



AMENDED AND RESTATED DESIGN GUIDELINES

May 1, 2013

1.0 PREFACE/INTRODUCTION

The Planned Unit Development of Alpine Meadows is a blend of residential, mixed use and business park lots with strategically placed open space sited to create buffers and stagger density within zones. Allowable uses, setbacks and specific land use regulations for each of these zones are detailed within the Alpine Meadows Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the “Declaration”) and are intended to be reviewed and used in conjunction with these Design Guidelines.

The Design Guidelines for Alpine Meadows apply to all residential, mixed use and business park lots except as stated otherwise. The Design Guidelines are intended to provide guidance to owners and builders regarding architectural, site and landscape design. The Design Guidelines are administered by the Architectural Review Committee (“ARC”) through a mandatory three-step review process.

The review and permit process required by the Declaration and administered by the ARC does not replace or eliminate any review and permit process required by other agencies. Conformity with any and all applicable land use regulations of Lincoln County (and applicable state or federal regulations) shall be required, in addition to the requirements of these Design Guidelines and the Declaration. In the event of a conflict between or among the documents, the more stringent shall apply.

The purpose of these Design Guidelines is to strike a balance between individual expression in design intent and the visual protection and preservation of values for property owners at Alpine Meadows and the surrounding properties.

2.0 DESIGN PHILOSOPHY

Alpine Meadows is located in one of the Intermountain West’s premier river valleys. Situated near the banks of the Snake River near its confluences with the Greys and Salt Rivers, it is a special and unique place. The objective of the Design Guidelines is to establish guidelines to integrate all structures into the topography and vegetation of this portion of the Snake River valley in western Wyoming. It is also the intent of Alpine Meadows that owners have the latitude to explore a range of architectural expression, creativity, and compatibility while maintaining this special and unique western valley.

To accomplish this integration, structures should use predominately natural building materials, color, and textures that mimic and blend with the surrounding natural landscape, as well as a building form that relates to the surrounding terrain. Successful integration should also consider and minimize the visual impact of residential structures from neighboring properties within the project, as well as from adjacent properties and other offsite vantage points that might be affected by a proposed structure. To protect the integrity of the regional environment and natural systems, architectural designs proposed for Alpine Meadows shall endeavor to incorporate materials, systems, and components that will optimize energy efficiency, minimize resource depletion, and maximize recycling of materials.

3.0 DESIGN GUIDELINES

3.1 Site and Landscape Design Guidelines

3.1.1 Building Envelope

All structures and authorized improvements shall be located entirely within the building envelope, excluding building roof overhangs. New native plant materials are required and are encouraged inside and outside the building envelope as part of a landscape plan approved by the ARC. See Appendix for approved plant palette.

3.1.2 Building Siting

Building siting shall be sensitive to existing features of terrain, drainage patterns, vegetation, views, solar exposure, and access. The location of structures shall consider and respond to the context of existing development by internalizing outdoor patios and work spaces to protect neighboring views, considering neighboring long distance views and solar access, and preserving the existing pattern of street front development (if one exists at the time of application). All improvements should be sited and designed as an integral element of the natural landscape.

3.1.3 Grading

Except for utilities development and approved driveway improvements, site grading can only occur within the building envelope and should be limited to the amount necessary to integrate the home, driveway, associated improvements, and landscaping within the site. While it is anticipated that the entire building site may be disturbed in the process of construction, the indiscriminate alteration of existing landforms, clearing of vegetation, or the addition of unnatural forms (berms) is not permitted. Re-graded cut and fill slopes shall not exceed 2.5:1 and effort shall be made to achieve a balance between cut and fill.

Site drainage and grading will be done with minimum disruption to the lot and shall not drain to adjoining lots, or cause a condition that could lead to soil erosion on project street embankments, property within easements or any property outside Alpine Meadows. In no instance shall areas outside the lot perimeters be disturbed and any area outside the building envelope which is disturbed shall be fully restored.

Alpine Meadows has a project-wide drainage plan which relies on roadway drainage swales to store and convey storm runoff. These swales run parallel to both sides of all subdivision roads within the road easement area encumbering all Alpine Meadows lots (with the exception of Lots # 46, 133, 142 and 167, which do not have drainage swales). In order to preserve and maintain this project-wide drainage system, lot owners are not permitted to alter the grading in the easement area other than to bridge the swale with their driveway and a 12" diameter culvert. Location of the driveway and driveway culvert must be approved by the ARC as a component of the plan review process. Grading alterations to the drainage swales may be considered by the ARC with appropriate professional assurance that the original storm water drainage system design is being maintained.

3.1.4 Retaining Walls

Retaining walls within the project area will most likely not be required to develop sites. If a retaining wall is being considered the following guidelines shall apply. All cuts and fills in excess of four (4) feet shall be retained by retaining walls. Cuts and fills less than four (4) feet may be graded at a slope no steeper than 2.5:1 and must be stabilized and re-vegetated so that no erosion occurs. All retaining walls are required to be inside the building envelope or associated with driveway construction and must be identical or consistent with the color and materials used in the building itself. Acceptable exterior materials include those that are of high quality in content and detailing, materials that reflect regional resources and building traditions, materials with a sense of permanence, and indigenous materials that are used in an authentic, honest expression (refer to Section 3.2.2 Building Materials for additional detail). Walls visible from offsite shall be stepped where possible to integrate plant materials and minimize visual impact.

3.1.5 Fences

No boundary or arbitrary fence on any lot is permitted except in compliance with the Declaration. Fences may be used to screen or limit ingress and egress to an area immediately associated with the main structure and contained within the building envelope including, but not limited to, child enclosures, swimming pools, garden plots and kennels. Fencing materials must be consistent with the philosophy of the Design Guidelines, in particular Section 3.2.2 Building Materials and cannot exceed five (5) feet in height. To provide visual unity and to create a gradual transition from the structure to the land, use of fencing that utilizes the materials and repeats the design of the structures is encouraged.

3.1.6 Entry Elements

Entry elements or markers have historically been used to demark the transition from a public to a private way and provide the owner's name and address. Gates, signs, walls, vegetation and many other elements have been used to create these entry markers. Given the close proximity between both commercial and residential lots and the street, the need for these markers at the side of the street is not essential to locate homes and businesses. Therefore, applicants are encouraged to provide names and address information as a part of the structure rather than as a free-standing element adjacent to the road. If an entry element is proposed, it must be designed to provide minimal visual impact and be integrated into the natural landscape and existing landform, and employ the materials, colors and textures used in the structures. Notwithstanding the foregoing, all properties are required to display their street number (whether on the structure or entry marker) within plain view of the street to enable public and emergency services to identify the structure. Lighting entry markers must be accomplished with downcast, 90 degree cutoff fixtures. Internally lit markers are provisionally permitted provided the applicant can indicate that the lamp will be shielded and cannot be seen.

The business park and mixed use lots will require signage which lists business names and address. Building entry areas on business park and mixed use lots must be articulated and express greater architectural detail than other portions of the building. Building entries should be designed at a pedestrian scale. Arcades, trellises, and single-story lobby/service appendages should be used to help the building flow into the surrounding ground planes. Final location, design, and materials require ARC approval.

Entry elements, gates, and/or address markers proposed for the residential lots should be set back 8-10 feet from the road so as not to interfere with or be damaged by snow removal or maintenance equipment, and provide easy visibility in the event of an emergency or fire. Address markers should not exceed a total of two (2) square feet in overall size. Address markers, lighting and additional elements shall require ARC approval.

3.1.7 Driveways, Parking Areas, and Garages

Driveways for all lots are to be designed and constructed to minimize visual impact and site grading. Driveways should not exceed 20 feet in width, with the exception of minimum-passing pullouts, parking, and turnarounds. All parking areas are required to be entirely within the building envelope. Driveway materials are limited to asphalt, concrete, unit pavers, or chip-seal finish asphalt outside the building envelope. Inside the building envelope boundary asphalt, chip-seal finish asphalt, concrete, and unit pavers are permitted. Concrete and unit paver color shall employ earth tone colors in darker shades and must be approved by the ARC. Each owner shall maintain driveways in an appropriate manner to control issues such as excess gravel accumulation and surface deterioration.

Visual impact of garage doors should be minimized by such measures as, but not limited to, locating the doors to the rear of the lot and/or facing the doors away from the street front, constructing protective overhangs and/or projections, incorporating garage doors which match or compliment the structures architectural materials, color, texture, and employing landscaping to screen the garage from the street and immediate neighbors.

All parking and loading/unloading areas on business park and mixed use lots must be sufficient to serve the business being conducted on each lot. Generally, it is expected that businesses will locate their public parking on the street front side of the building and loading areas on the side or rear of the structure away

from the street. Lincoln County Land Use Regulations parking requirements must be met. Business park lots may utilize a proportionate share of the common parking area to meet parking requirements.

3.1.8 Landscape Design and Materials

Landscape design should create a natural and authentic (agricultural) landscape which fits within Star Valley, preserves the view corridors of the Snake River Range, respects the design variation within the Project, and uses of neighboring landowners. In order to accomplish this goal, the landscape immediately surrounding residential and commercial buildings should be designed as a cultivated landscape while open spaces adjacent to homes and between development zones will generally remain in natural grasses and grassland/shrubs such as sagebrush. Specific transitional open space lots, which provide a buffer and landscape screen between zones, were positioned to screen commercial from residential development and should employ plant material which visually separates these areas on a year-round basis.

Specifically, it is expected that both residential and commercial landscapes will present a traditional streetyard appearance employing lawns, flower and shrub beds, and thoughtfully located trees. This expectation is intended to visually unify the streetscape. In the backyard areas (considered to be generally out of sight from the street) of both residential and commercial lots, owners are encouraged to create landscapes which mimic the naturally occurring plant communities of western Wyoming. On lots which are adjacent to common open space, these naturalized areas can provide meaningful habitat when connected to the grass and sage community of the common open space.

In order to provide meaningful habitat, these naturalized plantings must mimic the endemic plant species composition and patterns of growth. While much of western Wyoming is dominated by grasses and sage, it is expected that plantings in these naturalized areas will employ a more extensive palette. Habitat creation, screening, and other aesthetic goals should include clustered plantings from the regional native plant communities. The use of rock and boulders may be implemented as part of the landscaping effort with prior approval from the ARC.

The primary objective in creating these naturalized areas is to provide habitat for small mammals and birds. It must be assumed, however, that these plantings will be attractive to elk, deer, and moose as they migrate between summer and winter ranges. Therefore, owners who create these naturalized areas should anticipate that wildlife will utilize the vegetation as a food source and that some damage to plants should be expected. Owners wishing to avoid wildlife damage should employ native plant materials which are less attractive to wildlife. Feeding hay or other manufactured food to big game animals is strictly prohibited within the subdivision (see Alpine Meadows CCR's, Section 4.7 Wildlife).

Extensive plantings that require significant supplemental irrigation are not encouraged. See Appendix for approved plant palette.

3.1.8.1 Required Plantings

Owners will be required to plant a specific number, size, and type of trees on each lot, which shall be planted by the owner at the time of the completion of the residence, or sooner unless specifically exempted by the Architectural Review Committee as part of their site plan approval. Four plant unit alternatives are available to choose from:

Plant Unit Alternative	Quantity, Size & Type of Plants Required
Alternative Unit A	1 3" caliper canopy tree
	6 6'-8' large shrubs or multi-stem trees
	4 #5 container shrubs
Alternative Unit B	2 3" caliper canopy trees
	2 6'-8' large shrubs or multi-stem trees
	3 8' high evergreen trees
Alternative C*	3 3" caliper canopy trees
	3 8' high evergreen trees
	2 #5 container shrubs

- Alternative D*
 - 3 8' high evergreen trees
 - 3 6'-8' large shrubs or multi-stem trees
 - 3 #5 container shrubs

*Preferred for year-round screening.

The following plant types are provided as guidelines: three (3) inch caliper canopy tree – cottonwood or aspen; six (6) to eight (8) foot large shrub or multi-stem tree - chokecherry or amur maple; number five (#5) container shrub – dogwood or willow; eight (8) foot evergreen – spruce or lodgepole pine. Substitutions in plant units (in part or in whole) may be made where it is demonstrated that the substitution achieves the objectives of the standard plant unit for which it is being substituted. Applicants requesting substitutions in plant units (in part or in whole) must additionally provide evidence that the plants being substituted have the same market value as those being replaced.

Residential lots will require one plant unit per lot. Business park and mixed use lots shall require two plant units per acre, rounding up to the nearest plant unit for the total acreage. Business park and mixed use lots which border common area lots are required to install an additional three-plant unit along or within their common area boundary to provide year-round screening from residential lots. Landscaping shall be completed no later than nine (9) months following completion of a structure on any lot.

Plantings are encouraged in clusters to maximize their chance for survival. Plantings which create windbreaks are also encouraged to promote energy conservation and preservation of soils and wildlife habitat. Useful tools, including the pamphlets “Creating Native Landscapes in the Northern Great Plains and Rocky Mountains” and “Living on a Few Acres in Wyoming”, are available through the Star Valley Conservation District office.

3.1.8.2 Irrigation

Each owner is responsible for the installation and maintenance of an automatic drip irrigation system or other drip irrigation system which provides adequate water for the lot. Lawns must be watered by a sufficient turf-type system which maintains the lawn area.

3.1.8.3 Snow Storage

Provisions for snow storage must be made for on each lot by the owner. Lot owners are not permitted to deposit snow on adjacent lots without permission. The Board may require owners with excessive snow buildup that creates a hazard to relocate or remove the accumulated snow.

3.1.8.4 Maintenance

The landscapes on each lot shall be maintained in a healthy and vigorous condition by each owner. Required maintenance shall include, but is not be limited to, necessary irrigation to control fire danger, weeds, and other steps recommended by the Board to maintain the natural landscape of the lot.

3.1.8.5 Weed Control

All planting areas and lawn area shall be weeded as necessary to maintain a clean and weed-free condition. Semi-annual spraying and weed control programs will be conducted as part of the responsibilities of the Alpine Meadows Improvement and Service District (ISD). Owners should be cognizant of the ISD’s weed control program and are encouraged to coordinate their own control program to coincide with the ISD’s effort when possible to maximize the effectiveness throughout the project.

3.1.8.6 Business Park and Mixed Use Additional Requirements

Parking lots shall include peripheral landscaped strips to soften their visual impact from the street and completely screen their presence from adjacent residential areas. Whenever space permits additional landscaped islands and landscape strips shall be employed to break up large expanses of

asphalt and further reduce the visual impacts from offsite. Peripheral streetside landscape strips shall be a minimum of 20 feet in width measured from back of edge of asphalt to back of parking lot curb. Landscape islands (free-floating within the parking lot) and landscape strips (perpendicular strips projecting from the peripheral strip) must be at least nine (9) feet wide (face of curb to face of curb). Not more than 20 car spaces may be continuous without a nine (9) foot by eighteen (18) foot landscape strip. Landscape islands and strips may be depressed, level, or slightly raised depending on the aesthetic and drainage considerations of the design. Depressed areas can provide stormwater attenuation and additional moisture for plants. Raised areas can provide dryer moisture areas for sage and grasses and provide shorter plant height to enable views into the site and provide areas for signage. Raised areas may only be graded to a maximum height of 24 inches above the adjacent top of curb.

All service recycling containers and storage areas (including those intended for refuse storage) must be sited and screened in a manner so as to not be visible from all public areas, such as public roads, retail centers, walks, and adjacent lots.

Equipment, materials, supplies, vehicles, finished or semi-finished products, or similar items stored outside of buildings must not be exposed to view from adjacent properties, parking areas, streets, or pedestrian trails.

3.1.8.7 Berms

No berms are permitted between adjacent properties unless the ARC finds that such construction and maintenance is beneficial. If berms are permitted, they shall be required to comply with Section 6.4 of the Lincoln County Land Use Regulations.

3.1.9 Exterior Lighting

The night sky is one of the great assets of the rural Intermountain West. This asset is adversely impacted by ambient light pollution. In order to help preserve the night sky, these design guidelines mandate strict and simple requirements. Site lighting should be strictly limited to areas necessary for safety and easy identification of driveway, building entries, directional signage in non-residential zones, and should not result in light pollution. Business park and mixed use lots will provide parking area lighting, entry lighting, and directional signage lighting to provide safe access to customers. Compliance with maximum light illumination standards for Lincoln County is required.

All exterior light sources (commercial and residential) must employ 90 degree cut off, downcast light fixtures. Notwithstanding the foregoing, provision is made in residential lighting design for not more than two sconce type fixtures located specifically at the front door. The fixtures may employ a translucent semi-opaque material to shield the lamp from view. Approval of this type of fixture is at the discretion of the ARC. No uplighting of any kind shall be permitted. No decorative or accent lighting shall be permitted with the exception of those lights used to celebrate religious holidays as determined by the ARC. Exterior lighting (with the exception of entry signage or address marker lighting) is prohibited outside the building envelope. Low-intensity lamps in combination with the previously described fixture are permitted where the entry drive intersects the main road for the sole purpose of locating the entry and illuminating the address sign but must be approved by the ARC.

3.1.10 Utilities

All utilities are to be placed underground and contained within the building envelope or driveway alignment where possible to minimize disturbance. The ARC must approve all proposed utilities locations and re-vegetation plans. To assist property owners in locating utility stubs, the ARC can provide a utility plan upon request.

3.2 Architectural Design Guidelines

3.2.1 Building Height, Massing, and Form

Building height and massing shall be designed to be organic and asymmetrical to blend with the mountain environment. The goal of minimizing visual impact to neighbors may be addressed by such concepts as breaking up the roof forms and stepping the building mass along the site contours (if possible). Building forms shall be articulated such that secondary or subordinate wings serve to break up the mass of the main portion of the building to relate to the human scale. To obtain visually interesting facades, three-dimensional architectural projections and form manipulations such as covered porches are generally encouraged.

A maximum building height of 30 feet is permitted for the single family and 35 feet for business park lots (maximum of 45 feet permitted for mixed use lots). Minor projections such as chimneys may exceed the maximum building height by no more than four feet (34 feet total height). A minimum of 1,000 sq. feet for the ground floor area is required on residential lots. The enclosed floor area of the second floor (with full height walls) shall be no more than 50% of the floor area of the enclosed floor area and covered porches of the first floor. A maximum of 40% and 68% impervious surfaces are allowed on residential and business park/mixed use lots, respectively.

Roof forms shall fit in with the surrounding natural landscape and can take on a variety of geometries, including gables, hips, vaults, or sheds. The main portions of the building shall employ roof pitches ranging from 5:12 to 12:12. Shallower pitches are permitted on ancillary portions of the building but will require ARC approval. Roofs are required to have a minimum overhang of 18 inches as measured (perpendicular) from the exterior wall to the nearest point of the fascia. Fascia plates shall be no less than eight (8) inches in width (not including the thickness of the roofing material) if the eaves and rakes are enclosed and no greater than eight (8) inches if the structural elements are left exposed.

Accessory structures shall be architecturally compatible with the dwelling and shall not exceed 15 feet in height. Dog runs or other enclosures (subject to approval by the ARC) must be architecturally compatible with the dwelling.

3.2.2 Building Materials

Acceptable exterior materials include those that are of high quality in content and detailing, reflect regional resources and building traditions, and possess a sense of permanence. Thought should be given to texture of materials, composition of forms and related materials, and transition from one material to another. Rough textures are generally encouraged; materials that are glossy or reflective are prohibited. The scale of texture should also be considered; for instance, small smoothly finished shingles applied in a fish scale pattern to a vertical wall can become more roughly textured than rough-cut lap siding.

Composition of textures and their related forms should be simple and elegant. The use of strong textural elements is more effective when they are tempered by simple forms. Prohibited materials include those that are openly imitative of a traditional material, or those that are glossy or reflective in appearance.

The use of wood and/or stone is encouraged for general exterior building wall treatment. Materials including concrete, non-reflective metal, rammed earth, cement stucco, and integrally colored split and ground face concrete masonry units will be considered. Prohibited exterior wall materials include, but are not limited to, Masonite, plastic, vinyl, aluminum, and T-111 sidings.

Acceptable roof materials include fire-treated wood shakes or shingles, non-reflective and non-bright colored metal roofing, or other roof materials as deemed appropriate by the ARC. Provisionally acceptable roof materials are architectural asphalt shingles, thick butt asphalt or composite shingles, and planted earthen roofs. Prohibited roof materials include, but are not limited to, glazed tile, standard asphalt shingles, and fiberglass shingles. Class A-rated roofing material is required.

Windows and doors constructed of wood or metal coated with an approved matte finish are encouraged. Vinyl windows are appropriate as long as the color blends with the siding and the use of horizontal sliders is minimized. Highly reflective glass is prohibited. Quality custom garage doors are encouraged. Pre-fabricated and modular homes are prohibited unless otherwise approved by the ARC.

The winter alpine environment requires large amounts of energy to be used in heating interior spaces. As this energy becomes more expensive and scarce, homes that are adequately insulated will be of greater value to their owners as well as being considered a more responsible use of limited resources. Property owners in Alpine Meadows strongly are encouraged to insulate structures to meet the goals of energy conservation. Some recommended insulation values for the mountain environment are as follows:

- Exterior walls are recommended to have a minimum R-26 insulation value (not inclusive of the exterior finish materials);
- Ceilings over conditioned spaces are recommended to have a minimum R-49 value (not inclusive of finish materials);
- Ceilings over spaces such as log walls are recommended to have a minimum of R-60 (not inclusive of finish materials);
- Floors over unconditioned crawl spaces are recommended to have a minimum R-30 value;
- Foundation walls in crawl spaces are recommended to have a minimum R-10 insulation value;
- Concrete slab on grade floors in conditioned spaces are recommended to have a minimum R-10 insulation value under the slab.

3.2.3 Colors

An underlying goal of these Design Guidelines is for all buildings to be designed as an extension of the landscape and blend with the natural surroundings of the site. One of the simplest ways that buildings can achieve this goal is through the use of earth tone colors. This is particularly important in the Intermountain West, where less vegetation allows soil color to influence the visual perception of the landscape to a much greater extent than in other areas. Matching the color of surrounding soils or using analogous colors is strongly encouraged. Variations in color may be achieved by increasing or decreasing the value of the soil color (lightness or darkness).

The use of natural finishes or transparent/semi-transparent stains is encouraged, while opaque finishes may be conditionally accepted. Accent colors that replicate hues found in the surrounding landscape, such as vegetation, rock outcrops, etc., may be used. The amount, location, and color of accents must be approved by the ARC. The color palette may have a range of analogous colors to articulate different elements of the building to reduce visual mass.

3.2.4 Exterior Mechanical Equipment

Mechanical elements, including HVAC units, utilities, vents, flues, and exhaust ports, shall not visually compromise the architectural character of the building through their number, size or position. Architectural screening, including wall or roof forms, and/or landscape screening, shall be provided to minimize visual impact on neighbors or from distant viewpoints.

3.2.5 Delivery and Vendor Boxes and Machines

No delivery pickup boxes, newspaper boxes or vending machines shall be placed on the exterior portion of any business park or mixed use lot. All such boxes and vending machines must be located within the interior of the buildings.

4.0 REVIEW PROCESS

4.1 Architectural Review Committee Process

The Architectural Review Committee shall meet within the timelines established in the Declaration upon submittal from an owner or owner-designated agent. There are three steps in the design review and construction process: Sketch Plan Review, Final Plan Review and Final Inspection.

4.1.1 Step One: Sketch Plan Review

The sketch plan review of the proposed plan is a critical step with regard to interpretation of the Design Guidelines. The sketch plan shall be submitted and approved by the ARC prior to the owner or owner's agent making application to Lincoln County for a building permit. The applicant should expect a dialogue with the ARC regarding the compliance of the proposed project with the Design Guidelines. The applicant should further expect that the ARC may require modifications to the proposed design, as the ARC determines whether the proposed project meets the specification and intent of the Design Guidelines. Applicants must therefore strike a balance between the amount of time and money expended to produce a coherent design proposal and the knowledge that the proposed design may require changes in part or in whole.

Additionally, the applicant should be cognizant that a building permit from Lincoln County is required. To avoid spending unnecessary time and money on non-compliant design, the applicant is encouraged to consult with the Lincoln County Planning Department during this period to identify any factors which may affect their proposed design.

The applicant is expected to supply the following information to the ARC:

Three (3) sets of the following documents are required for sketch plan review:

1. Conceptual site plan detailing:
 - a. Structure locations;
 - b. Driveway and parking;
 - c. Utilities;
 - d. Grading plan
2. Conceptual architectural plans detailing:
 - a. Roof plan;
 - b. Floor plans;
 - c. Exterior elevations;
 - d. Exterior materials and colors

To assist the applicant in making sure their sketch plan submittal is complete, the ARC will provide a detailed check-list to the applicant upon request. This check-list compiles all sketch plan requirements into one document for ease of use.

4.1.2 Step Two: Final Plan Review

The final plan review will confirm that the detailed design is consistent with the plans approved at the sketch plan phase. Additional reviews will be required if design concepts are changed or are found unacceptable by the ARC. The owner may obtain ARC approval concurrently with permit submission to Lincoln County for a building permit. However, if the ARC determines that the plans submitted are inconsistent with the sketch plan and requires changes that result in inconsistencies between the final plans and building permit submittal, the owner will be responsible for insuring consistency between said plan sets.

Three (3) sets of the following documents are required for final plan review:

1. Site plan detailing:
 - a. Structure locations;

- b. Driveway, parking, walks, decks, retaining walls, and any other proposed improvements;
 - c. Utilities;
 - d. Grading/drainage plan showing existing/proposed conditions;
 - e. Existing vegetation;
 - f. Limits of site disturbance;
2. Architectural plans detailing:
 - a. Floor plans;
 - b. Exterior elevations;
 - c. Color samples on pieces of all exterior materials;
 - d. Details sufficient to describe the design of the structure
 3. Landscape Plan detailing:
 - a. Irrigation statement;
 - b. Planting plan;
 - c. Seeded areas;
 - d. Outdoor lighting;
 4. Construction Plan (written summary and graphic plan) detailing:
 - a. Materials storage;
 - b. Stockpile of materials;
 - c. Work hours;
 - d. Sanitary facilities for construction personnel;
 - e. Trash removal including recycling of waste;
 - f. Dust and noise mitigation plan;
 - g. Construction timeline;
 - h. Parking for construction workers;
 5. Business Park/Mixed Use Lots Only
 - a. Potential number of employees and residents;
 - b. Proposed phasing and expansion of development, as applicable;
 - c. Trash and preliminary recycling plan;
 - d. Materials samples secured to boards of nominal 24" x 36" size substantial enough to retain configuration with materials attached. Submit catalog cut sheets of proposed light fixtures. Include manufacturer's specifications, photos color chips or any other information deemed appropriate to convey usage or application;
 - e. Sample sign schematic which must comply with Section 6.4 of the Lincoln County Land Use Regulations

Upon request, the ARC will provide the applicant with a check-list of items required for the final plan submission.

4.2 Fees

Architectural review fees have been established by the ARC to defray the cost of design review in the architectural and construction process. A non-refundable fee of \$1,000 shall be due upon submittal of the sketch plan documents. The ARC is authorized to retain the services of an administrative assistant/project manager, one or more consulting architects, landscape architects, or land planning consultants as needed to advise and assist the ARC in performing design review functions. Such support staff and consultants may be retained to assist the ARC on a single project, on a number of projects, or on a continuing basis. The compensation of support staff and consultants, if any, shall be included in the fee charged by the ARC for design review. Additional fees may be charged by the ARC for excessive or multiple iterations of reviews, and such fees may be levied against an owner as a specific assessment pursuant to the Declaration. Additional meetings and review resulting from multiple changes to the plans shall result in a minimum per meeting charge of \$250. All out of pocket expenses incurred by the ARC shall be reimbursable by Owner. Unused portions of the original \$1,000 fee shall accrue to the Alpine Meadows Improvement and Service District's ("ISD") general operating account. The ARC reserves the right to modify architectural review fees at any time with 30 days advance notice.

The ARC shall also require that a \$1000 refundable “compliance” fee be submitted prior to the applicant obtaining a building permit from Lincoln County. This fee is applied to insure that 1) damage to subdivision roads and landscaping during construction is repaired and 2) all landscaping and irrigating requirements are completed per the applicant’s plan, or at least to the minimum standards of the Design Guidelines and that it is maintained. This deposit does not limit the lot owner’s liability or responsibility to meet requirements; all costs incurred to repair off-site damage and/or complete landscaping and an irrigation system are the responsibilities of the lot owner. This fee shall be refunded, in full or in part, when a Certificate of Compliance is obtained.

A non-refundable review fee of \$300 shall be collected for the ARC’s review and approval of minor post-construction improvements. Additional fees may be charged by the ARC for excessive or multiple iterations of reviews, and such fees may be levied against an owner as a specific assessment pursuant to the Declaration. Unused portions of the original \$300 fee shall accrue to the ISD’s general operating account.

4.3 Construction Regulations

From and after the time an applicant receives a building permit from Lincoln County, the applicant may proceed toward commencement of the proposed improvements, provided that improvements shall strictly conform to all the requirements and provisions of the final plan review submission. An applicant must submit a copy of the Lincoln County building permit to the ARC prior to commencement of construction. Approval by the ARC does not imply approval by the Lincoln County Planning Department.

The applicant shall make every effort to limit the impacts of construction to the building envelope. Applicants and contractors shall be prohibited from construction activity or site disturbance outside the lot boundaries. Any impacts to the area outside of the building envelope shall be restored to natural landscape.

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

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

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

4.4 Step Three: Final Inspection

All owners agree to allow site access to the ARC or representative to inspect all work in progress at any time during construction. The third and final step in the review and approval process is the final inspection and issuance of a Certificate of Compliance. A final inspection must be requested and will be performed within 10 working days of the request. It is expected that all construction, landscaping, and site work will be complete at the time of this inspection. If portions of the project are incomplete (such as landscaping) and it can be shown that completion is impractical given field conditions or other reasons, the owner must notify the ARC prior to final inspection. The ARC will then determine whether to conduct an inspection and issue a Provisional Certificate of Compliance or require that the project be completed. If a Provisional Certificate of Compliance is issued, the owner is still required to obtain a final inspection and Certificate of Compliance. The review and approval process is complete once the project has been completed, inspected and a Certificate of Compliance issued.

The Design Guidelines and the ARC review process provide a framework for owners to efficiently and thoughtfully address each aspect of the design and construction process. The objective is to facilitate, rather than complicate, the review and approval process. The Design Guidelines intend to provide owners the latitude to explore a range of architectural expression, creativity, and compatibility while preserving the interests of all Alpine Meadows property owners.

Any variances or deviations from the Design Guidelines which may be granted by the ARC shall be considered unique and will not set any precedent for future decision. All such variance requests shall be reviewed on a case-by-case basis and any determination shall be governed by the ARC.

4.5 Post-Construction Improvements

While any Owner may remodel, paint or redecorate the interior of structures on his Property without approval, modifications to the exterior of improvements on a Property shall be subject to review and approval by the ARC prior to commencing work. Examples of these modifications include, but are not limited to, the use of different exterior paint, a dog kennel fence, or the addition of porches or decks. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme, rebuild a damaged structure substantially in accordance with originally approved plans and specifications, or plant additional trees and/or shrubs which are a part of the approved plant palette. The post-construction review fee shall apply and be payable when plans are submitted for review.

APPENDIX

Approved Plant Palette

Evergreen Trees:

<i>Picea pungens</i>	Blue Spruce
<i>Pinus contorta</i>	Lodgepole Pine
<i>Pseudotsuga menziesii</i>	Douglas fir

Deciduous Trees:

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

Shrubs:

Dry Site

<i>Artemisia tridentata</i> var. <i>tridentata</i>	Mountain Big Sagebrush
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Chrysothamnus</i> spp.	Rabbitbrush
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Prunus virginiana</i> var. <i>melanocarpa</i>	Chokecherry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Symphoricarpos oreophilus</i>	Mountain Snowberry
<i>Rosa woodsii</i>	Wood's Rose
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Juniperus communis</i>	Common Juniper
<i>Mahonia repens</i>	Creeping Mahonia
<i>Ribes aureum</i>	Golden Currant
<i>Ribes oxycanthoides</i>	Northern Gooseberry
<i>Rubus idaeus</i>	Wild Red Raspberry

Moist to Wet Sites

<i>Alnus incana</i>	Mountain Alder
<i>Cornus sericea</i>	Red-osier Dogwood
<i>Crataegus douglasii</i>	Black Hawthorn
<i>Ribes viscosissimum</i>	Sticky Currant
<i>Elaeagnus commutata</i>	Silverberry
<i>Salix exigua</i> var. <i>exigua</i>	Coyote Willow
<i>Salix bebbiana</i>	Bebb's Willow
<i>Salix boothii</i>	Booth's Willow
<i>Salix geyeriana</i>	Geyer's Willow

Wetland Grass-like Species:

<i>Carex rostrata</i> (= <i>utriculata</i>)	Beaked Sedge
<i>Carex nebraskensis</i>	Nebraska Sedge
<i>Carex aquatilis</i>	Water Sedge
<i>Juncus torreyi</i>	Torrey's Rush
<i>Juncus ensifolius</i>	Blade-leaf Rush
<i>Scirpus acutus</i>	Hardstem Bulrush
<i>Eleocharis palustris</i>	Creeping Spikerush
<i>Calamagrostis canadensis</i>	Bluejoint Reedgrass

Agricultural Meadow Grasses:

<i>Phleum pratense</i>	Common Timothy
<i>Poa pratensis</i>	Kentucky Bluegrass
<i>Dactylis glomerata</i>	Orchard Grass
<i>Agropyron intermedium</i>	Intermediate Wheatgrass

Native Bunch Grasses:

Elymus cinereus
Elymus trachycaulus
Poa secunda
Elymus spicatus
Koeleria macrantha

Basin wildrye
Slender Wheatgrass
Big Bluegrass
Bluebunch Wheatgrass
Prairie Junegrass

Native Turf Grasses:

Elymus smithii
Elymus lanceolatus var. lanceolatus
Elymus lanceolatus var. riparius

Western Wheatgrass
Thickspike Wheatgrass
Streambank Wheatgrass