

Architectural Committee – Recurring Issues & Guidance

Revision 6-25-2022

Site Plans: The Site Plan doesn't have to be an engineering drawing. Sketches should be complete, legible, and approximately to scale. The site plan should contain all the items listed on the Property Improvement Request Form including: building set back measurements; driveway layout & parking areas; the approximate location of well, leach field, and propane tank. Fencing should be included, with a description, if a fence is part of the project. Most lots are relatively flat so grading or slope information is not requested unless construction will significantly alter the natural grade.

Architecture, Exterior Finish: The Architectural Committee reviews the architecture and exterior materials/finish as part of the project approval process. Drawings of each side of a proposed structure are required. The drawings will have to show enough detail for the Architectural Committee to visualize the appearance of the finished structure. Samples and/or pictures/brochures of the exterior materials & colors are almost always requested.

Building Height: Building height cannot exceed 28 feet as measured from natural grade (on the highest side of the improvement) to the top of the roofline. The criticality of this measurement increases as building height approaches 28 feet. Providing this measurement on the elevation drawings will help to minimize approval delays.

View Considerations: The Architectural Committee can attempt to influence the placement of homes and outbuildings on a lot with the goal of preserving the views of neighbors. However, preserving views will become difficult (if not impossible) as the subdivision's lots are built out. We recommend that lot owners & builders work with their neighbors when selecting the location for a new structure. The Architectural Committee has declined requests to encroach on setback requirements and has also recycled projects to the owner in an attempt to improve neighbor's views.

Home Size, Staged Construction, & Single Family Residence: The Architectural Committee checks floor plans to ensure that, among other things, the requirements for minimum square footage and "single family residence" are met. The Architectural Committee has declined approving stand-alone garage/studio combos that don't meet the 1,000 square foot minimum ground floor living space requirement unless the garage/studio and the associated home (which meets this requirement) can be completed within one year.

A maximum residence size is not specified in the covenants. However, the Architecture Committee has disapproved a plan for a home that was considered to be too big. The section below on Aesthetic Considerations provides more guidance on maximum home size.

Exterior Lighting: The Architectural Committee asks that homeowners conform with the county ordinance on residential lights which is paraphrased here: "Exterior lighting brighter than 60 watt incandescent (75 watt controlled by motion detector) shall be shielded so that no light is projected above the horizontal and the lamp shall be diffused or shielded so that it cannot be seen from roadways, public areas, or any other property. Floodlights are discouraged but are permitted if they are pointed in a downward direction (within 30 degrees of vertical) and they do not cause glare or light to shine on adjacent property or rights-of-way." From the Teton County Subdivision Ordinance 8-4-5-G Residential Lights.

Fuel, Water, & Propane Tanks: The Architectural Committee has required that new tanks be installed below ground. If the tanks are placed during the winter (and cannot be buried), they should be of a design suitable for burial and shall be buried as soon as weather conditions

permit. Existing above ground tanks must be screened on all sides to preserve neighbor's views. Covenants Reference: "All fuel tanks, water tanks, or similar storage facilities shall either be constructed as an integral part of the main structure of the residence or shall be installed or constructed underground."

Temporary Electrical Service: Equipment installed above ground to provide temporary electrical service during construction shall be removed as soon as possible during the construction process (and prior to occupancy). Covenants Reference: "All utility services, including but not limited to, phone lines, power lines, and water and sewer lines shall be located below ground."

Aesthetic Considerations: The Architecture Committee has broad discretion to approve or disapprove plans on the basis of aesthetic considerations and overall benefit or detriment which would result to the immediate vicinity and Saddlehorn generally. Here are some of the decisions relating to aesthetic considerations that the Committee has made:

> **Second Floor Living Space** - Submitted plans for a residence with the living space on the 2nd floor were not approved. The 2,000 square foot second floor contained the kitchen, dining area, master bedroom, bedroom, great room, bathrooms & laundry. The ground floor contained two garages and a foyer with a staircase going to the 2nd floor. Even if one of the garages was converted into a "play room", the Committee felt the design violated the covenants which specify "No residence shall contain less than 1,000 square feet of living space on the main ground level." The HOA Board later adopted a rule further specifying the definition of "Living Space on the Main Ground Level" (refer to Rule II E.)

> **A Frame** - Submitted plans for an A-frame residence were not approved. The Committee felt that the architecture would be dominated on two sides by the roof which extended from essentially ground level to a ~28' high ridge.

> **Large Home** - Submitted plans for a 5,395 square foot residence with a 1,320 square foot attached garage were not approved (5,395 sq ft above grade, 6,715 sq ft total). This Committee considered this residence to be too big. The following table provides more details about the size of homes & garages that have been approved since 9/2016.

SADDLEHORN RANCH RESIDENCE SIZE*

Block & Lot No	Main Level (sq ft)	2nd Floor or Loft (sq ft)	Studio (sq ft)	Above Grade Living Space (sq ft)	Attached Garage (sq ft)	Detached Garage (sq ft)	Total Sq Ft
B9 L5	1334	812		2146		720	2866
B7 L20	1410			1410	720		2130
B9 L17	2196			2196	664		2860
B3 L8	1338	677		2015		(future)	2015
B2 L5	1537			1537	713		2250
B9 L10	1430	361	369	2160	572		2732
B7 L14	1012			1012	440		1452
B5 L1	2000			2000	1050		3050
B6 L5	1900			1900	900		2800
B9 L11	2218	553		2771	576		3347
B9 L20	2414	1385		3799	1346		5145

* Homes approved since 9/2016. Sq ft values shown are approximate

> Sheet Metal Outbuildings - The Committee has provided feedback to individuals that sheet metal sided outbuildings will not be approved. Examples include: sheds, workshops & garages. Outbuildings (and homes) which use metal siding, such as Corten, in a manner which complements, but does not dominate, the exterior finish have been approved.