

SPLIT DIAMOND MEADOWS

Summary of Construction Guidelines

Covenants, Conditions and Restrictions - Second Revision

Architectural Committee = AC

Section Reference

6.7 Prosecution of work after approval

After AC approval construction shall be accomplished as promptly & diligently as possible. Failure to accomplish construction within 18 months after approval (unless extended in writing for good cause shown) subject to \$200 per day fines until completion.

6.10 Specific Guidelines: Construction

- 6.10 a Submit to AC three sets of Plans (two may be digital) for lot improvement & plot plan including landscaping.
- 6.10 b Limits of construction maintained on lot.
- 6.10 c Field Office located inside limits.
- 6.10 d One construction sign allowed within construction limits.
- 6.10 e Provide sanitary facilities for project
- 6.10 f Project parking inside construction limits. Street parking may be requested from Town of Pinedale.
- 6.10 g Reasonable level of construction noise not exceeded.
- 6.10 h No pets allowed on construction site.
- 6.10 i Construction hours 7:30am to 8:30 pm. Weekend construction allowed with consideration and same hours

AC approval is mandatory prior to commencing construction. AC approval within 30 days of Owner's submittal to AC.

Changes may be required to original plans and time allowed for completion of approved plans.

7.2 Design Character

- 7.2 a All structures & improvements = new construction. Pre-built or modular construction permitted with AC written approval.
- 7.2 b Exterior materials shall be new with exception for used materials for architectural detailing.
- 7.2 c Exterior finishes shall be semi-transparent of heavy bodied stains or pigmented or clear preservatives. Non-glossy finishes. All exposed metal shall have a dull colored finish, flat color anodized.
- 7.2 d Exterior colors shall be subdued. Color samples shall be submitted to AC for approval.

7.3 Building Design

- 7.3 a Style & quality appropriate to western mountain environment. Typical exterior materials include stone, architectural concrete, log & natural-finish wood siding. Typical exterior materials include stone, architectural concrete, log & natural-finish wood siding.
- 7.3 b Setbacks = Town of Pinedale zoning. Front 20', side 7', Rear 20' or 20% of depth of lot, whichever is smaller.
- 7.3 c All construction shall conform to building codes in effect.
- 7.3 d Building height 28' max and floor elevation higher than valley pan or natural lot grade.
- 7.3 e Floor space less than 25% of lot square footage.
- 7.3 f Exterior materials surfaces generally of natural materials, wood siding, fieldstone or river rock.

- 7.3 g Color of subdued earth tones.
- 7.3 h Roofs of cedar shake, metal, architectural shingles or other material approved by AC. Encourage varying heights and articulation to create sense of interest. Minimum of reflectivity. Pitch on all main roofs shall not be less than 4/12. Roof overhang not less than 20".
- 7.3 i Site grading & drainage to valley pans with minimal disturbance.
- 7.3 j Hard surface driveways required.
- 7.3 k Exposed foundation walls shall be colored or covered to blend with structures
- 7.3 l Exterior mechanical equipment shall be enclosed by a permanent wood fence.
- 7.3 m Minimize visual impact of garage doors with building siting, overhangs, projections, coverings and colors.
- 7.3 n Fireplace flues shall not be placed near trees and shall have spark arrestors.
- 7.3 o Accessory structures must be approved.
- 7.3 p No storage tanks of any kind permitted.
- 7.3 q Crawl spaces designed & built to accommodate seasonally high ground water table. No basements permitted.

7.4 Site Design

- 7.4 a Building location shall meet setbacks and staggered with boarding lots if possible. Driveways, landscaping & utilities can be within setbacks.
- 7.4 b Driveways shall be hard surfaced and maximum 24' in width.
- 7.4 c Maximum three car attached garage with additional parking on-site recommended. Town of Pinedale ordinances prevail. See section for more detail. Limitations as to vehicles stored on lot exist. Storage & Parking area is provided by Homeowners Association to accommodate this provision.
- 7.4 d Fences include two permitted types for back or side yards. See section for more detail.
- 7.4 e Exterior lighting downcast and subdued.
- 7.4 f House numbers shall be visible from roadway in front of house not to exceed two square feet in overall size.
- 7.4 g Radio or television & satellite dishes. No antennae permitted. 18' satellite dish permitted if unobtrusive to adjacent lots.
- 7.4 h Exterior clothes lines allowed in back yard if not an eyesore or nuisance to neighbors.
- 7.4 i Air conditioning units must be adequately screened in accordance with approved AC plans.

7.5 Landscaping

- 7.5 a General character plans shall be incorporated into the site & construction plans submitted to AC for review and approval.
- 7.5 b Basic landscaping required as part of lot development and may then be augmented in the future. Requires all surfaces finished as approved.
- 7.5 c Property maintained in a healthy and attractive manner required.

8.1 Residential Area Use Restrictions

- 8.1 Residential purposes and no more than one family shall occupy each residence.
 - a Use by artist, artisan, businessman, or craftsman allowed as long as such resides there and has no employees, and does not involve frequent high volume traffic.
 - b Owner may lease for a minimum of six months to a family or to no more than three unrelated individuals.
- 8.2 Each lot and all improvements shall be maintained by Owner in good condition and repair.
- 8.3 No noxious or offensive activity shall be carried out upon any lot or become a nuisance or cause unreasonable embarrassment, disturbance or annoyance to neighbors
- 8.4 Signs of a permanent nature must be approved by AC. See town Ord 475-159 & 475-165.

- 8.5 No house trailer, mobile home or similar facility shall be maintained on the lot. No person shall reside in such temporary facilities.
- 8.6 Restricts the parking of vehicles and recreational items.
- 8.7 No structures or sheds shall be constructed or maintained on the Lot prior to the construction of the residence.
- 8.8 Garbage & trash shall be placed and kept in covered containers and maintained so as not to be visible a nuisance.
- 8.9 Exterior fires. Please reference Town of Pinedale Ord 322-5. Burning of trash, etc. prohibited.
- 8.10. Vehicle parking and use of roadways restrictions.
- 8.11 Outdoor toilets permitted during construction only.
- 8.12 No mining.
- 8.13 Noxious weeds shall be controlled.
- 8.14 Owners shall not obstruct Common Area lots.
- 8.15 No discharge of firearms, firecrackers, or fireworks. No hunting or shooting of guns.
- 8.16 No snowmobile or similar vehicles shall be operated on any lot.
- 8.17 Dogs & other domestic animals shall be controlled or restrained and not allowed to run at large. Limit is two dogs or two cats, with a maximum of three pets per lot. Related noise or waste pollution, destruction of landscaping or vagrancy will not be tolerated.
- 8.18 Agricultural activities prohibited.
- 8.19 Window coverings shall blend with the house. No reflective materials may be used.