

FOURTH AMENDED AND RESTATED DESIGN GUIDELINES

Alpine Meadows

October 1, 2026

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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 spaces to create buffers and stagger density within zones. Allowable uses, setbacks, and specific land use regulations for each zone are detailed within the Alpine Meadows Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the "Declaration"). The Declaration is 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 guide owners and builders in 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 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 applicable land use regulations of Lincoln County and the Town of Alpine (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 confluence with the Greys and Salt Rivers, it is a special and unique place. The objective of the Design Guidelines is to integrate all structures within Alpine Meadows into the topography and vegetation of this portion of the Snake River valley in western Wyoming. It is 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 shall use natural building materials, colors, 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 will minimize the visual impact of residential structures on other properties within the neighborhood, as well as from adjacent properties and other offsite vantage points that might be affected by the proposed structure. To protect the integrity of the regional environment and natural systems, architectural and landscape designs proposed for Alpine Meadows shall incorporate materials, systems, and components that optimize energy efficiency, minimize resource depletion, and maximize recycling.

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, except for what is listed below in Excluded from Building Envelope Requirement.

Structural elements, including foundations, walls, decks, steps, columns, chimneys, and any other building components, must be located entirely within the building envelope with no exceptions.

Excluded from Building Envelope Requirement: The following improvements are excluded from the building envelope requirement but must comply with setback and other applicable requirements:

- Access driveways
- Storage sheds (subject to ARC approval)
- Utility installations (subject to easement requirements)
- Ground-level patios and walkways
- Roof overhangs
- Native Plant Materials and Landscaping Requirements – 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 the Appendix for the approved plant palette.
- Parking Areas, as outlined in Section 3.1.1.a

3.1.1.a Parking Areas

Impervious Parking Areas

Impervious parking areas are those constructed of concrete, asphalt, solid stone, concrete pavers, or other permanent materials. Such parking areas are permitted subject to the following requirements:

- A. May extend no more than five (5) feet beyond the building envelope.
- B. Shall not increase the property's total impervious surface coverage beyond 40%.
- C. Must be constructed at existing grade and may not be installed as a raised platform.
- D. Must be shown on a site plan that includes the parking area location and an impervious surface calculation. The site plan must be prepared by a licensed Wyoming surveyor or included in an initial review submission and submitted to the ARC for approval.
- E. Must include a landscape plan showing additional plantings designed to buffer the parking area from neighboring properties.
- F. Must be staked on the property prior to ARC approval by a licensed Wyoming surveyor.
- G. Only one (1) recreational vehicle (as defined in Section 4.10(a) of the Declaration), currently licensed and operable, with a maximum length of thirty (30) feet, may be parked or stored on any developed single-family residential lot. Any form of shrink wrap covering is prohibited. Under no circumstances shall a recreational vehicle be parked or stored in the Road Lots or the Roadway System.

Permeable Parking Areas

Permeable parking areas are defined as parking areas constructed with plastic grid pavers, concrete grid pavers, gravel, or other non-permanent materials. Such parking areas are permitted subject to the following requirements:

- A. May extend no more than ten (10) feet beyond the building envelope.
- B. Because permeable parking areas allow water infiltration, they are not included in the property's impervious surface calculation.
- C. Must be constructed at existing grade and may not be installed as a raised platform.
- D. Must be shown on a site plan identifying the parking area location. The site plan must be prepared by a licensed Wyoming surveyor or included in an initial review submission and submitted to the ARC for approval.
- E. Must include a landscape plan showing additional plantings designed to buffer the parking area from neighboring properties.
- F. Must be staked on the property prior to ARC approval by a licensed Wyoming surveyor.

G. Only one (1) recreational vehicle (as defined in Section 4.10(a) of the Declaration), currently licensed and operable, with a maximum length of thirty (30) feet, may be parked or stored on any developed single-family residential lot. Any form of shrink wrap covering is prohibited. Under no circumstances shall a recreational vehicle be parked or stored in the Road Lots or the Roadway System.

3.1.2 Building Siting

Building siting shall be sensitive to the terrain's existing features, drainage patterns, vegetation, views, solar exposure, and access. The location of structures shall consider and respond to the context of existing development by integrating outdoor patios and workspaces to protect neighboring views, account for long-distance views, and preserve the existing pattern of street-front development (if one exists at the time of application). All improvements must be sited and designed as an integral element of the natural landscape.

3.1.3 Grading

Except for utility development and approved driveway improvements, site grading shall be limited to the amount necessary to integrate the home, driveway, associated improvements, and landscaping within the site. Although 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 is not permitted. Regraded cut and fill slopes shall not exceed 2.5:1, and an 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. They 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 that is disturbed shall be fully restored to the conditions existing before disturbance. Final grading must have a 6-inch drop per 10 feet of run for positive drainage from the structure.

Alpine Meadows has a project-wide drainage plan that 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 (except Lots # 46, 133, 142, and 167, which do not have drainage swales). 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. The ARC must approve the driveway location and the driveway culvert as part of the plan review process. The ARC may consider grading alterations to the drainage swales, subject to appropriate professional assurance that the original stormwater drainage system design is maintained.

Grade manipulation within twenty (20) feet of any structure for artificially increasing building height is strictly prohibited. Building height shall be measured from the centerline of the road at the mid-point of the street-side property boundary as documented by survey and as defined in Section 3.2.5.0.

Any grading within twenty (20) feet of a structure must be shown on approved grading plans/site plan/topo and justified as necessary for drainage, foundation requirements, or site integration – not for purposes of gaining additional building height. The ARC may reject grading plans that appear designed to manipulate the height measurement.

3.1.4 Retaining Walls

Retaining walls are unlikely to be required for site development. If a retaining wall is considered, the following guidelines shall apply. All cuts and fills more than 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 stabilized and re-vegetated so that no erosion occurs. All retaining walls must be within the building envelope or associated with driveway construction and must be consistent in color and material with those 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 Section 4.8 of the Alpine Meadows CC&Rs. 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 create a gradual transition from the structure to the land, the use of fencing made from the same materials and repeating the structure's design is encouraged.

3.1.6 Entry Elements

Entry elements or markers have historically been used to demarcate 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 proximity of the commercial and residential lots to the street, these markers on the side of the street are not necessary 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 have minimal visual impact, be integrated into the natural landscape and existing landforms, and use the materials, colors, and textures of the structures. Notwithstanding the foregoing, all properties are required to display their street number (whether on the structure or an entry marker) in plain view on 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 demonstrate that the lamp will be shielded and not visible. See Appendix D for guidance on light fixtures and shielding requirements.

The business park and mixed-use lots will require signage that lists business names and addresses. Internal lighting is preferred, but down lighting is allowed. 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 shall be designed at a pedestrian scale. Arcades, trellises, and single-story lobby/service appendages shall be used to help the building flow into the surrounding ground planes. The final location, design, and materials require ARC approval.

Entry elements, gates, and address markers proposed for residential lots must be set back 8–10 feet from the road to avoid interference with or damage from snow removal or maintenance equipment, and to ensure clear visibility in the event of an emergency or fire. Address markers must 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 shall not exceed 20 feet in width, except for minimum-passing pullouts, parking, and turnarounds. All parking areas must be entirely within the building envelope or comply with Section 3.1.1.a. Driveway materials are limited to asphalt, concrete, unit pavers, or chip-seal finish asphalt. Colored concrete and unit paver colors shall use earth-tone shades in darker tones and must be approved by the ARC.

Each owner shall properly maintain driveways to control excess gravel accumulation and surface deterioration. The visual impact of garage doors should be minimized by measures such as incorporating garage doors that match or complement the structure's architectural materials, color, and texture.

All parking and loading/unloading areas on business park and mixed-use lots must be sufficient to serve the business conducted on each lot. Generally, businesses are expected to locate their public parking on the street-facing side of the building and loading areas on the side or rear of the structure, away from the street. Businesses must meet all Town of Alpine parking requirements. Business Park lots may utilize a proportionate share of the common parking area to meet parking requirements. Mixed-use lots must have a minimum of 1.5 parking spaces per bedroom or meet current code requirements, whichever is more stringent.

3.1.8 Landscape Design and Materials

Landscape design should create a natural, authentic landscape that fits within Star Valley, preserves the Snake River Range's view corridors, respects the neighborhood's design variation, and considers the needs of neighboring landowners. To accomplish this goal, the immediate surroundings of residential and commercial buildings should be designed as cultivated areas. 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 that visually separates these areas year-round.

Specifically, it is expected that both residential and commercial landscapes will present a traditional street-yard appearance, employing lawns, flower and shrub beds, and thoughtfully located trees. This expectation is intended to unify the streetscape visually. Owners are encouraged to create landscapes that mimic western Wyoming's naturally occurring plant communities in the backyard areas (considered generally out of sight from the street) of both residential and commercial lots. On lots 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.

To provide meaningful habitat, these naturalized plantings must mimic the composition and growth patterns of the endemic plant species. While much of western Wyoming is dominated by grasses and sage, plantings in these naturalized areas are expected to use a broader 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 use the vegetation as a food source and that some plant damage is likely. Owners wishing to avoid wildlife damage should employ native plant materials that 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 A for the 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. The following plantings equate to one planting unit:

Plant Unit: By quantity, size, and type

- (3) 3" caliper canopy trees or 8' conifer trees (any combination)
- (6) 6' – 8' large shrubs or multi-stem trees
- (8) #5 container shrubs

Substitutions in plant units (in part or 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 that 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.

Plantings are encouraged in clusters to maximize survival. Plantings that 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 Firewise Landscaping

The risk of wildfire is a concern for every Owner. Firewise Landscaping principles are encouraged in landscape design. Primary considerations include maintaining fuel-free areas 3 feet or more from any structure, choosing fire-resistant native plant species, and spacing trees 10 feet from the sides and roofs of structures to avoid overhangs. For more information, the National Fire Protection Agency (NFPA) has many guidelines and assessment tools, including their Guide to Firewise-Friendly Developments: <https://www.nfpa.org/-/media/Files/Training/certification/CWMS/SaferFromtheStart.ashx>.

3.1.8.3 Landscaping Installation Timeline

All landscaping shown on approved landscape plans must be installed within ninety (90) calendar days following a one-year grace period upon receipt of a Certificate of Occupancy or before occupancy, whichever comes first.

3.1.8.4 Seasonal Calculation

The ninety (90) day landscaping compliance period shall be calculated using only calendar days occurring between May 31st and October 31st of any calendar year (the "Landscaping Season"). Days falling outside this period shall not count toward the ninety (90) day requirement.

If the grace period expires during the Landscaping Season and the ninety (90) day period is not exhausted by October 31st, the remaining days shall carry over and resume on May 31st.

If the grace period expires outside of the Landscaping Season (November 1st through April 30th), the ninety (90) day period shall commence on May 31st.

3.1.8.5 Enforcement

Failure to complete all required landscaping within the ninety (90) day period as calculated herein shall result in fines as specified in Section 5.0.

Example Applications:

- Grace period expires July 15: 90-day period runs July 15 – October 13 (same year)
- Grace period expires September 15: 47 days remain in season (Sept 15 – Oct 31); remaining 43 days resume May 1 – June 12 of the following year
- Grace period expires December 1: 90-day period runs May 1 – July 29 of the following year

3.1.9 Irrigation

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

Xeriscaping and other landscaping techniques that reduce irrigation needs using certain native species will be considered on a case-by-case basis.

3.1.10 Snow Storage

Provisions for snow storage must be made by the owner on each lot. Lot owners are not permitted to deposit snow on adjacent lots without permission. Owners must meet the Town of Alpine's snow storage requirements and all code requirements. The Board may require owners with excessive snow buildup that creates a hazard to relocate or remove the accumulated snow.

3.1.11 Maintenance

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

3.1.12 Weed Control

All planting areas and lawns on developed lots shall be maintained as necessary by the owner at their own expense to maintain a clean, weed-free condition. Semi-annual spraying and weed control programs on vacant and open space lots will be conducted by the Alpine Meadows Property Owners Association (POA) and/or the Town of Alpine (TOA). Owners of said properties will share in any cost for the weed control program. Owners should be cognizant of the weed control program and are encouraged to coordinate their own control program with the POA and TOA's efforts, when possible, to maximize effectiveness throughout the project.

3.1.13 Business Park and Mixed-Use Additional Requirements

A minimum of 1,000 square feet shall be required for each unit of multi-family construction.

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 off-site. Peripheral streetside landscape strips shall be a minimum of 20 feet wide, measured from the back edge of the asphalt to the back of the 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 design's aesthetic and drainage considerations. Depressed areas can provide stormwater attenuation and additional moisture for plants. Raised areas can create drier, more sage- and grass-friendly microclimates and shorter plant heights 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 so as not to be visible from public areas, such as public roads, retail centers, walks, and adjacent lots, and protected against wildlife intrusion.

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.

3.1.14 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 comply with Section 5.12 of the Alpine Meadows CC&Rs and all amendments, Section 6.4 of the Lincoln County Land Use Regulations, or the Town of Alpine, whichever is the more stringent.

3.1.15 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. To help preserve the night sky, these guidelines set strict, simple requirements. Site lighting should be strictly limited to areas necessary for safety and for easy identification of driveways, building entries, and directional signage in non-residential zones, and should not result in light pollution. Business Park and mixed-use lots will provide parking areas, entries, and directional signage and lighting to ensure safe customer access. Compliance with maximum light illumination standards for Lincoln County and the Town of Alpine is required.

All exterior light sources (commercial and residential) must employ 90-degree cut-off, downcast light fixtures. 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. Exterior lighting (except for 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. See Appendix D for guidance on light fixtures and shielding requirements.

3.1.16 Utilities

All utilities are to be placed underground and contained within the property boundary. The ARC must approve all proposed re-vegetation plans. Property owners may contact the Town of Alpine to request assistance locating utility stubs.

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, blending with the mountain environment. The goal of minimizing visual impact on neighbors can be addressed by concepts such 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 achieve 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 single-family lots and 35 feet for business park lots (a maximum of 45 feet is permitted for mixed-use lots). Building height is measured from the highest point of the roof to a point perpendicular to the midpoint of the road at the frontage. Minor projections, such as chimneys, may exceed the maximum building height by no more than 4 feet (34 feet total height for single-family). Grade manipulation within twenty (20) feet of the building footprint for purposes of increasing allowable building height is strictly prohibited. Any grading within this zone must be shown on approved plans and justified as necessary for drainage, foundation work, or site integration—not for height manipulation.

A minimum of 1,000 square feet of livable space is required for the ground floor area on residential lots and for each unit of multi-family construction. Garage spaces are excluded from this minimum calculation. The enclosed floor area of the second floor (with full-height walls) shall be no more than 50% 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.

Residential roof forms shall fit in with the surrounding natural landscape and can take on a variety of geometries, including gables, hips, vaults, or sheds. Projects can employ roof pitches ranging from 1:12 to 12:12. Roof pitches should integrate with the project's design aesthetic. Roof overhangs should also integrate with a project's design concept. Project design should consider detailing for the roof overhang and soffit region, including beams, rafter tails, etc.

Flat roofs are allowed in the form of parapet roofs on commercial and mixed-use structures, so long as any mechanical equipment located on the roof is hidden from view.

Accessory structures shall be architecturally compatible with the dwelling and shall not exceed 200 square feet and 15 feet in height. Dog runs or other enclosures (subject to ARC approval) must be architecturally compatible with the dwelling.

A licensed surveyor must stake the approved building envelope and the structure's perimeter on-site to demonstrate compliance with ARC-approved drawings.

3.2.2 Building Materials

Acceptable exterior materials include high-quality content and detailing, reflect regional resources and building traditions, and possess a sense of permanence. Thought should be given to the texture of materials, composition of forms and related materials, and transition from one material to another. Rough textures are generally encouraged; glossy or reflective materials 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 appear rougher than rough-cut lap siding.

The composition of textures and their related forms should be simple and elegant. The use of strong textural elements is more effective when simple forms temper them. Prohibited materials include those that are openly imitative of traditional material or those that are glossy or reflective in appearance.

Wood and stone are encouraged for general exterior building wall treatment. Materials including concrete, non-reflective metal, rammed earth, and integrally colored split and ground face concrete masonry units will be considered. CMU or cinder block is allowed in commercial construction but cannot be left as an exposed finish. Prohibited exterior wall materials include, but are not limited to, Masonite, plastic, vinyl, aluminum, and T-111 siding.

Acceptable roof materials include non-reflective and non-bright-colored metal roofing or other materials deemed appropriate by the ARC. Provisionally acceptable roof materials include 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, and coated with an approved matte finish, are encouraged. Vinyl windows are appropriate if 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. Prefabricated and modular homes are prohibited unless otherwise approved by the ARC.

The ARC will consider solar roof materials on a case-by-case basis and should minimize visual impact on neighboring properties.

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

- Exterior walls are recommended to have a minimum R-30 insulation value (not inclusive of the exterior finish materials).
- Ceilings over conditioned spaces are recommended to have a minimum R-60 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.

With the increase of wildfires affecting our region, fire wise construction is encouraged. Consider nonflammable roof, siding, and decking options when choosing materials. Some materials, like mineral wool and double- or triple-paned windows, can perform "double duty" by helping meet insulation requirements and providing increased fire resistance.

The submission to the ARC of a materials palette and full-color rendered views of ALL EXTERIOR ELEVATIONS, indicating the use of all finishes, is required for all projects.

3.2.3 Colors

An underlying goal of these Design Guidelines is to have all buildings designed as an extension of the landscape and to blend with the site's natural surroundings. One of the simplest ways for buildings to achieve this goal is to use earth-tone colors. This is particularly important in the Intermountain West, where less vegetation allows soil color to influence landscape perception to a much greater extent than in other areas. Matching the color of surrounding soils or using analogous colors is strongly encouraged. Variations may be achieved by increasing or decreasing the color's 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 ARC must approve the amount, location, and color of accents. The color palette may include a range of analogous colors to articulate the building's different elements and reduce visual mass.

The use of non-earth-tone colors, such as black or white, for the overall look of a project is also acceptable, provided the design supports such a choice. Vivid colors that are used to highlight design elements such as doors, windows, and smaller areas of the exterior are also acceptable, provided the ARC approves the use of said color from a specific color swatch or paint brand color number to be specifically called out and submitted during the design review process or a post-construction submission.

3.2.4 Exterior Mechanical Equipment

Mechanical elements, including HVAC units, utilities, vents, flues, and exhaust ports, shall not visually compromise the building's architectural character through their number, size, or position. Architectural screening, including wall or roof forms and 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 buildings' interiors.

3.2.6 Accessory Structures

Accessory structures are permitted within Alpine Meadows, subject to the requirements and limitations set forth below. All accessory structures require separate ARC approval and must comply with all applicable Design Guidelines.

Definition of Accessory Structures:

Accessory structures include detached garages, storage sheds, workshops, pool houses, gazebos, pergolas with solid roofs, and similar detached structures. Accessory structures do NOT include temporary structures, recreational equipment (trampolines, playground equipment), landscape features, or open pergolas/arbors.

Limitations on Number and Size:

Maximum of one (1) accessory structure per lot. Each accessory structure shall not exceed fifteen (15) feet in height measured from natural grade and shall not exceed 200 sq. ft.

Note: Attached garages are part of the main structure and are not considered accessory structures for purposes of this limitation.

Architectural Compatibility:

All accessory structures shall be architecturally compatible with the main structure. For purposes of these Design Guidelines, "architectural compatibility" is defined as follows and is REQUIRED, not optional:

- **Exterior Materials:** Accessory structures should match the main structure's exterior materials as closely as possible. If the main structure uses wood siding, the accessory structure must use the same type and grade of siding. If the main structure uses stone and stucco, the accessory structure must use them in similar proportions.
- **Colors:** Accessory structures should match the main structure exterior colors as closely as possible. Body, trim, and accent colors must match the approved color scheme of the main structure.
- **Roof Materials:** Accessory structure roofing should match the main structure roof material, color, and style as closely as possible. If the main structure has standing-seam metal roofing, the accessory structure must have standing-seam metal roofing of the same color.
- **Roof Pitch:** Accessory structure roof pitch should match the main structure or closely approximate the primary roof pitch of the main structure (within 1:12 variance). Flat roofs or significantly different pitches are not permitted unless the main structure incorporates such elements.
- **Design Elements:** Accessory structures should repeat key design elements from the main structure, such as:
 - Window style, size, and trim details
 - Door style and trim details
 - Eave and overhang details
 - Architectural features (brackets, columns, railings, etc.)
- **Scale and Proportion:** While accessory structures are typically smaller, they must maintain appropriate scale and proportions consistent with the architectural style of the main structure.

Accessory structures that do not meet these architectural compatibility requirements will be denied approval regardless of size or location.

Application Requirements:

A separate application must be submitted to the ARC for each accessory structure. The application must include:

- Approximate location of structure on property (drawing, photographs, etc.)
- Floor plan showing square footage and interior layout
- Elevations showing height, roof pitch, materials, and colors
- Material and color samples matching those used on the main structure
- Roof pitch noted

- Photographs of the main structure showing the materials, colors, and design elements that will be matched

The ARC will not review accessory structure applications until the main structure is complete or substantially complete, so that architectural compatibility can be properly evaluated.

Prohibited Accessory Structures:

The following are prohibited as accessory structures within Alpine Meadows:

- Metal prefabricated buildings or “pole barns”
- Shipping containers or converted cargo containers
- Structures using prohibited materials
- Structures that do not meet the architectural compatibility requirements above

3.2.7 Impervious Surface Calculation

Impervious surfaces shall be calculated as a percentage of the total lot area and shall include all surfaces that prevent or significantly impede water infiltration into the soil.

Impervious surfaces include:

- All building footprints (main structure and accessory structures)
- Driveways (paved, gravel, or compacted)
- Parking areas
- Sidewalks and walkways
- Patios (concrete, pavers, stone, etc.)
- Pool decks and pool surfaces
- Retaining walls with footings
- Any other hardscaped or compacted surfaces

Maximum impervious surface coverage is forty percent (40%) for residential projects and sixty-eight percent (68%) for commercial projects, of the total lot area.

Required Calculation and Documentation:

Applicants must submit a detailed impervious surface calculation with the site plan showing:

- Total lot area in square feet (from plat or survey)
- Footprint of main structure in square feet
- Footprint of all accessory structures in square feet
- Area of all driveways in square feet
- Area of all walkways and patios in square feet
- Area of any other impervious surfaces in square feet
- Total impervious surface (sum of b through f) in square feet
- Percentage calculation: $(\text{total impervious} \div \text{total lot area}) \times 100$

Example Calculation:

- Total lot area: 20,000 SF
- Main structure footprint: 3,500 SF
- Garage footprint: 600 SF

- Driveway: 1,200 SF
- Walkways and patios: 800 SF
- Total impervious: 6,100 SF
- Percentage: $(6,100 \div 20,000) \times 100 = 30.5\%$ ✓ COMPLIES

The calculation must be clearly labeled on the site plan and signed by the applicant certifying its accuracy.

4.0 REVIEW PROCESS

4.1 Architectural Review Committee Process

4.1.a Process

The Architectural Review Committee shall meet within the timelines established in the Declaration upon submission 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.b Project Submission

- Please carefully review the checklists for both review submissions to verify that your submission is complete. This ensures your project is reviewed promptly.
- All projects submitted must be in a SINGLE PDF document.
- Review fees must accompany the initial review submission.
- Mail Review fees to: AMPOA, PO Box 610, Jackson, WY 83001
- Your PDF must be sent via EMAIL to the Alpine Meadows ARC email: arc.alpinemeadows@gmail.com
- While the ARC will make every attempt to return comments within a shorter timeframe, , the ARC has 30 days from the date of payment receipt to review a project.

4.1.1 Step One: Sketch Plan Review

The sketch plan review of the proposed plan is a critical step in interpreting the Design Guidelines. The applicant should expect to engage in dialogue with the ARC regarding the proposed project's compliance with the Design Guidelines. The applicant should also expect that the ARC may require modifications to the proposed design as it determines whether the proposed project meets the specifications 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 whole.

The applicant is expected to supply the following information to the ARC via electronic mail in PDF format:

- Conceptual site plan detailing:
 - Structure locations
 - Driveway and parking
 - Utilities
 - Grading plan
- Conceptual architectural plans detailing:
 - Roof plan

- Floor plans
- Exterior elevations
- Exterior materials and colors

To assist the applicant in ensuring their sketch plan submission is complete, Appendix B provides a detailed checklist that compiles all sketch plan requirements into a single 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 reviewed during the sketch plan phase and that the applicant has addressed the ARC's recommendations. Additional reviews will be required if the ARC finds that the design concepts have changed or are unacceptable.

An electronic copy of engineer-stamped documents is required for final plan review:

- Site plan detailing:
 - Structure locations with all setbacks and easements
 - Driveway, parking, walks, decks, retaining walls, and any other proposed improvements
 - Utility locations, including terminations and underground runs, etc.
 - Grading/drainage plan showing existing and proposed conditions
 - Existing and proposed vegetation
 - Limits of site disturbance
 - Snow storage locations
- Architectural plans, including:
 - Floor plans
 - Exterior elevations
 - Details sufficient to describe the design of the structure
- Materials Palette
 - Color samples: Provide physical samples, 12" x 12", upon ARC request.
 - Rendered, full-color, scaled elevations indicating the location of all exterior finishes
- Landscape Plan detailing:
 - Irrigation statement
 - Planting plan
 - Seeded areas
 - Outdoor lighting, including cut sheets and specifications. Refer to Appendix D for shielding requirements.
- Construction Plan (written summary and graphic plan) detailing:
 - Materials storage
 - Stockpile of materials
 - Work hours
 - Sanitary facilities for construction personnel
 - Trash removal, including recycling of waste
 - Dust and noise mitigation plan
 - Construction timeline

- Parking for construction workers
- Business Park/Mixed Use Lots Only
 - Potential number of employees and residents
 - Proposed phasing and expansion of development, as applicable
 - Trash and recycling plan
 - 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
 - Sample sign schematic, which must comply with Section 6.4 of the Lincoln County Land Use Regulations and the Town of Alpine.

See Appendix D for a checklist of items required for the final plan submission.

Upon approval of the final plan submittal from the Alpine Meadows ARC, a review process can be initiated with the Town of Alpine. The applicant is responsible for obtaining all approvals and permits from the Town. Provide a copy of the Building Permit to the ARC before commencement of work, and the Certificate of Placement when it is obtained. Provide a copy of the Certificate of Occupancy to the ARC upon completion of work.

4.1.3 Step Three: Final Inspection

All owners agree to allow the ARC, an ARC representative, and the Town of Alpine to inspect all work in progress at any time during construction. The final inspection is the third and final step in the ARC review and approval process. A final inspection must be requested and will be performed within (10) ten working days of the request. All construction, landscaping, and site work is expected to 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 before the final inspection. The ARC will then determine whether to conduct an inspection or require that the project be completed. The review and approval process is complete once construction and landscaping are approved and a Certificate of Occupancy is issued by the Town.

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 granted by the ARC shall be considered unique and will not set any precedent for future decisions. All such variance requests shall be reviewed on a case-by-case basis, and the ARC shall govern any determination.

4.2 Fees

4.2.1 Review Fees

The ARC has established architectural review fees to defray the cost of design review in the architectural and construction process. A non-refundable fee of \$2,500 per single-family residential lot and \$3,500 per business park/mixed-use lot shall be due upon submission of the sketch plan documents.

The ARC is authorized to retain the services of an administrative assistant/project manager and 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, multiple projects, or on a continuing basis. The compensation for support staff and consultants, if any, shall be included in the ARC's design review fee.

The ARC may charge additional fees for excessive or multiple review iterations, and such fees may be levied against an owner as a specific assessment pursuant to the Declaration. Additional reviews of resubmitted drawings that ignore previous ARC comments or are incomplete, as per the provided checklists in the appendices, shall be considered excessive.

Additional meetings and reviews resulting from multiple changes to the plans shall incur a minimum per-meeting charge of \$250 and an hourly rate of \$150/hour. All out-of-pocket expenses incurred by the ARC shall be reimbursable by the Owner. Unused portions of the original \$2,500 fee shall accrue to the Alpine Meadows Property Owners Association's ("POA") general operating account.

The ARC reserves the right to modify architectural review fees at any time with 30 days' advance notice.

4.2.2 Compliance Fees

The ARC shall require that a \$5,000 refundable "compliance" fee per single-family residential lot be due and payable at the time the sketch plan documents are submitted. The compliance fee for commercial construction shall be \$10,000 per lot, or 1% of the project's valuation, whichever is greater.

This fee is applied to ensure that:

- Damage to subdivision roads and landscaping during construction is repaired.
- All landscaping and irrigation requirements, and exterior construction are completed per the applicant's plan; and
- The minimum standards of the Design Guidelines are adhered to. This deposit does not limit the lot owner's liability or responsibility to meet the requirements; all costs incurred to repair off-site damage and complete landscaping are the lot owner's responsibility. This fee shall be refunded, in full or in part, upon obtaining a Certificate of Occupancy from the Town of Alpine and upon the project achieving substantial completion per ARC review.

The review and building permit fees charged by the Town of Alpine's Planning and Zoning Department are separate from the review and compliance deposit fees charged by the Alpine Meadows ARC.

4.2.2.a Landscape Compliance Penalties

If a property is sold before the required landscaping is completed, the transferring Owner's deposit is applied against costs actually incurred and the balance refunded, and the successor Owner posts a deposit in the amount then in effect.

Due to the short planting season of our region, there is a twelve (12) month grace period following the Certificate of Occupancy for completion of the required landscaping. Fines will be assessed in accordance with Section 5.0.

Should a property be sold before the landscaping requirements are met, the New Owner will be afforded a new grace period based on the date of closing.

4.2.2.b Building Envelope Compliance Penalty

A licensed surveyor is required to stake the approved building and building envelope on-site to demonstrate compliance with ARC-approved drawings and provide a statement acknowledging compliance. If a violation is determined, meaning that the building(s) are situated outside of the platted building envelope, penalty fees will be imposed upon the property owner. Written notice will be given to the property owner, specifying the nature of the violation, the associated penalty fees, and the required steps and reasonable completion date for rectification. A minimum penalty fee will be assessed equal to 30% of the cost required to bring the violation into compliance if the homeowner refuses or is unable to correct it. Any additional costs incurred in addressing the violation, including but not limited to legal fees, administrative costs, or the full cost of bringing the property into compliance, may also be assessed. Nonpayment may result in a lien upon the violator's property, suspension of an owner's right to vote or use common areas, and other remedial actions as described in the Declaration.

4.2.2.c Construction Compliance Penalty

See 4.3.3 (below) for required construction compliance. Failure to comply will result in a \$100 fine per day. Fines begin on the day that a compliance infraction is discovered.

4.3 Construction Regulations

4.3.1 General Requirements

From and after the time an applicant receives a building permit from the Town of Alpine, the applicant may proceed toward the commencement of the proposed improvements, if improvements shall strictly conform to all the requirements and provisions of the final plan review submission received by the Alpine Meadows ARC and the Town of Alpine. An applicant must submit a copy of the Town of Alpine's building permit to the ARC before commencement of construction, as well as a Certificate of Placement and Certificate of Occupancy when obtained. Approval by the ARC does not imply approval by the Town of Alpine's Planning and Zoning Department. Approval by the Town of Alpine and granting of a permit does not imply ARC approval.

The applicant shall make every effort to limit the construction impacts on 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 the natural landscape.

IN NO INSTANCE SHALL A PROPERTY OWNER USE ADJACENT LOTS FOR PARKING, MATERIAL OR SNOW STORAGE, TRASH STORAGE, OR MACHINERY PASSAGE TO AND FROM THEIR PROPERTY FOR CONSTRUCTION PURPOSES, REGARDLESS OF A PROPERTY OWNER'S PERMISSION TO DO SO.

Failure to comply will result in:

- \$100 per day, beginning the day that a compliance infraction is discovered
- Repayment of all legal and administrative fees associated with the AMPOA and ARC monitoring the progress of said site.

- Repair to adjacent properties as soon as possible

4.3.2 Construction Hours of Operation

To protect the peace and tranquility of our neighborhood, construction activities are limited to the following hours to minimize disturbance to residents:

Monday to Friday: 7:00 AM to 6:00 PM

Saturday & Sunday: 9:00 AM to 5:00 PM

Federal Holidays: No construction activities

Activities such as interior work, landscaping (without the use of machinery), painting, and others that do not necessitate the use of heavy machinery, pneumatic tools (such as nail guns), or electrical tools (such as saws & drills) are permitted beyond the time regulations.

4.3.3 Required Construction Site Responsibility

- All jobsites are required to contain their construction and general trash using an on-site dumpster, dump trailer, or trash corral, etc., from the moment construction begins through the time the project receives a Certificate of Occupancy.
- Failure to comply will result in a \$100-per-day fine assessed by the AMPOA from the date of non-compliance until compliance is achieved.

4.3.4 Committee Compliance Review

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

- Construction is consistent with the plans approved by the Committee.
- Off-site construction impacts on the surrounding residents are minimized.
- Construction progress conforms to the construction schedule.
- 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 has 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 or material deviation from the approved plans has occurred. If the approvals are withdrawn, the Architectural Review Committee, Declarant, or POA 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 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 and Town of Alpine before commencing work.

Examples of these modifications include, but are not limited to, using different exterior paint, installing a dog kennel fence, or adding 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 or shrubs that are a part of the approved plant palette.

5.0 Fine Schedule

Fines will be assessed at \$100 per day from the day the infraction is discovered and will accrue daily until the infraction is remedied. Fines will be calculated and invoiced monthly. Failure to rectify the infraction and pay invoiced amounts will result in the subject property being lienied.

APPENDIX A – Approved Plant Palette

Evergreen Trees

Picea pungens – Blue Spruce

Pinus contorta – Lodgepole Pine

Pseudotsuga menziesii – Douglas Fir

Deciduous Trees

Populus angustifolia – Narrowleaf Cottonwood

Populus tremuloides – Quaking Aspen

Shrubs – Dry Site

Artemisia tridentata var. *tridentata* – Mountain Big Sagebrush

Purshia tridentata – Antelope Bitterbrush

Chrysothamnus spp. – Rabbitbrush

Amelanchier alnifolia – Serviceberry

Prunus virginiana var. *melanocarpa* – Chokecherry

Shepherdia canadensis – Buffaloberry

Symphoricarpos oreophilus – Mountain Snowberry

Rosa woodsii – Wood's Rose

Potentilla fruticosa – Shrubby Cinquefoil

Juniperus communis – Common Juniper

Mahonia repens – Creeping Mahonia

Ribes aureum – Golden Currant

Ribes oxycanthoide – Northern Gooseberry

Rubus idaeus – Wild Red Raspberry

Shrubs – Moist to Wet Sites

Alnus incana – Mountain Alder

Cornus sericea – Red-osier Dogwood

Crataegus douglasii – Black Hawthorn

Ribes viscosissimum – Sticky Currant

Elaeagnus commutata – Silverberry

Salix exigua var. *exigua* – Coyote Willow

Salix bebbiana – Bebb's Willow

Salix boothii – Booth's Willow

Salix geyeriana – Geyer's Willow

Wetland Grass-like Species

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

Agricultural Meadow Grasses

Phleum pratense – Common Timothy
Poa pratensis – Kentucky Bluegrass
Dactylis glomerata – Orchard Grass
Agropyron intermedium – Intermediate Wheatgrass

Native Bunch Grasses

Elymus cinereus – Basin Wild Rye
Elymus trachycaulus – Slender Wheatgrass
Poa secunda – Big Bluegrass
Elymus spicatus – Bluebunch Wheatgrass
Koeleria macrantha – Prairie Junegrass

Native Turf Grasses

Elymus smithii – Western Wheatgrass
Elymus lanceolatus var. *lanceolatus* – Thickspike Wheatgrass
Elymus lanceolatus var. *riparius* – Streambank Wheatgrass

APPENDIX B – Sketch Plan Submission Checklist

Please include the following as part of the sketch plan submission to the Architectural Review Committee:

Applicant Information:

- Applicant's Name
- Lot Number
- Date of Submission of the submitted documents
- Fee Included with Submission
- Signed and Notarized Affidavit of Acknowledgment and Agreement

Submission Drawings:

Conceptual Site Plan:

- Minimum 1" = 20'-0" with 2' contours
- Structure locations – demonstrate structures are within the building envelope as required by the Design Guidelines and the Declaration

Driveway, Parking, Garage:

- Driveway is 20' wide or less
- Driveway location and materials noted clearly
- Demonstrate no impact on the stormwater drainage system by the driveway
- Parking areas are within the building envelope - Refer to Section 3.1.1.a Parking Areas - for all requirements

Utilities:

- Located within the property boundary
- Screening of mechanical equipment

Fencing:

- No boundary fencing
- Fencing for screening, limiting ingress/egress is contained within the building envelope, does not exceed 5' in height, integrates with main structures

Grading:

- Located within the property boundary & limited in scope
- Drainage swales preserved
- Cut/fill slopes less than 2.5:1
- No berms without prior consent from ARC

Landscape:

- Planting and materials noted

Conceptual Architectural Plans (minimum ¼" = 1' - 0" scale):

Floor Plans:

- Construction type noted (e.g., stick-built or prefabricated, which requires prior approval)
- Ground floor area minimum of 1,000 square feet

- 2nd floor < 50% of enclosed area/covered porches of 1st floor
- A maximum of 40% impervious surface

Roof Plan:

- Pitches between 1:12 and 12:12
- Minimum overhang of 18" for major roof sections
- Fascia plates of at least 6" in width if enclosed
- Rafters of at least 6" if exposed
- Roofing materials noted
- No glazed tile, shake, or fiberglass shingle roofs
- Class A-rated roofing material

Elevations:

- Building heights noted clearly
- Maximum height of 30'
- Minor projections may reach a maximum of 34'
- Accessory structure maximum 15'
- Exterior building materials and locations noted
- Non-reflective, non-glossy, non-imitative materials
- No Masonite, plastic, vinyl, aluminum, or T-111 siding
- Materials are used in an appropriate manner
- Colors are earth-tones, natural, transparent, or semi-transparent stains

APPENDIX C – Affidavit of Acknowledgment and Agreement

ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION

Architecture Review Committee

AFFIDAVIT OF ACKNOWLEDGMENT AND AGREEMENT

Alpine Meadows Design Guidelines

STATE OF _____

COUNTY OF _____

I, _____ ("Affiant"), being duly sworn and under penalty of perjury, hereby depose and state as follows:

1. PROPERTY IDENTIFICATION.

I am the owner(s) of the real property located at:

Property Address: _____

Legal Description: _____

(hereinafter referred to as the "Property")

2. MEMBERSHIP AND NOTICE.

I acknowledge that the Property is located within the Alpine Meadows subdivision and is subject to the jurisdiction and authority of the Alpine Meadows Property Owners Association ("AMPOA") and its governing documents.

3. RECEIPT AND REVIEW.

I hereby affirm that I have received, read, and fully reviewed the Alpine Meadows Design Guidelines (the "Guidelines"), as adopted and amended by the AMPOA Architecture Review Committee ("ARC"). The Guidelines are available for download at <https://northalpine.com/architectural-review/> and are incorporated herein by reference.

4. AGREEMENT AND COMPLIANCE.

I hereby agree to abide by all terms, conditions, requirements, and restrictions set forth in the Guidelines in connection with my proposed construction, improvement, or modification project (the "Project") on the Property. I understand that compliance with the Guidelines is a condition of approval and that non-compliance may result in enforcement action by the ARC, including fines to the property owner as defined in section 5.0 of the Guidelines.

5. PROJECT DESCRIPTION.

The Project for which this Affidavit is submitted is generally described as follows:

6. ARC APPROVAL REQUIRED.

I understand that construction or work on the Project may not commence until written approval has been granted by the ARC and that this Affidavit does not constitute such approval.

7. MODIFICATIONS.

I understand that any material change to the approved Project plans must be submitted to the ARC for separate review and approval prior to implementation.

8. BINDING EFFECT.

I acknowledge that this Affidavit is legally binding upon me, my heirs, successors, and assigns, and shall run with the land for the benefit of AMPOA and all property owners within Alpine Meadows.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Signed this _____ day of _____, 20____.

Signature of Property Owner

Printed Name

Signature of Co-Owner (if applicable)

Printed Name

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

Subscribed and sworn to before me this _____ day of _____, 20____, by

_____.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

FOR AMPOA USE ONLY

Date Received: _____

ARC File No.: _____

Received By: _____

APPENDIX D – Final Plan Submission Checklist

Please include the following as part of the final plan submission to the Architectural Review Committee:

Applicant Information:

- Applicant's Name
- Lot Number
- Date of Submission of the submitted documents
- Fee Included with Submission

Submission Requirements:

Site Plan, minimum 1" = 20'-0"

- 2' contours shown on the plan
- Signed and sealed by a licensed engineer
- All setbacks and easements are clearly delineated on the plan
- Proposed improvements (driveway, parking, walks, decks, retaining walls, etc.) are clearly dimensioned and noted
- Structure is contained within the building envelope (except for overhangs)
- Accessory structure locations are clearly noted and dimensioned to setbacks and easements
- Limits of site disturbance are clearly noted
- Snow storage locations are shown

Driveway, Parking, Garage:

- Driveway is 20' wide or less
- Driveway location and materials are clearly shown and dimensioned
- Demonstrate no impact on the stormwater drainage system from the driveway
- Driveway culvert shown and noted
- Parking areas are within the building envelope - Refer to Section 3.1.1.a Parking Areas - for all requirements

Utilities:

- Utilities are located underground within the property boundary
- Locations, including terminations and underground runs, are clearly shown and dimensioned on plan
- Screening of mechanical equipment is shown on the plans

Fencing:

- No boundary fencing
- Prior consent required for fencing for screening, limiting ingress/egress
- Contained within the building envelope
- Does not exceed 5' in height
- Integrates with main structures

Retaining Walls:

- Retaining walls are shown, if applicable

Grading and Erosion Control:

- Existing and proposed conditions are clearly shown on the plan
- Limits of site disturbance are clearly indicated
- Site grading is contained within the property boundary & limited in scope
- Drainage swales are preserved
- Cut/fill slopes less than 2.5:1
- No berms without prior consent from ARC

Landscape Plan:

- Improvements are sited and designed as an integral element of the natural landscape
- Planting locations and types are clearly shown, demonstrating compliance with planting unit requirements
- Consideration has been given to create a natural, authentic landscape that provides meaningful habitat and presents a traditional street-yard appearance
- All materials are noted, including hardscape (asphalt, chipseal, pavers, etc.), existing and proposed vegetation and seeded areas
- Grading and drainage are clearly noted
- Irrigation system and control location are shown on the plan with the irrigation statement
- Outdoor lighting and fixture locations shown on plans: limited to areas necessary for safety and easy identification of landmarks; comply with maximum light illumination standards for the Town of Alpine and Lincoln County; employ 90-degree cut-off, downcast lighting fixtures; no more than (2) sconce-type fixtures at the front door; decorative or accent lighting is prohibited; no exterior lighting permitted outside the building envelope
- Submit catalog cut sheets of proposed light fixtures. Include the manufacturer's specifications, photos, color chips, or any other information deemed appropriate to convey usage or application

Construction Plan (written summary and graphic plan):

- Materials storage
- Stockpile of materials
- Work hours 7am - 6pm (M-F), 9am - 5pm (Sat-Sun), No Work on Holidays.
- Sanitary facilities for construction personnel
- Trash removal, including recycling of waste
- Dust and noise mitigation plan
- Construction timeline (within 18 months of commencement of construction to receipt of C.O.)
- Parking for construction workers

Architectural Drawings, minimum ¼" = 1' - 0" scale:

Footing and Foundation Plan

Floor Plan(s):

- Ground floor area minimum of 1,000 square feet
- 2nd floor < 50% of enclosed area/covered porches of 1st floor
- A maximum of 40% impervious surface

Roof Plan:

- Pitches between 1:12 and 12:12
- Minimum overhang of 18" for major roof sections
- Fascia plates of at least 6" in height if enclosed
- Rafters of at least 6" in height if exposed
- Roofing materials indicated
- No glazed tile or fiberglass shingle roofs
- Class A-rated roofing material

Architectural Elevations:

- Building heights noted clearly
- Maximum height of 30'
- Minor projections may reach a maximum of 34'
- Accessory structure maximum 15'
- Accessory structures are architecturally compatible with the main structure
- Exterior building materials and locations noted
- Non-reflective, non-glossy, non-imitative
- No Masonite, plastic, vinyl, aluminum, or T-111 siding
- Materials are used in an appropriate manner

Architectural Building Sections:

- Architectural details – sufficient to describe the design of the structure

Renderings/Visualizations:

- Rendered, full-color, scaled elevations indicating the location of all exterior finishes

Materials Palette:

- Provide material and color palette of all exterior materials on sheet within submission - provide links to manufacturer's websites
- Colors are earth-tones, natural, transparent, or semi-transparent stains
- Materials are non-reflective, non-glossy, non-imitative
- No Masonite, plastic, vinyl, aluminum, or T-111 siding is used
- No glazed tile or fiberglass shingle roofs
- Class A-rated roofing material

Business Park/Mixed Use Lots Only:

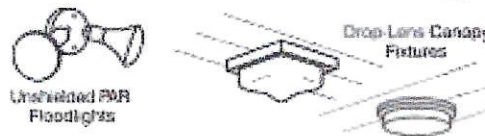
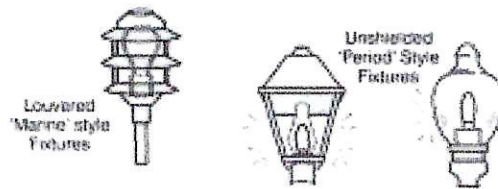
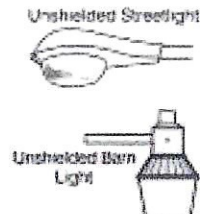
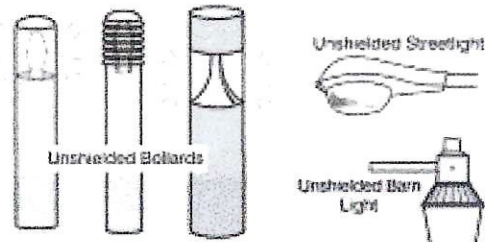
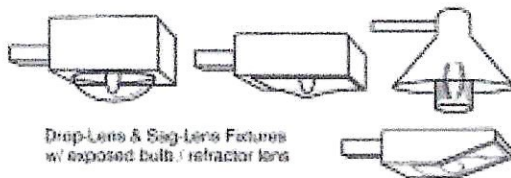
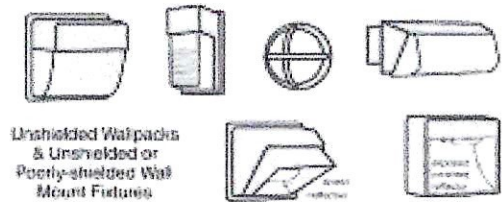
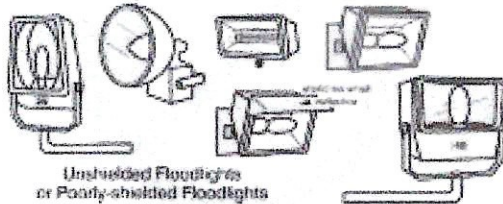
- Indicate the potential number of employees and residents
- Provide plans with proposed phasing and expansion of development, as applicable; include trash and preliminary recycling plan
- Materials palette samples secured to boards of nominal 24" x 36" size, substantial enough to retain configuration with materials attached
- Submit a sample sign schematic, which must comply with Section 6.4 of the Lincoln County Land Use Regulations and the Town of Alpine

APPENDIX E – Shielding Requirements for Light Fixtures

Examples of Acceptable / Unacceptable Lighting Fixtures

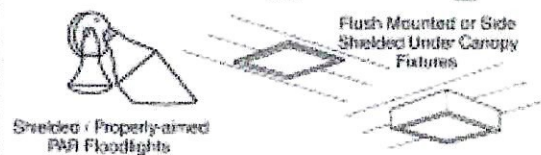
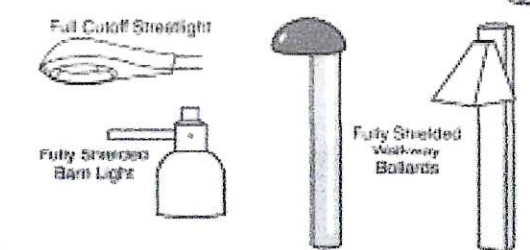
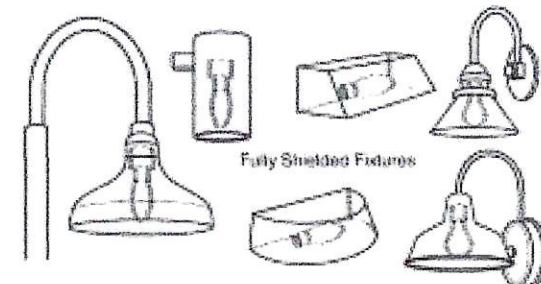
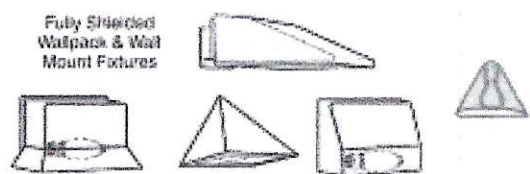
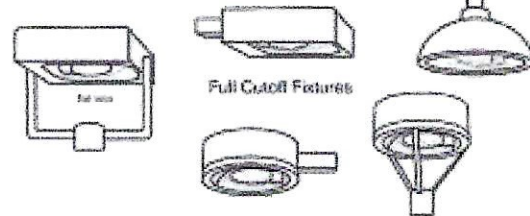
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



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CERTIFICATION OF ADOPTION

I, George "Bud" Scheller, Secretary of the Alpine Meadows Property Owners Association, certify that at a duly noticed meeting with a quorum present on September 16, 2026, the Board of the Alpine Meadows Property Owners Association adopted the listed resolutions and the Fourth Amended and Restated Design Guidelines dated October 1, 2026, by unanimous vote, and that the attached copy is true and correct.

Signed by:
By: Bud Scheller
CE25F04CFAD24EF...

Name: George "Bud" Scheller

Title: Secretary