

**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 A copy of the Site Committee Rules, as they may from time to time be adopted, amended or repealed, certified by any member of the Site Committee, shall be available to each Lot Owner, and shall have the same force and effect as if they were a part of the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.