

PAINTED HILLS SUBDIVISION DESIGN GUIDELINES

1.0 INTRODUCTION

Allowable uses, setbacks and specific land use regulations for each of these zones are detailed within the Painted Hills Subdivision CCRs.

“The Architectural Control Committee (ACC) shall establish rules and regulations for conducting the reviews and approvals”. These rules and regulations and Design Guidelines are a supplement to the current CC&Rs and apply to all lots except as otherwise stated. The Design Guidelines are intended to provide guidance to owners and builders regarding architectural, site and landscape design. The Design Guidelines are administered by the Architectural Control Committee (ACC). The review and approval process required by the Declaration does not replace or eliminate any review and permit process required by other agencies. Conformity with any and all applicable land use regulations of Lincoln County (and applicable state or federal regulations) shall be required, in addition to the requirements of these Design Guidelines and the Declaration. In the event of a conflict between or among the documents, the more stringent shall apply. The purpose of these Design Guidelines is to strike a balance between individual expression in design intent and the visual protection and preservation of values for property owners at Painted Hills Subdivision and the surrounding properties.

2.0 DESIGN PHILOSOPHY

2.1 Painted Hills Subdivision is located in one of the region's premier river valleys, a place of exceptional natural beauty and uniqueness. To ensure a first-class development that harmonizes with the surrounding area, these Design Guidelines aim to integrate all structures in a way that enhances and protects the value, desirability, and attractiveness of the Painted Hills Subdivision.

2.2 All buildings shall be designed to complement one another, utilizing cohesive exterior roofing, building materials, and colors that reflect the natural landscape. Predominantly natural materials, colors, and textures that mimic and blend with the surrounding environment are required. Structures should exhibit a form that relates organically to the terrain while minimizing visual impact on neighboring properties and adjacent lands.

2.3 The architectural style shall align with a western ranch or mountain design to ensure compatibility with the area's ranching heritage and alpine setting. Low, rambling, and informal structures are encouraged to blend seamlessly with the terrain and physical features of Painted Hills. This approach fosters a unified aesthetic that respects both the natural surroundings and the project's vision for a cohesive, high-quality development.

2.4 Porches and Decks Covered porches and trellises add to the character of western buildings, while creating functional spaces and weather screens for residences. They are encouraged on all lots to enhance the public streetscape.

3.0 RETAINING WALLS

Retaining walls must be considered and approved by the Architectural Control Committee.

4.0 FENCES

Fences must be considered and approved by the Architectural Control Committee.

Building Materials: To provide visual unity and to create a gradual transition from the structures to the land, use of fencing that utilizes the materials and repeats the design of the structures is encouraged.

5.0 ENTRY ELEMENTS

If an entry element is proposed, it must be designed to provide minimal visual impact and be integrated into the natural landscape and existing land form and employ the materials, colors and textures used in the structures. Notwithstanding the foregoing, all properties are required to display their street number (whether on the structure or entry marker within plain view of the street to enable public and emergency services to identify the structure). Lighting entry markers must be accomplished with downcast, 90 degree cutoff fixtures. Entry elements, gates and/or address markers proposed should be set back 8-10 feet from the road so as not to interfere with, or be damaged by snow removal or maintenance equipment, and provide easy visibility in the event of an emergency or fire. Address markers, lighting and additional elements shall require ACC approval.

6.0 LANDSCAPE DESIGN AND MATERIAL AND MAINTENANCE

Landscape design should create a natural and authentic landscape which fits within the Star Valley and respects the design variation within the subdivision. In order to accomplish this goal, the landscape immediately surrounding residential structures should be designed as a cultivated landscape while open spaces between development will generally remain in natural grasses. I

7.0 WEED CONTROL

All planting areas, lawns and land within the perimeter of the lot shall be weeded as necessary to maintain a clean and weed-free condition. Knapweed is endemic in this area and must be sprayed. Lincoln County Weed and Pest offices are available to assist with sprays and information.

8.0 BERMS

Berms may be constructed where the ACC finds such construction to be beneficial to the aesthetics of the adjacent properties. If Berms are used they shall be required to comply with Section 6.4 of the Lincoln County Land Use Regulations.

9.0 BUILDING HEIGHT AND FORMS

For Single Family Lots no building shall be erected on any lot that exceeds two and one half stories in height above finished grade. Roof forms shall fit in with the surrounding natural landscape and can take on a variety of geometries, including gables, hips, vaults or sheds. Roofs are required to have a minimum overhang of 18 inches as measured (perpendicular) from the exterior wall to the nearest point of the fascia. Accessory structures shall be architecturally compatible. Dog runs or other enclosures must be architecturally compatible with the dwelling.

10.0 BUILDING MATERIALS

Acceptable exterior materials include those that are of high quality in content and detailing, reflect regional resources and building traditions, and possess a sense of permanence. Thought should be given to texture of materials, composition of related materials and transition from one material to another. Rough textures are generally encouraged; materials that are glossy or reflective are prohibited. The use of wood and/or stone is encouraged for general exterior building wall treatment. Materials including concrete, non-reflective metal, rammed earth, cement stucco, and integrally colored split and ground face concrete masonry units will be considered. Prohibited exterior wall materials include, but are not limited to masonite, plastic, vinyl, aluminum and T-1.11 sidings. Acceptable roof materials include composite shingles, fire-treated wood shakes or shingles, non-reflective and non-bright colored metal roofing and/or other roof materials as deemed appropriate by the ACC. Windows and doors constructed of wood or metal, coated with an approved matte finish, are encouraged. Vinyl windows are appropriate as long as the color blends with the siding. Highly reflective glass is prohibited. Prefabricated and trailer homes are prohibited.

11.0 COLORS

An underlying goal of these Design Guidelines is for all buildings to be designed as an extension of the landscape and blend with the natural surroundings of the site. One of the simplest ways to achieve this goal is through the use of earth-tone colors. The use of natural finishes is encouraged.

12.0 REVIEW PROCESS

The Architectural Control Committee shall meet within the timelines established in the Declaration upon submission of an application for building approval from an owner or owner-designated agent. The applicant should be cognizant that a building permit from Lincoln County is required. The applicant shall supply the following information to the ACC:

Enclosed Structures

including, but not limited to, residential dwellings, detached garages, shops, barns

12.1 Construction and site plans that include:

- a. exterior elevations
- b. exterior materials and colors
- c. floor plan with total square footage
- d. building height
- e. location on lot with defined setbacks from front, sides and rear of property
- f. driveway and parking

- g. location of well and septic system
- h. existing drainage
- i. proposed landscaping

12.2 Copy of building permit issued by Lincoln County

Fences, Gates and Entry Elements

12.3 Construction and site plans that include:

- a. location of proposed elements
- b. materials and colors
- c. height
- d. lighting

13.0 POST CONSTRUCTION IMPROVEMENTS

While any owner may remodel, paint or redecorate the interior of structures on his property without approval, modifications to the exterior of a property shall be subject to review and approval by the ACC prior to commencing work. Examples of these modifications include but are not limited to the use of different exterior paint, a dog kennel fence, or the addition of rooms, porches or decks. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme, rebuild a damaged structure in accordance with the originally approved plans and specifications or plant additional trees and or Shrubs.

14.0 Construction

Before excavation or construction begins on any Lot, Owner must provide a clean approach (Constructed of pit run gravel) from the street to the building envelope

15.0 SUMMARY

The Design Guidelines and the architectural review process provide a framework for owners to efficiently and thoughtfully address aspects of their design and construction process. The objective is to facilitate rather than complicate the review and approval process. Any variances or deviations from the Design Guidelines which may be granted by the Painted Hills Subdivision Architectural Control Committee shall be considered unique and will not set any precedent for future decisions. All such variance requests shall be reviewed on a case by case basis and any determination shall be governed by the Architectural Control Committee.