- To restrict development to prescribed Building Envelopes in order to protect the natural systems and beauty that exist in this area.
- To optimize views from the home.
- To protect view corridors from other properties.
- To maintain existing drainage patterns.
- To minimize grading and removal of vegetation.
- To design driveway alignments to avoid wetlands and other ecologically sensitive land.
- To protect sensitive environments.
- To preserve and/or create dominance of the natural setting by fitting buildings into the landscape.

### Guidelines:

Estate Lots at 3 Creek Ranch have been designed to maximize both long and short views and to minimize the impact of neighboring properties to the greatest extent possible.

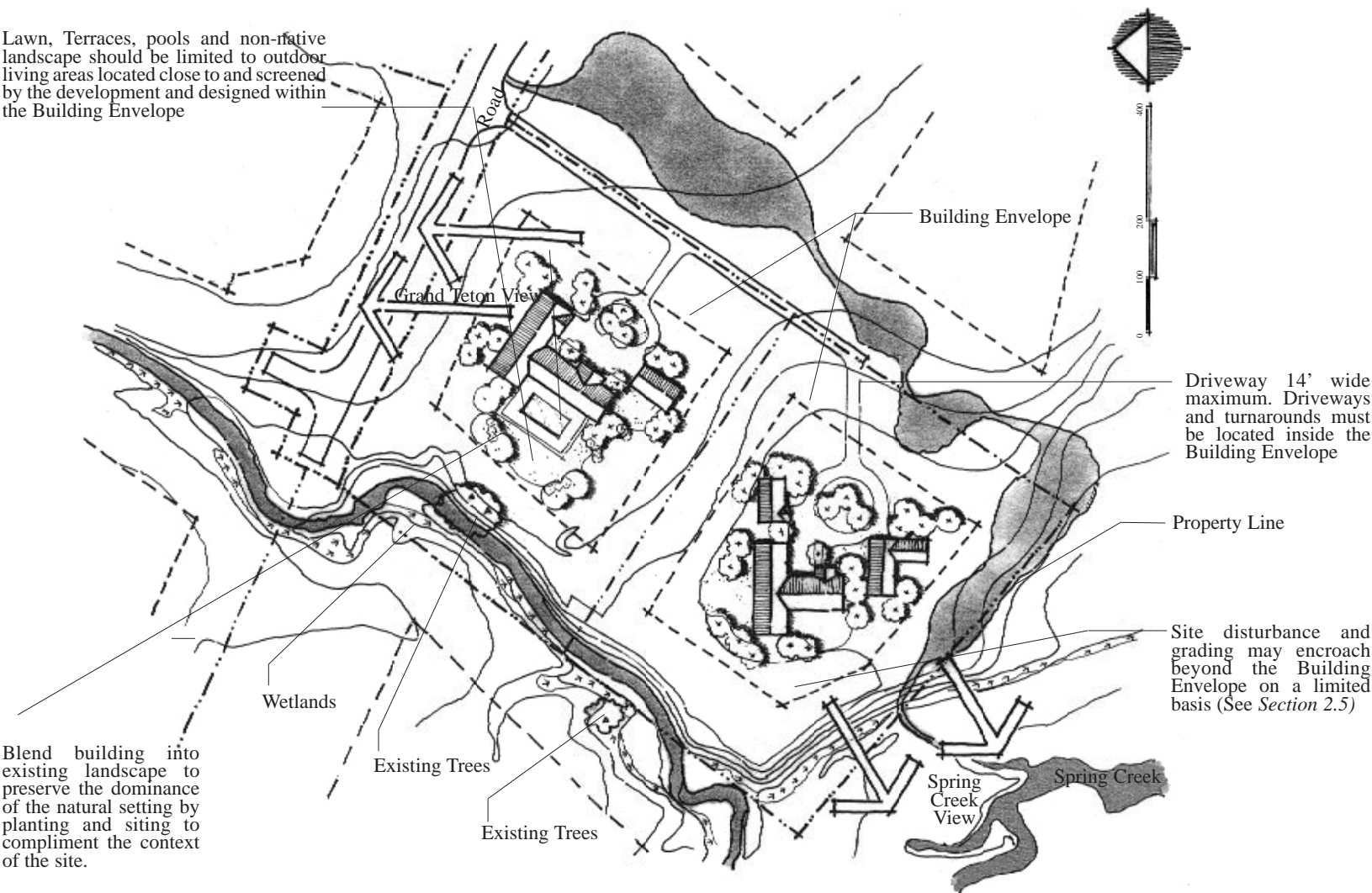
All improvements such as decks, patios, spas, barbeques, firepits, and similar types of improvements must be constructed wholly within the Building Envelope. The access driveway, underground utilities (including transformers, pedestals, etc.), retaining walls and landscaping are the only permitted improvements allowed outside the Building Envelope boundary.

Some Building Envelopes are served by defined driveway easements. When present, all drives and utilities shall be located wholly within the defined driveway easement. The Building Envelopes and driveway easement were established to protect the ecosystem, aesthetics and ultimately the Owners of these lots. Owners of Estate Lots which do not have a prescribed driveway easement are required to protect the ecosystem and consider neighboring properties as they design their individual sites. Building Envelope boundaries may not be altered under any circumstances.



Conceptual Development of Estate Lots

Lawn, Terraces, pools and non-native landscape should be limited to outdoor living areas located close to and screened by the development and designed within the Building Envelope



## 2.2 OPEN SPACE

### Objectives:

- To preserve and enhance the conservation values of that portion of the easement outside the golf course area. These conservation values are represented by unique natural habitat for wildlife and plants. Spring creeks are rare and highly productive fisheries for the Snake River Cutthroat, providing habitat for many avian species including Trumpeter swans, as well as seasonal moose and elk habitat. These conservation values are also represented by the preservation of open lands and view corridors for all who reside or visit the property.
- To ensure that the golf course area will retain the right to that use in perpetuity.
- To ensure the golf course area remains free of other types of development in perpetuity.
- To acknowledge and abide with the terms of the conservation easement governing the use of the open space held by the Jackson Hole Land Trust.
- To ensure improvements, changes or modifications to the portion of the easement outside the golf course area demonstrably preserve or enhance the conservation values of the property.
- To protect the water quality of the pond and stream systems within 3 Creek Ranch, as this water eventually flows into Spring Creek.



## 2.2 OPEN SPACE, *CONTINUED*

### **Guidelines:**

Most Estate Lots will enjoy the benefits of adjacent open space easements held by the Jackson Hole Land Trust. The easement has distinguished two different areas. The first, and most common, is that portion of the easement covering the golf course area. This portion of the easement ensures two primary goals for this area - the provision for a golf course and that no other type of development is allowed on these lands. On many Estate Lots, these golf course areas actually include portions of the Lot. The second easement area includes Spring Creek and its associated riparian bottomlands. The easement's primary goal in this area is to protect the unique natural habitats that comprise the Spring Creek channel.

The 3 Creek Ranch open space easement covering the Spring Creek channel represents one of the most unique natural habitats found in the arid western states. The Spring Creek channel is a rare and special habitat because the water maintains a relatively constant temperature year-round. These conditions provide a year-round habitat for the Cutthroat trout fishery, important avian species such as Trumpeter swans, moose, elk and mule deer. This riparian habitat is further enhanced by the presence of a mature cottonwood forest and islands of upland sage and grasses. The conservation value represented by this habitat is unique and irreplaceable.

No new ponds are allowed. Groundwater situations solutions will be considered by the committee with documented justification.



## 2.3 MAXIMUM SCALE OF DEVELOPMENT

### Objectives:

- To integrate the residential structures into the topography and vegetation of the adjacent golf course areas.
- To minimize the impact of the residential structures on adjacent parcels and as viewed from neighboring properties.
- To comply with Teton County, Wyoming Land Development Regulations (Section 2450) and the 3 Creek Ranch Final Development Plan.
- To comply with the impervious surface maximums predetermined for each Lot.

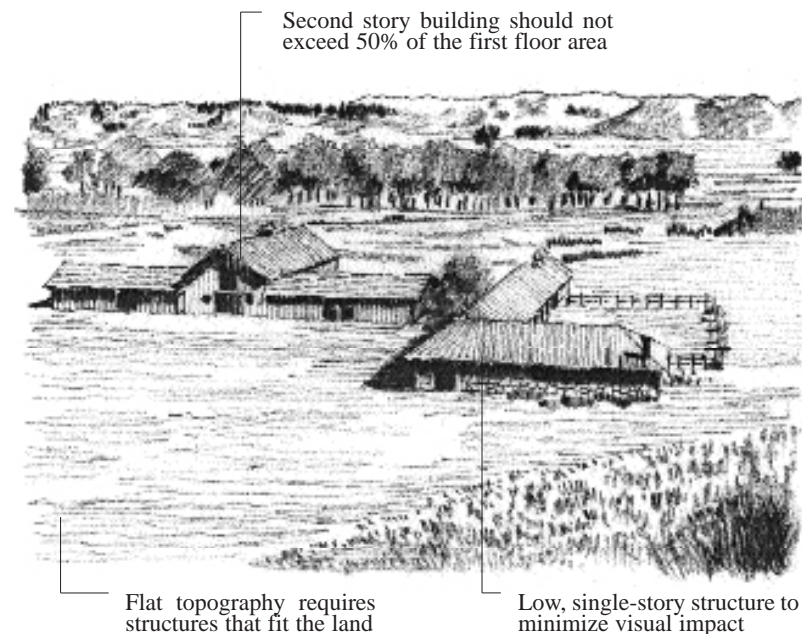
### Guidelines:

Estate Lots 1-16, 150-151 and 39-44 all have relatively level building sites. This flat topography is challenging to build a structure or combination of structures that "fit" the land. While all buildings will have an impact on the site, the impact can be minimized by using low single-story ranch structures which spread horizontally rather than vertically. A second story, if used, shall not exceed 50% of the first floor area (see *Architecture, Section 3.2* for definition).

Estate Lots 21-28, 155-156 and 32-38 all have building sites exhibiting a hillside condition. In order to "fit" the land, the structure should articulate its mass with the topography - stepping up or down as the site dictates. Structures which require large amounts of grading to create a flat site are not responsive to the existing conditions and will most likely meet with ARC disapproval.

The impact of the residential structures on adjacent lots and neighboring properties is also important to consider as individual

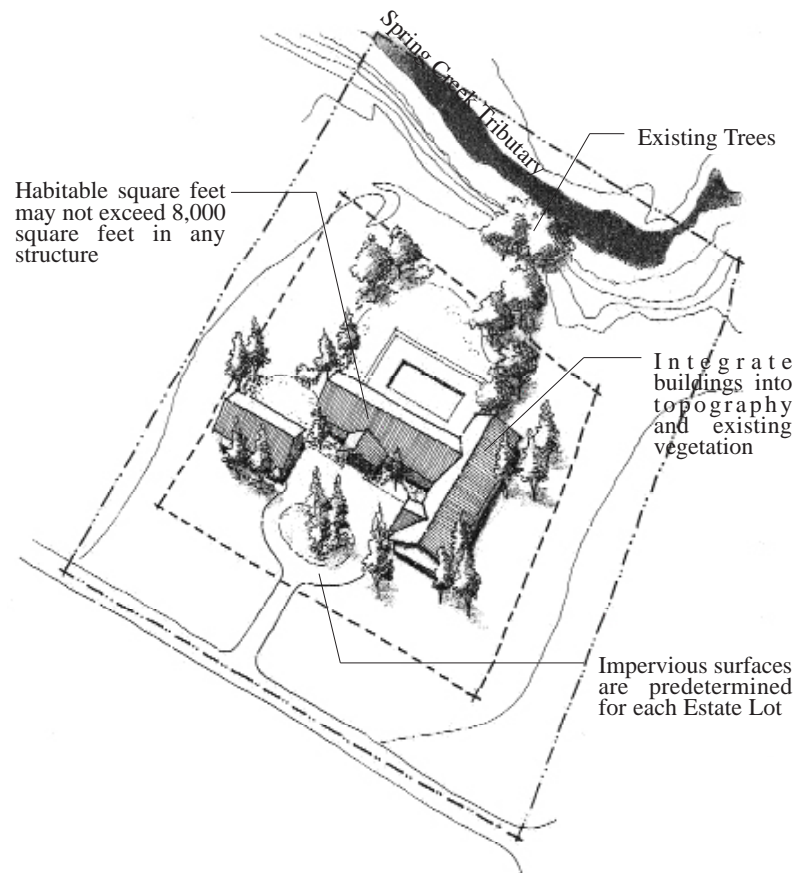
buildings are designed and combined to produce sensitive site plans. No more than four separate structures will be allowed on each lot. Buildings should be grouped together as much as possible to create a unified cluster rather than dissociated staccato forms on a flat site. These building groups should be arranged to internalize visually distracting elements such as site utilities and parking areas.



## 2.3 MAXIMUM SCALE OF DEVELOPMENT, *CONTINUED*

Thresholds for structural square footage and impervious surface are mandated and enforced by Teton County and 3 Creek Ranch. Basements are not included in the maximum square footage as long as they meet the definition of basement as described by Teton County. The maximum gross square footage for each of the Estate Lots is 10,000 gross square feet. All use combinations of the four permissible buildings are acceptable provided they comply with the Teton County LDR's and do not exceed 9,000 gross square feet in any one structure.

In order to blend the home with the landscape, homes that appear to be single story are required. The floor area and mass of the second floor should be no more than 50% of the floor area of the first floor including covered porches and garages. The off-site views of two story houses should be one in which the majority of the building mass appears to be one story, regardless if the second story is less than 50% of the first floor area. Residences that hug the ground and are nestled into the site are encouraged with the mass of the structure following a horizontal rather than a vertical line. Building masses should be broken up into smaller components. These masses should be linked to each other with smaller linear building components. The larger building components shall be further broken up both on the vertical and horizontal planes. Devices such as changing materials, jogging the wall line, use of Dormer, breaking up the roof line and other roof forms could be utilized.



## 2.4 SITE DISTURBANCE

### Objectives:

- To minimize and control disturbance to plant and aquatic communities during construction.
- To prevent sediments from disturbed areas from impacting creeks and wetlands.
- To protect existing vegetation.

### Guidelines:

Site disturbance is any disturbance which disrupts the existing vegetation to the extent where it cannot fully recover by the following growing season. Disturbance areas and/or construction limits should be planned and indicated on plans submitted to the ARC. These areas should be the minimum necessary to accomplish the activity. The areas shall be fenced in advance of commencing construction activity. Fencing should be a minimum of 6' green and opaque screening barrier to clearly delineate the limits of the disturbance area and/or the Construction Site. Silt fence may be additionally required and should be appropriately installed immediately outside the perimeter established by the construction barrier. Installation and maintenance is extremely important on lots adjacent to wetlands and streams (Lots 1-16), and on hillsides (Lots 21-28, 32-38, 155-156) where silt fence failure can have catastrophic effects.



## 2.5 GRADING AND DRAINAGE

### Objectives:

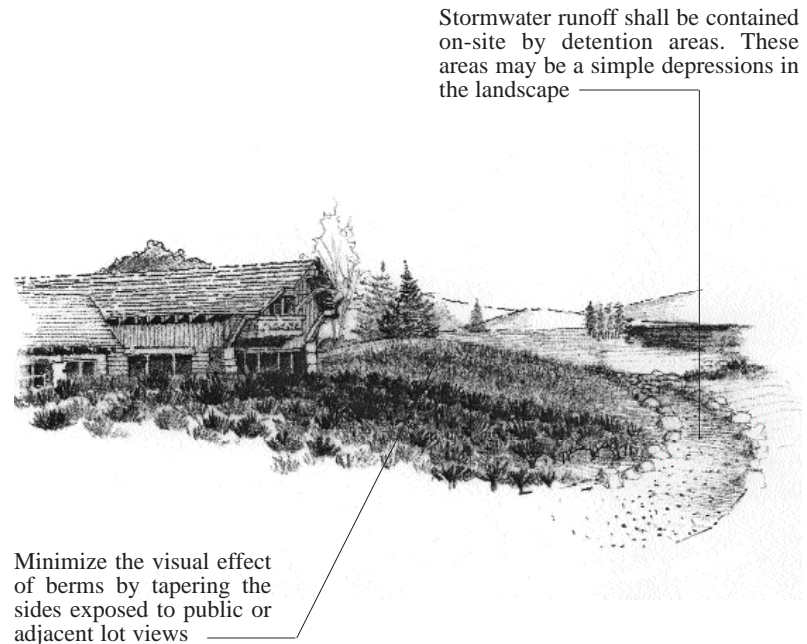
- To maintain the visual integrity of the flat sites.
- To control non-point pollution by creating retainage areas for stormwater runoff for developed sites.
- To protect existing vegetation.

### Guidelines:

Many Estate Lots have been provided with grading that helps to improve and individualize each site. Estate Lot Owners shall have their lot surveyed for topography and other essential lot features prior to beginning the design process. Grading plans for the Estate Lots should incorporate the grading developed for the Lot. Deviations from existing grades such as removal of existing berms or large fills will be subject to ARC approval. Grading outside the Building Envelope is permitted to within 10' of any lot line (excluding the driveway entry and where blending into an existing earthform necessitates grading to the lot line), to within 30' of any wetland, 50' of a stream and to within 10' of any manmade water feature. Grading proposed closer to lot lines will be provisionally considered if no natural or manmade water features are involved.

Drainage shall be directed such that runoff will not detrimentally affect wetlands, streams neighboring properties or subdivision roadways. Stormwater runoff originating from any site shall be contained on that site through the use of detention and retention facilities. Each Lot shall be designed such that runoff containment meets the Teton County LDR's.

A grading plan prepared by a Professional Engineer or Landscape Architect registered in the state of Wyoming shall be required for review by the ARC.



## 2.6 RETAINING WALLS

### Objective:

- To restrict the inappropriate use of retaining walls on flat lots.

### Guidelines:

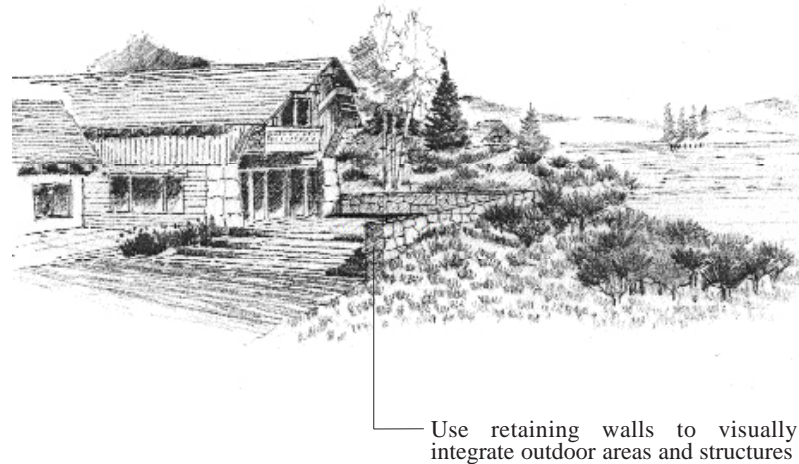
Retaining walls are provisionally permitted on Lots 1-16, 150-151 and 39-44 if it can be demonstrated that the proposed retaining wall helps to visually integrate the structures into the site, screens parking areas or exterior public areas or that the walls are integrally incorporated into the architectural concept.

Retaining walls are permitted on Lots 21-28, 32-38 and 154-156.

Retaining walls should be incorporated into the structure's foundation to visually integrate the building into the hillside. They may additionally create exterior spaces such as patios, driveways and planters. Retaining walls shall employ rock identical to the rock used on the structures - dissimilar materials will not be permitted.

Retaining walls should be contained within the Building Envelope. Retaining walls outside the Building Envelope are provisionally permitted if it can be demonstrated that they are needed to access the lot, to screen utilities or other functional needs as the ARC may determine.

Retaining walls outside the Building Envelope are provisionally permitted if it can be demonstrated that they are needed to access the lot, to screen utilities or other functional needs as the ARC may determine.



Use retaining walls to visually integrate outdoor areas and structures



## 2.7 DRIVEWAYS AND PARKING REQUIREMENTS

### Objectives:

- To provide for visually consistent road surfaces between subdivision roads and driveways.
- To provide minimal dimensional limitations for safety and maximal limitations to restrict excessive impervious surfaces.

### Guidelines:

Driveways on Lots 150-151 may be paved with chip-sealed asphalt or crushed gravel. All other Estate Lots drives shall be paved with chip sealed asphalt. Crushed gravel drives should be dust-guarded no more than once a year during the early summer months. Other paving materials are acceptable within the Building Envelope including pavers, colored concrete and stone. The transition from chip-seal pavement to another material should be visually screened from the subdivision roads to ensure visual continuity. This requirement may exclude portions of the driveway within the Building Envelope from paving materials other than chip seal asphalt. Driveways shall be no wider than 14' of travel surface (including shoulder). Estate Lots shall provide no less than two guest parking spaces. All Owner vehicles and other trailers, boats, etc. must be stored inside a structure. Snow removal and storage must be considered in the drive and parking plan and not adjacent to riparian areas or water bodies.

Driveways and parking areas inside the building envelope are considered impervious surfaces and, as such, are subtracted from each Lot's allowable maximum. (*see Appendix I for lot maximum*)

## 2.8 PATHS, OUTDOOR STAIRS AND TERRACES

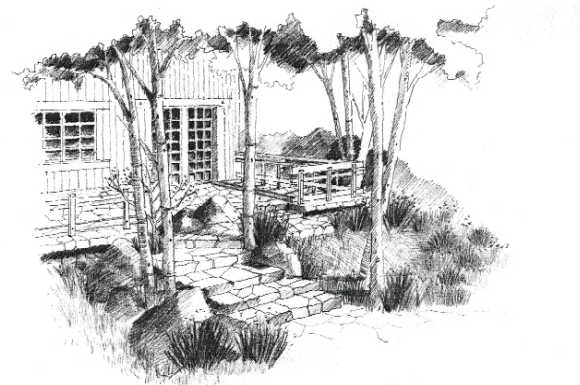
### Objective:

- To integrate the architectural component into the site through the use of paths, stairs and terraces.

### Guidelines:

Paths, outdoor stairs and terraces form the interface or transition between the built environment and the landscape. They should blur the line between the interior and exterior spaces, bringing the outside in and the inside out. They should provide a base upon which the structure visually justifies itself as if it had emerged from the ground. They should relate to the architectural palette in terms of material, color and texture and by weaving the informality of the natural environment into the exterior terrace spaces.

Many path, stair and terrace surface types are considered impervious surfaces and will be subtracted from allowable maximums.



## 2.9 FENCES, WALLS AND ENCLOSURES

### Objectives:

- To limit use of fences and walls to provide for wildlife movement and migration.
- To protect the vistas.
- To allow for minor enclosures to restrain pets and/or children.

### Guidelines:

Fences are not permitted on the Estate Lots with one exception. Enclosures may be used to restrain pets and children provided they are attached to a structure, no higher than five feet along the top rail and are consistent with the architectural style of the structure.

Free-standing masonry type walls and fences are not permitted on the Estate Lots. Masonry walls that function in an earth-retaining capacity or can be justified as part of the architectural program may be permitted. These walls must be faced in stone and attached to a structure.



## 2.10 ADDRESS MARKERS

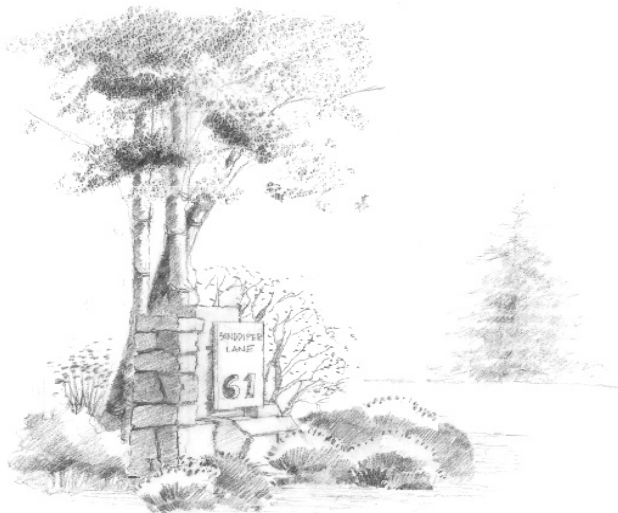
### Objective:

- To provide for an address marker at the intersection of the public road and the driveway.

### Guidelines:

Address marker design should strive to integrate into the landscape. This can be accomplished by combinations of structural form and vegetation. For convenience and efficiency, address markers shall be located at the intersection of the driveway and the subdivision road. This must be located so that it will not interfere with or be damaged by snow removal equipment, and is out of the right of way.

The marker shall, at minimum, provide the street address number and may provide additional information such as the name of the owner and name of the property. The marker shall be a simple form made from wood, stone or non-reflective metal and may be lighted in compliance with Section 2.11. The entire construction of address marker shall not exceed 4' in height.



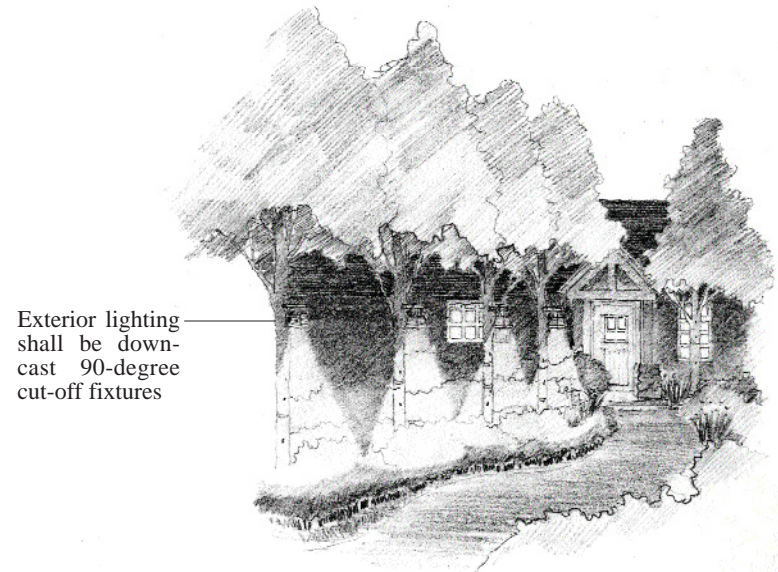
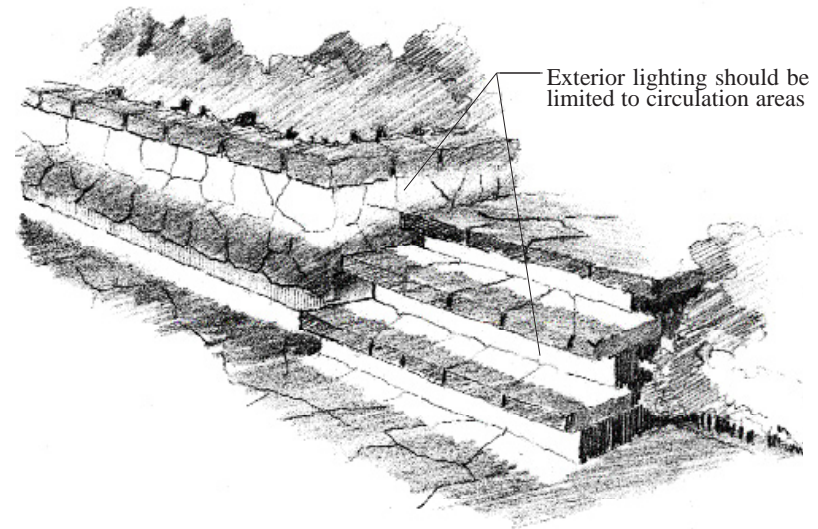
## 2.11 EXTERIOR LIGHTING

### Objectives:

- To protect the night sky of Jackson Hole from light pollution.
- To provide for the minimal amount of lighting necessary for safety and identification of entrances, driveways and walkways.

### Guidelines:

One of the irreplaceable assets of the rural environment is the night sky. It is one that all residents enjoy. It is also an asset that can be incrementally destroyed by the use of improper or unnecessary night lighting. All exterior lighting at 3 Creek Ranch shall be downcast, 90-degree cutoff-type fixtures (no translucency or transparency is permitted to be part of the shade covering the lamp) with one exception. The exception allows for the use of fixtures which may shield the lamp with a translucent shade - no transparent shades are permitted. These fixtures may be employed at the driveway entrance and on doorways (garage doors are included) to buildings. Owners are strongly encouraged to keep outdoor lighting to a minimum with the lowest lumen output necessary. Exterior lights shall be incandescent or LED. No uplighting of any type is permitted. Exterior lighting should be limited to circulation areas. Motion sensors are not allowed, as wildlife cause frequent on-cycles. Regularly-spaced lighting along the driveway is not permitted. Modest holiday lighting is permitted during November, December and January, provided that lighting does not create glare conditions for adjacent properties. Holiday decorations other than lighting of architectural features and vegetation must be approved by the ARC. In addition to compliance with these guidelines, Lot Owners are required to comply with current applicable Teton County, Wyoming regulations. (See *Teton County Regulations*)



## 2.12 BERMS OR OTHER MANMADE EARTHFORMS

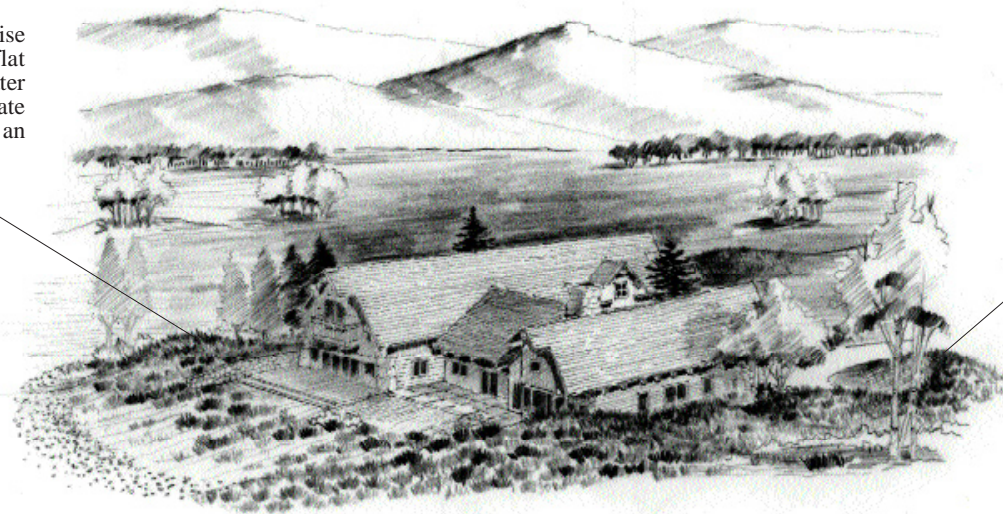
### Objectives:

- To allow owners to utilize artificial landforms without compromising the visual aesthetics of the existing flat sites.
- To allow owners adjacent to existing golf course land forms to blend and compliment their grading plans with the existing landforms.

### Guidelines:

The Estate Lots have been individually provided with a prescribed foundation of earthforms that help to screen between Lots, provide elevation from surrounding water features and maximize views. Additional earthforms that enhance the existing form and help to integrate the architecture into the site are encouraged. However, new berms, increases to the finished height of the lot, or substantial changes to the existing forms which do not help integrate the architecture into the site may meet with disapproval. If new berms or additions to berms are proposed they may not be steeper than 3:1 unless blending into an existing earthform necessitates a greater height or steeper transitional form.

Berms should not compromise the visual aesthetics of flat sites, and may not rise greater than 3:1 on public and private sides unless blending with an existing berm



Berms may be used to screen driveways



## 2.13 EXTERIOR SERVICE AREAS

### Objective:

- To screen exterior service areas (outdoor equipment, trash enclosures, etc.) from neighboring properties and common areas.

### Guidelines:

Exterior service areas should be planned so that views from neighboring properties and the public roadways are protected. Ideally, these areas should be screened from view utilizing creative arrangements of buildings and screening walls. Vegetation should compliment and soften the structural elements used for screening and not be relied upon entirely to screen objectionable views.

Trash must be stored in an enclosure built in accordance with bear-proof requirements for 3 Creek Ranch and Teton County, Wyoming (*see Wildlife Measures, Section 2.20*). The enclosure is to be integrated into the house, garage or storage building. Free-standing trash enclosures are not allowed.

Exterior storage of wood for fireplaces must be within a pre-fabricated rack or holder. Any covering used must be a color that is compatible with the exterior colors of the house.

## 2.14 UTILITIES AND OTHER IMPROVEMENTS

### Objective:

- To minimize visual impact of utilities to neighboring properties and common areas.

### Guidelines:

Utilities such as power vaults, transformers, buried tanks (septic, oil, propane) and pedestals should be contained within the Development Area, planned in a centralized area and screened from neighboring views. Ease of service and snow storage should be considered in the design. However, these criteria shall not compromise the screening requirement.

All utilities are to be placed underground.

Satellite dishes shall be of a dark color, 18" diameter or less and screened from off-site views. Locations of satellite dishes shall be shown on site or architectural plans submitted to the ARC for review.

Estate Lots 150-151 will be served by individual wells which may be located outside the Building Envelope if the Owner can meet all applicable State and County restrictions. Septic tanks and leach fields must be located within the Building Envelope and shall be installed in accordance with State and County regulations. Raised leach fields shall be designed and graded to blend with the existing topography of the site.

Improvements such as sports courts (tennis, basketball, etc.) are not permitted. Other improvements such as play structures, weather stations, flagpoles, etc. must be reviewed by the ARC.



# LANDSCAPE DESIGN GUIDELINES

## 2.15 GENERAL DESIGN CONSIDERATION

### Objectives:

- To revegetate the lots with native plant material that provides upland wildlife habitat for passerine birds and small mammals and riparian wildlife habitat for birds, small mammals, fish and stabilization for bank environments.
- To screen fore and middle-ground views between neighbors without blocking distant views of important landscape features.
- To require Owners to provide a prescribed minimum of planting material on each Estate Lot in order to create a native planting area.

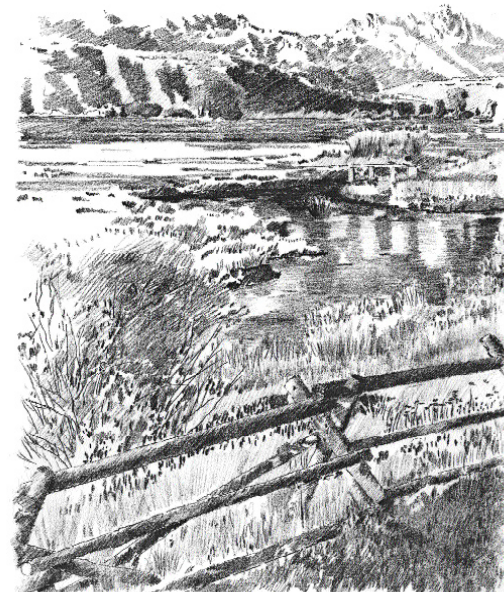
### Guidelines:

Landscape plans shall be prepared by a licensed Wyoming Landscape Architect. Three contextual planting conditions will initially exist on the Estate Lots: the butte environment, the old irrigated pasture and meadow areas and naturally occurring or manmade riparian areas. Planting plans for each Estate Lot should respond to these conditions by proposing appropriate plant combinations which result in viable wildlife habitat. Plantings should exhibit vertical stratification as well as a variety of plant species.

Screening between neighbors and the subdivision roads will be an important component of each Estate Lot's planting plan. While screening is most easily accomplished by the use of evergreens (particularly spruce), a predomination of deciduous species is preferred in the planting plans. Deciduous mixes with some judiciously placed conifers provide greater habitat diversity and a more visually appealing appearance. The mature height of plant material and its placement with respect to neighboring views of distant landscape features must be considered in each planting plan. The Owner and design team

must demonstrate how their planting plan responds to this design criteria. A map indicating approximate view corridors is on file with the Architectural Review Committee and the Home Owner's Association

Each Estate Lot is minimally required to create an area of native plants on their lot that is allowed to exist in a "wild" state. This "wild" planting area shall comprise a minimum of 15% of the gross area of the lot. "Wild" is intended to mean unmanicured, untrimmed, mowed or otherwise manipulated. The intent is for the undeveloped portions of the estate lots to blend with the native areas of the golf course and undisturbed portions of the site in a seamless texture of native plant communities. Any disturbance in the road rights of way shall also be reclaimed to blend with the surrounding native plant communities.



## 2.16 LANDSCAPING AND PLANT MATERIALS

### Objectives:

- To blend the landscape design with its overall setting.
- To protect important viewsheds.
- To define use areas on the lot.
- To screen outdoor service areas and other improvements from adjacent lot and off-site views.
- To incorporate, rehabilitate and enhance existing vegetation utilizing indigenous species.
- To minimize the areas of intensive irrigation.

### Guidelines:

To assist in the creation of a planting plan, three planting combination-types are outlined to enable Owners and designers to respond to the contextual planting conditions and to produce viable deciduous screening between Lots.

The arid planting combinations should employ grasses, sage, rabbitbrush, serviceberry and other species commonly occurring in the drier parts of Jackson Hole.

The riparian plant group might include aquatic emergent species such as horsetail and bulrush. Outside the aquatic environment, it should include species such as grasses, willow, dogwoods, birch, alder and chokecherry.

Both the arid and riparian combinations will be planted adjacent to or directly on berms to further enhance separation between Building Envelopes. These plantings in part, or in whole, may be used to satisfy the native plant area requirement specified in Section 2.15. Owners should strive to vertically stratify species on berms in a naturally-occurring and hence, believable arrangement. For instance, sage/grass plantings are appropriate on top of a berm or an adjacent flat area, but not if mixed into a stand of willows in a wet depression. Conversely, willows are appropriate on the flat areas and particularly near water bodies, but they are not appropriate on top of a dry berm mixed with species like sage and rabbitbrush.

The last plant combination type may draw from either of the previous two types, as well as incorporating commonly-used taller species, such as spruce and aspen.

All new trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation:

- Deciduous trees - 50% of mix: minimum 3-4 inch caliper;  
50% of mix: minimum 5-7 inch caliper.
- Evergreen trees - 50 % of mix: minimum 14 foot height;  
50% of mix: minimum 16 foot height.
- Shrubs - 50% of mix: 5' – 6' high B&B material; 50% of mix:  
7 gallon containers.



## 2.17 PLANTING PLANS

### Objectives:

- To utilize the Required Plant List.
- 
- To allow exotic plant material without threatening native communities.

### Guidelines:

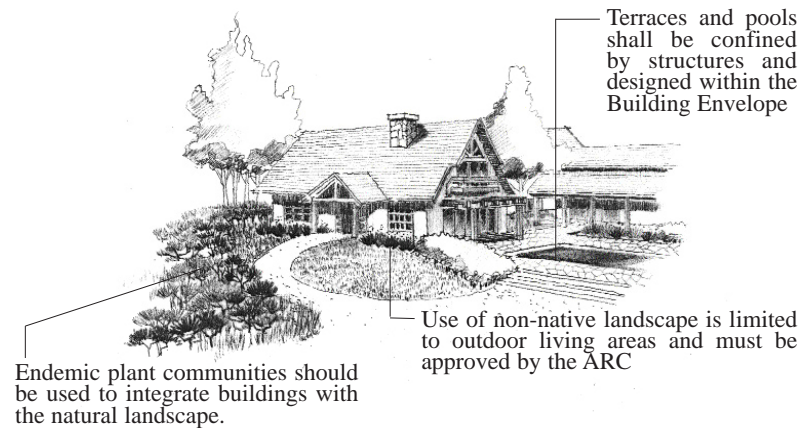
Owners are required to select their plant palette from the Required Plant List (*Appendix H*). The supplier of landscape materials shall submit a statement verifying the landscape materials installed conform to the approved landscape plan and specifications.

The following conceptual Planting Plans are provided to assist Owners in designing their individual plans. Plants proposed that are not contained on the list must be approved by the ARC with assurance of a Landscape Architect or Horticulturist that the plant is not a noxious species and will not compete with or displace endemic plant species in the wild.

Taller material, when used adjacent to structures, provides a sense of scale and transition in the yard and helps to protect neighboring properties' view corridors. The use of large specimen trees is preferred in areas close to the house to help blend the building with the site.

Ground covers and wildflower sod are to be installed using native material and standard local practices. All areas to receive native grass shall be installed in a sod format. No hand or hydro-seeding is permitted unless specifically approved by the ARC. All native grass areas shall be maintained in their natural state per current HOA regulations.

Areas immediately adjacent to building improvements that are not visible from off-site may use a greater variety of plant material, including introduced and non-native plants.



Manicured or groomed yards, terraces and pools are to be restricted to areas confined by buildings, walls, plantings or other defined edges and are to be permitted only within the Building Envelope.

Plant materials used for erosion control are to establish rapid surface stabilization. The ARC may also require that other stabilization measures such as jute matting be employed.

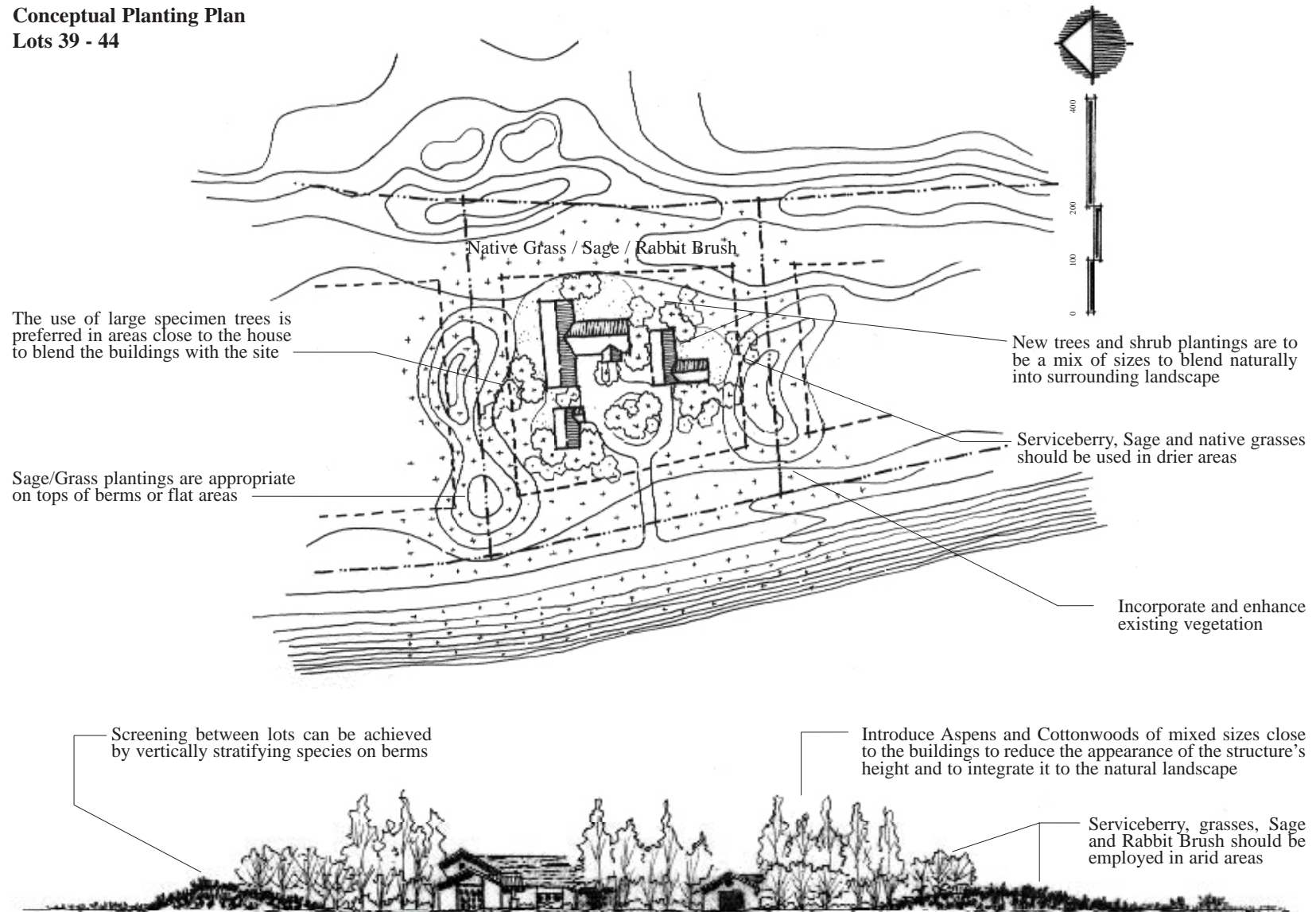
Many landscape materials are attractive to wildlife of all kinds. Deer and elk can cause a great deal of damage browsing on a number of native and ornamental plants. Voles and ground squirrels like to burrow into flowerbeds and shrub beds to eat bulbs and annual flowers. Marmots have a tendency to make their home in rock walls and can also cause damage to landscape areas.

Developing the outdoor living areas with naturalized landscapes (plantings that are left to naturalize with little or no maintenance) will help to reduce the apparent impact of wildlife. Concentrations of the more “ornamental” plantings in areas close to the house that are easier to maintain will be advantageous.

A list of deer and elk-resistant plants is included in *Appendix H*. Riparian and wetland areas are to be protected from disturbance during construction.



**Conceptual Planting Plan**  
**Lots 39 - 44**



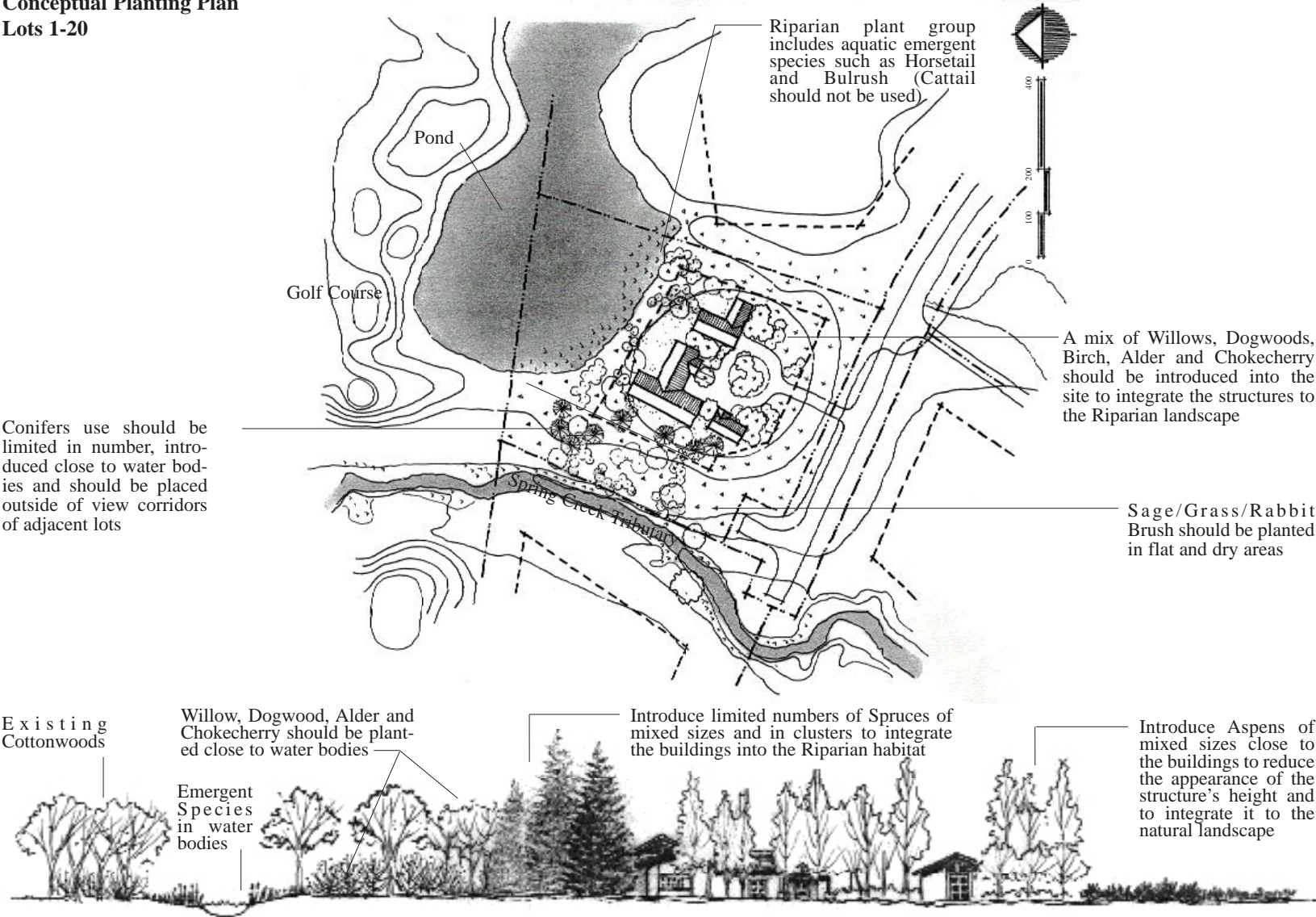
REVISED 8/20/13



**3 CREEK RANCH**  
 JACKSON HOLE - WYOMING

ESTATE LOTS  
 LANDSCAPE DESIGN GUIDELINES

**Conceptual Planting Plan  
Lots 1-20**



## Conceptual Planting Plan Lots 21-38

The use of large trees is preferred in areas close to the house to blend the buildings with the site. Conifers are discouraged in this area

Sage / Grass plantings are appropriate on top of a berm or flat areas

Strive to vertically stratify species on berms in a naturally occurring arrangement

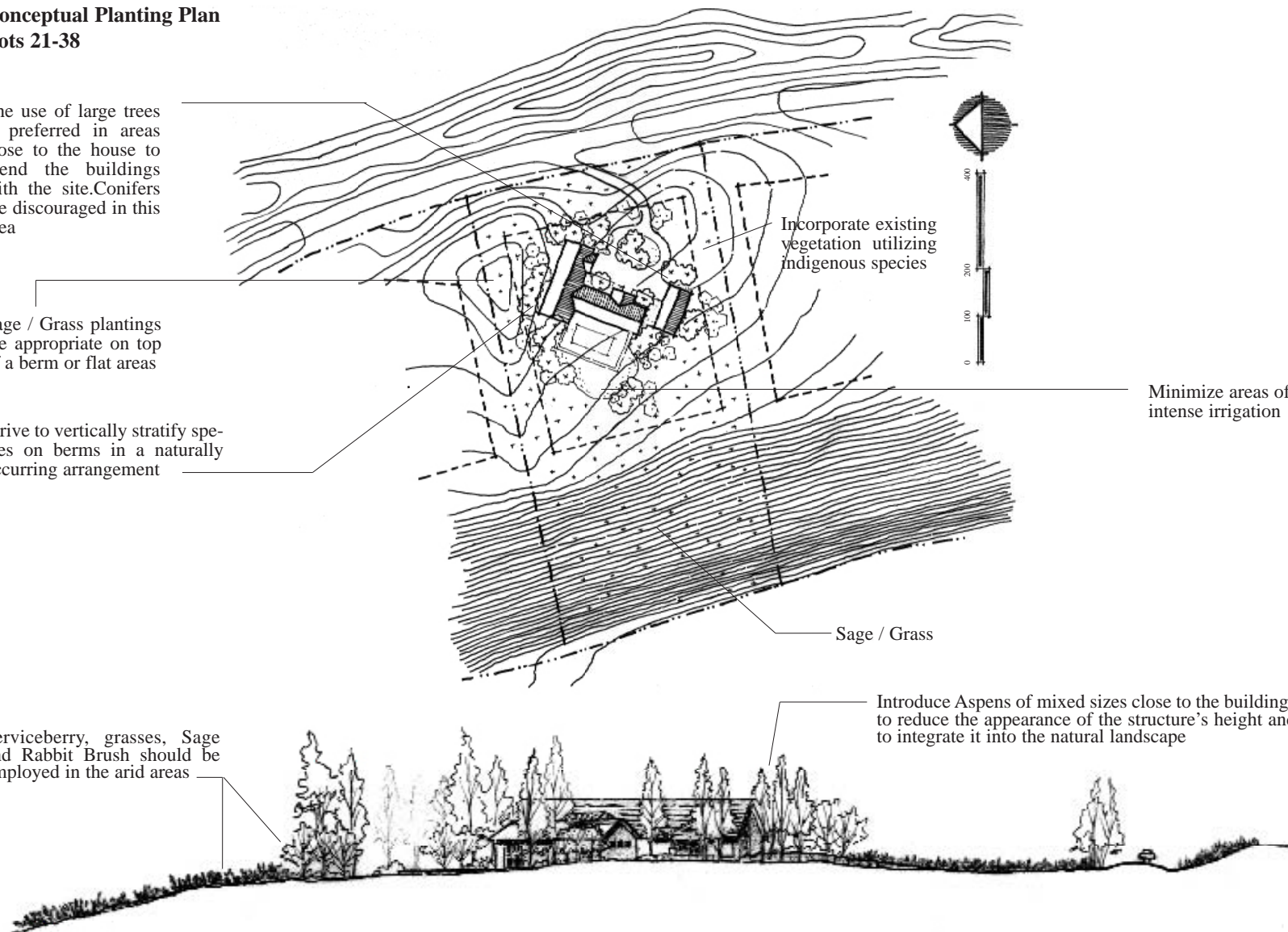
Serviceberry, grasses, Sage and Rabbit Brush should be employed in the arid areas

Incorporate existing vegetation utilizing indigenous species

Minimize areas of intense irrigation

Sage / Grass

Introduce Aspens of mixed sizes close to the buildings to reduce the appearance of the structure's height and to integrate it into the natural landscape



REVISED 8/20/13



**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

ESTATE LOTS  
LANDSCAPE DESIGN GUIDELINES

## 2.18 IRRIGATION

### Objectives:

- To ensure the establishment of native plantings with temporary irrigation systems and/or the establishment and maintenance of native plants with permanent systems.
- To encourage the conservation of water through the selection of native and/or drought-tolerant species.

### Guidelines:

All plant material must be provided with supplemental irrigation. Irrigation systems may be either temporary systems for the establishment of native plantings and/or permanent systems for the establishment and maintenance of native plants.

Automatic underground irrigation systems required for revegetation areas may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

Dedicated irrigation wells on the Estate Lots are permitted for Estate Lots 150-151. They are not permitted for Lots served by Town of Jackson water and sewer systems.

Separation of irrigation systems and potable water supplies is mandatory and must be demonstrated on the plans.

The controls should be easily accessible to the HOA maintenance staff.

## 2.19 MAINTENANCE OF THE NATIVE PLANT AREAS

### Objective:

- To require a small portion (15%) of each Estate Lot to develop and maintain a viable wildlife habitat.

### Guidelines:

Estate Lot Owners are required to allow the native planting area (described in *Section 2.15*) to develop naturally. This means that no mowing, pruning, clearing, etc. of these areas is allowed. Adjacent Owners are encouraged to merge these areas across common lot lines to create larger, more viable habitat areas.



## 2.20 WILDLIFE MEASURES

### Objectives:

- To minimize the effects of construction and habitation on the wildlife resources present.
- To avoid conflicts between wildlife and residents.
- To maximize the value of the native planting area.

### Guidelines:

To create and enhance valuable wildlife resources that exist on the Estate Lots, the species, composition, plant size and design of the native planting area shall be reviewed by the ARC in consultation with the 3 Creek Ranch Naturalist at the Design Review stage. The Naturalist may require reasonable changes to the planting plan for the native planting area to maximize the value of the wildlife habitat being created. The Naturalist will consider the additional purpose of screening between Lots when changes are required.

The Estate Lots are adjacent to a diversity of habitats for wildlife. These diverse habitats include wetlands, streams, open meadows, and mesic forests. In accordance with Teton County regulations, setbacks and buffers have been implemented to minimize the impacts to these resources.

Key among these habitat is the critical wintering areas for Trumpeter swans in the spring creeks and ponds at 3 Creek Ranch. In order to protect these birds and other species which rely on the spring creek system, Teton County regulations, setbacks and buffer areas have been implemented.

- Construction activities must abide by the setback and buffer restrictions.

- Residents should familiarize themselves with the 3 Creek Ranch and Teton County regulations pertaining to human activity within setbacks and seasonal restrictions that apply.

3 Creek Ranch is a yearlong range for elk, and moose, and spring and summer range for mule deer. In order to avoid conflicts or disrupt these big game animals, the following recommendations should be followed:

- No fences shall be allowed in the migration movement corridors. Fences which are permitted on a limited basis within Building Envelopes should be "wildlife friendly" and adhere to the fence guidelines outlined within these guidelines.

- Artificial feeding of wildlife is strictly prohibited (with the exception of bird feeders). Please refer to the 3 Creek Ranch CC & R's and the Teton County regulations for specific restrictions pertaining to wild animal feeding.

- All domestic pets shall not be permitted to run loose and shall be on a leash or controlled at all times by the respective owner.

Any damage caused by animals, such as ground squirrel burrowing or porcupine damage to trees, should be reported to the 3 Creek Ranch Naturalist, who may control the problem in accordance with the Wyoming Game and Fish directions. Please refer to the CC& R's for further direction on wildlife damage.



## 2.20 WILDLIFE MEASURES, *CONTINUED*

Black bears, mountain lions and coyotes may be present on the Ranch at various times of the year. Therefore, it is necessary to take precautionary measures to avoid any conflicts with these animals. They are as follows:

- Pet food should be stored indoors and in heavy-duty storage containers. For their safety, domestic pets should be fed indoors. If it is necessary to feed pets outdoors, feed only as much as will be eaten at one meal. Avoid leaving pet food bowls full and out overnight.
- Bird feeders attract bears and should be taken down between April and December.
- Adequate "bear proof" storage areas shall be provided for trash containers. Storage areas must be incorporated within a structure. Such areas shall be totally enclosed and accessible for sanitation services. The enclosure shall be compatible with the overall style of architecture of 3 Creek Ranch and screened from public view and adjoining properties. Containers shall meet current Teton County Regulations. Garbage removal must be done on a regular basis.



# ARCHITECTURAL DESIGN GUIDELINES

## 3.0 GENERAL OVERVIEW

### Objectives:

- To design and build structures in a manner that allows the natural setting to remain the dominant image in the community.
- To promote designs with an honest and authentic expression of structure that relate to human scale.
- To construct building forms where the sheltering roof is the dominant element.
- To use traditional indigenous building materials, colors, details and forms.

### Guidelines:

Architectural plans shall be prepared by a Wyoming Licensed Architect. Although there is not a specific 3 Creek Ranch style, there is a unifying design intent. Buildings within this setting must fit quietly into the tapestry of the existing landscape in order to maintain a rural character for 3 Creek Ranch.

Designs should synthesize the richness of traditional rustic buildings interpreted with an innovative and understated freshness. Buildings at 3 Creek Ranch should reflect the authenticity found in traditional rustic buildings as a built response to the unique character of the mountain climate. Examples of traditional rustic buildings can be found in the classic lodge buildings of the Western National Parks, the Great Camps of the Adirondacks and the buildings of the Arts and Crafts tradition.



Old Faithful Inn at Yellowstone National Park

## 3.1 ENERGY CONSERVATION AND DURABILITY

### Objectives:

- To be a sustainable community. A sustainable community can be seen as one in which durability is a major concern.
- To acknowledge the interconnection between the energy used by the 3 Creek Ranch buildings and the detrimental effects that energy production has on the global environment
- To design homes with the smallest size that will meet the Owner's needs.
- To orient homes on the site to maximize passive solar gain.
- To super-insulate the home in order to conserve energy.

### Guidelines:

The useful service life of a building is typically limited by its durability. To extend the life of buildings is to utilize design techniques, construction technologies and materials that respond to the harsh mountain environment should be employed. In summer, the large amounts of ultra-violet radiation present at high elevations can lead to a shortened lifespan of materials. In winter, the effects of large amounts of snowfall can be detrimental to the building. The use of a roof that protects the structure underneath is more than a purely visual concern, as the proper design of a roof can greatly extend the maintenance and lifespan of the wall finish materials.

Generous roof overhangs protect the wall surfaces



The issue of sustainability is extended beyond the 3 Creek community as 3 Creek buildings tie into the global energy grid. In order to responsibly create, maintain and heat structures in northern mountainous regions and thereby respond to the issues of sustainability and conservation, homes should employ the following measures:

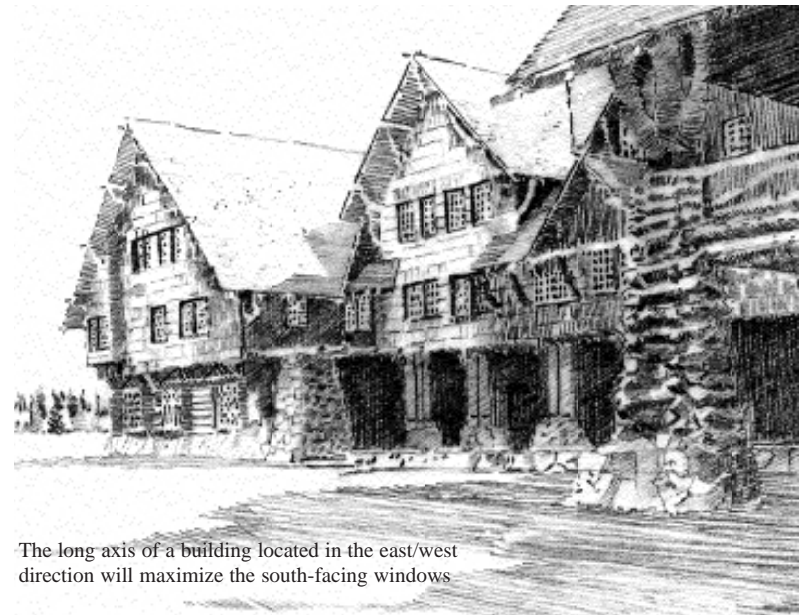
- Reducing the size of the structure reduces the amount of materials used and also reduces ongoing maintenance and energy consumption costs. By reducing size, more of the construction budget can be devoted to quality construction and materials.

### 3.1 ENERGY CONSERVATION AND DURABILITY, *CONTINUED-*

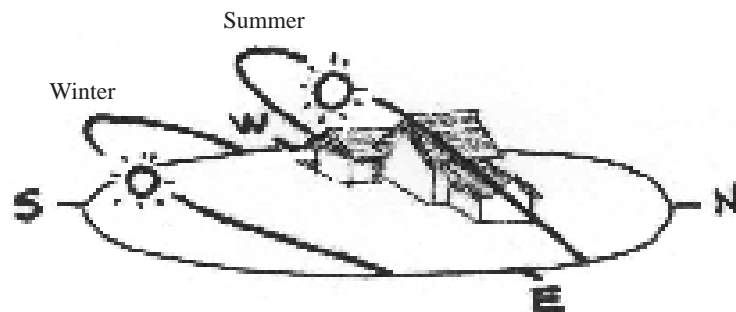
Materials and construction techniques are to be high quality, durable and proven in similar mountain environments. Full-ventilated cold roofs or super-insulated roofs are required.

- In general, the home should maximize the capture of morning sunlight into the main living spaces. Rooms with large expanses of north-facing windows are discouraged except where necessary to capture mountain views.

- The energy consumption of the buildings is mitigated by insulation requirements that are above and beyond the requirements of the Building Code adopted by Teton County.



The long axis of a building located in the east/west direction will maximize the south-facing windows



- Super-insulate homes as follows: Exterior walls are to have minimum R-26 insulation rating (not including the insulating value of finish materials). Ceilings over conditioned spaces are to have minimum R-49 insulation rating. Ceilings in structures where the walls have no insulation materials (such as log walls) are to have R-60 rating (not including the insulating value of finish materials). Floors over unconditioned crawl spaces are to have minimum R-30 insulation rating. Foundation walls in crawl spaces are to have R-10 minimum insulation rating. Concrete slab-on-grade floors in conditioned spaces are to have R-10 minimum insulation continuous under the slab.

- Exterior wall finishes and substrates are to be selected and installed in such a way as to maximize their life span. Walls finished with wood should be protected from the effects of snow and UV degradation by generous roof overhangs.

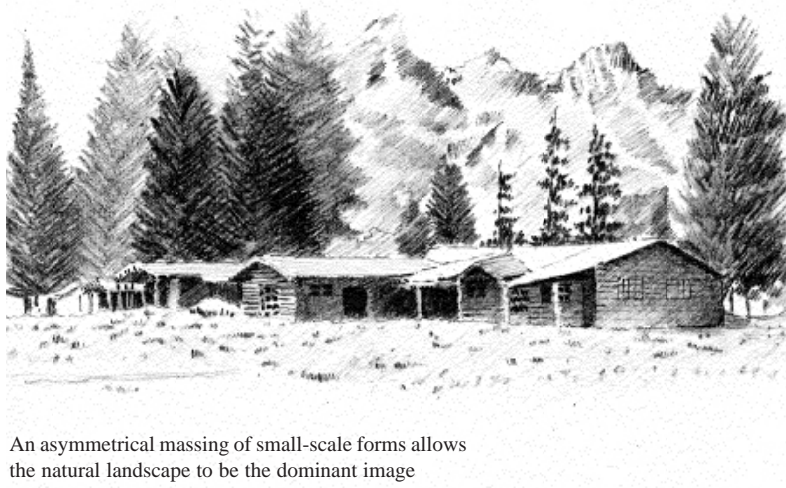
## 3.2 BUILDING SCALE AND MASSING

### Objectives:

- To group buildings so they appear to be an assemblage of low, single-story structures that respond to the topography of the site.
- To build structures that allow the natural environment to be the dominant image.

### Guidelines:

This section outlines the requirements for the massing and scale of building forms. The intent is for houses at 3 Creek Ranch to reflect the additive massing of traditional ranch houses. To achieve this ground-hugging goal, two-story houses shall have significantly smaller mass on the second floor than on the first floor. Two story



An asymmetrical massing of small-scale forms allows the natural landscape to be the dominant image

structures with large, plain walls are not allowed. The floor area and mass of the second floor should be no more than 50% of the floor area of the first floor including covered porches and garages. The off-site views of two story houses should be one in which the majority of the building mass appears to be one story, regardless if the second story is less than 50% of the first floor area. The off-site view of two story houses shall be one in which the majority of the building mass appears to be one story. It is encouraged to incorporate second floor living space into the roof mass with Dormers instead of having full-height second story walls.



Symmetrical massing of a single building form tends to draw the viewer's eye to focus on the building and not the surrounding environment - this is discouraged

Estate Lots are allowed to have 10,000 gross square feet of buildings. This includes habitable and non-habitable space. The main house is limited to 8,000 habitable square feet and 9,000 total. Whether a basement is included in this calculation is dependent upon the design's definition per the Teton County, Wyoming LDR's. Please refer to Definitions Appendix. The Owner should review these when considering a basement.

## 3.2 BUILDING SCALE AND MASSING, *CONTINUED*

Estate Lots shall have a maximum of four (4) separate structures.

Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings. The composition of the massing of the house shall be:

- An organic and asymmetrical composition of building masses to blend the building into its natural surroundings. Large areas of symmetrical massing are discouraged. A gable end of a building may tolerate symmetry, but the symmetry should be relieved by substantial differences in massing on either side of the gable.

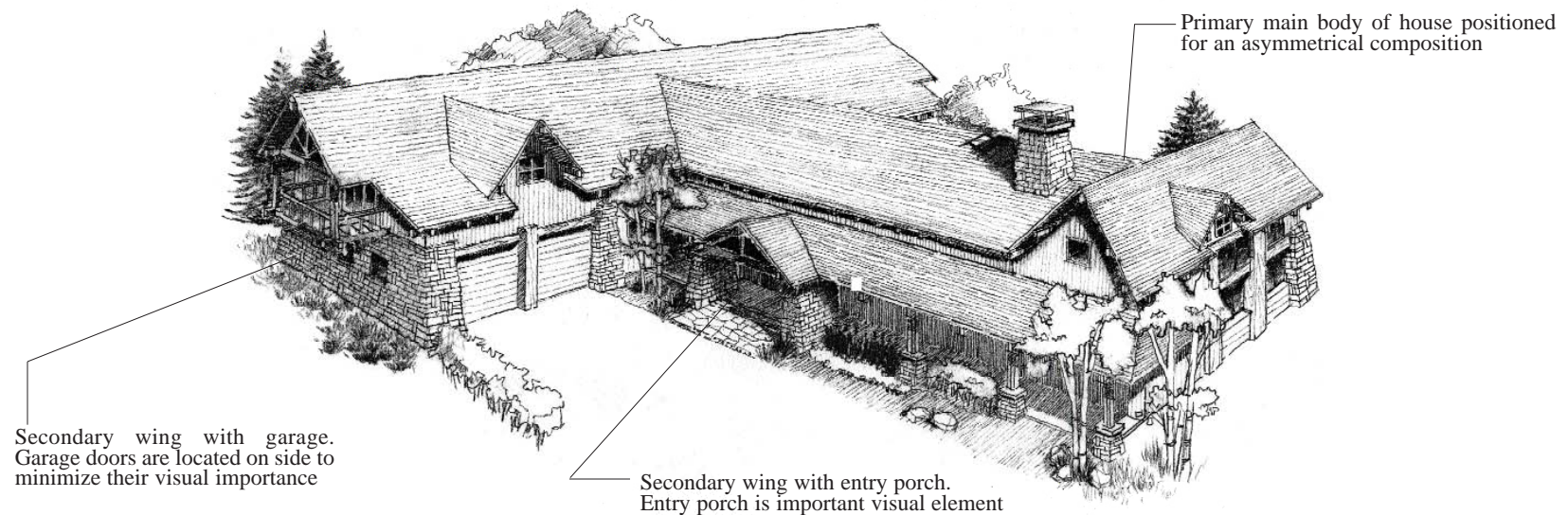
- Symmetry should not be used as an organizing element of composition. A symmetrical building tends to focus the eye on the building rather than the surrounding natural landscape.

The massing of the house is to consist of:

- A primary main body of the house that is rectangular and contains the most important interior spaces.

- Secondary wings that are subordinate to the main body of the house. These wings serve to relieve the linear massing of the main structure, as well as to form outdoor spaces that integrate the building into the landscape. These wings may either be attached or detached.

- Garages may either form part of the main structure of the house or they may be secondary wings. Garages must not be expressed as the most important visual mass.



### 3.3 BUILDING HEIGHT

**Objective:**

- To limit the height of structures to meet the 3 Creek Ranch FDP requirements

**Guidelines:**

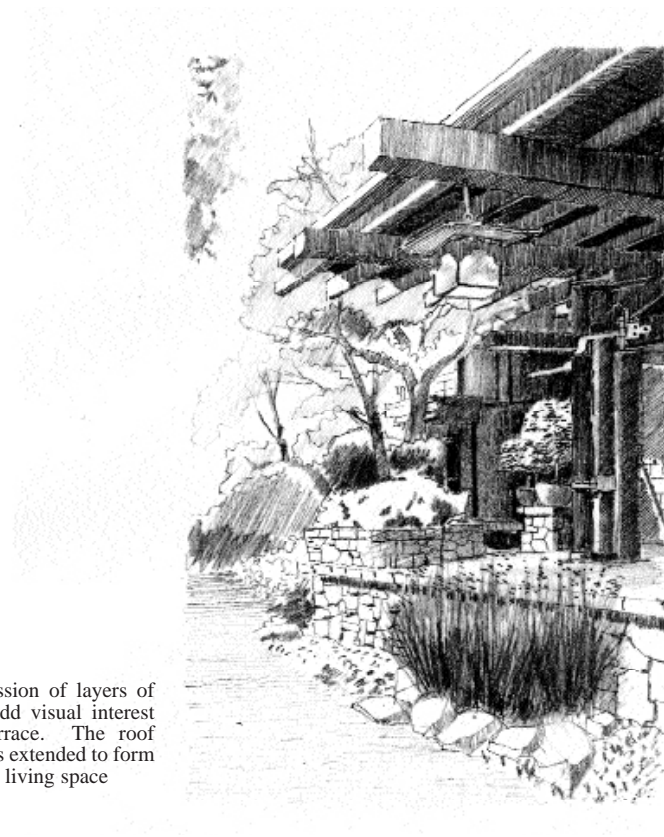
The maximum building height of 28' - 0" above approved finish grade as defined by the regulations in the Teton County Comprehensive Plan. Chimneys and other minor projections are may exceed the maximum height by only 4'.

A single building should not have one continuous roof line that matches the building height requirement. The intent is for building roof forms and skylines to be fragmented to avoid the appearance of a monumental structure.

### 3.4 EXPRESSION OF STRUCTURAL ELEMENTS

**Objective:**

- To build using traditional log, timber, and stone materials to achieve an authentic expression of the structural system on the exterior.



The expression of layers of structure add visual interest to this terrace. The roof overhang is extended to form an outdoor living space



### 3.4 EXPRESSION OF STRUCTURAL ELEMENTS, *CONTINUED*

#### **Guidelines:**

The following principles shall apply to all buildings:

- All exposed horizontal structural elements shall appear to be clearly supported by vertical columns of a size that is visually authentic. These columns are either freestanding or expressed on building walls and carried through to the foundation. Trusses or transfer beams shall be used where vertical elements cannot be positioned directly beneath the horizontal elements.
- Exposed beams shall not appear to be supported by window glass. Beams directly over large window groupings shall appear to be supported by large vertical window mullions where necessary.
- The structural system for roof overhangs shall be expressed with beams, purlins, and rafters.
- Buildings that utilize concealed structural systems shall utilize decorative structural elements integrated into the building design to create the appearance of a traditional articulated structural system. All non-structural elements shall be designed in conformance with the principles in these guidelines.

The structure of this generous roof overhang is clearly expressed with rafters that are supported by post and beam structure



## 3.5 ELEMENTS OF BUILDING COMPOSITION

### Objective:

- To design buildings that respect traditional rustic building expressions and exterior surface components.

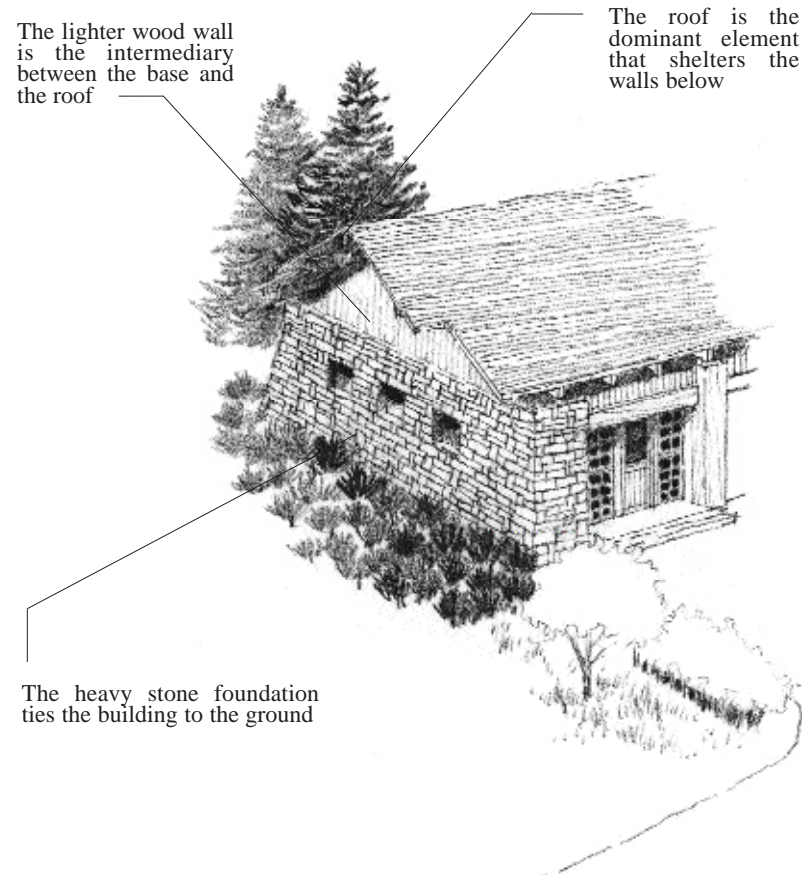
### Guidelines:

This section describes the three components of a building (foundation, walls and roof) with guidelines for achieving the appropriate scale of the individual components as they relate to the whole.

- Foundation walls may be up to one-story in height and shall be surfaced with a horizontally-stacked stone. Stone shall have a dry-stack appearance and have a minimum depth of 6". The use of river rock is specifically not permitted. Walk-out or daylight basements are always to be expressed as a foundation wall.

The predominant visual expression of exterior walls is to be wood and/or stone. Exterior walls may have a secondary finish of concrete or metal if they are given the shapes, colors, textures and detailing of wood or stone. Large, smooth surfaces and severe straight lines are to be avoided. Metals such as brass, copper, blackened steel or wrought iron may be used in typical arts and crafts shapes for fastenings and decorative purposes.

Wood siding shall be finished with a clear or semi-transparent finish that allows the wood character to read. Siding is to be either vertical or horizontal. Siding materials are to be dimensional wood, reclaimed wood materials or shingles. Limited log siding or plank siding accent with chinking may be allowed at the sole discretion of the ARC on a case by case basis.



Stone laid in a mosaic pattern is not permitted. Cultured or synthetic stone is not permitted. Stone over a narrow door or window wall openings may be supported by a steel angle support, but stone over wider openings may require a stone or heavy timber lintel for the stone wall to have an authentic appearance.

### 3.5 ELEMENTS OF BUILDING COMPOSITION, *CONTINUED*

Exposed structural elements may be milled wood or metal. If metal is used, it must weather to a matte finish. Metal structural members must have a scale that is authentic to their role in traditional buildings.

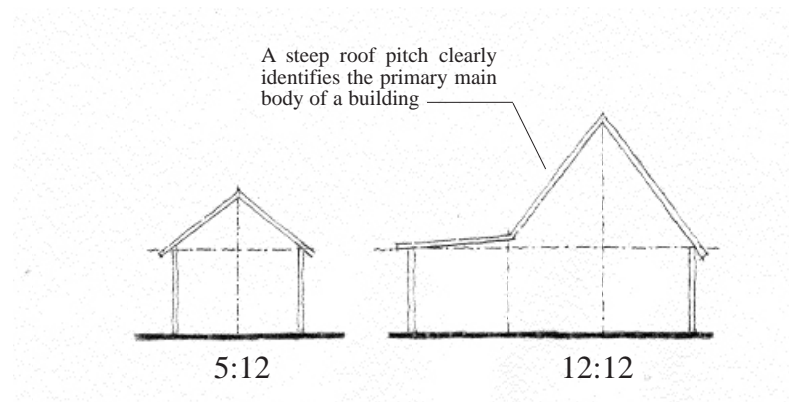
The roof is to be the predominant visual element of the building.

The roof is to provide shelter and protection for the walls and spaces beneath it.

Roof forms may be gables, hips, vaults or sheds.

The roof on the primary main body of the building shall have a pitch of 5:12 to 12:12, inclusive. The secondary elements of the building may have roof pitch as low as 1/4:12.

Each building may have a maximum of four different roof pitches.



The overall mass of the roof may be articulated with gable-end or shed dormers to add visual interest.

Roof materials are limited to the following: wood shingles or shakes, untreated, without finish, or a substitute approved by the Architectural Review Committee.

All exposed flashing, gutters, and downspouts are to be unfinished copper or oxidized metal that will weather to a matte finish.

Careful consideration should be given to roof shapes, thermal bridging of structural members, and roof insulation and venting to avoid the formation of ice dams. If ice dams occur, the installation of exposed heat wires is not permitted. Metal panels that are heated by concealed wires may be installed to correct ice dam problems. Metal panels are to comply with the requirements for metal roofs.

Careful consideration should be given to the shedding paths of roofs. Entryways and circulation paths shall either be protected or located away from roof slide paths.

Roof planes are to have a thin appearance through the use of fascias with a total maximum depth of 8".

Roof overhangs at eaves and rakes shall have a minimum horizontal dimension of 2'-6" measured from the face of exterior wall finish to the face of the fascia.

Roof edges at eaves and rakes are to be open to expose structural elements. Eaves boxed with a soffit are not permitted.

## 3.6 PORCHES AND DECKS

### Objectives:

- To provide a sheltered space for people using the building that provides an effective transition from inside to outside.
- To create porches or decks made up of structures and materials that appear to be natural extensions of the buildings that adjoin them.

### Guidelines:

The use of roofed porches is encouraged as a way to soften the visual impact of the walls behind them. Roofs over porches must be fully integrated into the roof design of the house.

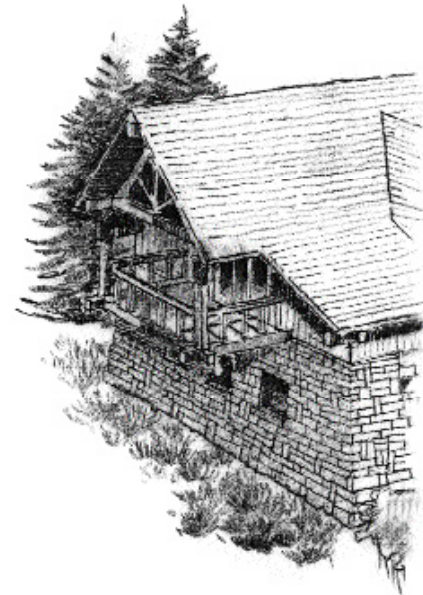
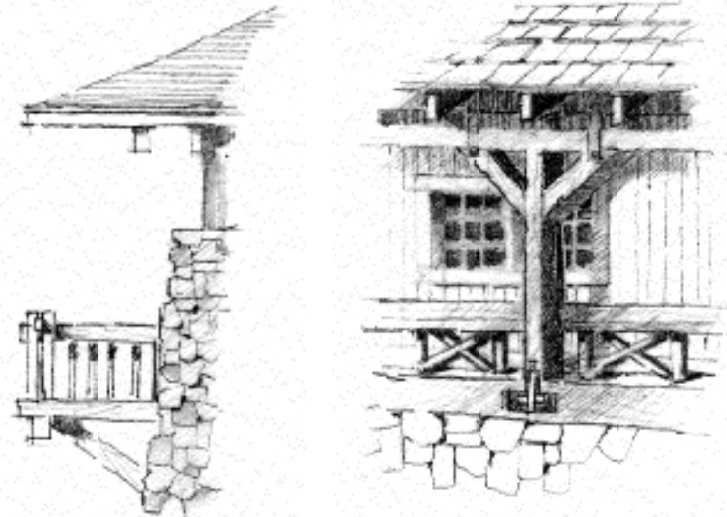
Porches that are intended to be outdoor rooms should be screened to protect against the summer insect population.

Porches or decks that have more than 12" of space from bottom of structure to finish grade must be skirted with a material that is complementary to the foundation material of the house.

Within these restrictions, personalized railing designs are encouraged

Second-story uncovered wood-framed decks are discouraged. Second story decks are to be covered at least 50% by a roof and the uncovered deck is to appear as a visual extension of the first floor massing.

The use of exterior stairs attached to elevated decks is discouraged. If used, exterior elevated staircases must be fully integrated into the first floor structure.



## 3.7 EXTERIOR COLORS

### Objective:

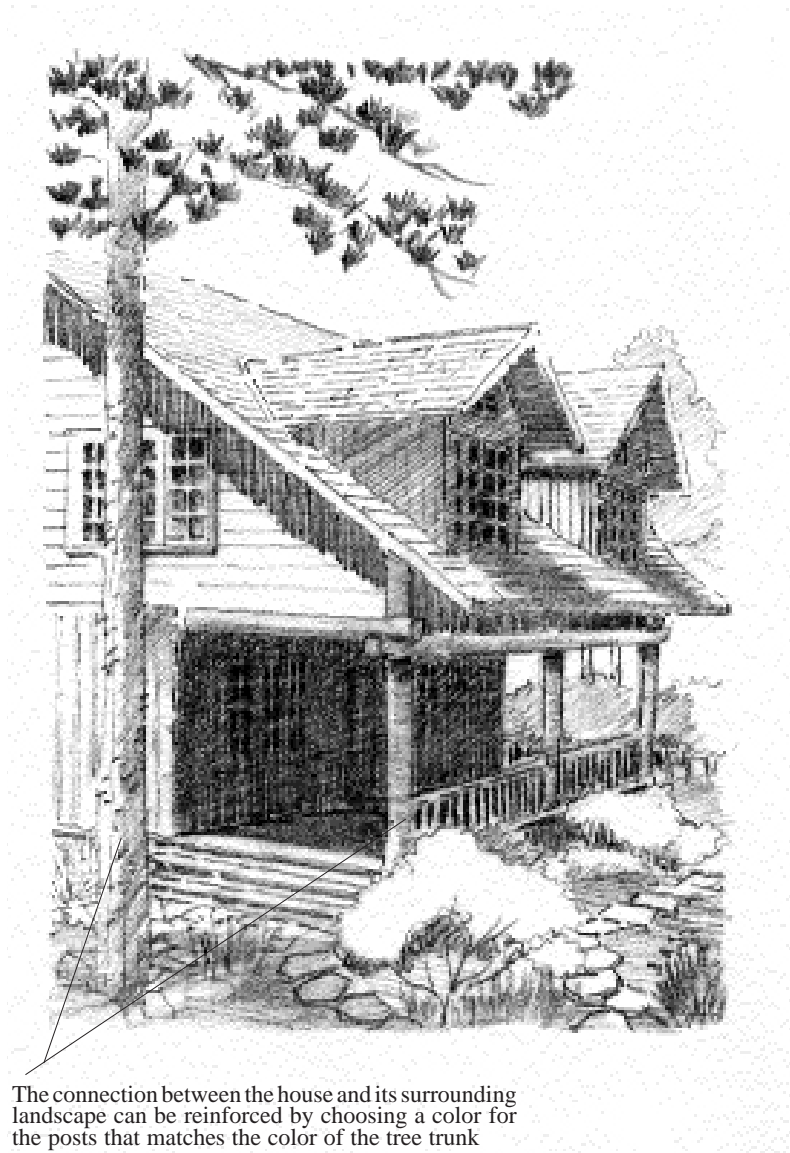
- To ensure that the buildings blend into the tapestry of the surrounding landscape.

### Guidelines:

The color palette shall be derived from the landscape materials that exist on the site. Buildings in hillside areas are to have colors selected to blend the building into the plant palette in winter. In meadows, where buildings will be seen all year from off-site, colors generally are to be selected to blend the buildings into the summer and fall landscape colors (with the exception of very bright colors, such as yellow aspens). In general, this will require colors that are darker than the natural landscape colors, together with textures that create multiple shadows.

Accent colors are also to be taken from colors found on the site itself. Accent colors that create strong contrast are not allowed. For example, wood siding on a house surrounded by deciduous trees or shrubs might be stained a somewhat darker version of tree bark colors, and the trim might have an accent color that resembles the foliage color. Opaque or solid body stains are provisionally permitted by the ARC.

The color palette may have a range of colors in order to articulate the different elements of a building to reduce its visual mass.



## 3.8 WINDOWS AND DOORS

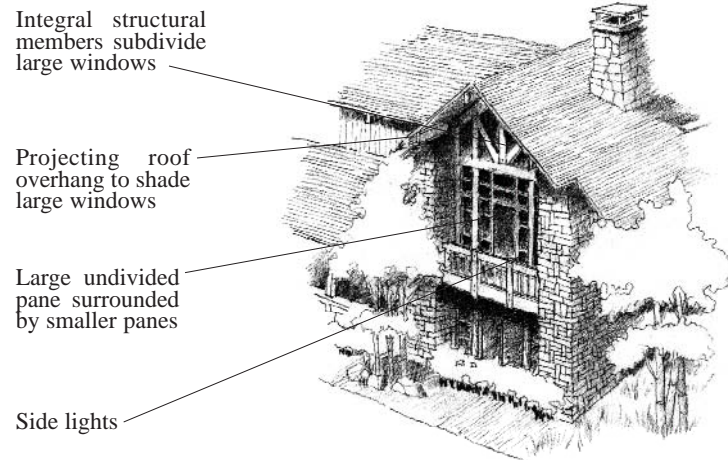
### Objective:

- To ensure that buildings have a traditional door and window treatment while allowing for large windows to capture distant views.

### Guidelines:

The size of door and window openings is to be appropriate to the structural expression of the building. For example, a window opening in a stone wall without a visible lintel should be relatively narrow. A wider opening in a stone wall should have a properly scaled wood or stone lintel.

Metal clad windows or doors are to have a matte exterior finish. The finish color should be native to the palette of colors on the natural site. Colors that create a strong contrast are not acceptable.



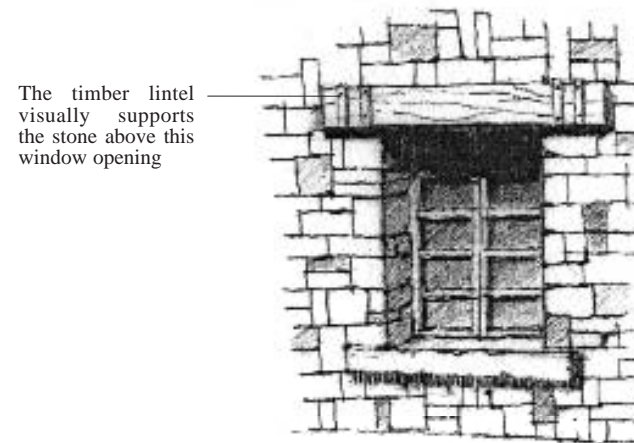
All main entry and garage doors are to have a wood finish on the exterior. The wood character is to remain visible through the finish.

Large areas of windows are to be shaded by large roof overhangs to minimize their visibility and their reflections as seen from off-site.

Walls with large window surfaces are to be subdivided with structural members. Windows with large single panes are acceptable in primary view locations provided they are part of a larger wall composition that has greater visual mass. The division of individual windows must be on the exterior surface of the glass.

Skylights and solar panels are permitted only if they are not visible from off-site. The use of skylights in snow country should be carefully considered due to the waterproofing difficulties. Clerestory windows are often a more viable solution.

Door entrances should be proportioned to convey a sense of human scale. The clean lines of a restrained and understated entry are more authentic to the traditional ranch house than a grand entry with exaggerated dimensions.



## 3.9 ROOF DORMERS

### Objective:

- To encourage use of roof dormers to give texture to large-scale roof forms.
- To encourage locating living spaces within the roof volume to lower the building height

### Guidelines:

Structures should be designed to avoid the appearance of wide, unbroken roof planes as seen from off-site.

Dimensions of dormer roofs, walls, windows and structural elements are to be proportioned to the size of each dormer.



## 3.10 CHIMNEYS

### Objective:

- To use chimneys as powerful design elements that provide vertical punctuation and rhythm to the massing of buildings.

### Guidelines:

Chimneys for fireplace and wood stove flues are to be clad in stone, concrete or metal. Wood and stucco cladding are not permitted. Metal chimneys are to have a matte, non-reflective finish. All chimneys are to terminate with a metal spark arrestor screen and are to have rain caps or roofs.



## 3.11 GARAGES

### Objectives:

- To give the size of a garage and its location on the site careful consideration with respect to the goal of maintaining a rural character for the 3 Creek Ranch community.
- To ensure that the garage and driveway are not the predominant visual element.

### Guidelines:

Designs should employ strategies to minimize the dominance of garage doors. Strategies include placing garage doors off to the side, out of direct view and recessing the doors behind piers and overhangs to add the softness of shade and shadow.

Estate Lots 1-44 must provide garage space for a minimum of three (3) vehicles.

More than two vehicle doors are not allowed in the same plane. If a garage has more than two vehicle doors, the third door must occur in a secondary building plane that is offset by a minimum of 3'.

No more than three doors are allowed in an elevation.

## 3.12 SECONDARY STRUCTURES

### Objective:

- To design structures compatible with the main buildings on the site.

### Guidelines:

All secondary and utility structures must conform to the design standards of the primary structure. Secondary structures must be located on the site so that the primary structure remains the dominant visual element as seen from off-site.



### 3.13 REFUSE STORAGE AND MECHANICAL EQUIPMENT

**Objective:**

- To design refuse storage areas that are inconspicuous as well as resistant to wildlife intrusion.
- To ensure ground-mounted mechanical equipment is adequately screened.

**Guidelines:**

Every home at 3 Creek Ranch is to have a refuse can enclosure. This area must accommodate a minimum of two 32-gallon refuse cans on wheels, and must be integrated within the structure of the home, garage or storage building. The refuse can enclosure must be readily accessible from the street by the disposal company.

Enclosure doors must be designed to resist the attempts of bears and other animals trying to gain access to the refuse containers. Special attention to door thickness and construction, hinges, latches and knobs will be required to foil scavenging animals.

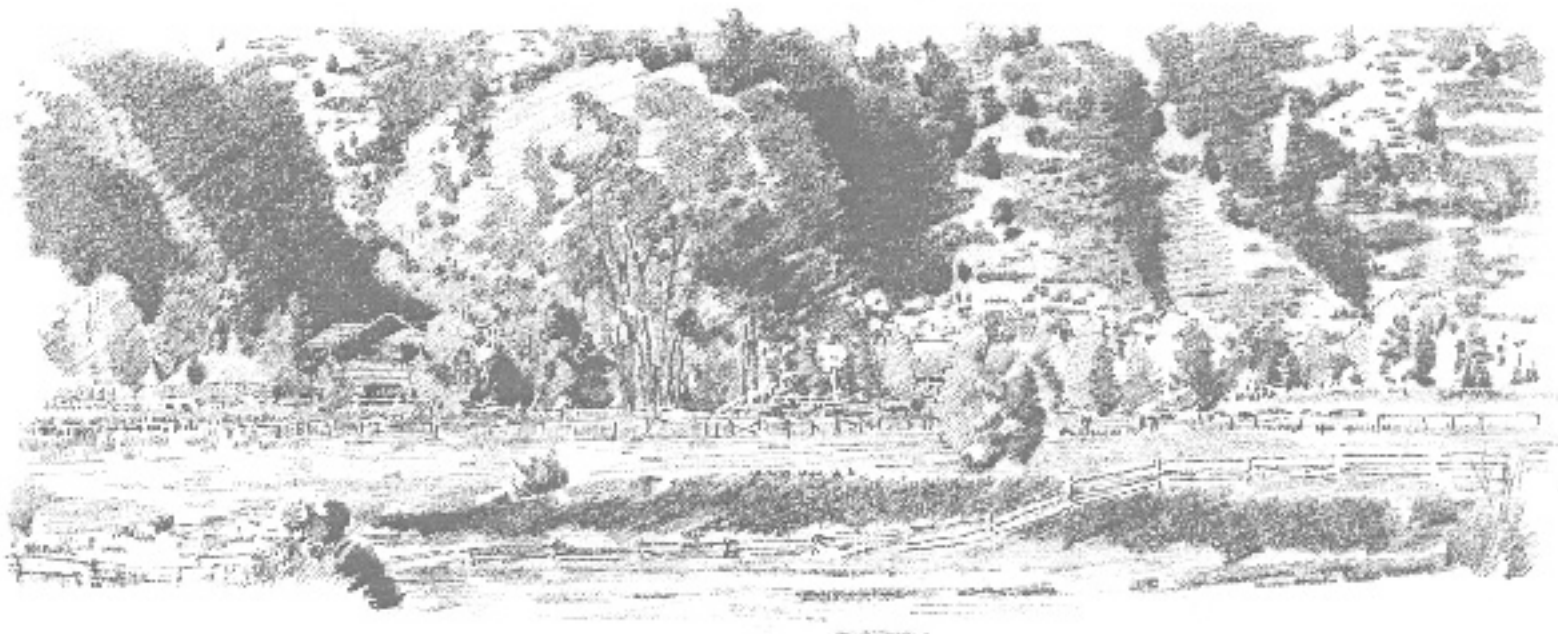
Refuse container enclosures must contain odors from the refuse. Enclosures must have a drywall interior finish with taped seams and paint.

The refuse container enclosure exterior is subject to the same material and aesthetic requirements applicable to the home's exterior.

Exclusive separate structures for refuse enclosures are prohibited.

Any ground-mounted mechanical equipment shall be adequately screen on three sides.





**3 CREEK RANCH**

JACKSON HOLE • WYOMING

**CABIN LOTS**

# 1 INTRODUCTION

## 1.0 GENERAL OVERVIEW

*This section sets forth guidelines and standards for the site design and construction of homes on Cabin Lots 46-49, 53-120, 141-149 and 152-153, including siting of the structure, grading, drainage, planting and the design of outdoor living areas. The Cabin Lots have been carefully designed to create a unified pattern of architectural and site development. Each Lot has a preferred Cabin type and orientation, alternate Cabin types and plans which include conceptual grading, required landscaping and vegetation height limits. Owners must use the required plans since it represents the "best fit" between architecture and the site, therefore, middle and distant views and the relationship with adjacent homes.*

*This unified pattern is further protected by the designation of a "Building Envelope" on each lot which defines the limits of the built improvements in the event that an Owner chooses an alternate Cabin design, Cabin orientation or proposes any other changes which might affect the predetermined pattern of development.*

*Landscape requirements additionally protect the unified pattern by requiring the use of an endemic plant palette and restricting the use of taller trees to specific areas of each lot (indicated on the plans specific to each Cabin Lot) to maintain certain views from adjacent lots.*

*Each Cabin Lot Owner is required to submit an application to the ARC for approval of their architectural and site plans. Owners may choose from any of the permitted Architectural Types without ARC prejudice, provided the Owner complies with the applicable Design Guidelines. The ARC may, in order to preserve variability between Cabin Types, require owners to consider alternate exterior color, material and orientation of homes if identical units are proposed adjacent to one another. The ARC may additionally require modifications to proposed landscape plans if the plan does not contribute to the unified landscape of the area.*



## 2 SITE DEVELOPMENT

### 2.1 BUILDING ENVELOPES

#### Objectives:

- To restrict all development to a prescribed Building Envelope in order to protect the inter-relationship between individual architecture and the site, as well as the intra-relationship between Cabin Lots.
- To improve distant views from each home.
- To maintain predetermined drainage patterns.
- To create dominance of the natural setting by understanding and preserving the predetermined development pattern.

#### Guidelines:

Each Cabin Lot has a designated Building Envelope. The prescribed Cabin types must be built completely within the boundaries of the Building Envelope. Architectural projections such as roof overhangs are permitted outside of the building envelope. Space for some horizontal and rotational movement is provided. No additional buildings or structures of any kind may be constructed inside the Building Envelope with the exception of screening for mechanical equipment. All improvements such as decks, patios, spas, barbeques, firepits, and similar types of improvements must be constructed wholly within the building envelope. The access driveway, underground utilities (including transformers, pedestals, etc.), landscaping is the only permitted improvement allowed outside the building envelope boundary.

### 2.2 SITE DISTURBANCE

#### Objectives:

- To minimize and control disturbance to plant and aquatic communities during construction.
- To prevent sediments from disturbed areas from impacting waterways and wetlands.
- To protect existing vegetation along water feature edges.
- To insure that the pre-construction earthforms are maintained.

#### Guidelines:

Site disturbance is any disturbance which disrupts the existing vegetation to the extent where it cannot fully recover by the following growing season. Disturbance areas should be indicated on plans submitted to the ARC. These areas should be the minimum necessary to accomplish the activity. The areas shall be fenced in advance of commencing construction activity. Fencing should be 6' green and opaque construction barrier to clearly delineate the limits of the Construction Site.

Silt fence may be additionally required and should be appropriately installed immediately outside the perimeter established by the construction barrier. Installation and maintenance is extremely important on Cabin Lots that are adjacent to water bodies and have established shoreline vegetation.

The installation of both the construction barrier and silt fence may not be any closer than 5' from the water's edge. The size of Cabin Lots and the resultant close proximity of shoreline and existing vegetation create the potential for catastrophic effects in the event of barrier failures.



## 2.3 GRADING AND DRAINAGE

### Objectives:

- To create earthforms (berms) between Cabins that enhance Owner privacy.
- To protect the predetermined vertical relationships between structures on Cabin Lots.
- To protect existing vegetation and water features.
- To design drainage plans that direct all storm runoff to predetermined retention areas.

### Guidelines:

All Cabin Lots are graded to create berms which enhance privacy between Lots. These berms have been conceptually represented in graphic form, however, field conditions are considered to take precedence. Like all lots at 3 Creek Ranch, Cabin Lot Owners shall have their lot surveyed for topography and other essential lot features prior to beginning the design process.

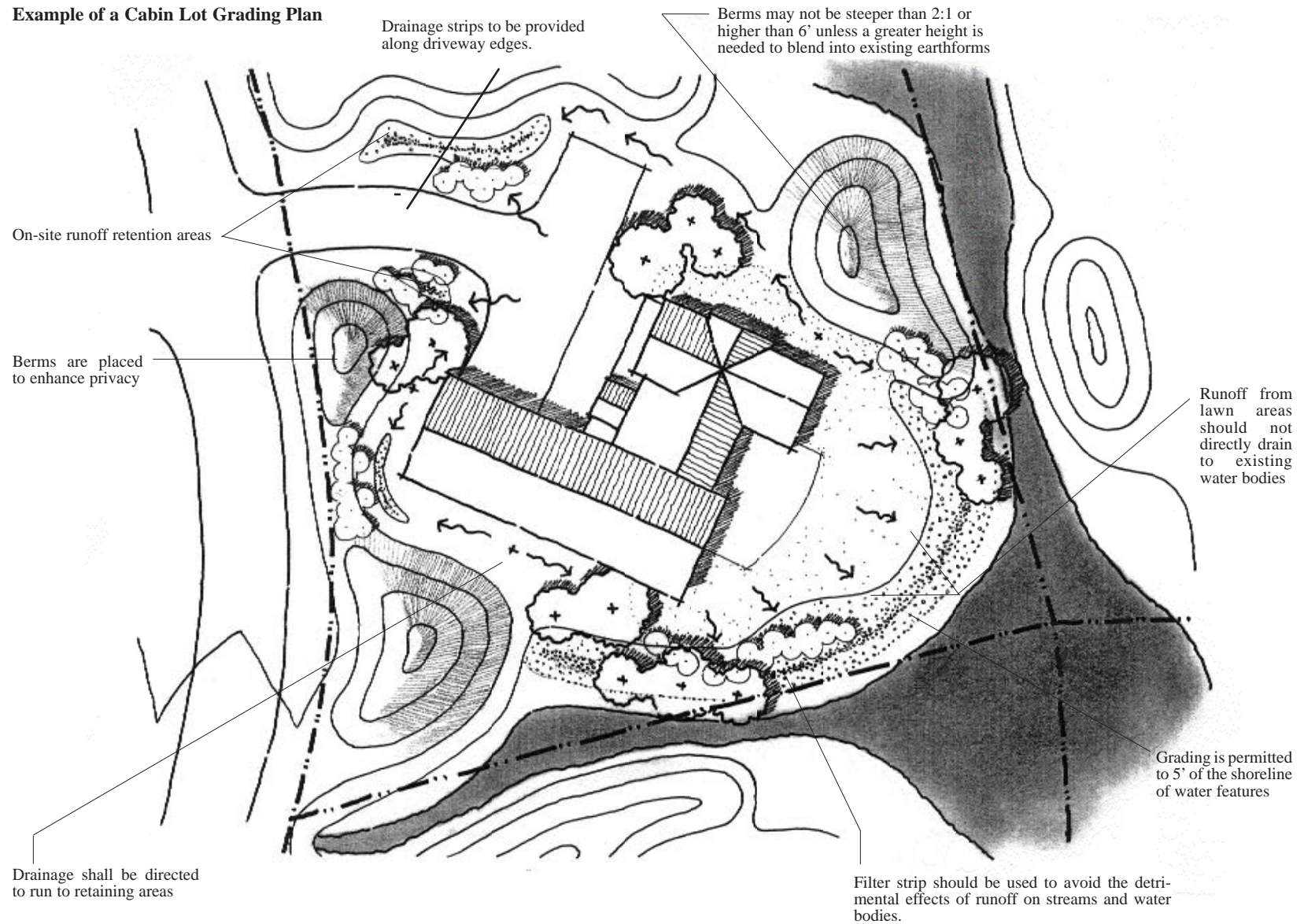
Cabin Lots have additionally been provided with a predetermined vertical elevation for the garage slab and subfloor of the structure. Owners are required to have a registered Wyoming Surveyor establish slab and subfloor height as well as a permanent elevational benchmark to enable building height verification before commencing construction. Compliance with these vertical controls is important in maintaining a predetermined vertical relationship between each of the structures on the Cabin Lots.

Berms have been created around the perimeter of most Lots to enhance the privacy between Lots. Berms may be altered with the approval of the ARC and the understanding that the existing amount of privacy provided by the original berm must be maintained or enhanced. Alterations will only be considered on the Owner's side of the berm.

Additional details for the grading design within the cabin lots are on file at the office of the HOA. Consultants should check with the HOA for the most current set of design standards.



# **Example of a Cabin Lot Grading Plan**



REVISED 8/20/13



**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

CABIN LOTS  
SITE DESIGN GUIDELINES

## 2.3 GRADING AND DRAINAGE,

*CONTINUED*

Modifications which propose grading that can be seen from adjacent properties or the road will require the consent of the ARC and any adjoining property Owner that the ARC may deem to be affected by the proposed change. Modifications may not be steeper than 2:1 and may not exceed the existing height of the berm. Grading is permitted to within 5' of the shoreline of water features.

The grading plan for each lot shall be designed to retain and percolate runoff from melting snow and rain. The intent is to prevent Lot runoff from draining pollutants such as automobile fluids, garden pesticides and herbicides into the Cabin area water features.

The most important of these basins is the filter strip basin which parallels the edge of all water features. This basin shall be comprised of a slight rise in grade beginning 5' from the water's edge and may additionally be augmented by a corresponding depression on the land side of the rise. From the point of beginning, the earthform and unmowed grasses comprising the filter strip should average 5' in width. Grading and drainage plans submitted to the ARC must be prepared by a Professional Engineer or Landscape Architect registered in the State of Wyoming.

## 2.4 RETAINING WALLS

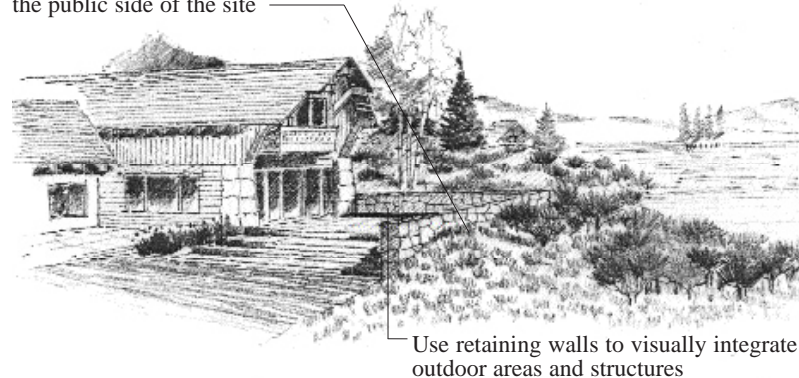
### Objective:

- To restrict the inappropriate or unnecessary use of retaining walls on flat lots.

### Guidelines:

Retaining walls are provisionally permitted if it can be demonstrated that the proposed retaining wall helps to visually integrate the structures into the site, screens parking areas of exterior public areas or that the walls are integrally incorporated into the architectural concept. Retaining walls shall employ rock identical to the rock used on the structures. Dissimilar material will not be permitted. Retaining walls on Cabin Lots shall not exceed 4' in height. Retaining walls shall be contained on the insides of the berms. Walls in compliance with the aforementioned that cross outside the Building Envelope will be provisionally permitted.

Long tapered earthform facing the public side of the site



Use retaining walls to visually integrate outdoor areas and structures



## 2.5 DRIVEWAYS AND PARKING REQUIREMENTS

### Objectives:

- To provide minimal dimensional limitations for safety and maximal limitations to restrict excessive impervious surfaces.
- To provide a minimum of two guest parking spaces for each Cabin Lot.
- To comply with Teton County Fire Department regulations regarding prohibiting vehicle parking within the 3 Creek Ranch right-of-way.
- To provide a consistent demarcation between private drives and 3 Creek Ranch rights-of-way.

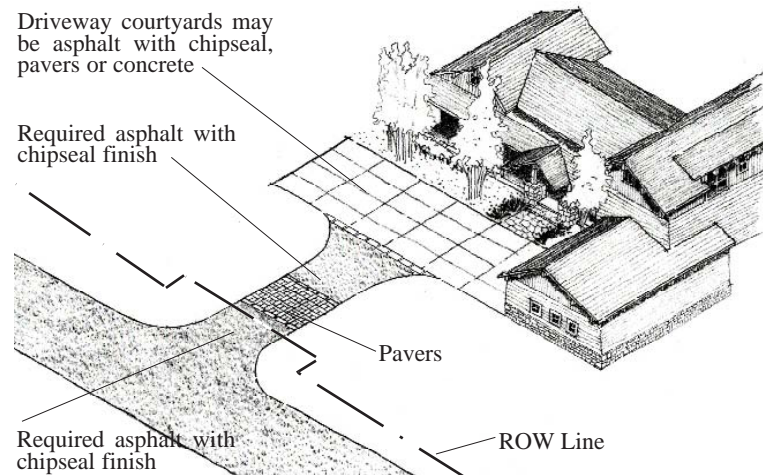
### Guidelines:

Preferred driveway alignments are provided and correspond to the recommended Cabin type and orientation. Owners must use the point of intersection between the preferred driveway and 3 Creek right-of-way as a departure point for their drive. Different driveway alignments may be proposed provided they employ the prescribed departure point and do not alter any grading on berm faces exposed to the access road or to adjacent properties. All drives that are located within a 3 Creek Ranch right-of-way or within a prescribed driveway easement may not alter the predetermined alignment.

The Teton County Fire Department requires that no on-street parking is allowed within the 3 Creek Ranch right-of-way.

Owners are required to delineate the demarcation between the private drive and the 3 Creek Ranch right-of-way with a 4' wide band of pavers edged with concrete and a sign explaining the parking restriction. Pavers and the sign are predetermined and may not be varied, ensuring visual and informational consistency throughout the neighborhood.

Driveway plans which differ from the prescribed plan must indicate two guest parking spaces. A third space may be considered by the ARC, however, Owners should be cognizant of the impervious surface limitations which exist on their Lots. Drives shall be no more than 14' in width. Owners may propose the use of other surface materials such as pavers or concrete, provided they are used only in the courtyard area and that they employ colors within the approved exterior material color palette. The courtyard area is defined by the guest parking, turnaround and areas immediately in front of the garage, all exclusive of the 14' driveway. Snow plowing and snow storage must be considered in the driveway and parking plan. All Owner vehicles and other trailers, boats, etc. must be stored inside a structure.



## 2.6 PATHS, OUTDOOR STAIRS AND TERRACES

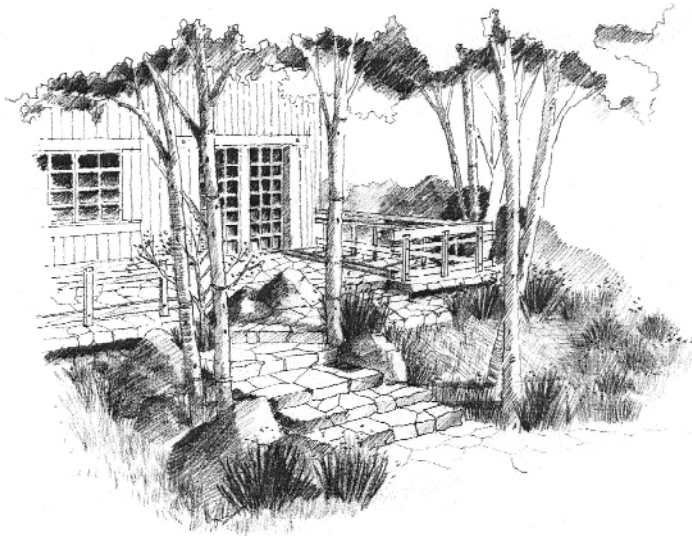
### Objective:

- To integrate the architectural component into the site through the use of paths, stairs and terraces.

### Guidelines:

These improvements form the interface or transition between the built environment and the landscape, thereby blurring the line between the interior and exterior spaces, bringing the outside in and the inside out. They should provide a base upon which the structure visually justifies itself as if it had emerged from the ground. They should relate to the architectural palette in terms of material, color and texture and by weaving the informality of the natural environment into the exterior terrace spaces.

Cabin owners may construct paths, outdoor stairs, seating and terraces. These improvements are allowed provided they do not rise above the ground plane more than 22 inches and it can be demonstrated that the improvements do not adversely impact the adjoining Lot Owners. Terraces or decks should be designed such that the edges seamlessly interface with surrounding finished grades and do not permit exposure of supporting structures. Many path, stair and terrace surface types are considered impervious surfaces (wood decks are considered pervious and may help to address impervious surface overages) and will be subtracted from allowable maximums. All improvements must be wholly contained within the building envelope.



## 2.7 ADDRESS MARKERS

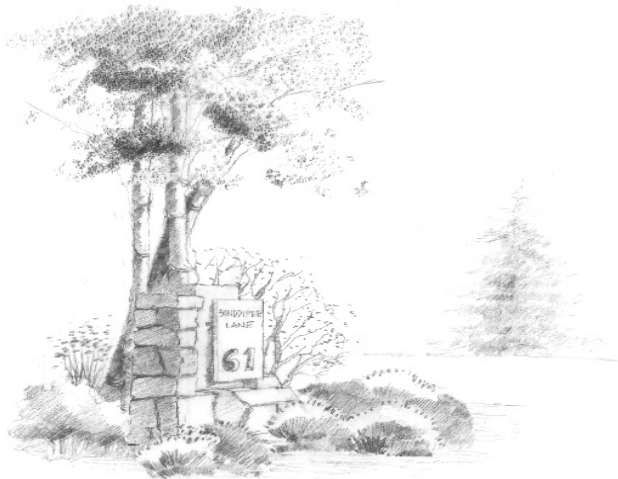
### Objective:

- To provide for an address marker at the intersection of the public road and the driveway.

### Guidelines:

The address marker design should strive to integrate into the landscape. This can be accomplished by combinations of structural form or vegetation. For convenience and efficiency, address markers shall be located at the intersection of the driveway and the subdivision road. This must be located so that it will not interfere with or be damaged by snow removal equipment, and is out of the right of way.

The marker shall, at minimum, provide the street address number and may provide additional information such as the name of the owner and name of the property. The marker shall be a simple form made from wood, stone or non-reflective metal and may be lighted in compliance with Section 2.11. The entire construction of address markers shall not exceed 4' in height and 12 sq. ft. overall. Only one address marker is allowed.



## 2.8 FENCES, WALLS AND ENCLOSURES

### Objectives:

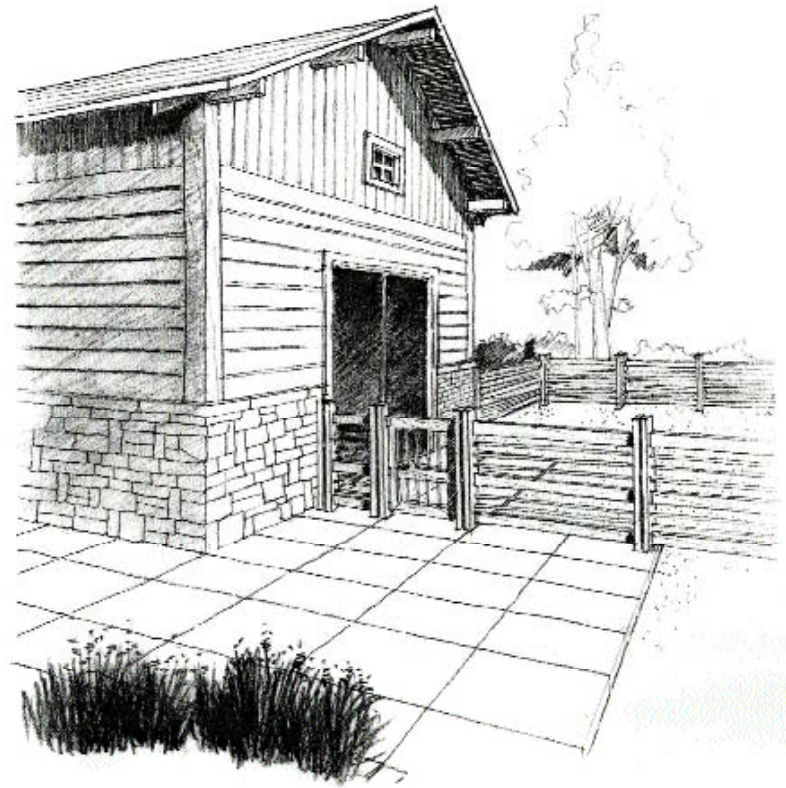
- To limit the use of freestanding walls to provide seating for terrace areas.
- To protect views from subdivision roads and neighboring lots.
- To allow for minor enclosures to restrain pets and/or children.

### Guidelines:

Fences are not permitted on the Cabin Lots, with one exception. Enclosures may be used to restrain pets and children provided they are attached to a structure, not higher than five feet along the top rail and are consistent with the architectural style, materials and colors of the structure. It must be demonstrated that the enclosure cannot be seen from subdivision roads or from adjacent lots.

Free-standing masonry type walls and fences are not permitted on the Cabin Lots unless they are part of a terrace design and do not exceed 22 inches in height from the adjacent finished grade of the terrace (seating walls).

All improvements must be contained wholly within the building envelope.



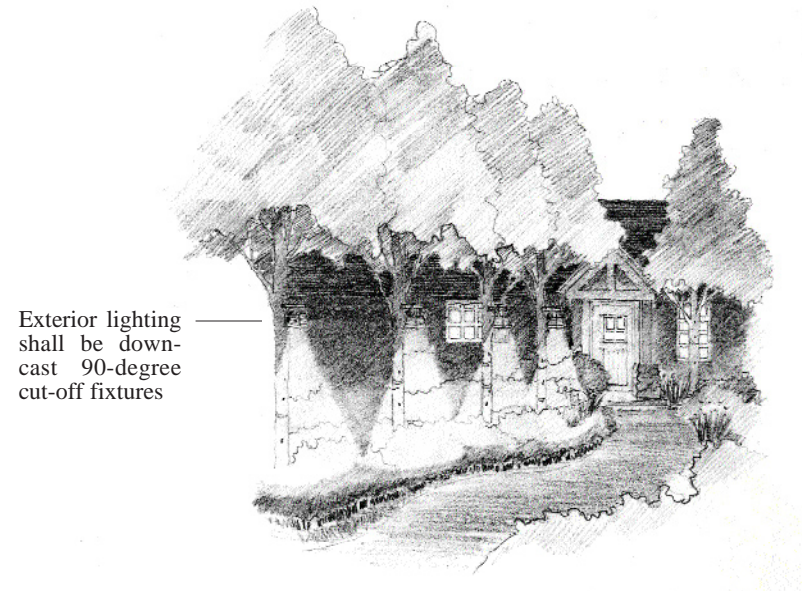
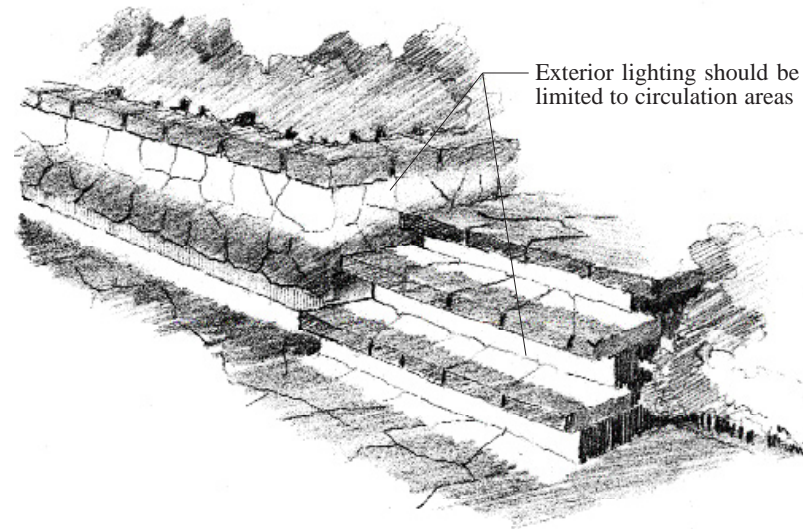
## 2.9 EXTERIOR LIGHTING

### Objectives:

- To protect the night sky of Jackson Hole from light pollution.
- To provide for the minimal amount of lighting necessary for safety and identification of entrances, driveways and walkways.

### Guidelines:

One of the irreplaceable assets of the rural environment is the night sky. It is one that all residents enjoy. It is also an asset that can be incrementally destroyed by the use of improper or unnecessary night lighting. All exterior lighting at 3 Creek Ranch shall be downcast, 90-degree cutoff-type fixtures (no translucency or transparency is permitted to be part of the shade covering the lamp) with one exception. The exception allows for the use of fixtures which may shield the lamp with a translucent shade - no transparent shades are permitted. These fixtures may be employed at the driveway entrance and on doorways (garage doors are included) to buildings. Owners are strongly encouraged to keep outdoor lighting to a minimum with the lowest lumen output necessary. Exterior lights shall be incandescent or LED. No uplighting of any type is permitted. Exterior lighting should be limited to circulation areas. Regularly-spaced lighting along the driveway is not permitted. Modest holiday lighting is permitted during November, December and January, provided that lighting does not create glare conditions for adjacent properties. Holiday decorations other than lighting of architectural features and vegetation must be approved by the ARC. In addition to compliance with these guidelines, Lot Owners are required to comply with applicable Teton County, Wyoming regulations.



## 2.10 OTHER IMPROVEMENTS

### Objective:

- To minimize the visual impacts of miscellaneous improvements to neighboring properties and common areas.

### Guidelines:

Improvements such as sports courts (tennis, basketball, etc.) are not permitted on Cabin lots.

Other improvements are provisionally allowed and are described as follows:

Spas - Are permitted provided they are incorporated within the deck or terrace area and project vertically no higher than 22 inches above the adjacent deck or terrace height.

Firepits - Are provisionally permitted provided they are incorporated within the deck or terrace area and are limited to a gas fuel source (no wood burning is permitted outside of the house).

Outdoor Fireplaces - Are permitted provided they are incorporated within the deck or terrace area. The fireplace is not permitted to have a chimney unless it is attached to the house and must use a gas fuel source (no wood burning).

Firewood Storage - Is permitted within the existing structure or within a firewood storage enclosure, which must be approved by the ARC. The additional impervious surface required for the enclosure must be accounted for.

Barbecues - Are permitted provided they are incorporated within the deck or terrace area. Chimneys are not permitted; the fuel source must be gas or electric and the design must incorporate the architectural texture, colors and materials of the house.

Play structures - Are permitted provided they are custom-designed wood structures or similarly compatible materials that relate to the texture, color and materials of the home and must be approved by the ARC.

Statuary, Sculptures and/or Art Objects – One object per lot is permitted provided it is adequately screened from roads or adjacent lots as determined by the ARC. Lighting of objects is not permitted.

The following are specifically prohibited:

Flagpoles

Temporary structures such as tents, sports equipment, etc. (temporary tents for functions such as weddings are permitted with ARC approval).

Other improvements not listed here will be considered on a case-by-case basis by the ARC.



# LANDSCAPE DESIGN GUIDELINES

## 2.11 GENERAL DESIGN CONSIDERATION

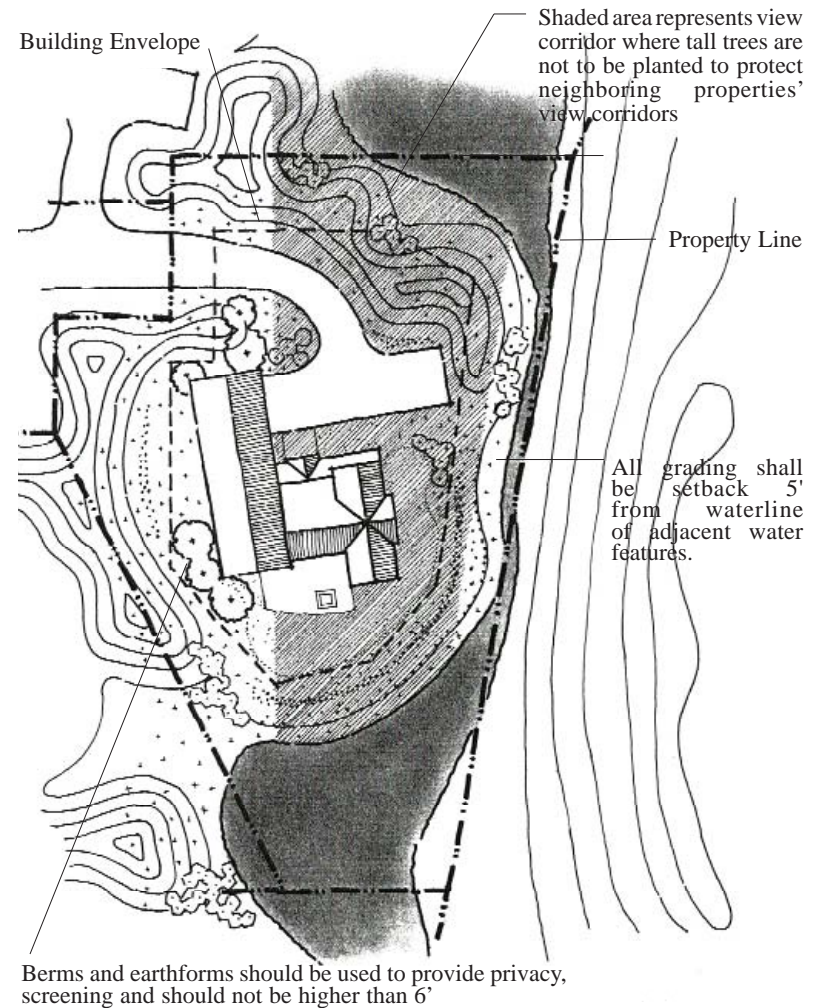
### Objectives:

- To augment the screening provided by the berms with a predetermined planting plan provided by the Developer.
- To utilize an endemic plant palette to create a unified landscape throughout the Cabin development.
- To designate areas for differing heights of vegetation to improve views for adjacent lots.

### Guidelines:

The architecture of the Cabin area is homogeneous to provide visual cohesive unity in a closely configured development. Conversely, materials, color and orientation provide the opportunity to individualize the architecture and thereby temper the homogeneity with refined detail. The intent of the landscape guidelines are identical in many respects in that Owners, using a homogeneous plant palette, must create planting plans that provide a unifying background, which creates a seamless texture of native plant communities between the golf course and undeveloped portions of the cabin lots. Any disturbance in the road rights of way shall also be reclaimed to blend with the surrounding native plant communities. Individualized landscape opportunities are provided in a small planting area adjacent to the structure.

Example of Site Plan with View Corridor Shown



## 2.11 GENERAL DESIGN CONSIDERATION *CONTINUED*

Cabin owners are required to plant a minimum amount of plant material as provided for herein. The minimum requirement is intended to provide for privacy between structures and to soften the cabin structures and better integrate them into the land. General locations of plantings for privacy between structures is indicated on the Cabin Grading and Landscape Plan provided for each lot. The Cabin Site Plan additionally provides information on the location of areas on the lot where vegetation height restrictions exist. Both of these landscape components enhance privacy and views within the Cabin subdivision.

## 2.12 LANDSCAPING AND PLANT MATERIALS

### Objectives:

- To enhance the privacy of each lot.
- To improve viewsheds when possible for all lots.
- To ensure that the plant palette is applied consistently throughout the Cabin Lot area to create a unifying consistent appearance.
- To minimize the areas of intensive irrigation.
- To ensure the adequate amount of plant materials of the proper size, mass, and maturity are provided to compliment the relative scale of the cabin structures.

### Guidelines:

In creating an authentic endemic landscape plan, Owners must consider how the endemic plant palette is to be arranged. Plant communities in the arid intermountain west stratify themselves by moisture requirement. Plants living in a wet river bottom or north-facing mountainside are completely different from plants existing on an arid open plains or south facing hillside. The riparian plant group might include species such as grasses, willow, dogwoods, birch, alder and chokecherry. Arid planting combinations should employ grasses, sage, rabbitbrush, serviceberry, and other species commonly occurring in the drier parts of Jackson Hole.

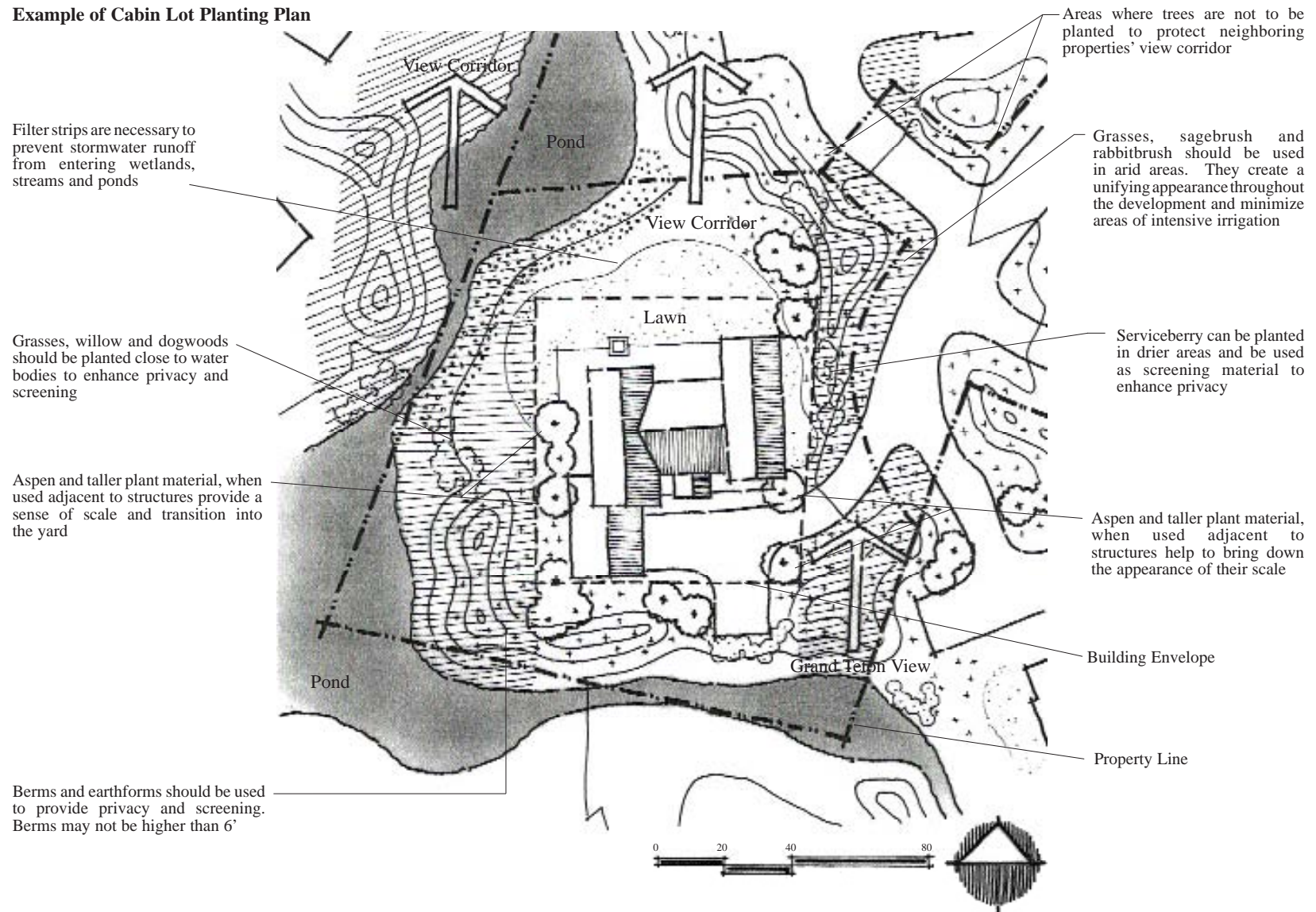
Both the arid and riparian combinations will be planted adjacent to or directly on berms to further enhance separation between Building Envelopes. While the primary goal of planting these plants is screening, Owners should strive to vertically stratify species on berms in a naturally occurring and hence, believable arrangement. For instance, sage/grass plantings are appropriate on top of a berm or an adjacent flat area, but not if mixed into a stand of willows in a wet depression. Conversely, willows are appropriate on the flat areas and particularly near water bodies, but they are not appropriate on top of a dry berm mixed with species like sage and rabbitbrush.

The use of taller materials (such as spruce and aspen) implies a careful assessment of the impact to views from surrounding homes. For this reason, most Cabin Lots have areas where the use of taller material is restricted to prevent adversely effecting views from adjacent lots.

All new trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation:



## Example of Cabin Lot Planting Plan



REVISED 8/20/13



**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

CABIN LOTS  
LANDSCAPE DESIGN GUIDELINES

## 2.12 LANDSCAPING AND PLANT MATERIALS, *CONTINUED*

The cabin lots at 3 Creek Ranch are located in grounds previously used for pasture with no existing trees or shrubs. In order to achieve the objectives outlined at the beginning of this section, a minimum number of trees and shrubs are required for each cabin lot.

- 20 Deciduous trees required per Lot

A minimum of 15 deciduous trees to be 3-4" caliper.

A minimum of 5 deciduous trees to be 5-7" caliper.

- No more than 6 Evergreen trees allowed per lot.

A minimum of 3 evergreen trees to be 14' B&B.

A minimum of 3 evergreen trees to be 16' B&B.

NOTE: In the case of a cabin lot with a view easement, 8-10' B&B shrubs shall be used in place of trees that cannot be planted within the easement. These shrubs shall not be used to replace all required trees. For example, if a view easement covers about one third of a cabin lot, then 8-10' B&B shrubs shall be used in place of one third of the required trees and must be planted within the view easement.

- 30 5-6' B&B Shrubs required per Lot.

- 30 Shrubs in containers required per Lot.

A minimum of 10 containerized shrubs shall be 5 gallon.

A minimum of 20 of containerized shrubs shall be 7 gallon.

NOTE: These quantities represent a general requirement for all Cabin Lots. The ARC may require that quantities vary depending on individual site conditions and relevance to the overall landscape design.

Taller material, when used adjacent to structures, provides a sense of scale and transition in the yard and helps to protect neighboring properties' view corridors. The use of large specimen trees is preferred in areas close to the house to help blend the building with the site, provided they do not conflict with height restrictions.

Ground covers must be done using native material and standard local practices. All lawns must be installed using sod. All areas to receive native grasses shall be installed in a sod format. No hand or hydroseeding is permitted unless specifically approved by the ARC.

Plant materials used for erosion control are to establish rapid surface stabilization. The ARC may also require that other stabilization measures such as jute matting be employed.

Many landscape materials are attractive to wildlife of all kinds. Deer and elk can cause a great deal of damage browsing on a number of native and ornamental plants. Voles and ground squirrels like to burrow into flowerbeds and shrub beds to eat bulbs and annual flowers. Marmots have a tendency to make their home in rock walls and can also cause damage to landscape areas.

Developing the outdoor living areas with naturalized landscapes (plantings that are left to naturalize with little or no maintenance) will help to reduce the apparent impact of wildlife. Concentrations of the more "ornamental" of the required plants is permitted in small areas adjacent to each home. A list of deer and elk-resistant plants is included in *Appendix H*. Riparian and wetland areas are to be protected from disturbance during construction.



## 2.12 LANDSCAPING AND PLANT MATERIALS, *CONTINUED*

### **Required Screening:**

Due to the relative size and mass of the cabin structures and their proximity to public circulation areas, some screening and blending shall be required in certain situations.

Any exterior facade of a cabin structure that faces a 3 Creek Ranch public right-of-way shall have foundation plantings to the greatest extent possible to blend the structure and landscape. These foundation plantings shall be in addition to the required plant materials listed above. Foundation plantings may be B&B or containerized shrubs.

Any HVAC equipment shall be screened to the greatest extent possible, allowing for access for maintenance and repair. HVAC screening may be completed with plant materials from the required plant list.

Any utility equipment within a cabin lot (i.e. electric transformers, telephone pedestals) shall be screened to the greatest extent possible, allowing for access for maintenance and repair. Utility equipment screening may be completed with plant materials from the required plant list.

### **Cabin Landscape Installation Quality Control:**

Landscapes and irrigation are to be installed as shown on Architectural Review Committee approved documents. To ensure a uniform level of quality landscape construction, a Landscape Compliance Deposit in the amount of \$25,000 (of which \$22,500 is refundable and \$2,500 is non-refundable) shall be submitted by

lot owner. This deposit is in addition to the compliance deposit for construction activities detailed in Appendix F of the Design Guidelines. The Landscape Compliance Deposit of \$22,500 shall be returned upon completion of landscape construction and inspection by the 3 Creek ARC to insure objectives outlined at the beginning of this section are achieved. Contact the 3 Creek Ranch ARC for Landscape Compliance Deposit.

A set of specifications for landscape and irrigation installation is available from the 3 Creek Ranch Home Owner's Association. These specifications are provided to ensure that landscape construction is completed in a manner consistent with the Design Guidelines, and requirements of the 3 Creek Ranch HOA.

## 2.13 PLANTING PLANS

### **Objectives:**

- To utilize the Required Plant List
- To allow exotic plant material on a limited basis without threatening native communities.
- To augment the screening capacity of berms with additional plant material.

### **Guidelines:**

Owners are required to select their plant palette from the Required Plant List (see *Appendix H*). The supplier of landscape materials shall submit a statement verifying the landscape materials installed conform to the approved landscape plan and specifications. Successful planting plans will be simple, responsive to the natural moisture regimes of the site, responsive to existing planting plans on adjacent lots and comply with plant height restrictions in designated areas.



## 2.13 PLANTING PLANS *CONTINUED*

To allow for individual expression, each Cabin is provided with a small area which may be used to plant annual flowers, vegetables, herbs, shrubs and perennial flowers. The area may extend no further than 10 feet from an exterior wall, with an exception allowed if the terrace dimension is greater than 10' from the exterior wall. In this case, perennial plantings shall be allowed to extend to the limits of the proposed terrace; however, vegetables and annuals shall be restricted to areas within 10' of the exterior walls. Owners are encouraged to incorporate these areas into the design of their outside deck and walkway designs. Plants used in these areas must be approved by the ARC with assurance of a Landscape Architect or Horticulturist that the plant is not a noxious species and will not compete with or displace endemic plant species in the wild. These planting areas are required to be maintained on a regular basis and will be covered by the regular maintenance fee if the Owner is not a full time resident.

Landscape plans shall be prepared by a Wyoming licensed architect or engineer.

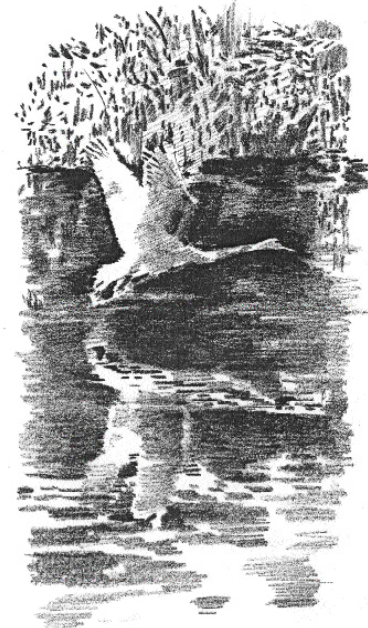
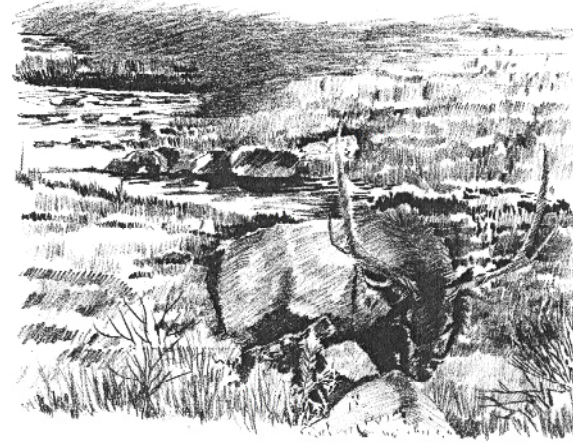
## 2.14 STANDARDS FOR UPKEEP AND MAINTENANCE

### Objective:

- To assure consistent maintenance standards for landscaped areas.

### Guidelines:

The HOA will perform routine cabin landscape maintenance on all of the Cabin Lots, per the Covenants, Conditions and Restrictions. The HOA will not begin maintaining these lots until a certificate of compliance has been issued by the ARC.



## 2.15 IRRIGATION

### Objectives:

- To ensure the establishment of native plantings with temporary irrigation systems and/or the establishment and maintenance of native plants with permanent systems.
- To encourage the conservation of water through the selection of native drought-tolerant species.

### Guidelines:

All plant material must be provided with supplemental underground irrigation. Irrigation systems may be either temporary systems for the establishment of native plantings and/or permanent systems for the establishment and maintenance of native plants.

Temporary underground automatic irrigation systems required for revegetation areas may be abandoned when plantings have been clearly established after a minimum of two growing seasons.

Systems must be constructed using Rainbird brand materials to facilitate uniform maintenance by the HOA. The location, type, size, and rate of all irrigation components (temporary or permanent) need to be denoted on the irrigation plan. For ease of access, controllers and all components necessary to winterize shall be installed outside of building in protective enclosure. Controller, flow sensor, and master valve shall be compatible with Rainbird central control software. Irrigation component placement and or sprinkler spray patterns shall not extend into pond buffer area, utility easements, and/or ROW. Irrigation controls shall be located at exterior of buildings.

Point of connection (back flow prevention) needs to be in compliance with all local, town, county, state, and federal requirements. 6" rotor or 6" spray sprinkler heads shall be used with mowed grasses. 12" rotor or 12" spray sprinkler heads shall be used with unmowed grasses. Drip irrigation shall be installed 4"-6" below grade per manufactures recommendation. Controllers must meet current HOA regulations.

Additional details for the irrigation system design within the cabin lots are on file at the office of the HOA. Consultants should check with the HOA for the most current set of design standards.

The Owner will provide a copy of the “as-built” plans for their irrigation system to the HOA to be used as a reference for maintenance of the system. The plan should clearly label the control box for the system, which should be easily accessible to the HOA maintenance staff.

## 2.16 WILDLIFE MEASURES

### Objectives:

- To minimize the effects of construction and habitation on the wildlife resources present.
- To avoid conflicts between wildlife and residents.

### Guidelines:

The Cabin Lots are adjacent to a diversity of habitats for wildlife. These diverse habitats include wetlands, streams, open meadows, and mesic forests. In accordance with Teton County regulations, setbacks and buffers have been implemented to minimize the impacts to these resources.

Key among these habitat is the critical wintering areas for Trumpeter swans in the spring creeks and ponds at 3 Creek Ranch. In order to protect these birds and other species which rely on the spring creek system, Teton County regulations, setbacks and buffer areas have been implemented.



## 2.16 WILDLIFE MEASURES,*CONTINUED*

- Construction activities must abide by the setback and buffer restrictions.

- Residents should familiarize themselves with the 3 Creek Ranch and Teton County regulations pertaining to human activity within setbacks and seasonal restrictions that apply.

3 Creek Ranch is a yearlong range for elk, and moose, and spring and summer range for mule deer. In order to avoid conflicts or disruption to these big game animals, the following recommendations should be followed:

- No fences shall be allowed in the migration movement corridors. Fences which are permitted on a limited basis within Building Envelopes should be "wildlife friendly" and adhere to the fence guidelines outlined within these guidelines.

- Artificial feeding of wildlife is strictly prohibited (with the exception of bird feeders). Please refer to the 3 Creek Ranch Parcel B CC & R's and the Teton County regulations for specific restrictions pertaining to wild animal feeding.

- All domestic pets shall not be permitted to run loose and shall be on a leash or controlled at all times by the respective owner.

Any damage caused by animals, such as ground squirrel burrowing or porcupine damage to trees, should be reported to the 3 Creek Naturalist, who may control the problem in accordance with the Wyoming Game and Fish directions. Please refer to the CC& R's for further direction on wildlife damage.

Black bears, mountain lions and coyotes may be present on the Ranch at various times of the year. Therefore, it is necessary to take precautionary measures to avoid any conflicts with these animals. They are as follows:

- Pet food should be stored indoors in heavy-duty storage containers. For their safety, domestic pets should be fed indoors. If it is necessary to feed pets outdoors, feed only as much as will be eaten at one meal. Avoid leaving pet food bowls full and out overnight.

- Bird feeders attract bears and should be taken down between April and December.

- Adequate "bear proof" storage areas shall be provided for trash containers. Storage areas must be incorporated within a structure. Such areas shall be totally enclosed and accessible for sanitation services. The enclosure shall be compatible with the overall style of architecture of 3 Creek Ranch and screened from public view and adjoining properties. Containers shall meet current Teton County Regulations. Garbage removal must be done on a regular basis.



# ARCHITECTURAL DESIGN GUIDELINES

## 3.0 GENERAL OVERVIEW

*Cabin Lots 121-123 and 149 have special provisions. Please refer to Appendix J for the requirements for those particular lots.*

The Design Guidelines for the houses on Cabin Lots are different from the Guidelines on Ranch Tracts and Estate Lots. Homes on Cabin Lots are to be built from prescribed designs. The master plans of these designs, specifications and requirements are located at the ARC Office.

The designs prepared for the Cabin Lots have choices available to the purchaser of an undeveloped Cabin Lot. These choices are generally limited to wall and roof finishes, stain colors, and the possibility of adding storage space for a golf cart and an addition garage bay. In general, alterations that occur after initial construction are to remain within the limit of the choices that existed at the time the homes were first constructed for the life of the home. Any proposed changes to the approved plans must be prepared by a licensed Architect. If at some time the house initially constructed on a Cabin Lot no longer exists, the subsequent house is to comply with the plans and choices that were available at the time of initial construction.

It is the intent of these Cabin Lot Architectural Design Guidelines to address alterations that affect the exterior of the structure. The interior spaces of the Cabins may be altered as desired by the Cabin Owner without restrictions, as long as the alterations do not affect the exterior of the house with the exceptions noted in the following sections.

All Cabin design reviews are to follow the same ARC review procedures, as established for the Ranch and Estate Lots.

## 3.1 ENERGY CONSERVATION AND DURABILITY

Alterations to the prescribed design plans or existing structure must comply with the following standards:

- Walls are to have minimum R-26 insulation rating.
- Ceilings over conditioned spaces are to have minimum R-49 insulation rating.
- Floors over unconditioned crawl spaces are to have minimum R-30 insulation rating.
- Foundation walls in crawl spaces are to have R-10 minimum insulation rating.
- Concrete slab on grade floors in conditioned spaces are to have R-10 minimum insulation continuous under the slab.

For building durability, replacement or change to wall or roof finish materials that replace originals are to meet the quality standards specified in the prescribed Cabin plans.



## 3.2 BUILDING SCALE AND MASSING

The only alterations to the footprint developed for each Cabin type that are allowed are those optional alterations that are allowed in the presented plans. This is limited to the additional construction of a storage space for a third garage bay, golf cart storage, firewood storage, an additional dormer or bay window as provided herein..

The volume of interior living space may not be increased by increasing the height of the roof, or by adding another garage bay. All garages must remain non-habitable space.

Any alteration of the exterior of the building beyond that was originally designed or constructed must be reviewed by the Architectural Review Committee. This includes the installation of satellite dishes.

The living space may be increased no more than 5% of the original habitable area.

## 3.3 BUILDING HEIGHT

The building height is determined by the original designs and may not be altered for any Cabin model.

## 3.4 EXPRESSION OF STRUCTURAL ELEMENTS

Alteration of the structural elements expressed in the original Cabin designs is not allowed without approval from the ARC.

## 3.5 ELEMENTS OF BUILDING COMPOSITION

The substitution of an approved exterior finish material for a material that was originally planned or installed is provisionally allowed on a case-by-case basis. For example, a wall with wood siding may be changed to the approved stone. The attachment of the approved stone veneer to a wood frame wall must be specified by a structural engineer licensed in the State of Wyoming.

The materials allowed in the original designs are as follows:

Foundation:

Foundation walls must be natural stone, dry-stack in appearance and approved by the ARC. River Rock stone veneer is not allowed.

Walls:

Siding must be wood and approved by the ARC. Log siding and siding with chinking is prohibited.

Composition siding:

Composition siding may be used to replace wood siding if approved by the ARC.



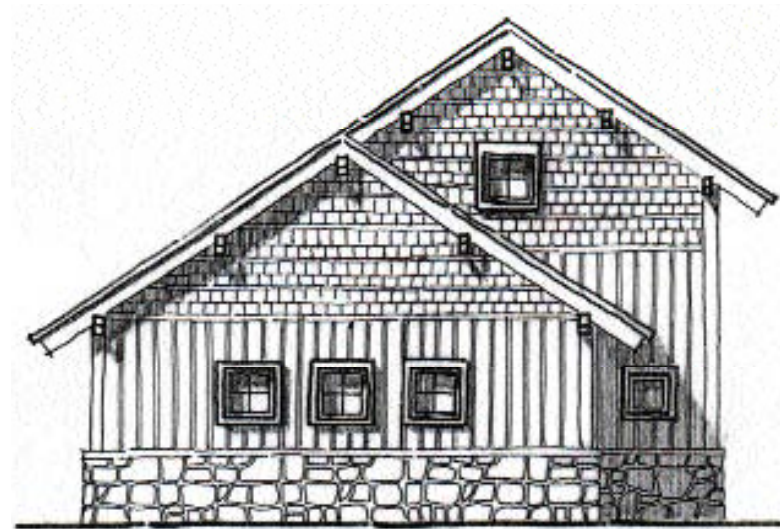
### 3.5 ELEMENTS OF BUILDING COMPOSITION, *CONTINUED*

Shingle siding: Western Red Cedar tapersawn shingles with maximum 7" exposure to the weather.

Reclaimed wood products may be used if approved by the ARC.

Stone: Dry-stack appearance.

Examples of a wall with different combinations of wall finishes are shown below:



### 3.5 ELEMENTS OF BUILDING COMPOSITION, *CONTINUED*

#### Roofs:

- Wood shingles: Western Red tapered shakes with maximum exposure of 10".
- Metal: Standing seam copper. Copper (pre-patinated). This may only be used on shed or gable roof portions.
- Flashing, gutters, roof penetrations and downspouts: Copper
- Composition shingles: Composition shingles may not be used to replace wood shingles.

### 3.6 PORCHES AND DECKS

Porches and decks are to remain as exterior living spaces. They may not be walled in to form additional interior living space.

Guardrail designs may be changed from the guardrails in the prescribed plans. Alternative designs require ARC review and approval. No railings are allowed on decks or terraces.

### 3.7 EXTERIOR COLORS

The exterior colors are limited to the color schemes on file with the ARC.

Sample boards and specifications of the approved color schemes are located in the ARC office.

### 3.8 WINDOWS AND DOORS

Substitutions of the originals may be allowed on a case-by-case basis. Mullions must remain with any approved window substitutes.

### 3.9 ROOF DORMERS AND BAY WINDOWS

The construction of additional roof dormers or bay windows is allowed provided the proposed design is consistent with the current design and approved by the ARC. These additional areas may be affect square foot allowances.

### 3.10 CHIMNEYS

The alteration of the original chimney design is not allowed, unless required to improve the function of the chimney. Additional chimneys may be constructed to serve additional fireplaces that may be built in an interior remodel. If a new chimney is proposed, it must follow the design intent of the original chimneys and must not compromise the original building massing.



### 3.11 GARAGES

The construction of additional garage bays may be approved by the ARC only if the site constraints allow. Existing garages may not be converted to living space.

Garage doors are to be clad with wood as specified in original designs.

Temporary garage structures are not allowed.

### 3.13 REFUSE STORAGE

Refuse containers are to be stored inside the structures. The construction of any additional refuse storage structure is not allowed.

Any refuse set out away from the home for collection must be contained in bear-proof containers.

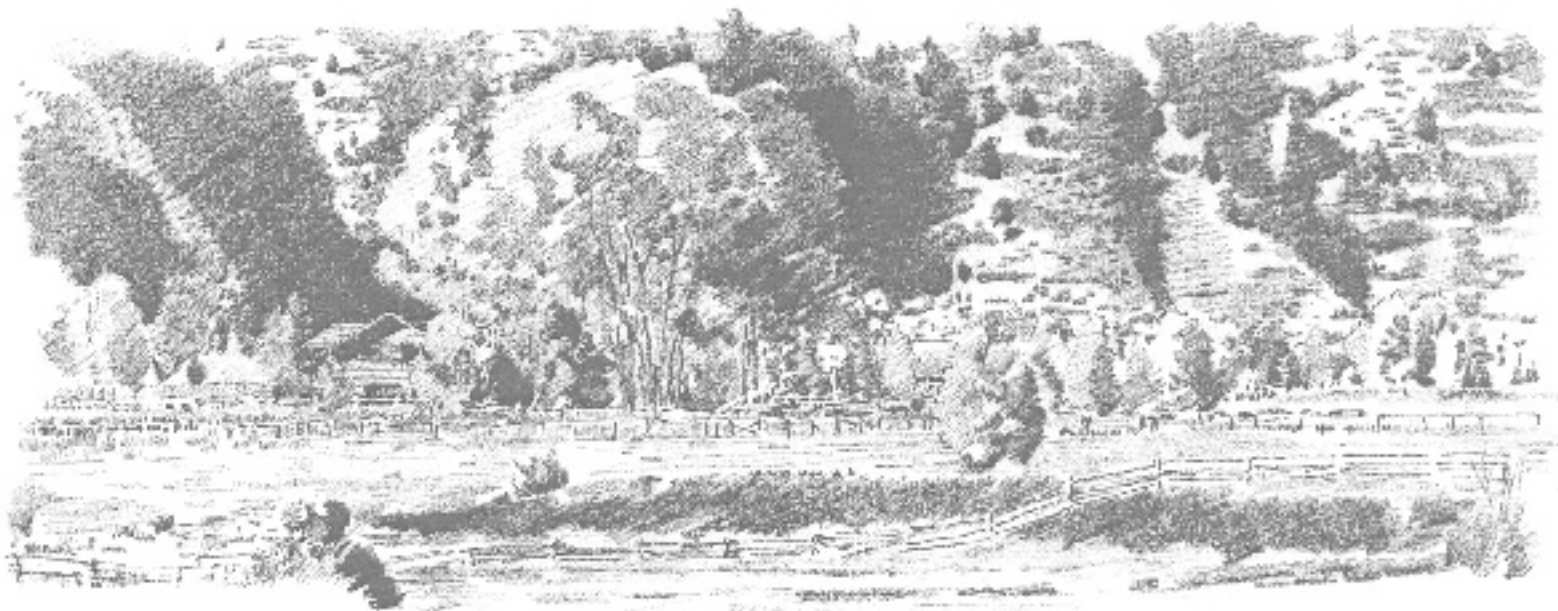
Any ground mounted mechanical equipment shall be adequately screened on three sides away from the residence.

### 3.12 SECONDARY STRUCTURES

The construction of additional structures beyond those in the prescribed designs is not allowed. The Architectural Review Committee provisionally will allow the construction of play structures.

Firewood storage structures are allowed, provided they are attached to the house and the impervious surface area comes from the Lot's allowance. No wood storage is allowed outside of the house. Plans for wood storage structures must be approved by the ARC and should match the style of the architecture, be attached to the house and screened from neighboring properties.





**3 CREEK RANCH**

JACKSON HOLE • WYOMING

**APPENDIX**

# APPENDIX A

## DEFINITIONS



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# A

## DEFINITIONS

*Unless the context otherwise specifies or requires, use of the following words or phrases when used in these Design Guidelines shall have the following meanings:*

### **Applicant**

An Owner or Owner's representative who is authorized to represent and/or act upon any application materials or submittals.

### **Architect**

An Architect licensed in the State of Wyoming who is required for the design of all buildings.

### **Architectural Review Committee (ARC)**

The committee appointed by the Declarant described in the Covenants, Conditions and Restrictions (CC&R's) as the "Architectural Review Committee." The ARC shall review and either approve or disapprove proposals and/or plans and specifications for all Construction Activity within the 3 Creek Ranch.

### **Basement**

A portion of a building, where the walls extend four (4) feet or less above the grade for a least fifty (50) percent of the total perimeter of the building and at no point is more than ten (10) feet above ground.

### **Builder**

A person or entity engaged by and "Owner" for the purpose of constructing any improvement within the Project. The "Builder" and "Owner" may be the same person or entity.

### **Building Coverage**

The total area of a Lot covered by building or buildings, measured at the ground surface. Building coverage is measured from outside of all exterior walls at ground level and shall include stairways, fireplaces, covered parking and walkway areas, porte-cocheres and all cantilevered building areas. In effect, it is the area that is covered by building(s) and does not include roof overhangs, unenclosed walkways, usable areas under above-grade decks, or similar extensions. It excludes uncovered deck, porches, patios, terraces and stairways less than 30 inches above finished grade.

### **Building Envelope**

A boundary, defined by a map of survey, which denotes the permitted development area for 3 Creek Ranch properties.

### **Building Height**

Building Height (exclusive of chimneys) shall be measured per the Teton County Land Development Regulations definition.

### **Compliance Deposit**

The deposit that the Owner is required to deliver to the 3 Creek Ranch Architectural Review Committee prior to commencing a Construction Activity.

### **Construction Activity**

Any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Site.

### **Construction Site**

A site upon which Construction Activity takes place.



**Construction Vehicle**

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

**Design Guidelines**

The review procedures, restrictions and construction regulations adopted and enforced by the Architectural Review Committee as set forth in this document and as amended from time to time by the Architectural Review Committee.

**Development**

Same as “Improvement”

**Development Area**

Development Areas are exclusively defined for Ranch Lots. With the exception of Ranch Lots 1, 3 and 5, Development Areas are coincident with Building Envelopes. Ranch Lots 1, 3, and 5 have portions of Development Area outside of the Building Envelope. Development in these areas is limited to installation of plant material and irrigation systems - other types of development are not permitted.

**Excavation**

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which results in the removal of earth, rock or other substance or any grading of the surface.

**Fill**

Any addition of earth, rock or other materials to the surface of the land which increases the natural elevation of such surface.

**Gross Floor Area**

The total floor area of a building which includes basements, covered parking, storage and mechanical area as measured from outside wall to outside wall. The ARC fee for development plan review is based on this square footage.

**Improvement**

Any changes, alterations or additions to a Lot including any excavation, fill, residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences, signs and any structure of any type or kind.

**Impervious Surface Coverage**

The total Lot covered by building or building and related site improvements such as patios, decks, terraces, pools, tennis courts, walks, paths and all paved areas including driveways.

**Minimum Floor Area**

“Minimum Floor Area” shall be 3,500 square feet in the principal residential structure on any Ranch Tract or Estate Lot exclusive of the garage.

**Owner**

The term “Owner” shall mean the record holder of legal title to fee simple interest in a Unit or interest therein. The Owner may act through an agent provided that such agent is authorized in writing to act in such capacity.



**3 Creek Ranch Homeowners Association**

The term “3 Creek Ranch Homeowners Association” shall mean and refer to the 3 Creek Ranch Homeowners Association and its successors and assigns.

**3 Creek Ranch Development Plan**

A document showing easements, lot lines, Building Envelopes, Development Areas and approximate existing site features affecting development.

**Residence**

The building or buildings, including any garage or other accessory building, used for residential purposes constructed on a property and any improvements constructed in connection therewith.

**Secondary Residence**

One or more rooms which comprise a fully functional living unit, including a separate entrance, kitchen, bathroom, etc., occupied by one person, family or group of people living independently from the primary Residence.



# APPENDIX B

## PLAN REVIEW PROCEDURE AND SUBMISSION REQUIREMENTS



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# B

## PLAN SUBMISSION AND REVIEW REQUIREMENTS

### PLAN REVIEW PROCESS SUMMARY

#### CONCEPT REVIEW

The property Owner or designated Agent may initiate the Plan Review process by scheduling a Concept Review with the ARC. The Concept Review may be scheduled during a regular monthly meeting or at a pre-arranged time at the discretion of the ARC. The Owner or designated Agent, Architect and Landscape Architect for the proposed project should be in attendance. The ARC will provide a summary of the meeting and any conditions or issues discussed and requirements requested by the ARC within seven (7) working days of the meeting date.

#### DESIGN PLAN REVIEW

The ARC will have seven (7) business days in which to notify the Applicant of the sufficiency or denial of the application. After the ARC review meeting, the decision of the ARC regarding the Plan Review shall be issued to the Owner in writing within seven (7) business days of the meeting.

Once the construction is complete, the ARC will conduct an inspection of the project. If the construction has met the standards and designs approved by the ARC for the project, a Certificate of Compliance and Occupancy will be issued. See *Appendix F* for construction inspection and compliance guidelines.

### DESIGN PLAN REVIEW APPLICATION PACKAGE

#### **Design Plan Review Application and Fee**

Submit a completed application and fee with drawings. Refer to *Appendix C* for Architectural Review Committee fees. All submitted drawings shall contain a title block indicating site location, date, scale, preparer, revisions, sheet number, north arrow, and must be legible. All revisions should be clearly identified.

#### **A. Survey and Site Photographs**

Two copies of a property survey (minimum scale: 1"=20'-0") prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements and setbacks of record, Building Envelope, topography at 2 foot intervals, and any significant natural features such as watercourses, or existing trees with caliper widths of 3 inches in diameter or greater. To facilitate the review process, the submission will not be considered complete without clearly identified existing tree and shrub masses with general sizes and heights noted. At heavily wooded sites, the tree survey may be limited to trees in the vicinity of the homesite and the proposed driveway. The general masses of tree and shrub types may be information added to the survey by the Architect or Landscape Architect.

Two sets of color site photographs (4" x 6" minimum size) of the site area to adequately describe the neighborhood, including site features, vegetation, views and/or relationship to roads and adjoining lots.



## DESIGN PLAN REVIEW APPLICATION PACKAGE,

*CONTINUED*

The 3 Creek Naturalist will review plans as needed.

If the ARC has placed conditions on the final approval, the conditions will be detailed in the approval letter, as well as the remedy that will comply with the condition. The approval notice will originate with the Chair or Vice Chair of the Committee.

### **B. Proposed Site Plan**

Two sets full size and six sets 11" x 17" reductions of the site plan (minimum scale 1"=20'-0"), indicating existing and proposed topography, property boundaries, the footprint(s) of buildings relative to the Building Envelope area, driveway access with proposed grades, existing vegetation, all easements of record, location of utilities and wastewater system, proposed limits of construction, scale and north direction. The site plan shall include the site benchmark. The benchmark shall be located adjacent to the house construction area, but in a place that will not be disturbed. The benchmark is to be labeled with the elevation above sea level to the nearest 1/10 of a foot.

### **C. Building Plans**

Two sets full size and six sets 11" x 17" reductions of plans (minimum scale 1/8"=1'0"), including floor plans for each level of building(s) and exterior elevations and roof plan, indicating elevations for each floor and the highest roof ridge. Overall building dimensions should be indicated.

### **D. Site Sections**

Two sets full size and six sets 11" x 17" reductions (minimum scale 1"=20'-0") of sections showing proposed buildings and

elevations in relation to surrounding site, including adjacent Lots, residences and roads. A minimum of two sections, one in each direction shall be included.

### **E. Building Height Calculation**

One copy of building height calculations drawn over building elevations, relating to and coordinated with the required topographic survey. Roof plans, existing and finished grades should be clearly indicated around the perimeter of all proposed structures.

### **F. Conceptual Landscape Plan**

Two sets full size and six sets 11" x 17" reductions of the landscape plan (minimum scale 1"=20'-0"), including locations and type of existing vegetation, limits of site disturbance, proposed areas of new landscaping, revegetation specifications for reseeding and mulching and preliminary drainage plan and erosion control measures.

### **G. Study Model (1"=20'-0" minimum)**

One study model which indicates three-dimensional massing and relationship to site. The study model is to be the same scale as the site plan. (Cabin Lots are exempt.)

## CONSTRUCTION PLAN REVIEW

Once the Owner or Agent has received Design Plan approval from the ARC, a Construction Plan Application will be accepted for review. The submittal and review process and timing is identical to the Design Plan Review process with the exception of the Founder's involvement. The Owner may submit applications for the next scheduled meeting or, at the discretion of the ARC, have their application considered at another pre-arranged time in order to accomplish an accelerated approval process.



## CONSTRUCTION PLAN REVIEW

*CONTINUED*

If the Design Plan approval had conditions, the Owner must show they have met (or intend to meet, if the conditions apply later in the construction process) those conditions.

The Owner must have all required Teton County and Jackson Hole Land Trust approvals and permits prior to final ARC Construction Permit issuance. The permitting processes may run concurrently.

Once the ARC Construction Permit is issued, no further alterations may be made to the plans. A new Review process must be initiated to change the plans approved for the ARC Construction Permit.

## CONSTRUCTION PLAN REVIEW APPLICATION PACKAGE

### Architectural Review Committee Application and Fee

Submit one copy of the completed Construction Plan application and the fee, accompanied by the following components. The fee is based on the fee schedule in Appendix C. (Refer to Appendix D for example of application form).

#### A. Site Plan (minimum scale 1"=20'-0")

The site plan shall indicate proposed building footprint(s), roof dripline, property boundaries and easements, scale and north direction, utility locations, existing vegetation, existing and proposed 2-foot contours, areas of cut and fill, drainage, limits of construction, proposed roads, driveways, sidewalks, decks and any other proposed improvements. Proposed driveways should include spot elevations and benchmark elevation. Snow storage areas should be located.

#### B. Floor Plans (scale 1/8"=1'-0", minimum)

Indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical equipment and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces and kitchen appliances. Indicate locations and area allocated to the secondary residence and other structures, if applicable.

#### C. Elevations (scale 1/8"=1'-0", minimum)

Illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the height of chimney(s) as compared with the ridge of the roof, the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors and finished (walls, roofs, trim, chimneys, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate shadow patterns and material textures.

#### D. Building Sections (scale 1/8"=1'-0", minimum)

Indicate building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site.

#### E. Perspective Sketches

Provide a ground-level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures and trim details. (Cabin Lots are exempt.)



## CONSTRUCTION PLAN REVIEW APPLICATION PACKAGE, *CONTINUED*

### **F. Model (scale to match floor plans)**

Indicate three-dimensional building massing, form, openings and relationship to the surrounding site topography.(Cabin Lots are excluded).

### **G. Details**

Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Include soffit/fascia details, window head and sill details, railing details, and any other information necessary to describe the project's exterior.

### **H. Building Height Calculations**

Submit one copy of building height calculations and roof plan with spot elevations, drawn over the building elevations. Building height calculations are to be based on the site benchmark elevation.(Cabin Lots are excluded).

### **I. Roof Plan**

Indicate areas roof snow shedding and water removal, as well as the specific techniques proposed to manage snow shed areas which may conflict with pedestrian and vehicular zones. In addition, indicate the location of all mechanical device which are proposed to penetrate the roof (chimneys, flues, plumbing vents, etc.)

### **J. Landscape Plans (minimum scale 1"=20'-0")**

The proposed landscape plans should include:

- *Grading Plan* - Include existing and proposed contours at 2-foot intervals, spot elevations, drainage patterns, rim and invert elevations and snow storage areas.
- *Planting Plan* - Include plant material legend which lists common and botanical names, plant sizes and plant quantities which are keyed to locations on the plan. Locate decks or patios, service yards, driveways, and any other freestanding structures. For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of applications are required for review.
- *Irrigation Plan* - Locate all temporary and permanent irrigation systems, including controllers and type and size of equipment.
- *Lighting* - Locate in detail all proposed outdoor lights and signs. Submit cutsheets of all proposed light fixtures and indicate the lighting control strategy.

### **K. Specifications**

Provide written specifications, samples and color boards as appropriate for the following items:

- Exterior wall materials and colors
- Windows and exterior doors with colors
- Exterior trim materials and colors
- Exterior lighting fixture cutsheets



## CONSTRUCTION PLAN REVIEW APPLICATION PACKAGE, *CONTINUED*

### **L. On-Site Mock-Up**

An on-site full-scale mock-up of all exterior materials and colors is required during the construction phase for final ARC approval. See Appendix F for details.

### **M. Erosion Control and Revegetation Plan**

Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question:

- Provisions for a minimum 4' screening fence to be located along the limits of construction on the lot line.
- The limits of construction and the technique proposed for defining that limit prior to and during construction.
- Location and proposed method of tree and vegetation protection.
- Placement and type of perimeter filters.
- Water control methods.
- Vehicular access points and surface treatment.
- Soil storage and stabilization measures.
- Siltation control devices.

- Proposed revegetation methods.
- Proposed seed and fertilizer types, application rates and methods.
- Mulch type, rate application and stabilization methods.
- Type and location of any permanent or temporary irrigation methods to be used.
- Assurance that all construction debris will be contained in dumpsters and that these containers will be emptied on a regular basis.
- Locations for stockpiles of construction materials

### **N. Parking and Transportation Plan**

Parking is not permitted on the 3 Creek Ranch rights-of-way. Construction parking on smaller lots may be limited and consequently may require construction workers to be transported from a pre-designated parking area to the construction site. The ARC will determine the location of parking areas. The parking plan will designate:

- Parking area configurations.
- Maximum number of vehicles permitted on the site.
- Designate the manner in which workers will be transported to and from the construction site.
- The ARC reserves the right to alter this plan at any time during the construction period.



## FINAL WORKING DRAWING SUBMISSION

Upon approval of final plans, the Applicant shall prepare and submit one set of final working drawings to the ARC. The contents of the final working drawings submittal should be substantially consistent with the approved final design plans, while responding to any conditions or revisions imposed by the ARC at Construction Plan Review. If no changes are required by the ARC, the Construction Plan Review Submittal shall become the final working drawings. The final working drawing submittal package shall include the following drawings and comply with Construction Plan Review Submittal requirements.

- A. Final Working Drawings*
- B. Initial Erosion Control Plan*
- C. Permanent Erosion Control Plan*
- D. Transportation and Parking Plan*

As-built drawings shall be submitted to the ARC if any changes were made after the Construction Plan Review or final working drawing submittal.

## TETON COUNTY PLAN REVIEWS AND APPROVAL

The Applicant shall submit final working drawings to the Teton County Building Department for its plan check process in order to obtain a Building Permit. Precise submittal requirements can be obtained from the Teton County Building Department upon presentation to Teton County of a photocopy of the warranty deed.

## ARCHITECTURAL REVIEW COMMITTEE APPEALS

Disputes which arise during a development approval process between the ARC and 3 Creek Owners or their representatives may be appealed to the 3 Creek Ranch Homeowners Association Board for resolution. The Association Board, upon receiving an appeal request, may act upon the request in three ways:

- Deny the appeal request with or without direction to the ARC. In this case, the determination of the ARC is final and binding.
- Hear and approve with or without conditions. The determination of the Association Board is final and binding.
- Hear and disapprove with direction to the Owner and the ARC regarding further review process and design changes required to obtain approval. Determination of the Association Board is final and binding.



# APPENDIX C

## ARCHITECTURAL REVIEW COMMITTEE APPLICATION FEE SCHEDULE



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# C

## ARCHITECTURAL REVIEW COMMITTEE APPLICATION FEES

### 3 CREEK RANCH ARCHITECTURAL REVIEW COMMITTEE APPLICATION FEE SCHEDULE

Fees for Architectural Review Committee design review of new projects are based on the lot type. New construction will be a flat fee and remodels, additions and site improvements will be based on a sliding schedule to be determined by the size of the project.

Review Fees are established by and paid to the 3 Creek Ranch Homeowners Association.

#### **Miscellaneous Notes:**

- Minor projects or remodels with construction costs of \$250,000 or less are required to have Design Review and Construction Review. The fee is 2.0% of project costs, with a minimum (for both phases) of \$350, not to exceed \$1,000.
- Modification to previously approved plans, if implemented during initial construction, \$150 per change submission.
- The ARC may impose an additional fee of \$1,000 for any project having more than two Design Plan reviews or more than one Construction Plan review.
- Appeals - \$500
- Signs and/or satellite dishes, if presented independently, \$50.
- Fees must be paid at time of submittal. Make checks payable to 3 Creek Ranch Architectural Review Committee
- Fees for projects outside the scope of the current fee schedule will be determined by the ARC staff.



# APPENDIX D

## PLAN REVIEW APPLICATION FORM



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING



## 3 CREEK RANCH

JACKSON HOLE - WYOMING

### PLAN REVIEW APPLICATION FORM

Application date: \_\_\_\_\_

Date of ARC Meeting: \_\_\_\_\_

Type of Review:      Design Plan      Construction Plan      Modification      Miscellaneous

1. Application will be accepted after all information is provided. Please note that a complete application will streamline the approval process by decreasing the number of conditions of approval that the ARC may stipulate.
2. Fee must be submitted at the time of application (see attached Architectural Review Committee Application Fees). Please note that there is a fee required for both Design Plan Review and Construction Plan Review.
3. Letter of Authorization
4. Please contact the ARC staff regarding application questions.

#### SECTION I – PROJECT INFORMATION

- A. NAME OF PROJECT: \_\_\_\_\_  
Project Description: \_\_\_\_\_
- B. LOCATION OF PROJECT: \_\_\_\_\_  
Legal Description: Lot \_\_\_\_\_  
Other \_\_\_\_\_  
Street Address: \_\_\_\_\_
- C. NAME OF APPLICANT: \_\_\_\_\_ Firm: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_ Fax: \_\_\_\_\_
- D. NAME OF OWNER(S): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_ Fax: \_\_\_\_\_
- E. NAME OF ARCHITECT CONTRACTED WITH: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: (    ) \_\_\_\_\_ Fax: \_\_\_\_\_
- F. Name of Landscape Architect contracted with: \_\_\_\_\_
- G. Name of Contractor: \_\_\_\_\_

I have read and will comply with the 3 Creek Ranch Construction Activities and Compliance Deposit Regulation concerning construction activities and compliance deposit regulations of 3 Creek Ranch.

Signature and Printed Name of Signatory \_\_\_\_\_ Date \_\_\_\_\_

SECTION II, SUBMITTAL REQUIREMENT PROCEDURES SUMMARY

Name of Project: \_\_\_\_\_

Location:                      Lot \_\_\_\_\_

1. A Conceptual Design meeting with the ARC is required for residential projects within the 3 Creek Ranch. The Applicant will obtain information that will establish the overall regulations for the particular lot.
2. Fees should be submitted with application. Fees are based on schedule in Appendix C. Checks should be made payable to the "3 Creek Ranch Architectural Review Committee."

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A. DESIGN PLAN REVIEW

1. For Design Plan requirements, refer to Appendix B - "Design Plan Review Procedures" and Appendix E- "Design Review Plan Summary Checklist" in the 3 Creek Ranch Design Guidelines and Regulations.
2. Submit completed Application, Sections I, III, IV and V.
3. Submit check for review fee per schedule in Appendix C at time of submittal.

B. CONSTRUCTION PLAN REVIEW

1. For details of the Construction Plan Review submission requirements, refer to Appendix B "Construction Plan Review Procedures" and Appendix E" Construction Plan Review Summary Checklist".
2. Submit completed Application Form, Sections I, III, IV and V.

SECTION II, CONTINUED

Name of Project: \_\_\_\_\_

Location:                      Lot \_\_\_\_\_

C. MODIFICATIONS TO DESIGN PLAN / FINAL APPROVAL

1. Describe item(s) to be modified:

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2. Plan Requirements:

- a. Submit photos or previously approved plans.
- b. Submit modified elevations, floor plan and/or site plan as appropriate

3. Submit completed Applications, Sections I, III, IV and V as appropriate.

D. MISCELLANEOUS PROJECT REVIEW PROCESS

- 1. Submit two full size sets and six sets 11" x 17" reductions of drawings as appropriate.
- 2. Submit completed Application Form, Sections I, III, IV and/or V as appropriate.
- 3. Submit check for review fee at time of submittal.

SECTION III – PROJECT DATA

Name of Project: \_\_\_\_\_

Location:                      Lot \_\_\_\_\_

Check one:                      Single Family                      Primary / Secondary

(one dwelling unit)

(two dwelling units)

A. Number of Dwelling Units: \_\_\_\_\_  
Number of Other Building Units \_\_\_\_\_

B. Total Lot Acreage: \_\_\_\_\_

C. Maximum Allowable Building Height: \_\_\_\_\_

D. Proposed Maximum Gross Floor Area: \_\_\_\_\_  
Primary Unit sq. ft. \_\_\_\_\_  
Secondary Unit sq. ft. \_\_\_\_\_  
Other Habitable Unit (s) sq. ft. \_\_\_\_\_  
Total sq. ft. \_\_\_\_\_

Garages sq. ft \_\_\_\_\_

E. Number of Bedrooms, All Units \_\_\_\_\_

F. Number of Covered Parking Spaces \_\_\_\_\_  
Number of Uncovered Parking Spaces \_\_\_\_\_  
Total Parking \_\_\_\_\_

G. Number of Kitchens \_\_\_\_\_  
Number of Bathrooms \_\_\_\_\_  
Number of Fireplaces: \_\_\_\_\_  
a) gas: \_\_\_\_\_  
b) wood burning: \_\_\_\_\_

H. Building Height Calculation: \_\_\_\_\_ feet.  
(Submit drawing of building height calculations drawn over building elevations).

#### SECTION IV – LIST OF MATERIALS

Name of Project: \_\_\_\_\_

Location: \_\_\_\_\_ Lot \_\_\_\_\_

The following information must be submitted by the Applicant to the ARC prior to attending the meeting. Color chips, siding samples, etc., should be presented at the ARC meeting.

Building Materials:

Type of Material  
Specification, Product  
Color, Material, etc.

Roof (Pitch is _____)	_____	_____
Primary Wall Material	_____	_____
Fascia	_____	_____
Soffits	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Exterior Doors	_____	_____
Garage Doors	_____	_____
Door Trim	_____	_____
Hand or Deck Rails	_____	_____
Flues, Caps	_____	_____
Flashings	_____	_____
Chimney Enclosures	_____	_____
Trash Enclosures (locate on plans)	_____	_____
Gutters	_____	_____
Screening for AC units	_____	_____
Other Improvement(s)	_____	_____
	_____	_____

\* Please indicate location of utility meters, AC units and exterior light fixtures on plans. Attach cutsheets for exterior light fixtures indicating type and material.

\*\* Please note that a full-scale mock-up of all exterior materials with proposed colors is required during the construction phase prior to installation for final ARC approval. Please refer to Appendix F of the 3 Creek Ranch Design Guidelines.

SECTION V – LANDSCAPE PLAN

Name of Project: \_\_\_\_\_

Location:      Lot \_\_\_\_\_

Refer to the Plant Material size and mix requirements for each lot type in the 3 Creek Ranch Design Guidelines.

PLANT MATERIAL	Botanical Name	Common Name	Quantity	Size
PROPOSED TREES	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
EXISTING TREES TO BE REMOVED	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
PROPOSED SHRUBS	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

SECTION V – LANDSCAPE PLAN, CONTINUED

Name of Project: \_\_\_\_\_

Location: \_\_\_\_\_ Lot \_\_\_\_\_

PLANT MATERIAL	Botanical Name	Common Name	Quantity	Size
----------------	----------------	-------------	----------	------

GROUND COVER	_____	_____	_____	_____
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

SOD	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

SEED	_____	_____	_____	_____
_____	_____	_____	_____	_____

TYPES OF	_____
EDGING	_____
_____	_____

TYPE OF	_____
IRRIGATION	_____
_____	_____

TYPE OR	_____
METHOD OF	_____
EROSION	_____
CONTROL	_____

SECTION V – LANDSCAPE PLAN, CONTINUED

OTHER LANDSCAPE FEATURES (retaining walls, fences) Please specify height, materials and colors, if applicable.

PAVING MATERIALS (driveways, walkways, patios, etc.)

ADDRESS MARKER – Description (submit details and/or cutsheets if applicable)

SITE LIGHTING – Description (note lighting locations on plan and submit cutsheets)

MISCELLANEOUS

# APPENDIX E

## DESIGN AND CONSTRUCTION PLAN REVIEW SUMMARY CHECKLIST



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING



## 3 CREEK RANCH

JACKSON HOLE - WYOMING

# ARCHITECTURAL REVIEW COMMITTEE DESIGN PLAN REVIEW CHECKLIST

Date Submitted:

Project Name:

Project Location: Lot: Address:

Applicant Name:

Owner Name:

Submittal Requirements

Two sets full size and six sets reduced size of the following:

Stamped Survey

Site Plan

Preliminary Landscape Plan

Floor Plans

Elevations

Roof Plan

Site Sections

Two sets of site photographs

One set of building height calculations

Study Model

Application

Fee \$

## SITE RELATED ISSUES

ARCHITECTURAL ISSUES

3 Creek Ranch Architectural Review Committee  
Design Plan Check Summary Checklist  
Page 2



## 3 CREEK RANCH

JACKSON HOLE - WYOMING<sup>3</sup>

# ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION PLAN REVIEW SUMMARY CHECKLIST

Date Submitted:

Project Name:

Project Location: Lot:      Address:

Applicant Name:

Owner Name:

Submittal Requirements:

Six copies of application and other items not mentioned below.

Two sets full-size and six sets reduced-size of the following:

Stamped Survey

Grading Plan

Erosion Control and Revegetation Plan

Landscape Plan

Irrigation Plan

Floor Plans

Elevations

Roof Plan

Building Sections

Details

Parking and Transportation Plan

One set of building height calculations

Color Board - Samples specified in Appendix B, Section L

Application

Fee \$

## CONSTRUCTION PLAN REVIEW

## SITE RELATED ISSUES

Yes	No	N/A	Plan prepared by WY licensed engineer/architect/landscape architect
			Scale indicated on site plan
			Property lines, easements, building, elevation benchmark and Building Envelope shown
			All improvements within Building Envelope
			Existing and proposed topography shown
			Driveway meets guidelines for type of lot
			Required parking met (number provided _____)
			Adequate maneuvering space provided on-site
			Limits of construction indicated
			Minimal grading proposed
			Regrading blends into natural terrain and meets standards
			Drainage resolved within property boundary
			Utility routes/connection points indicated
			Utility meter location shown
			Maximum retaining wall 4'
			Fences/gates within Building Envelope
			Roof overhangs indicated
			Elevations of each floor indicated
			Satellite dish location indicated
			Site lighting plan minimizes lighting
			Wastewater system and equipment shown, if necessary

## ARCHITECTURAL ISSUES

Yes	No	N/A	
			Plan prepared by WY Licensed Architect
			Height calculations within limits ( ft.)
			Floor area calculations accurate ( sf.)
			Secondary unit proposed – complies with requirement
			Roof pitch within requirements ( Roof pitch ____)
			Elevation of highest roof ridge indicated
			Snow shed protection at entries
			Cold roof or super-insulated roof system proposed
			Chimneys and mechanical flues identified on all plans
			Chimney cap enclosures detailed
			Gutters, downspouts located
			Building mass/form primarily rectangular
			Decks and porches used to break up two-story walls
			Exterior wall finishes: Primary wall material
			Secondary wall material
			Structural expression acceptable
			Window patterns acceptable
			Exterior lighting locations indicated
			Exterior light fixture cutsheets submitted
			Trash storage/removal strategy meets guidelines
			Details submitted

# CONSTRUCTION PLAN REVIEW

## LANDSCAPING

Yes	No	N/A	
—	—	—	Limits of disturbed area indicated
—	—	—	Limits of construction indicated with required construction fence identified.
—	—	—	Significant existing trees preserved
—	—	—	Erosion control location/method indicated
—	—	—	Landscaping consistent with landscape guidelines
—	—	—	Minimum sizes of trees and shrubs met
—	—	—	Snow storage areas indicated and located not adjacent to riparian areas or water bodies
—	—	—	Automatic irrigation system indicated
—	—	—	Transition from formal to natural landscape acceptable
—	—	—	Exterior utility/service locations identified and screened
—	—	—	Landscaping and irrigation outside access and utility easements.
—	—	—	Protection of all water bodies maintained
—	—	—	All outdoor hardscape materials identified
—	—	—	Landscaping and irrigation outside of public right of way
—	—	—	Site disturbance outside 5' setback of existing water features

# APPENDIX F

## CONSTRUCTION ACTIVITIES AND COMPLIANCE DEPOSIT REGULATION



---

**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# F

## CONSTRUCTION ACTIVITIES AND COMPLIANCE DEPOSIT REGULATION

### Section 1. Purpose

The purpose of this section is to regulate Construction Activity (as such term is defined below) within 3 Creek Ranch to minimize the impacts of Construction Activity on Guests and Owners. The 3 Creek Ranch Architectural Review Committee (ARC) has the power to amend this Regulation from time to time, without notice.

### Section 2. Definitions.

Unless otherwise stated, all capitalized terms used herein shall have the meanings given to them in the General Declarations of Covenants, Conditions and Restrictions for 3 Creek Ranch, Teton County, Wyoming, as recorded with the Clerk of Teton County, Wyoming (the “Declaration”). In addition, as used in this Regulation, the following terms shall have the following meanings:

2.00 “Association” means the 3 Creek Ranch Homeowners Association.

2.01 “Compliance Deposit” means the deposit that an Owner is required to deliver the ARC prior to commencing a Construction Activity.

2.02 “Construction Site” means a Site upon which Construction Activity takes place and is delineated by the construction limits fence.

2.03 “Construction Activity” means any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Site.

2.04 “Construction Vehicle” means any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

2.05 “ARC” means the Architectural Review Committee as appointed by the Board of Directors of 3 Creek Ranch Homeowners Association.

2.06 “Owner Representative” means any contractor, subcontractor, agent or employee hired or engaged by an Owner in connection with any Construction Activity.

2.07 “Regulation” means this Construction Activities and Compliance Deposit Regulation.

2.08 “Substantially Complete” means that stage of a Construction Activity at which the work is sufficiently complete so as to allow the Owner to legally occupy or utilize the work for its intended use. Legal occupation or utilization means that the Owner has obtained a certificate of occupancy from Teton County. Notwithstanding any other provision hereof, a Construction Activity shall not be deemed to be Substantially Complete until all exterior finish work and landscaping work has been completed.



2.9 “Temporary Structure” shall mean any structure erected or otherwise installed as a job office or for the purpose of storing materials in connection with a Construction Activity.

### **Section 3. Construction Permit Process, Approvals and Inspections**

3.01 Construction Permit Process. Construction shall not begin until final plan approvals and a permit for construction have been issued by the ARC and a building and grading permit have been obtained from Teton County.

3.02 Construction Inspections and Requirements. In addition to any inspection required by the Teton County Building Department and any other governmental or quasi-governmental entity with jurisdiction over the Construction Site, an Owner must schedule the following inspections and/or provide the following information to the ARC:

- a) The ARC may schedule an inspection with the Naturalist to assure that Construction Activities do not detrimentally affect wildlife.
- b) Owner shall insure that location of the structure is identical to construction plans by having a registered Wyoming surveyor lay out and verify with a written location certificate that all foundations are located according to plan.
- c) Upon final completion of all portions of the Construction Activity, including all landscaping required, the Owner shall request a final inspection from the ARC. Thereafter, the ARC or its representative shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and any remedial work are fully complete and have been performed in compliance with the approved final working drawings and this Regulation.

- d) Concurrent with the submission of the final working drawing package, an ARC site inspection is to be scheduled where applicable. During this site inspection, the ARC will be reviewing the stakes for the house and driveway. In addition, the Owner is to identify trees planned for removal and trees to be saved within disturbed areas:

The ARC shall use its best effort to conduct the inspections described in subparagraphs 3.02 (a) through (d) above. The ARC may enter upon a Construction Site at any reasonable time to inspect the progress of a Construction Activity and ensure compliance with approved final plans and this Regulation.

3.03 Certificate of Compliance and Occupancy. “Certificates of compliance” are issued by the ARC. “Certificates of Occupancy” are issued by the Teton County Building Department.

- a) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, the ARC will issue a certificate of compliance to the Owner following a final inspection conducted under subparagraph 3.02 (c) above. If the Owner has failed to perform its Construction Activity in compliance with its approved final plans and this Regulation, the Owner shall promptly perform such remedial work as the ARC shall require.
- b) If an Owner has performed its Construction Activity in compliance with its approved final plans and this Regulation, but certain insubstantial details of construction or landscaping remain to be completed, the ARC may, but is not required to, issue a temporary certificate of compliance to the Owner following an inspection under paragraph 3.02 (c) above.



## Section 4 Construction Requirements.

Each Owner shall ensure that all Construction Activity that is performed on its Construction Site is performed in accordance with the following requirements:

4.01 Noise. Each Owner shall use all reasonable efforts to minimize external noise resulting from its Construction Activity. No external stereos or other devices capable of amplifying music are permitted on the construction site. Notwithstanding the foregoing, an Owner shall not be required to comply with the noise limits set forth in the Associations Noise Regulation during the following days and hours: Monday through Saturday 7:30 AM to 6:00 PM.

4.02 Protection of Property. An Owner's Construction Activity shall be limited to its Construction Site, unless the ARC provides specific written authorization to the contrary. Access to the property shall be only from the approved road adjoining the site. An Owner shall restore promptly any adjacent lots or roads damaged during its Construction Activity to the ARC's satisfaction and, in any event, within thirty days after such damage occurs. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by the 3 Creek Ranch Homeowners Association, with all costs, plus 50% thereof, charged to the person in whose name the building permit was issued. The Owner shall ensure that a temporary visual screen or temporary fence of not less than six feet in height be constructed and maintained along the limits of disturbance line or the lot line. This fencing should be green and opaque material.

4.03 Temporary Structures. Temporary structures may be maintained on a Construction Site. Temporary living quarters shall not be permitted on a Construction Site. All temporary structures erected on a Construction Site shall be removed within thirty days after completion of the Construction Activity.

4.04 Water Connection and Toilets. A temporary water connection and on-site enclosed chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent Sites.

4.05 Signs. No signs shall be displayed on a Construction Site without the prior written approval of the ARC.

One construction sign will be allowed for each project. The sign shall not exceed 16 square feet of total area, and shall be located within the project boundary and visible from an adjacent roadway and/or entry to the project. The sign will be freestanding and constructed in a standardized format as provided by the ARC. Construction signage will be allowed for the duration of construction or 30 months, whichever is less.

Signs with the intended use of selling property are prohibited. No other or additional signs may be displayed on the property without written approval of the ARC.

4.06 Roadway Maintenance. An Owner shall repair any damage to roads within the 3 Creek Ranch caused by construction vehicles used in connection with such Owner's Construction Activity and shall keep all such roads free and clear of all materials, rubbish and debris resulting from such Owner's Construction Activity. No road cuts, deletions or additions shall be made without the consent of the 3 Creek Ranch ARC. The HOA shall be contacted prior to any work commencing in the ROW.

4.07 Deliveries. Construction vehicles that cannot maintain normal, acceptable speeds on the 3 Creek Ranch roads shall travel only during the hours of 6:00 AM to 8:00 AM, 11:00 AM to 2:00 PM and 5:00 PM to 10:00 PM.



4.08 Access and Parking.

- a) All construction and delivery vehicles shall use the south entrance and gain access to Construction Sites only from existing roads adjacent to the Construction Sites. No parking is allowed on the 3 Creek Ranch road rights-of-way.
- b) As part of the Construction Plan Review package, the Owner of a Construction Site shall submit a written Parking and Transportation Plan to the ARC for review and approval. Each such Parking and Transportation Plan shall describe ) how and where construction vehicles will be parked at the Construction Site during the Construction Activity; 2) the maximum number of construction vehicles that will be parked at or adjacent to the Construction Site at any one time; and 3) the manner in which construction workers will be transported to and from the Construction site.
- c) No Construction Activity shall commence at a Construction Site until the ARC has approved a Parking and Transportation Plan for that Construction Site in writing.

4.09 Construction Lighting. No Construction Site or Construction Activity shall be lighted unless and until the construction lighting plan has been submitted to and approved by the ARC. All exterior construction lighting shall be connected to a motion sensor. All interior construction lighting, including lights within temporary structures such as construction offices, shall be turned off when not actually in use. The ARC shall not approve any construction lighting plan unless it determines that the proposed lighting will not cause unreasonable glare upon or the excessive lighting of property not owned by the Owner of the Construction Site.

4.10 Animals. No Owner Representative or construction worker may keep or maintain a dog or other pet on a Construction Site at any time.

4.11 Completion of Construction. Unless otherwise approved by the ARC, each Owner shall ensure that each Construction Activity it performs a) commences within one year after the ARC's approval of final plans therefore, b) is substantially complete within 24 months after commencement thereof, and c) is fully and finally complete, including all required landscaping, within 30 months after commencement thereof.

4.12 Compliance with Laws and Regulations.

- a) Each Owner shall, at its own expense, comply with all terms and conditions of this Regulation, the CC&R's and all other regulations promulgated from time to time by ARC that are applicable to its Construction Activities.
- b) Each Owner shall, at its own expense, comply with all federal, state and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities.
- c) Each Owner shall, at its own expense, ensure that its Owner Representatives comply with the terms and conditions or subparagraphs 6.13 (a) and (b) above.

**Section 5 Compliance Deposit.**

After the ARC approves an Owner's proposed Construction Plan submittal, and prior to commencing any Construction Activity, the Owner shall deliver a Compliance Deposit to the ARC, on behalf of the Association, as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final construction plans and this Regulation.



5.01 Amount of the Compliance Deposit.

a) Notwithstanding the foregoing, with respect to any Construction Activity that consists solely of a remodel, the amount of Compliance Deposit shall be equal to the greater of 1) two percent (2%) of the estimated cost of the Construction Activity as determined by the 3 Creek Ranch ARC submitted by the Owner to the Teton County Building Department for such Construction Activity (up to, but not to exceed \$250,000) or 2) \$5,000.

5.02 Form of Compliance Deposit. The Compliance Deposit shall be delivered to the ARC.

5.03 Administration of Compliance Deposit. The ARC, on behalf of the Association, shall administer each Compliance Deposit as follows:

a) The ARC shall hold the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved final plans and this Regulation. No interest will be paid on the Compliance Deposit to the Applicant.

b) The Association may use, apply or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the ARC for any cost which the ARC may incur, or may be required to incur, by reason of an Owner's non-compliance in respect of any of the terms and conditions set forth herein. The ARC shall be entitled to a fee in an amount equal to 15 percent (15%) of the amount of any costs incurred by the ARC to cure any non-compliance by an Owner, which fee may be paid from the Compliance Deposit. If the amount of the Compliance Deposit is not sufficient to secure any such non-compliance by an Owner, the ARC may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance. In addition, the ARC may

use, apply or retain the whole or any part of a Compliance Deposit to pay to the ARC any fine imposed by the ARC under paragraph 7.02 below that is not paid as and when the same becomes due and payable.

c) The Association's decision to use the Compliance Deposit is permitted hereunder shall be at the sole and absolute discretion of the ARC.

d) If the ARC so uses part or all of the Compliance Deposit as set forth in subparagraph 5.03 (b) above, then the Owner shall, within five days after written demand therefor from ARC, pay ARC the amount used to restore the Compliance Deposit to its original amount. Neither the Owner nor any other party shall have any rights of any kind or nature against the ARC, its officer, agents, employees, directors or attorneys arising out of ARC use of the Compliance Deposit, unless the ARC is grossly negligent or intentionally acts in bad faith.

e) The ARC shall be under no obligation of any kind or nature to take any action to comply with all regulations pertaining to the Construction Activity.

f) Any part of the Compliance Deposit not used by the ARC as permitted by subparagraph 5.03 (b) above shall be returned to the Owner within thirty days after the issuance of a certificate of compliance for the Site by the ARC. No portion of the Compliance Deposit shall be returned to an Owner upon the ARC's issuance of a temporary certificate of compliance. The ARC may condition its issuance of a temporary certificate of compliance upon its receipt from the Owner of funds sufficient to increase the amount of the Compliance Deposit to an amount equal to multiplying the cost of that portion of the Construction Activity that remains to be completed, the cost of that portion of the Construction Activity that remains to be completed (as estimated by the ARC) by 1.15%.



## Section 6 Enforcement

If an Owner or any Owner Representative violates any term or condition set forth herein, the ARC shall have the following rights and remedies:

6.01 Right to Cure. The ARC may, but is not obligated to, enter upon the Construction Site and Cure such violation at the Owner's cost and expense. If the ARC cures any such violation, the Owner shall pay to the ARC the amount of all costs incurred by the ARC in connection therewith, plus an administrative fee equal to 15 percent (15%) of all such costs, within five days after the Owner receives a written invoice therefor from the ARC.

6.02 Right to Fine. The ARC may impose a fine of \$1,000 against the Owner for the first violation of any term or condition of this Regulation. For each subsequent violation of that same term or condition, ARC may impose a fine in twice the amount of the fine imposed against the Owner for the Owner's last violation of that same term of condition. The Owner shall pay any fine imposed under this paragraph 6.02 within five days after the Owner receives written notice thereof.

6.03 Right to Sue for Injunctive Relief. The ARC may sue the Owner to enjoin such violations.

6.04 Right to Sue for Damages. The ARC may sue the Owner for all damages, losses, costs and expense, including, without limitation, reasonable attorney's fees and disbursements incurred by the ARC as a result of the violation.

6.05 Lien. The ARC shall have a lien against the Site and all of the Owner's other properties within the 3 Creek Ranch to secure payment of a) any fee, charge, fine or other amount due from the Owner to the ARC under this regulation, (b) interest on any unpaid amounts at the rate of 18 percent per annum

from the date due until paid, and (c) all costs and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorney's fees and disbursements. Any such lien may be foreclosed as a mortgage under the laws of the State of Wyoming.

6.06 Other Rights and Remedies. The ARC shall have all other rights and remedies available to is at law or in equity. All rights and remedies of the ARC shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy.

## Section 7

### Appeals of Fines.

An Owner may appeal any fine imposed against the Owner by the ARC or the Association Board in accordance with the following terms and conditions. Within five days after receiving written notice from the ARC that such entity is imposing a fine against the Owner, the Owner may file a written appeal with the Board. If the Owner fails to file a written appeal with the Board within such five-day period, the Owner shall have no further right to appeal the fine under this Section 7. If the Owner files a written appeal within such five-day period, the Board shall review such appeal and within 45 days deliver a written decision with respect thereto to the Owner and to the ARC within thirty days after its receipt of such appeal. If the Board decides in favor of the Owner, the ARC, shall revoke its notice imposing the fine. If the Board decides in favor of the ARC, the Owner shall pay such fine within five days after its receipt of the Board's decision.





# APPENDIX G

## TREE REMOVAL PROCEDURES



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# G

## TREE REMOVAL PROCEDURES

1. Concurrent with the submission of the final working drawing package, an ARC site inspection is to be scheduled where applicable. During this site inspection, the ARC will be reviewing the stakes for the house and driveway. In addition, the Owner is to identify trees planned for removal and trees to be saved within disturbed areas:

For proposed tree removals:

- Bright pink flagging with a single band on all trees greater than 8 inches in diameter within the homesite.
- Bright pink flagging with a double band on all trees greater than 3 inches in diameter outside the homesite.
- Where removal of prominent clusters or groves of Aspen is proposed, wrap flagging tape around entire group.

For trees to be saved within disturbed areas:

- White flagging on all trees with handwritten note “save.”

Prior to the site inspection, the Owner is to submit plans, details and specification for proposed tree protection and maintenance during construction and permanent improvements such as tree wells, aeration systems, etc., for trees to be saved within disturbed areas.

2. The ARC staff will review the plans and flagging on-site with the Owner and will notify the Owner of its findings.

3. Flagging on the trees is to be changed as directed by the ARC and left in place on the trees to be saved for the duration of the construction process.

4. The final working drawings are to include existing trees to be saved on the site plans and landscape plans along with the previously reviewed and approved documents for tree protection, maintenance, fertilization and permanent improvements such as tree well, aeration systems, etc.

5. Any person who removes, destroys or significantly damages a tree of three inches caliper or more beyond the reasonable limits of construction or outside of the Parcel shall be liable to the 3 Creek Ranch ARC for the sum of \$10,000 for each tree destroyed.

The 3 Creek Ranch ARC may authorize the removal of trees in the event a tree is disease-bearing or poses a threat to health and safety. This does not preclude the ARC from requiring trees to be replanted as further restitution to the irreparable damage caused by the unauthorized destruction of trees. After staking of property, driveway, parking areas, patios, etc., it is the obligation of the Applicant to notify the ARC for an appointment to inspect the site.



# APPENDIX H

## REQUIRED PLANT LIST



**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# H

## REQUIRED PLANT LIST

The supplier of landscape materials shall submit a statement verifying the landscape materials installed conform to the approved landscape plan and specifications.

\*Denotes Native Plants or Plants Common to the Grand Teton National Park & Teton County

\*\*Denotes Deer and Elk Resistant Plant List

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b>Trees</b>	
*Abies lasiocarpa	Subalpine fir
*Acer grandidentatum	Big Tooth Maple
*Betula occidentalis**	Water birch max
*Crataegus douglasii**	Black Hawthorne
*Juniperus scopulorum**	Rocky Mountain Juniper
*Picea pungens**	Blue Spruce
*Picea engelmannii**	Engelmann spruce
Pinus contorta var. latifolia**	Lodgepole pine
*Pinus flexilis**	Limber pine max
*Populus angustifolia	Narrow-leaf cottonwood
*Populus tremuloides	Aspen
*Pseudotsuga menziesii**	Douglas-fir
*Sorbus scopulina	Mountain Ash

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<b>Shrubs</b>	
*Acer glabrum*	Mountain Maple
*Alnus incana**	Alder
*Amelanchier alnifolia	Serviceberry '
*Artemisia tridentata**	Big sagebrush
*Cercocarpus ledifolius	Curl-leaf mountain mahogany
*Chrysothamnus nauseosus**	Rubber rabbitbrush '
*Chrysothamnus viscidiflorus	Low rabbitbrush
*Cornus sericea	Redoiser dogwood
*Elaeagnus commutata	Silverberry
*Juniperus communis**	Common juniper
*Lonicera involucrata*	Honeysuckle
*Potentilla fruticosa**	Shrubby cinquefoil
*Prunus virginiana	Chokecherry
*Purshia tridentata	Bitterbrush
Rhus aromatica ssp. Trilobata*	Skunkbrush '
Rhus glabra	Smooth sumac
*Ribes aureum**	Golden currant
*Ribes cereum**	Squaw currant
*Ribes spp.	Gooseberry
*Rosa woodsii**	Woods rose
*Rubus parviflorus**	Western thimbleberry
*Salix spp.	Willow



BOTANICAL NAME	COMMON NAME
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**Shrubs cont.**

*Sambucus racemosa	Red elderberry
*Shepherdia canadensis**	Russet Buffaloberry
*Sorbus scopulina	Mountain Ash
*Symphoricarpos albus**	Snowberry ‘
*Tetradymia canescens	Horsebrush

**Subshrubs**

*Arctostaphylos uva-ursi**	Kinnikinnik
*Artemisia frigida	Fringed sage
*Eriogonum umbellatum	Sulphur flower
*Krascheninnikovia lanata	Winterfat
*Mahonia repens**	Oregon Grape

**Perennial Graminoids**

*Agropyron dastystachyum	Thickspike wheatgrass
*Agropyron smithii	Western wheatgrass
*Agropyron spicatum	Bluebunch wheatgrass
*Agropyron trachycaulum	Slender wheatgrass
*Bromus anomalus	Nodding brome
*Bromus carinatus	California brome
*Bromus ciliatus	Fringed brome
*Bromus marginatus	Mountain Brome
*Carex aquatilis	Water sedge

BOTANICAL NAME	COMMON NAME
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*Carex geyeri	Elk sedge
*Carex nebraskensis	Nebraska sedge
*Carex rostrata	Beaked sedge
*Carex spp.	Native sedge species
*Deschampsia cespitosa	Tufted hairgrass
*Deschampsia atropurpurea	Mountain hairgrass
*Elymus canadensis	Canada wildrye
*Elymus cinereus	Great Basin wildrye
*Elymus glaucus	Blue wildrye
*Festuca idahoensis	Idaho fescue
*Festuca rubra	Red fescue
*Koeleria macrantha	Junegrass
*Oryzopsis asperifolia	Roughleaf ricegrass
*Phleum alpinum	Alpine timothy
Poa canbyi	Canby bluegrass
*Poa compressa	Canada bluegrass
Poa pratensis	Kentucky bluegrass
*Poa secunda	Sandberg bluegrass
*Stipa lettermanii	Letterman needlegrass
*Stipa nelsonii	Columbia needlegrass

**Perennial Forbs**

*Achillea millefolium var lanulosa	Western yarrow
*Actea rubra	Western baneberry
*Anaphalis margaritacea**	Pearly everlasting
*Antennaria spp**	Pussytoes



**BOTANICAL NAME****COMMON NAME****Perennial Forbs cont.**

<i>Aquilegia caerulea</i>	Rocky Mountain columbine
<i>Aquilegia elegantula</i>	Red columbine
* <i>Artemisia dracunculus</i>	Tarragon
* <i>Aster ascendens</i>	Long leaved aster
* <i>Aster campestris</i>	Meadow aster
* <i>Aster engelmannii</i>	Engelmann aster
* <i>Aster glaucodes</i>	Blue leaf aster
* <i>Aster</i> spp.	Native aster species
* <i>Balsamorhiza sagittata</i>	Arrowleaf balsamroot
* <i>Campanula rotundifolia</i> **	Scotch bluebell
* <i>Castilleja sulphurea</i>	Sulphur paintbrush
* <i>Cirsium eatonii</i>	Eaton thistle
* <i>Clematis occidentalis</i>	Western clematis
* <i>Delphinium</i>	Larkspur
* <i>Disporum trachycarpum</i>	Fairy bells
* <i>Epilobium angustifolium</i>	Fireweed
* <i>Erigeron simplex</i> **	Oneflowered Fleabane
* <i>Erigeron speciosus</i> **	Oregon Fleabane
* <i>Fragaria vesca</i>	Woodland strawberry
* <i>Frasera speciosa</i>	Green gentian
* <i>Gaillardia grandiflora</i>	Blanketflower
* <i>Galium boreale</i>	Northern bedstraw
* <i>Geranium viscosissimum</i>	Sticky geranium
* <i>Helianthella quinquenervis</i>	Five-veined Helianthella
* <i>Heracleum spondylium</i> ssp <i>lanatum</i>	Cow parsnip
* <i>Iris missouriensis</i>	Rocky Mountain Iris

\**Linum lewisii*\*\**Linum perenne*\**Lupinus argenteus*\*\*\**Lupinus* spp.*Monarda fistulosa*\*\*\**Osmorhiza depauperata*\**Pedicularis procera*\**Penstemon* spp.\**Potentilla* spp.*Rudbeckia hirta*\**Rudbeckia occidentalis*\**Silene menziesii*\**Sisyrinchium demissum*\**Solidago canadensis*\**Solidago* spp\**Thalictrum fendleri*\**Trifolium longipes*\**Vicia americana*\**Viguiera multiflora*\**Viola canadensis*\**Viola* spp.**Annual/Biennial Forbs**\**Arabis glabra*\**Chenopodium* spp.\**Ipomopsis aggregata*\**Orthocarpus luteus*\**Thlaspi montanum*

Blue flax

Blue flax

Blue lupine

Lupine native species

Beebalm

Blunt sweet cicely

Tall lousewort

Penstemon native species

Cinquefoil native species

Black eyed Susan

Western coneflower

Menzies Silene

Blue-eyed grass

Canada goldenrod

Goldenrod native species

Fendler meadowrue

Summer clover

American vetch

Showy goldeneye

Canadian violet

Viola native species

Tower mustard

Goosefoot native species

Scarlet gilia

Owl clover

Wild candytuft



# APPENDIX J

## CABIN LOTS 121 - 123, 149 SPECIAL CONSIDERATIONS



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**3 CREEK RANCH**  
JACKSON HOLE - WYOMING

# J

## CABIN LOTS 121 - 123, 149 SPECIAL CONSIDERATIONS

Cabin Lots 121 - 125 have been granted allowance to construct Cabins that deviate from the prescribed plans. The character and intent of the Cabin Area is to be considered when plans for these homes are submitted to the ARC for review. Approval of the designs submitted will be at the sole discretion of the ARC.

The provisions stated in the Cabin Lot Section of these Design Guidelines for site planning, grading and landscaping will apply to these lots.

The architecture for the homes on these lots must follow the Architectural Design Guidelines established for the Estate Lots with the following exceptions:

### Section:

#### 3.1 Energy Conservation and Durability

- Follow objectives and guidelines for Cabin Lots

#### 3.2 Building Scale and Massing

- Cabins are allowed to have up to 5,000 gross square feet of building. This includes habitable and non-habitable space.
- Cabin Lots which are combined with another Cabin Lot may have up to 7,000 gross square feet. This includes habitable and non-habitable space.
- Separate structures are prohibited.

#### 3.3 Building Height

- Building height may not exceed 26'-0"

#### 3.4 Expression of Structural Elements

- The use of logs is prohibited.

#### 3.5 Elements of Building Composition

- Exterior materials must follow objectives and guidelines for Cabin Lots.
- Roof forms may be gables or sheds.
- The roof on the primary main body of the building shall have a pitch of 5:12 to 8:12.

#### 3.8 Porches and Decks

- Personalized railing designs are prohibited. Railings must conform to railing design provided with original prototype designs.
- Exterior stairs are prohibited.

#### 3.7 Exterior Colors

- Follow objectives and guidelines for Cabin Lots.

#### 3.10 Chimneys

- Chimneys for fireplace and wood stove flues are to be clad in stone.

#### 3.11 Garages

- Garage doors must be clad with wood as specified in original prototype designs.
- Temporary garage structures are prohibited.

#### 3.12 Secondary Structures

- Follow objectives and guidelines for Cabin Lots.

#### 3.13 Refuse Storage

- Follow objectives and guidelines for Cabin Lots.

