

Design Guidelines for the Group B Lots  
of the Snake River Junction Commercial Area  
(Lots 11 through 19)

I. Intent and Purpose.

The intent these Group B Lot Design Guidelines is for the improvements and landscaping within the Group B Lots to create a cohesive and attractive presence that acts both as a gateway for the internal commercial and residential community of the Snake River Junction Subdivision and as an appropriate part of the larger fabric of the adjacent City of Alpine Wyoming. All signage, landscaping, parking and lot development shall be designed to contribute to the overall appearance of the commercial area of the Snake River Junction Subdivision. The buildings themselves are meant to be a responsible addition to the natural landscape with their highway frontages presenting an appropriate public face to the greater community.

These Design Guidelines are authorized by the Declaration of Covenants, Conditions and Restrictions for Snake River Junction Commercial Area (“the Declaration”), and may be amended in accordance with Article XV of the Declaration. Additional Lots in the Snake River Junction Subdivision may also be made subject to these Design Guidelines as provided in the Declaration.

II. Incorporation of Group A Lot Design Guidelines Except as Specifically Noted.

The content of the Group A Lots Design Guidelines is expressly incorporated herein and made applicable to the Group B Lots except as specifically amended below:

- a. For those lots with residential development, the Maximum Floor Area Ratio may be increased to a 60% FAR.
- b. Residential use on any Lot shall not exceed 60% of the total floor area of all structures constructed or existing on any Lot.
- c. No ground floor residential use shall exist within 50 feet of the front property line of any Lot.
- d. In the site design and architecture of constructed improvements, the residential use of any Lot shall be appurtenant to and clearly subservient to the primary

commercial use, and the residential architecture shall be similar and cohesive with the architecture of the commercial use structure.

- e. Exterior residential uses such as yards and play structures shall be screened from view from any roads in the Snake River Junction Subdivision by way of such structures, fences or landscaping as may be approved by the Management Committee.
- f. A separate “caretakers” residence structure no larger than 1,500 square feet shall be permitted so long as it adheres to all other restrictions stated herein and in the Design Guidelines.

**CERTIFICATION BY MANAGEMENT COMMITTEE**

Pursuant to ARTICLE VII, Section 7(d) and ARTICLE XV, Section 1(a) of the Declaration, the undersigned members of the Board of Directors of the Association, in their capacity as the Management Committee, hereby certify that votes of approval of the foregoing Design Guidelines have been duly obtained from at least two thirds (2/3) of the Members in the Association. Evidence of said votes of approval are on file in the Association’s office.

Dated this \_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Scott M. Shepherd, Director

By: \_\_\_\_\_  
Donna M. Shepherd, Director

By: \_\_\_\_\_  
Alan M. Bybee, Director