

Architecture Committee Activity from July 2021 Through June 2022

| Date | Lot | Name | Description | Response to Submitter |
|----------|---------------|----------------------|--|--|
| 7/22/21 | B8 L14 | Schrader Project | Two car garage (added to lot with an existing residence on it). | Approved by all 3 Committee members. \$25 fee collected. |
| 7/28/21 | B6 L9&10 | Hart-Gulati Project | Patio w/propane fire table; fence; sliding glass door in residence | Approved by all 3 Committee members. \$25 fee collected. |
| 7/28/21 | B7 L5 | Galles Inquiry | Inquiry relating to information needed for a future residence | Feedback provided by RLS.* |
| 7/28/21 | B9 L20 | Forchelli Inquiry | Inquiry relating to information needed for a future residence | Feedback provided by RLS.* |
| 9/10/21 | B9 L6 | Duncan Inquiry | Inquiry relating to view corridor issues & duration allowed for construction of possible future residence - lot not yet purchased. | Feedback provided by RLS.** |
| 9/16/21 | B3 L6 | Davidson Inquiry | Inquiry relating to view concerns; high water mark on lot in question; in-ground pool/hot tub installation, and landscaping relating to a possible future residence - lot not yet purchased. | Feedback provided by RLS.** |
| 10/2/21 | B3 L6 | Haydock Inquiry | Inquiry relating to view corridor, trailers, above ground propane tanks for possible future residence - lot not yet purchased. | Feedback provided by RLS.** |
| 10/9/21 | not specified | Goodell Inquiry | Inquiry relating to the construction of and rental of a separate guest house on a subdivision lot; construction of a barn; keeping horses. - lot not yet purchased. (Goodell is a local realtor) | Response provided by RLS: Rental of living spaces is not allowed. Horses allowed pursuant to covenants and rules. Barns allowed if approved by Architecture Committee. |
| 10/21/21 | B4 L5 | Maniuszko Inquiry | Inquiry related to information needed for a future shed/garage. | Feedback provided by RLS.* |
| 2/18/22 | not specified | Goodell Inquiry | Inquiry relating to the relocation of an existing log home onto a subdivision lot - lot not yet purchased (Goodell is a local realtor). | Feedback provided by RLS: Relocation of a log home is not prohibited. Will need a full project package as described on the subdivision website for approval. |
| 11/24/21 | B3 L13 | Falconer Inquiry | Inquiry relating to lot improvements to be completed in advance of the construction of a residence. | Discussed with AC and feedback provided by RLS: Berms and landscaping are not normally approved by the Committee; well drilling & associated power might be OK, but there are concerns with the possible placement of a temporary structure (i.e. trailer) prior to beginning construction of the primary residence. Also, installation of a well will require the installation of power and surge capacity - Covenants and Rules state that the 1st item constructed on a lot shall be the primary residence. |
| 11/21/21 | B6 L7 | Sciammarella Inquiry | Inquiry relating to the construction of a small A-frame residence on a lot "under contract". The proposed structure would be dominated by the roof on two sides. The roof would extend from about the ground level to 28' in height (28' is the subdivision maximum roof height). Lot not yet purchased. | Response: "All three members of the Architecture Committee concur that the proposed A-frame structure, whose appearance is dominated by the roof, would not benefit the subdivision." |
| 2/2/22 | B9 L20 | Forchelli Residence | Project submittal for a large two story residence (6,715 square feet above grade). | Response based on the agreement of the 3 Committee members (input from the HOA Board was also collected): "The Committee will not approve this residence due to its large size based on aesthetic considerations and the overall detriment resulting to lots in the immediate vicinity and to the subdivision in general." |
| | B9 L20 | Forchelli Residence | 6/25/22 Project re-submittal for a two story residence (5,145 square feet above grade) | Project approved by all 3 Committee members. \$50 fee collected. |
| 2/23/22 | B9 L2 | Gordon Inquiry | Inquiry relating to the possible purchase of a lot. "My question is this: are there any neighbor considerations (view, etc) that would prevent me from building a home on the south-western corner of that property (with the normal setbacks, of course)?" Any way to protect my view corridor from future construction? Lot not yet purchased. | Feedback provided by RLS. There is room to build at the SW corner of the lot in question.** |

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| 3/11/22 | B7 L17 | Klausmann Residence | Project submitted for the relocation of an existing log home onto a subdivision lot. | Project was approved by all 3 Committee members. However, the project “fell through” because the log home could not be relocated without the potential for damage. Note: The purchase of the lot was dependent upon the relocation, so the lot purchase also “fell through”. NOTE: The Committee should not have approved this project unless the lot was confirmed to be owned by the submitter. This won’t happen again. |
| 3/3/22 | B3 L16 | Mason Inquiry (deck) | Wanted to know if Committee approval was needed to construct a deck. | Feedback provided by RLS (paraphrased): Yes - send us a sketch. |
| 3/13/22 | not specified | Jerilyn Inquiry (realtor) | Customer “is purchasing” two adjacent lots. Wanted to know if a guest house could be constructed in addition to a primary residence. Also wanted to know if there is a time limit on how long a person can wait until they begin construction. | Response: No time limit to begin construction. Could not put 2 residences on one lot. Could put a residence on each lot if each residences conformed with the covenants (and the lots remained separate lots). |
| 4/27/22 | not specified | Clark Inquiry | Wanted to know if he could use a “well-finished” 8'x40' shipping container for a home until he could construct a more permanent residence. | Response: Could not use the shipping container as a long-term living space. Could possibly be used during construction of the primary residence if the Committee believes that sufficient resources are available to have the primary residence substantially complete within 1 year. |
| 5/20/22 | B7 L1 | Yeager (fence) | Installation of a 48” “post and pole” fence to enclose NW corner of property. | Approved by all 3 members of the AC. Fees waived. |
| 5/23/22 | B9 L11 | Auchly-Loy Residence | 5/16/2022 - Owner began construction of residence on lot without approval of the Architecture Committee. Construction ceased until approval was obtained. | After receiving a complete design package the residence was approved by all 3 members of the Architecture Committee. \$50 fee collected. |
| 5/21/22 | B8 L11 | Simmons (screen door) | Installation of a screen door. | Approved by Chris and Gerrit. Fee waived |
| 5/21/22 | not specified | Goodell Inquiry (realtor) | Wanted to know if a “white house” would be allowed in the subdivision. Lot not purchased yet. | Feedback provided by Rick & Gerrit individually (paraphrased): Not likely to approve an all-white residence but it is difficult to make a call without seeing the plans & architecture. |
| 6/3/22 | B5 L13 | Verbeten remodel and outbuildings | Requesting approval for a significant remodel; addition of a separate “office”, addition of a separate sauna. | Feedback provided by all 3 Committee Members. Need more detailed plans for project approval but the project looks OK in concept. Currently waiting for an updated set of plans. |
| 6/3/22 | B5 L2 | Watson Inquiry | Wanted to know if a small residence/shop was constructed could another residence be constructed on the lot in the future. | Feedback provided by Rick: If a small residence/shop conforming with the covenants was constructed on a lot it is unlikely that approval could be gained for the construction of a 2nd residence on the same lot. |
| 6/14/22 | B7 L1 | Yeager (dish installation) | Sought approval for the installation of a WiFi satellite dish | Approved by all 3 AC members. Fee waived. |
| Notes | * Information Needed for Project Approval (residence, garage, outbuildings) - Need full design package as described on the Property Improvement Request Form which is available on the subdivision web page. | | | |
| | ** View Corridor - Construction of a residence on “your” lot does not establish “no build” areas on adjacent lots. We ask lot owners to be considerate of a neighbor’s view corridor when planning construction. We review project plans with respect to their impact on a neighbor’s view of the Teton peaks and make recommendations on building placement with the intent of minimizing this impact. We have never declined approval of a residence based on it’s view corridor impact. The surest way to preserve your view corridor is to purchase the lot where construction could impact it. | | | |