

**SITE COMMITTEE RULES
AND
GENERAL DESIGN STANDARDS
January 15, 2007**

Please consult the Declaration of Covenants, Conditions, and Restrictions for Valley Vista Estates.

The Site Committee may, from time to time, and at its sole discretion, adopt, amend and repeal by unanimous vote, the Site Committee Rules. A copy of the Site Committee Rules, as they may from time to time be adopted, amended or repealed, certified by any member of the Site Committee, shall be available to each Lot Owner, and shall have the same force and effect as if they were a part of the Covenants. The Site Committee may record the rules if deemed necessary.

Site Committee Rules and General Design Standards

1. Design is to be western, low, rambling or two story construction. Pre-built, panel, component or modular construction is acceptable if it meets HUD, IBC or UBC codes and it meets design standards and is approved by the Site Committee.
2. Exterior materials are to be new materials of rough sawn natural wood, peeled log, redwood, cedar siding, natural wood siding, stone, CertainTeed or Hardiplank. The color must be earth tones consistent with the natural environment.
3. Roofs can be cedar shake, shingle, standing ribbed metal with flat color.
4. Semi-transparent or heavy body exterior stains or pigmented or clear non-glossy preservatives shall be of earth or subdued tones.
5. Minimum floor area of 1300 square feet of living space. Garage space is not living space.
 - Maximum height of a home is 28' from existing grade prior to excavation.
 - Minimum 20% of house to garage relationship. House 1300 sq. ft. Garage minimum size is 260 sq. ft.
6. Roof pitch:
Main house or garage to be a minimum of 6/12 with a maximum of 12/12, dormers to reach a maximum of 12/12, with a minimum of 18" overhang. The overhang is measured from the side of the house to the end or edge of the fascia. The wall to the farthest finished edge of the roof overhang, without gutters.
7. Foundation maximum: 24" above finished grade, all exposed concrete or foundations over 18" to be painted a color blending in with the natural surroundings.

8. No freestanding solar collectors; said solar collectors to be integrated into a residence, carport, or garage, and in such a manner to avoid causing objectionable glare to neighboring lots. Solar collectors on floors are not considered part of the roof.
9. Drainage: pervious surfaces 6"/10'
Impervious surfaces 1"/10'
10. Auto Storage:
 - a. indoor attached 2 car garage minimum
11. Fences:
 - a. Fencing will not extend beyond 50% of the depth of the house or garage from rear yard toward front.
12. Spark arrestors on chimneys.
13. No conspicuous TV, radio, ham radio or other antennas
14. No exposed plywood, pressed wood or pressed board.
15. Landscaping consistent with CC&R's. All landscaping plans to be approved by the Site Committee. The landscaping plan shall be drawn at a 1 inch equals 10 feet scale with a fully designed plan that shall be constructed prior to occupancy, unless weather delayed.

The Minimum requirements that have been established are:

Plant Material	Size/unit	Quantity
Aspen	3" Caliper	3
Aspen	15 Gallon	3
Cottonwoods	3" Caliper	3
Spruce	6 Foot	3
Lilac	5 Gallon	5
Service berry	5 Gallon	5
Sod or Seeded Lawn	Yard	
Sprinkler System	Yard/Trees	

Plants of different species can be substituted if the same size and quality.

16. Non-reflecting materials, and metal with flat-tone paint or anodized.
17. A sprinkler system must be installed.
18. All driveways shall be constructed of concrete, blacktop or stone/concrete pavers.

19. No exposed free standing fuel tanks of any type allowed within the subdivision.
20. A Construction Damage Deposit of \$2,500 shall be deposited with the Site Committee prior to issue of Building Permit to Homeowner from the Site Committee. The Construction Deposit does not limit the lot Owner's liability; all costs incurred to repair damage off site of the Owner's building envelope are the responsibility of the Lot Owner. This will include repairing of the roads within the Valley Vista Development.
21. A Landscape Deposit of \$1,000 shall be deposited with the Site Committee prior to issue of Building Permit to Homeowner from the Site Committee. This deposit shall be refunded upon completion of the landscape plan.
22. Length of Exterior Walls, No single exterior plane wall shall exceed thirty (30) feet in length with the exception of a garage door wall that shall not exceed thirty-six (36) feet in length. Wall offset must be a minimum of Four (4) feet or consist of an architectural break approved by the Site Committee.
23. No driveway or access roadway shall be placed closer than Ten (10) feet from any property line.
24. The Boundary of the lot to be constructed upon shall be fully fenced with orange construction fencing which shall remain up and fully functioning for the life of the project.
25. If required by Teton County, EPA or ACOE there shall be silt fencing required to control any water borne or air borne dust of fine silts from moving from the site on to any other lots.
26. It is required that each lot be enclosed with construction fence and that each lot owner/contractor use only the driveway entrance into the lot as the access to the building site. There shall be no driving over other edges of the roadway anywhere except at the driveway location.
27. It is required that each owner/contractor get the "As Built" locates from the Planning Dept. of Teton County Idaho or from Nelson Engineering. If any damage occurs to any utilities on the site of the construction the owner/contractor will be responsible for all costs to correct such damage.

**VALLEY VISTA ESTATES
SITE COMMITTEE APPLICATION**

Owner: _____ Lot #: _____

Mailing and Physical Address: _____

Phone: _____ (work) _____
(home)

_____ Site plan showing dimensioned improvement locations (2 copies).

_____ Floor plans submitted.

_____ Elevations showing original and finish grade heights, floor heights, eave or wall heights (multi-story buildings), over-all heights, roof pitches and materials, dimensioned overhang information, siding material, and exterior color samples, etc.

_____ Site Committee review payment.

_____ Landscaping plan submitted.

PROJECT DESCRIPTION:

Primary Structures: _____

Overall height: _____ Area: _____

Accessory Structures: _____

Overall height: _____ Area: _____

Fences: _____

Paving: _____

_____ Area: _____

Other site improvements: _____

MATERIALS AND COLORS:

**VALLEY VISTA ESTATES
BUILDING PERMIT**

BUILDING PERMIT:

Applicant: _____ Lot #: _____
Mailing and Physical address: _____

Phone: _____ (work) _____ (home)

Building height: _____
(measured from finished grade to peak of highest roof)

Set Backs: Front: _____ Back: _____

Left: _____ Right: _____

SITE COMMITTEE APPROVAL:

Variance requested: _____

If yes, relating to which rule or design standard: _____

Variance approved (including conditional variance – describe): _____

By: _____ Date: _____
Site Committee member

By: _____ Date: _____
Site Committee member

By: _____ Date: _____
Site Committee member

**NOTE: NO VARIANCES ARE GRANTED BY IMPLICATION, ONLY THOSE
VARIANCES THAT ARE SPECIFICALLY REQUESTED AND HEREIN
GRANTED ARE AUTHORIZED.**

NO BUILDING PERMIT OR OCCUPANCY PERMIT WILL BE ISSUED UNTIL THE SITE COMMITTEE REVIEW PLAN FEE IS PAID. FULL PAYMENT MUST BE RECEIVED IN ADVANCE.

ONCE BUILDING PLANS ARE SUBMITTED, THE OWNER MAY NOT MAKE MATERIAL AND SIGNIFICANT CHANGES OR MODIFICATIONS TO THE PLANS OR MAKE ADDITIONS TO THE HOME OR STRUCTURE, DURING THE TIME OF CONSTRUCTION WITHOUT FIRST SUBMISSION OF THE CHANGES, MODIFICATIONS, AND ADDITIONS TO THE SITE COMMITTEE. SAID CHANGES, MODIFICATIONS, AND ADDITIONS SHALL BE SUBMITTED IN THE SAME MANNER AS IF THEY ARE NEW CONSTRUCTION. THE OWNER AGREES TO THIS CONDITION AND WARRANTS THAT ANY MATERIAL AND SIGNIFICANT CHANGES OR MODIFICATIONS TO THE PLANS, CONSTRUCTION SHALL NOT OCCUR WITH OUT FIRST SUBMITTING THE PLANS FOR SAID CHANGE, MODIFICATION, OR ADDITION TO THE SITE COMMITTEE PURSUANT TO ALL PROCEDURES OF THIS DOCUMENT.

For the sake of fairness and consistency in the administration of the restrictive covenants, the following rules have been incorporated by the Site Committee. Further changes, modifications, and additions may occur in the future.

1. Site plans submitted for approval of the site committee shall be drawn to a minimum scale of 1" = 10'-0" and shall show all information specified, including the dimensioned building and improvement location information, and two copies shall be provided by Owner.
2. Floor plans submitted for approval of the site committee shall be drawn to a minimum scale of 1/8" = 1'-0".
3. Building and improvement elevations submitted for approval of the committee shall be drawn to a minimum scale of 1/8" = 1'-0" and shall show all information, including the following:
 - a. All roof pitches (inches per foot) and roofing materials.
 - b. Dimensioned roof overhang information.
 - c. Dimensioned existing grade, finished grade, floor elevations, and the building and wall height information.
4. Payment shall be made by check at the same time as other required documents are submitted for approval of the site committee.
5. At the time that all required material has been received by any member of the Site Committee, copies will be dated and initialed by that member as officially received by the site committee.

BUILDING RULES AND REGULATIONS

1. Plans have been submitted and approved by Valley Vista Site Committee (2 copies). _____
2. Payment of \$300.00 plan review fee. _____
3. **Building Permit from Teton County to be obtained only After approval from the Design Committee.** _____
4. Official Survey submitted with site plans. _____
5. No driving or unloading of materials on neighboring lots or common areas unless written consent from owner of the neighboring lot.
6. No uncontrolled dogs on construction sites.
7. Obey all speed limits (initially set at 20 mph).
8. **All job sites must have chemically treated toilets.**
9. Samples of exterior materials, including roof materials, and exterior colors or stains submitted to Site Committee (*Note: Owner is bound to use the type of materials submitted as samples to the Site Committee). _____
10. Copies of landscaping plans submitted to Site Committee. _____
11. Minimum 18" overhang on all roofs.
12. All metal is to be painted with a non-reflective color. _____
13. All job sites are to be kept clean of blowing debris and trash.
14. No burning of debris or trash on site without prior written permission of Site Committee and proof by construction crew of ability to control fire.
15. No one may occupy a home without an occupancy permit issued by the project Manager, and sanitary facilities are installed.
16. Small signs (4 sq. ft.) describing the contractor's name, address and phone number are permitted.
17. Proof of non-delinquency of Homeowner Association assessments and fees (*Note: Site Committee approval will not be granted if the lot Owner is delinquent on any Association fees, fines, and/or assessments (annual, special or otherwise)).

I HEREBY ACKNOWLEDGE AND FULLY UNDERSTAND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE VALLEY VISTA ESTATES, AND THE RULES OF THE HOMEOWNERS ASSOCIATION SITE COMMITTEE, AND HEREBY AGREE AND COVENANT THAT I AM BOUND TO COMPLY WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS, THE RULES OF THE HOMEOWNERS ASSOCIATION SITE COMMITTEE, AND THE BUILDING RULES AND REGULATIONS CONTAINED IN THIS DOCUMENT.

I WARRANT AND REPRESENT THAT THE PLANS THAT I HAVE SUBMITTED COMPLY IN ALL RESPECTS WITH ALL REQUIREMENTS OF THE AFORESAID DOCUMENTS, EXCEPT FOR THOSE VARIANCES WHICH ARE SPECIFICALLY REQUESTED THEREIN. I FURTHER WARRANT THAT I WILL BE BOUND BY THE COLOR AND MATERIAL SAMPLES SUBMITTED TO THE SITE COMMITTEE AND WILL USE THE SAME COLORS AND MATERIALS IN THE CONSTRUCTION OF THE STRUCTURE.

Owner: _____ Lot # _____

Note: Owner is responsible for actions of contractors and subcontractors.

Address and phone number where can be contacted:

Project Manager: _____

Address and phone number where can be contacted:

Date: _____