

DEVELOPMENT STANDARDS

SECTION 5

GENERAL DESIGN

General Standards

The following standards and restrictions are applicable to the construction, remodeling, alteration, and exterior refinishing of any and all improvements and site preparation upon each lot classified as residential or attached dwellings. The standards and provisions of the site design, building design, general restrictions, and use restrictions will be enforced by the Homeowners' Association as a part of the CC&R's.

Design Character

All buildings shall be of a western ranch or mountain design in order to achieve design compatibility with existing ranches characteristic of the area and to provide materials which are compatible with a high alpine environment. Low, rambling and informal structures are encouraged in order to relate to the terrain and physical features of the Melody Ranch. Illustrative design examples are shown on exhibits Q1 and Q2.

All improvements shall be of new construction. Pre-built, component, or modular construction shall be permitted only when it cannot be distinguished from conventional construction and only upon specific approval of the design committee, which approval of pre-built or modular construction may be withheld completely.

Exterior materials shall be or rough or re-sawn natural wood, peeled log, stone, exposed aggregate concrete, or other similar rough textured natural materials. Where exteriors of natural wood are utilized, the term shall be construed to exclude plywood, pressed wood or pressed board, and shall apply to all siding, fascia, porches, decks and all other exterior areas, except soffits, doors, garage doors and windows. No fiberglass garage doors shall be permitted. Metal doors must be painted in oxidized earth tones and must be painted and maintained according to the manufacturer's specifications. Roof materials shall be cedar shake or shingled, heavy weight asphalt shingle, or ribbed metal with a flat non-reflective colored finish. The term "heavy-weight asphalt shingle" shall be construed to mean nothing less than 325 pounds per square.

Exterior Finishes shall be semi-transparent, heavy bodied stains, or pigmented or clear non-glossy preservatives. Glossy painted finishes shall not be permitted. All exposed metals shall have a satin or dull colored finish, or shall be satin or flat color anodized or painted.

Exterior colors for wall and roof surfaces shall be subdued and in the earth tone range. Traditional ranch colors of deep barn red, forest green, and ocher may be used. Color samples on pieces of all exterior materials and roofing materials to be used shall be submitted to the design committee for approval.

DEVELOPMENT STANDARDS

SECTION 6 **BUILDING DESIGN**

Not more than one single family residence shall be constructed on any residential site and not more than the prescribed number of dwelling units shall be constructed on any multi-family site. A detached guest suite, without cooking facilities or other accessory building may be permitted if it is linked with a fence, trellis, or other architectural feature to the primary residence and is of similar design character.

The minimum floor area of any single-family residence shall be not less than 1200 square feet, exclusive of a garage, carport or unenclosed porches or decks. A minimum of 700 square feet of floor area shall be constructed at grade level, and no dwelling unit on a multi-family site shall have a floor area less than 600 square feet.

Based upon specific review, variance to these requirements may be granted by the design committee to meet special circumstances.

The maximum building height of any residential structures shall not exceed twenty-eight (28) feet, and two-story houses shall only be permitted with the specific approval of the Design Committee. If a bi-level, tri-level, one and one half; or two-story house is permitted, the same shall be designed so that not more than thirty percent (30%) of the total exterior wall length shall exceed a wall height of ten (10) feet, measured from finished grade to fascia. The maximum height of detached garages, carports, or accessory buildings shall not exceed fifteen (15) feet.

Garages with habitable space above shall not exceed twenty-eight (28) feet in height, except as is otherwise provided herein, all heights shall be measured at any cross section of the structure from finished grade to the highest point of the structure immediately above. For the purposes of this Section the elevation of finished grade shall not be more than two (2) feet above the existing grade. Projections such as chimneys or other structures not enclosing habitable space shall not be subject to the maximum height restrictions. Solar collectors shall be held down a minimum of two (2) feet below the roof ridge and held up a minimum of four (4) feet from the roof eave or fascia.

Roofs shall have a minimum pitch of six (6) feet in twelve (12) feet, and all primary roofs shall have a minimum overhang of two (2) feet, except where variances for a specific roof design is granted by the Design Committee.

Exposed foundations of concrete or other masonry construction shall not have an exposed surface that which exceeds a height of 8" above finished grade. Such surfaces shall be painted or stained a dark recessive color.

Solar collectors may be of any construction, materials or pitch required for efficient operation, but they shall not be placed on any structure in a manner which causes objectionable glare to any neighboring residence. Solar collectors shall be integrated into the structure of a residence, garage, carport, or accessory building and shall not be free standing. Solar collectors shall be permitted only upon specific approval of the Design Committee.

Garages The impact of garages and garage doors is to be minimized by siting, overhangs, covering doors with siding and other materials, colors etc. The front yard wall of garages with side entry may be located within fifteen (15) feet of the front property line, as long as the rear yard line of the residence is set back thirty-five feet.

Fire places. *All housing units shall be subject to such county wide fire place/solid fuel burning device regulations that are in effect at the time of issuance of Building Permits for the subject units.*

DEVELOPMENT STANDARDS

SECTION 7 **SITE DESIGN**

The minimum setback on any lot to any side or back property line shall be not less than ten feet, and to any front property line shall not be less than fifteen feet. Setbacks from common area property lines may be waived, and other setbacks may be increased at the discretion of the Design Committee in order to enhance variety in the development, create an interesting streetscape and preserve views from neighboring lots. See Exhibit U1.

Finish grading including landscaping and driveways, on all sites shall assure drainage of surface water from buildings and avoid concentrating runoff onto adjacent properties. A minimum fall of six (6) inches in ten (10) feet shall be provided at the perimeter of all buildings that have pervious surfaces and one (1) inch in ten (10) feet for impervious surfaces. The entire site, including landscaping and driveways, shall have positive drainage to common open space or right-of-way and shall utilize swales as required. Retention ponds may be utilized as a part of the drainage system. Such improvements will be maintained in perpetuity. Drainage and elevation plans for each lot shall be submitted to the Design Committee for approval along with other required specifications at the time of application for a Building Permit.

Site Coverage The maximum allowable building coverage for all single family lots shall be as set out on Exhibit U1 including the residence, garage, and accessory buildings.

The maximum allowable area of impervious surfaces shall be as set out in Exhibit U1.

School Bus Facilities. School bus turn outs and shelters for children will be constructed at locations mutually agreed to by the School district and the Ranch.

Automobile storage shall be provided for a minimum of two outdoors and two indoor parking spaces, in a garage for each dwelling unit. Parking spaces, whether interior or exterior, shall have a minimum dimension not less than ten feet wide by twenty feet long and shall be readily accessible by a driveway. All parking spaces and driveways shall have a paved surface of either asphalt or concrete. Garages shall not be converted to other use.

A recreational equipment and vehicle storage area will be constructed in the northeast corner of the site. All such equipment will be stored at this location.

Fencing shall comply with the Fence Design Standards adopted by the Design Committee. No fences shall be constructed forward of the front setback line of any lot. Fences shall be classified into the following general categories:

Privacy fence is a fence, which is architecturally integrated with a building and is located within the building setback lines and behind the front and/or rear line of the dwelling. Privacy fences may be of solid construction and may be eight feet in height.

Control fence is a fence that is located on an interior side or rear property line and is intended primarily to limit the access of residents or animals. Control fences shall be of visually open construction, shall not exceed four feet in height and shall not extend beyond the front yard line of the dwelling.

Open space fence is a fence which is located on any property line which abuts a common open space or right-of-way. Open space fences shall be of a uniform design adopted by the architectural committee and shall not exceed four feet in height. Such fences shall be visually open in character.

Boundary Fence A five-foot high wire mesh and log post with log top rail fence will be built in increments along the northerly boundary of the Ranch.

Freestanding exterior lighting fixtures or standards may be placed on the front of each lot, and the Design Committee shall approve the style and location of each in order to standardize such lighting fixtures. Light standards shall not exceed 75 watts, and will be designed to operate automatically from dusk to dawn, either by means of a light sensor or an automatic timer. All other exterior lighting shall be reviewed and approved by the ARC to ensure that light will not disturb adjoining residents.

Utilities shall be installed underground. No independent water or sewage disposal system shall be permanently installed on any site. Each lot shall be connected to a common water and sewage disposal system and shall be subject to an initial connection fee and monthly service charge. No antenna, other than a "mini" disk, shall be installed on any structure or lot so that it is visible from any other lot, except that one temporary television antenna, not exceeding a height of five feet above the roof, may be provided on each lot until such time as a common cable television is available, after which such temporary antenna shall be promptly removed.

Attached Residential dwelling unit projects shall have common open space set aside within the project for passive and active recreation. The area of the common area including front yard and side yard landscaping shall be 35% of the gross site area. To the extent possible all dwelling units shall face on the common open space.

Ranch Operations Area Ranch operations areas adjacent to the elk migration corridors and routes shall not be fenced off from the adjacent pastures with continuous fences. Individual corrals, training areas, barns and sheds shall be allowed.

DEVELOPMENT STANDARDS

SECTION 8 **GENERAL RESTRICTIONS**

The following general restrictions shall apply to all land, regardless of classification:

No building, structure, sign, fence, refinishing or improvement of any kind shall be erected, placed or permitted to remain on any structure, lot or tract, and no excavation or other work which in any way alters any lot from its natural or improved state existing on the date such lot was first conveyed in fee by declarant to an owner shall be erected, placed, done, or permitted to remain on any structure, lot or tract until the plans, specifications and exterior material samples and color selections therefor have been approved in writing and a building permit has been issued by the Architectural Committee. Plans for buildings for the refinishing or improvement of the same shall include scaled floor plans, exterior elevations indicating height, a list of exterior materials, and a site plan. Plans and elevation shall clearly show all external features and material for all structures. They shall show garages, porches, decks, stoops, chimneys, vents, doors and windows, trim, and special architectural features. Site plans shall show the elevations of finished floors and existing and finished grades, existing trees or shrubs, and shall show the entire site and the location of all rights-of-way, easements, buildings, decks, driveways, parking areas, fences and utilities. Specifications shall describe all exterior finishes.

Site plans shall include proposed driveways, landscaping, irrigation, finish grading and drainage patterns for the site.

The sum of Fifty Dollars (\$50.00) for each residential lot, and One Hundred Fifty Dollars (\$150.00) for each multiple dwelling lot shall be submitted, along with the proposed building, site, or alteration plans to the Design committee to cover the expense of reviewing said plans. Said amount may be increased from time to time by the Design Committee rules.

Two copies of any plans and related data shall be furnished to the Design Committee, one of which may be retained by the Design committee for its records. Any approval given by the design committee shall not constitute a warranty, express or implied, of compliance with any applicable building or safety codes or for any other purposes other than the authority for the person submitting the plan to commence construction.

No incomplete or partial applications for Building Permits, for any purposes, will be acted upon by the Design Committee. The Design Committee will act upon applications, after they are complete in all respects, within thirty (30) days.

A driveway base for site access must be completed prior to initiation of any other construction activities on any lot. Said base must be inspected and approved by representative of the Design Committee prior to initiation of any other construction. After completion of the driveway base, all vehicles shall use the driveway base as the sole means of access to the lot from adjoining streets. A special assessment will be levied against the lot and its owner for the purpose of repairing any damage caused to adjoining asphalt street as the result of the failure to observe this requirement.

No fill, dirt, construction material or other items may be placed on any site until a Building Permit has been issued by the Design committee.

All exterior improvements covered by the specifications contained in the application for which a Building Permit is issued must be completed within one (1) year of issuance of the Building Permit.

An Occupancy Certificate must be obtained from the Design Committee before any improvement may be occupied. No improvements shall be occupied until all exterior improvements, including fireplaces, are completed and the yard light is installed. The Occupancy Certificate will contain a certification by the owner that the improvements complies with all covenants, conditions and restrictions, except those for which variances have been granted, and that the exterior of the improvement has been completed according to the approved specifications.

No water or sewer hookups will be effected until an Occupancy Certificate has been issued. All such hookups must be inspected and approved by a designated Association inspector. Additional inspection may be required by the Town of Jackson or by Teton County, and, if such approval is required, no water or sewer hookups shall be effected until such inspection and approval is completed.

A speed limit of 25 miles per hour is hereby imposed on all roads within the Melody Ranch. Failure to observe the posted speed limits may result in revocation of the right to use of and access to all common areas, including roads, within the Ranch. This subparagraph is subject to any speed limits or enforcement authority which is later adopted by any duly empowered state, county, or municipal authority.

DEVELOPMENT STANDARDS

SECTION 9

RESIDENTIAL AND ATTACHED DWELLING AREA: USES AND RESTRICTIONS

Each residential lot shall be used exclusively for residential purposes, and no more than one (1) family, including its servants and transient guests, shall occupy such residence. Each multiple dwelling lot shall be used exclusively for residential, recreational and related purposes, and no more than one (1) family, including its servants and transient guests, shall occupy each unit located within such multiple dwelling units. No commercial, retail or other business activities shall be conducted on or from any residential lot or multiple dwelling lot; provided, however, that nothing in this paragraph shall be deemed to prevent:

- Any artist, artisan or craftsman from pursuing his artistic calling upon the lot or dwelling unit owned by such artisan, if such artist, artisan or craftsman also uses such lot or dwelling unit for residential purposes, is self-employed and had no employees working on such lot or in such dwelling unit, and does not advertise any product or work of art for sale to the public upon such lot or dwelling unit;
- The leasing of any lot from time to time by the owner thereof, subject, however, to all of the restrictions as may be adopted from time to time by the Association.

Each residential and multiple dwelling lot, and any and all improvements from time to time located thereon, shall be maintained by the owner thereof in good condition and repair and in such manner as not to create a fire hazard, all at each owner's sole cost and expense.

Maintenance by the owner shall include, but not be limited to, periodic staining of any exterior wood siding, and the landscaping and maintenance of yards, including weed control. Landscaping, including finish grading and seeding of a lawn, must be completed by the first June 1 occurring no more than thirty (30) days after the Occupancy Certificate has been issued for that lot. If any owner fails to perform maintenance responsibilities, after written request by the Association to do so, the Association may perform maintenance work at the owner's expense.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other owners in the enjoyment of their lots, or in their enjoyment of common areas. In determining whether there has been a violation of this paragraph recognition must be given to the premise that owners, by virtue of their interest and participation in the Melody Ranch are entitled to the reasonable enjoyment of the natural benefits and surroundings of the Melody Ranch. Without limiting any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively to protect the security of the lots and improvements located thereon, shall be placed or used upon any lot.

No domestic animals or fowl shall be maintained on any lot other than not more than two generally recognized house or yard pets, provided, however, that such animals shall at all times be restrained or leashed and provided further that subject to the provisions of the paragraphs above, and subject to such limitations as may from time to time be set forth in the bylaws of the association, which may reduce the allowable number, restrict the type of pet, or require that such pets be confined indoors. Horses shall not be permitted to be kept or maintained on any lot other than those so designated at the time of plat recordation, if suitable facilities are built thereon, and in the common area subject to the rules and regulations on the homeowners' association and on the future developable property under such rules and regulations as may be established by the declarant. The homeowners' association and declarant may prohibit all livestock grazing within the common area and future developable property if they so desire.

Pets which are permitted by the terms of this paragraph to be kept on any lot must be leashed or restrained within the lot and any that are not will be impounded by Teton County or by Association employees at the owner's expense.

No signs whatsoever, including, but not limited to, commercial, political and other similar signs, visible from neighboring property, shall be erected or maintained upon any lot except those signs which have received the specific approval of the Design Committee.

No house trailer, mobile home, tent, teepee or similar facility or structure shall be kept, placed or maintained upon any lot at any time; provided, however, that the provision of this paragraph shall not apply to temporary construction shelters maintained during, and used exclusively in connection with, the construction of any work or improvement permitted by these covenants. No person shall reside in or live in such temporary

construction shelters or facilities unless application is made therefor and approved by the Architectural Committee.

No trailer of any kind, truck camper, snow machine, boat or any other recreational or commercial vehicle shall be kept, placed or maintained upon any lot in such a manner that it is visible from neighboring property, unless the same is approved as a temporary construction facility as provided above.

No accessory structures, buildings, fences, garages or sheds shall be constructed, placed or maintained upon any lot prior to the construction of the main structure of the residence provided, however, that the provisions of this subparagraph shall not apply to temporary construction shelters used exclusively in connection with the construction of the main structure.

All garbage and trash must be compacted and taken to designated collection points for removal. Construction refuse is not permitted at collection sites and must be removed from all lots and disposed of by the owner thereof. Accumulation of garbage and building materials constitutes a nuisance and may be removed by the Association at the owner's expense.

Outside clothes lines or other outside clothes drying or airing facilities shall be maintained exclusively within a fenced service yard and shall not be visible from neighboring property.

There shall be no exterior fires whatsoever except barbecue fires contained within receptacles therefor and such fires as may from time to time be permitted by the association rules.

No firewood or other fuel supply may be placed or maintained upon any lot in such manner that it is visible from neighboring property.

All vehicles shall be parked in designated parking spaces on the lot or on the spaces provided therefor on multiple dwelling lots. No vehicle may be parked on any street within the Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. No stripped down or junked motor vehicle or any sizable part thereof or any other apparatus for machinery shall be permitted to be parked or located on any lot, street or portion of the common area in the Melody Ranch.

THE MELBY RANCH
Planned Unit Development
Final Development Plan

DEVELOPMENT STANDARDS

EXHIBIT U-1

STANDARD	.22 to .41 ac	.42 to 1.24 ac	1.25 to 3 ac	RANCHES/ EQUESTRIAN 3 to 4.79 ac	ATTACHED ^{a)}
Setbacks					Building Pavement
Front	15 ¹⁾ , 20 to 35 ²⁾	25 to 40 ²⁾	50 min	50 min	30 20
Rear	35 ¹⁾ , 30 to 10 ²⁾	40 to 25 ³⁾	40 min	40 min	30 20
Side	10 or 20 ³⁾	20 or 30 ¹⁾	40 min	40 min	30 10
Between two story buildings	30 ft.	40 ft.	50 ft.	50 ft.	30ft.
Building Height	28 ft two story 30% ⁶⁾	28 ft. two story 30% ⁶⁾	28 ft two story 30% ⁶⁾	28 ft two story 30% ⁶⁾	28 ft. two story 30% ⁶⁾
Parking	2 Covered 2 Open	2 Covered 2 Open	2 Covered 2 Open	2 Covered 2 Open	2 Dwelling 1 Guest
Guest House	Attached	Detached	Detached	Detached	No
Coverage ^{7) 8)}	3,500sf - 5,000sf	5,500sf - 12,000sf	12,500sf - 15,000sf	15,000sf - 30,000sf	30%
Impervious ⁷⁾	5,000sf - 7,200sf	7,500sf - 14,000sf	14,500sf - 20,000sf	20,000sf - 35,000sf	50%

- Notes:
- 1) Only when garage door faces side yard.
 - 2) Variable front and rear yard setbacks when garage faces front lot line.
 - 3) Side yard on one side 10ft, side yard on opposite side 20ft.
 - 4) Side yard on one side 20ft, side yard on opposite side 30ft.
 - 5) Setbacks for attached units are to the property line of parcel.
 - 6) Two story allowed for 30% of building perimeter.
 - 7) An allowable range of coverage and impervious surface area is stated for various lot sizes. To determine the allowable area for a given lot size, interpolate between the applicable range; i.e. for a 0.25 acre lot, the allowable coverage would be 3,737 square feet and the allowable impervious surface would be 5,347 square feet.
 - 8) Total habitable gross floor area above ground shall not exceed 8,000 square feet (basements as defined in the Land Development Regulations are excluded from this calculation); accessory structures are not included in this 8,000 square foot limitation.

MAXIMUM IMPERVIOUS SURFACE REQUIREMENTS
(Revised April 28, 1999)

Standard Impervious Surface ¹⁾	Lot Size	
	55%	0.10 to 0.22 ac 5,000 sf - 7,200 sf

- 1) An allowable range of impervious surface area is stated for certain lot sizes. To determine the maximum allowable area for each of these lots, interpolate between the applicable range.

For Example:
maximum allowable impervious surface = smallest impervious surface in range + number derived from formula below

$$\frac{[(\text{given lot size}) - (\text{smallest lot size in range})] \times [(\text{largest impervious surface in range}) - (\text{smallest impervious surface in range})]}{[(\text{largest lot size in range}) - (\text{smallest lot size in range})]}$$

Therefore, for a 0.25 ac lot:
maximum allowable impervious surface = 5,000 sf + $\frac{[0.25 \text{ ac} - 0.22 \text{ ac}] \times [7,200 \text{ sf} - 5,000 \text{ sf}]}{[0.41 \text{ ac} - 0.22 \text{ ac}]}$ = 5,347 sf

MEMORANDUM

To: David Quinn
From: Francesca
Date: May 5, 2003
Re: SETBACKS

MELODY RANCH RESIDENTIAL UNIT ONE FIFTH and SIXTH FILINGS
Jorgensen Associates, P.C. Project Nos. 00085.04.16, 00085.02.16

APPROVED RU1-5 SETBACKS

SETBACK	Lot Acreage ≥ 0.42 (FEET)	Lot Acreage ≤ 0.41 (FEET)
<i>Front</i>	20 ¹	20
<i>Rear</i>	15 ¹	15
<i>Side</i>	15 ¹	10
Two-story Buildings	20 (side or rear)	15 (side or rear)

⁴ These setbacks apply **EXCEPT** where the presence of a wetland requires a greater setback. No development may occur in wetlands in the NCPUD District, setbacks from boundaries = 0'; see subdivision Building Envelope Map (on file with the Homeowners Association), which specifically defines the setback for each lot; setbacks defined meet or exceed those shown in the above table.

APPROVED SETBACKS FOR RU1-6

SETBACK	Lot Acreage ≥ 0.40 (FEET)
<i>Front</i>	20 ¹
<i>Rear</i>	15 ¹
<i>Side</i>	15 ¹
Two-story Buildings	20 (side or rear)

¹ These setbacks apply **EXCEPT** where the presence of a wetland or and irrigation ditch requires a greater setback. No development may occur in wetlands in the NCPUD District; setbacks from wetland boundaries = 0'; see project Building Envelope Map (on file with

Memo Re: Project Status

May 5, 2003

Melody Ranch Residential Unit One 5th & 6th Filings

Page 2 of 2

Homeowners Association), which specifically defines the setback for each lot; setbacks defined meet or exceed those shown in the above table. Also note that 20' side setbacks will be imposed if two-story structures are built.

O:\00\00085-MELODY\04ru1-6\Plating\MEMO DQ 5-05-03 re RU1-6 & Ru1-6 Setbacks.doc

RUI-4th

Teton County Planning & Development

November 8, 2000

William E. Collins, AICP, Planning Director

Francesca P. Mucci-Rice
Jorgensen Engineering and Land Surveying
P.O. Box 9550
Jackson WY 83002

RE: Approval of Minor Deviation to Melody Ranch Final Development Plan to allow lesser setbacks for Residential Unit One, Fourth Filing

Dear Francesca,

This letter serves as official approval of Melody Ranch's request for a Minor Deviation to the Melody Ranch Final Development Plan to allow lesser setbacks for Residential Unit One, Fourth Filing. Staff is satisfied that the requested setbacks pose no public concern and that they may reasonably facilitate the design goals presented by you as justification for the change. Below is a table showing the previous setbacks (Exhibit U-1) and the newly approved setbacks:

SETBACK	EXHIBIT U-1 (feet)	APPROVED as MINOR DEV. (feet)
Front	25 to 40	20
Rear	25 to 40	15
Side	20 or 30	20 Except: 15' Easterly Line of Lot 107 15' Westerly Line of Lot 111 25' Easterly Line of Lot 110 15' Westerly Line of Lot 110

P.O. Box 1727
200 S. Willow
Jackson, Wyoming
83001

If you have any questions, please call me at 733-3959.

Telephone
307 733-3959
Fax
307 733-4451

Sincerely,

Paul Anthony
Paul Anthony
Planner

E-mail
tetonplan@
tetonwyo.org

RUI - 4TH FILING