

# Amended Design Guideline Manual

May, 2022

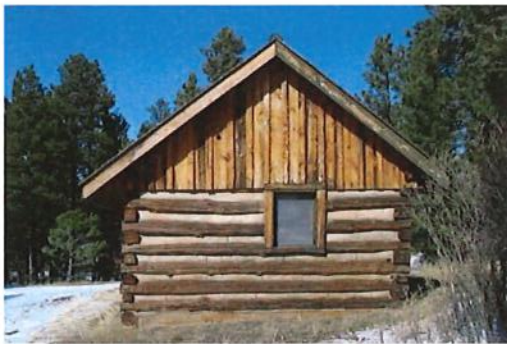
## Devils Tower Golf Community Phase I and Phase II

### **A. Purpose of the Manual**

1. This document is for the use of property owners, architects, and general contractors who are planning construction on any Phase I or Phase II lot in the Devils Tower Golf Community (the Community).
2. This document details the design requirements for any building built in the Community's Phase I or Phase II areas, and includes design-specific elements also contained in the Community's covenants.
3. The design-specific portions of the covenants are included here only for the convenience of those engaged in design and construction. Other elements of the covenants not included here are still in full force, and must be consulted as well.

### **B. General Design Intent**

1. Although the primary focuses of activities in the Community – golf, horseback riding, hunting and fishing – are not associated with any particular time period, they both fit comfortably into the Community's historic design theme.
2. This theme has its historical basis in the local/ regional logging and ranching economy that exists to the present day. The goal is to use architecture and landscaping to establish a historic Wyoming “feel” for the period from about 1878 to the mid 1940's and to simultaneously educate guests and owners about the region's history.
3. It is not the intent of these Design Guidelines to recreate a frontier town or to produce replicas of historic buildings of the era; rather it is intended that all buildings in the Community use that era's traditional materials – logs and boards – and do so in a manner yielding an appearance similar to that of the buildings from the area's past.
4. The Community is fortunate to have one historic log structure in good condition, in its original location on the property. This is the original “theme” cabin, shown below after a modest amount of renovation.



5. The theme cabin's squared hand-hewn logs and large mortar joints are not generally feasible today, but the simplicity of design and straightforward use of materials can

be a model for successful current-day design adaptations that are appropriate in the Community. *It is recommended that architects or other designers be chosen who can adapt these concepts to their designs.*

6. Conservation of resources was a fundamental principle in the historic period on which the Community is modeled. In the present day this is once again being emphasized through use of thoughtful design and appropriate materials, and is a high priority in the planning and construction of all the houses and cabins in the Community.

Following are a few basics to be included in building planning and construction:

- A. Modest Landscaping -- The landscaping should cause the least possible disturbance to the site.
- B. Building systems -- Lighting, heating, cooling, water heating, etc. should be designed with energy efficiency as a priority.
- C. Water Conservation -- Plumbing fixtures should be of "low flow" type.
- D. Resource Conservation -- The use of recycled and recyclable materials is encouraged.
- E. Local Materials -- The use of locally- or regionally-sourced materials, such as stone quarried in the Hulett area, and locally available forest products is encouraged.
- F. Low Emission Building Materials -- Use of building materials (such as paints, carpets, sheet goods, OSB, and mastics) that have no or low emissions of harmful gasses such as formaldehyde and volatile organic compounds is encouraged.

### **C. Specific Building Design Requirements**

1. Home Size shall be such as to not cover more than 50% of the lot and shall be a minimum of 1,400 SF on the ground floor. Houses are generally to be single family dwellings. All houses shall have no less than a two-car garage, either attached or detached and designed to exactly match the style of the house with which it is associated. Homes are to be constructed only on lots designated by the Protective Covenants for homes. Garages shall be constructed to comply with the following.
  - A. Single garage doors shall have a minimum width of 8 feet and a maximum width of 10 feet.
  - B. Double garage doors shall have a maximum width of 18 feet.
  - C. For multiple garage doors no more than 28 linear total feet of garage door may exist with no more than 18 feet of continuous garage door at any location. Multiple doors shall be separated by a minimum of 2 feet of wall width.
  - D. Maximum door height shall be 8 feet except that the Design Review Board (DRB) may allow up to 9 feet height if requested and as may be approved on a case-by-case basis where such is fitting with the overall garage plan.
2. Cabin Size shall be a minimum of 1,200 SF on the ground floor, and shall not have a garage or carport, either attached or separate unless specifically allowed by the Design Review Board. Garages or carports may be allowed on a case-by-case basis at the sole discretion of the Design Review Board where the lot footprint allows. Other than these two distinctions, "cabins" shall conform to all other rules applicable

to “houses.” Cabins are allowed only on lots designated specifically for cabins by the Protective Covenants.

3. Twin Homes shall be allowed only at designated locations determined by the Protective Covenants and with specific approval of the Design Review Board. When approved, twin homes shall appear to be distinct dwellings; shall have distinctly separate entrances; and shall not be designed as a pair of mirror-image elements.



Typical Cabin

4. Setbacks and Lot Layout. Setback for each lot line has been evaluated for optimal building location for the mutual benefit of the entire community. The setback required for building on each lot has been predetermined in order to preserve views, protect property, and facilitate maintenance. It is the responsibility of the lot owner to design with setback as a basic parameter. Variance to setback may be authorized by the Design Review Board on a lot-by-lot basis upon a showing of good cause where an assigned setback creates design problems. These variances may only be granted when the change will not adversely affect the overall building plan or other property owners. Lot line setbacks are (a) lots 1 through 54, 71, 72 & 73 shall have a minimum of 25 feet front, 8 feet on each side and 10 feet on the rear, (b) lots 55 through 70 shall have a front setback of no less than 25 feet, a minimum of 8 feet on each side and a minimum of 10 feet on the rear, (c) lots 74 through 86 shall have a minimum front setback of 50 feet, 8 feet on each side and a 10 feet on the rear and (d) lots 87 through 90 shall have a minimum of 20 feet front, 12 feet on each side and 10 feet on the rear. Walkways and sidewalks are allowed within 3 feet of the homes within the setback area. Rear yard patios can extend to the rear of the property line but lot owners shall be responsible for locating utilities which may be in that location and any costs which may be incurred resulting from placement of a patio over utilities.
5. Structure Height. Structure height shall not exceed 30 feet measured vertically above original natural grade directly below, to the highest primary roof ridge nearest that side of the building. On lots where the average slope across the proposed structure's footprint exceeds 10% the Design Review Board may allow additional height on a case-by-case basis. Chimneys are excepted from this limitation and shall extend beyond the roof as per the requirements of the current building code in effect in the County. Small decorative roof elements may exceed this limitation with Design Review Board approval. Special height restrictions shall apply to lot 70 in order to preserve the view for homeowners and the golf course.
6. Roofing Materials. Roofing materials shall be fire resistant to either a Class A or Class B standard as recognized by the US Forest Service and must be non-reflective. Roofing materials shall be wood shakes, wood shingles, natural or imitation slate, heavy architectural grade asphalt shingles or standing seam metal panel. Shingles

shall include a natural mix of colors and enough variation to produce a shadowed effect from one shingle element to the next. Standing seam metal roofing shall be allowed with specific approval of the design, profile, color and must be a minimum of 24 gauge. Standing seam metal roofing shall only be allowed in brown earth tone colors. All roofing materials are subject to review by the Design Review Board. Corrugated metal, flat seam metal, plastic shingles, rubber shingles, clay tile shingles, concrete-based shingles, and flat or low slope single-ply and built-up roofs are not allowed. Roof colors shall be brown earth tones and or preapproved green shingles. Black, gray, white, blue, rusted, red, and orange colors are not allowed.

7. Roof Pitch. Roof pitch shall be a minimum of 6 in 12. Minor roof sections that are not featured on the house may be of lower pitch, but only if approved by the Design Review Board. Covered porches and window awnings shall have a minimum of 3 in 12 slope.

8. Siding Materials. Siding materials allowable shall be determined by lot location so as to create similar themes in various areas which shall be as follows.

A. Lots 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86 (ZONE 1) shall be constructed of:

(1) Solid wood logs, either hand-hewn or machine turned with hand-applied drawknife marks, as shown in the photo to the right. Logs shall be no smaller than 10" actual end diameter. Half log siding is allowed. with end diameter proportionate to whole log sizes. If natural, unturned logs are used, this dimension shall be taken at the smaller end of the log. Outside corners of log construction may be log posts or any style of overlapping log extension. Mitered log corners are not allowed. Half-log siding must be a minimum of 5" thick.



(2) Wood timbers, either properly cured solid wood or glue-laminated wood appropriate for outdoor use.

(3) Wood siding as gable and other accents only is acceptable and styles include: vertical board and batten; tongue and groove; horizontal shiplap, with scalloped top edge; and others of historically appropriate design. Accent materials may not exceed 50% of the total surface area of a given elevation.

(4) Synthetic or cement-based stucco may be used *as gable and other accents only*. Accent materials may not exceed 50% of the total surface area of a given elevation.

(5) Natural or high-quality simulated stone shall be used as wall base, column facing, fireplace/ chimney, and building massing. Stone base on a foundation shall extend around the entire perimeter of a building unless a natural stopping point is reached at a low public visibility point and such is approved by the DRB in writing.

(6) Wood finishes shall be as low-gloss as feasible given the particular material being used. In order of preference for wood siding and wood trim,

natural stains with very low gloss are most desired; then semi-transparent stains; then solid stains; then paint. Logs and wood timbers shall not be painted or covered with solid stain.

(7) Exterior Columns shall be solid wood logs or timbers, either hand hewn or machine turned with hand-applied draw marks, rough sawn timbers, or solid wood. Columns may begin above a base of natural or high-quality simulated stone at primary building elements and may continue to the deck or patio surface at covered porches. Columns shall not be of glue-laminated timbers.

(8) All homes shall be designed with consideration as to how each is seen from street and golf course views. All four sides of the home shall have a harmonious relationship with each side showing an appropriate level of architectural consideration. Rear and side elevations of residential structures shall provide visual interest and relevance comparable to the front with due consideration for those areas which are more or less visible from the street and/or golf course. Long uninterrupted exterior walls shall include visual interest which may include but is not limited to changes in materials, roof elements, windows, and or accent materials.

- B. Lots 6-24, 53-71 and 88-90, as they may be replatted, (ZONE 2) shall be constructed under the same specifications as stated in paragraph A above except as stated below.

(1) Siding made of real wood siding materials (excluding engineered wood and imitation wood) shall be allowed which may include 3/4 inch minimum ship lap, 3/4 inch minimum tongue and groove or board and batten and log siding. Stone veneer, brick, and other stone accents are required on the street facing side of homes and the rear of the home where such is visible from a street or the golf course. Accent materials where required must be a minimum of 15% but shall not exceed 50% of the total surface area of a given elevation. All wood siding material, with the exception of log siding, shall be of pine, Douglas Fir or cedar only. Aluminum siding shall not be acceptable.

- C. Lots 1-5 (ZONE 3) shall be constructed under the same specifications as stated in paragraph A above except as stated below.

(1) Real wood siding materials (excluding engineered wood and imitation wood) which may include 3/4 inch minimum ship lap, 3/4 inch minimum tongue and groove or board and batten and log siding. Stone veneer, brick, and other stone accents are required on the street facing side of homes and the rear of the home where such is visible from a street or the golf course. Accent materials where required must be a minimum of 15% but shall not exceed 50% of the total surface area of a given elevation All wood siding material, with the exception of log siding, shall be of pine, Douglas Fir or cedar only. Aluminum siding shall not be acceptable.

(2) Engineered wood or composite siding is allowed only as specifically listed and approved by the Design Review Board as to the brand, type and color specified on "Addendum 1" to this document. For any engineered wood or composite siding to be considered for addition to "Addendum 1", a 4 foot by 8 foot wall mock up must be provided, on the lot, in the proposed brand, style

and color of siding prior to final design review for inspection by the Design Review Board. Only brown earth tone colors shall be considered and only the specific color approved shall be allowed at construction. In the event engineered wood or composite siding is approved on a home and is damaged, deteriorates or otherwise becomes unsightly from fading or other cause, it shall be replaced with an approved siding and shall not be painted.

9. Design Continuity. Design continuity is required such that the design of the front of the house is expressed along all sides and the back, unless an approved “store front” design is being utilized as a historic element.
10. Exterior Colors. Exterior colors shall be only brown, gray and/or green earth tones and that blend in the natural surroundings. Such colors include muted grays and greens, as well as brown and rust tones. Bright primary colors are not allowed, although distinctive color accents for limited uses such as front doors, are allowed, as these were frequently found in this region in homes of the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.
11. Windows. Windows shall be either painted wood, aluminum-clad wood, or vinyl-clad wood with a baked-on enamel finish. The finish shall not be high gloss, and colors shall be only brown, gray or green earth tones or muted. Window frame colors beyond these listed earth tones will be subject to approval. Window glass shall be of low to no reflectance with only factory applied tinting in earth tone colors. Blue and green tinting is discouraged, and post-manufacture applied tinting materials are not allowed. No security bars are allowed on windows. Very large windows with no mullions, muntins, or other divisions for many feet vertically and/or horizontally should be avoided, as these are particularly contrary to the historical style of the community. Windows containing large panes of glass will need to be approved by the Design Review Board. Windows are to be of Pella, Anderson, or Marvin middle tier product and better or approved equal and must be a minimum of dual pane. Glazing shall meet the requirements of the building code energy efficiencies.
12. Doors. Doors must be of wood or materials that effectively imitate wood. The finish shall not be high gloss, and colors shall be brown, gray or green earth tones or muted. Colors beyond these listed earth tones are subject to board approval. Door glass, if any, shall be of low reflectance with only factory applied tinting in earth tone colors. Screen and storm doors may be of wood or aluminum and shall be finished to match their adjacent doors.
13. Fireplaces and Chimneys. Fireplaces and chimneys shall be of natural or high quality simulated stone. Chimneys shall not be faced in wood, stucco (or simulated stucco), or brick. Open fireplaces shall be equipped with spark screens, and chimneys shall be equipped with spark arresters approved by the US Forest Service. Chimney shall not exceed 4’ above any roof or mass within 10’ of the chimney. All metal chimney flues and spark arresters must be concealed by a decorative shroud which matches the color and architecture of the structure. Indoor gas, wood pellet and wood burning fireplaces and stoves are allowed. No wood burning outdoor fireplaces or fire pits are allowed. Outdoor fire pits shall be propane only.
14. External Mechanical and Electrical Equipment. External mechanical and electrical equipment shall be painted to match adjacent building surfaces, and shall be painted and/or screened to blend in with the adjacent terrain. Screening of mechanical

- equipment is encouraged with walls a minimum of 12” above the ground mounted unit. No heating, ventilation or air conditioning equipment may be mounted on a roof.
15. Sewage Lift Stations. Sewage lift stations and associated equipment may be required on select lots that are below the elevation of the Community’s nearest sewer line. Such stations and equipment are the responsibility of the homeowner.
  16. Pressure Reducing Valves. Pressure reducing valves may be required on select lots to protect household equipment from excess water pressure provided by the Community. Each property owner is responsible for checking the pressure at the property and installing pressure reducing valves if needed.
  17. Exterior Lighting. Exterior lighting shall have a minimum of 90% downlight, and shall be installed so as not to shine directly off the homeowner’s property. All landscape lighting shall be shaded, with no bulbs exposed, and no high-intensity bulbs allowed at all. Small ground level multiple path lights are discouraged in favor of fewer lights that adequately provide the desired illumination. Site lighting must be directed onto vegetation or prominent site features and shall be low voltage. No lighting will be permitted in Natural Areas or outside areas enclosed by patio or building walls. Site lighting must be confined to areas enclosed by walls or in the vicinity of the main entrance.
  18. Fuel Tanks. Propane tanks and related fuel storage is allowed only for home heating and shall be buried underground within the bounds of a homeowner’s setbacks and easements, and all related appurtenances shall be screened from view from any direction outside the homeowner’s property.
  19. Awnings. Awnings shall be allowed only as approved on a case-by-case basis by the Design Review Committee.
  20. Playground and Sports Equipment. Playground and sports equipment will only be allowed upon written approval from the Design Review Board.
  21. Outdoor Spas. Outdoor spas shall be designed to provide continuity with design of the building they are associated with. Spas shall be screened from view as much as practical given the design.
  22. Swimming Pools. Swimming pools are not allowed.
  23. Covers for Patios and Other Outdoor Structures. Covers for patios and other outdoor structures must be similar in style and quality of workmanship to the building to which they are adjacent.
  24. Satellite Dishes and Antennae. Satellite dishes and antennae shall not exceed 24” diameter, and shall be placed in order to minimize visibility from any direction off the Owner’s property.
  25. Solar Collectors. Solar collectors may be installed only when installed as an integral part of and at the *same* slope as the roofs on which they are attached. No ground-mounted solar collectors are allowed unless they are screened from view from any direction outside the homeowner’s property.
  26. Windmills. Windmills are not allowed due to the noise they create when they are turning.
  27. Any exterior addition, remodel or alteration of a structure shall conform to the same guidelines as a new construction.

#### ***D. Specific Site Design Requirements***

1. Landscaping in General for the Community is intended to: (a) Integrate the buildings into the natural setting; (b) Encourage the landscape appearance of one lot to flow naturally into the landscape appearance of the next lot and; (c) Blend the introduced landscaping into the natural landscaping rather than creating a landscape that stands out from the naturally occurring conditions.
2. Introduced Landscaping. Generally, the landscaping visible from either the golf course or a road should consist of native grasses, flowers, shrubs and trees, and landscaping materials natural to the area. Historically appropriate non-native species will be permitted in some areas. The Community has available a list of specific recommendations. The unbuilt areas of a lot may fall in one or more of the following zones:
  - A. Zone A: Areas easily visible from the golf course. The overall effect of the landscaping here will be a natural extension of the surrounding terrain, utilizing generally only those materials and plantings one can see in the surrounding hills. It may be necessary to plant trees screening the house from errant golf balls.
  - B. Zone B: Areas easily visible from the roads, but not the course. The guidelines here are somewhat less restrictive than Zone A in allowing understated, historically appropriate landscaping while still maintaining the overall continuity of the Community.
  - C. Zone C: Areas not easily visible from either the course or a road. Here a homeowner will have greater latitude to use higher maintenance or more formal plantings, including a bluegrass lawn, while still honoring the historical theme and using plants with proven local viability. A small vegetable garden, formal flower beds, and planters are all possible here.
  - D. Zone D: Some lots may contain a view corridor where planting would be further limited to vegetation whose mature height would not block a significant view from another home or, in some cases, from a place on the course.
3. Disallowed Landscaping elements include any species recognized by the State of Wyoming as invasive; suburban elements such as Kentucky bluegrass lawns and formal foundation plantings, except as allowed in Zone C above; garden sculpture; exterior ornamentation and banners, historic implements in rock gardens, white or brightly colored rock that differs from the muted or red tones seen in the local landscape; large or moderately large signs; ranch gates.
4. Irrigation. Drip systems are encouraged. Underground sprinkler systems are allowed in Zone C. Otherwise, underground sprinkler systems are not allowed, with exceptions which may be allowed by the DRB when necessary for the first few years to insure the establishment of vegetation.
5. Existing Landscaping elements such as trees, boulders, and bushes should be preserved to the greatest extent possible to maintain the natural setting, and should therefore be carefully integrated into the overall landscape plan.
6. Utilities Lines from the street or common utility corridor to the home shall be underground, and if possible, shall be located under or adjacent to the driveway.



7. Driveways and Parking Areas shall be between 12' and 32' wide and shall be proportionate to the location of the residence and garage doors when present. Cabin driveways and parking shall not exceed 16' without written approval of the DRB. All driveways and parking shall be hard surfaced, allowing safe movement from garage and parking to street in front of the house. Driveways must be designed to minimize damage to adjacent existing plants and natural landscape such as boulders. Outside parking may be provided for up to two vehicles beyond what is contained on the driveway where space allows. Driveways shall slope away from buildings for a minimum of 10 feet at a minimum slope of 2% to reduce the likelihood of surface water entering the structure. The driveway design shall be included and submitted to the DRB for approval with the structure plans to assure elevation of the driveway with relation to the street and house is appropriate.
8. Retaining walls to contain landscaping are permitted at a height of no greater than 4' above grade. If additional height is required, a step-back such as a horizontal planting area no less than 3' deep must be developed at the base of the next portion of the retaining wall. Concrete retaining walls shall be faced with timbers or stone, and all retaining walls must be designed to resist overturning and be engineered by a licensed structural engineer.
9. Lot Fences are not allowed between properties, as it is the intention for the landscape to flow naturally from one lot to another.
10. Fences within a single lot shall not be allowed unless approved on a case-by-case basis by the Design Review Board. Such fences shall be located in rear yards only and may not extend beyond the rear width of the house. They shall be made of wood, iron and/or stone. No fences shall be constructed of wire, metal, or plastic. Any portion of a fence greater than 36 inches high shall be "view fence" which allows visibility through that portion of it. Total fence height shall not exceed 60 inches. No fence is permitted which obstructs proper vision of traffic at road corners or intersections.
11. Anti-Deer Fences to protect plants and trees may be of dark colored or natural finish metal, or dark colored plastic.
12. Slope and Drainage at lot lines shall be designed with continuity of the adjacent land or lot. Slope ratios shall be maintained which do not allow sliding of soil materials. Slopes must be planted with natural vegetation that discourages erosion.
13. Excessive Contouring of the natural grade is not allowed, whether for cut or fill. Exposed cut soil shall be re-contoured and planted to minimize the cut appearance. No wholesale removal of vegetation and/or topsoil shall be allowed; only such removal of soil and vegetation as is necessary for the construction of buildings is allowed. Back and sides of buildings should typically require not more than 5' of natural soil and vegetation to be disturbed beyond the exterior of the foundation wall.
14. Site Work. The natural topography in parcels vary from Lot-to-Lot and creativity is needed in the design process.
  - A. Cut and fill may not be exposed following completion of construction, landscaping and/or retaining walls may be required to mitigate cut and fill conditions;
  - B. No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely affect another owner;

- C. Retaining walls and other walls not directly supporting a building structure, except Screen Walls, shall not exceed five (5) feet in height, measured from the lowest natural grade adjacent to the wall.
- D. When the construction is finished, the earth around the Residence should lie against the walls as near as possible to the original angle of slope.
15. Grading and Drainage. Site drainage and grading must be done with minimum disruption to the Lot. Structures, roads, driveways, and improvements should be designed to fit the existing contours of the site as much as possible, minimizing excavation rather than altering the site to fit a poorly designed structure or improvement. Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns, not cause a condition that could lead to offsite soil erosion on open spaces. When a change in the drainage-way within a given Lot is absolutely necessary, avoid right angle diversions, and create a positive drainage in a logical and natural manner. Minimize soil erosion in disturbed areas through the use of native rock and plant materials.
16. Play Equipment. When allowed with the written approval of the DRB, children's play equipment must be located with consideration for neighboring residents. Play equipment must be located no less than 15 feet from adjacent lots and not exceed 10 feet in height from ground level. Equipment visible from neighboring property, view corridors, common areas, parks or the golf course shall be painted to match the dominant or trim color of the house or have a natural wood finish. Any canvas awning shall match the dominant or trim color of the house and no flags or banners are allowed. Slides must be green or tan in color. Trampolines are not allowed. If safety netting is used on any equipment it must be black and the color of the supporting poles must match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen.
17. Landscape Maintenance. Maintenance of landscaped areas is the responsibility of the Owner.

### **Design Review Procedures**

In order to assist each Owner in the planning and designing of their Residence and to take full advantage of the unique opportunities of their Custom Lot, a comprehensive Architectural Review Procedure administered has been established.

The Design Review Committee will respond in writing to the applying Owner no later than thirty (30) days after the project plans have been submitted. Once the final plans are approved, the Design Review Committee shall provide written acknowledgement that the approved plans are in compliance with all rules and guidelines in effect at the time of the approval.

### **Site Survey**

Owner must obtain a topographic and boundary survey, by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, topography, edge of pavement or curb, utility locations, existing contours at 2 foot intervals, all existing trees over 4" caliber, rock out-croppings, drainage patterns and dedicated easements.

### **Preliminary Plan Submittal**

Preliminary Plan Submittal shall be submitted to the General Manager of the golf course and chairman of the DRB. The submittal must include two printed copies of each of the following exhibits as well as an electronic .pdf file. Each item submitted shall be clearly marked with Lot number, parcel and Owner's name. No review shall commence until the submittal is complete.

- A. Preliminary Architectural Site Plan (scale 1" = 10' or larger), showing Lot boundaries and dimensions, utilities, building location, amenities, walls, finish and existing grades, and paving.
- B. Preliminary Roof Plan and Floor Plans (scale 1/8" = 1') showing room designations and finished floor elevations, pitched roof locations, floor mounted equipment, ridge heights, roof slopes and chimney heights.
- C. Preliminary Elevations (scale 1/8" = 1') for each elevation, showing grade lines, plate heights, roof heights, roof pitch and an indication of all exterior materials and colors.
- D. If proposing a composite siding, material specifications and colors to be provided.

### **Final Plan Submittal**

Only after written notification or approval of a Preliminary Design Submittal, should final plans be prepared and submitted. Final Plan Submittal must include two printed copies of each of the following exhibits as well as an electronic .pdf file. Each item submitted shall be clearly marked with Lot number and Owner's name. No review shall commence until the submittal is complete.

- A. Complete construction plans / documents for the Residence including final versions of all data noted in building sections as required to illustrate the building, all utility locations, electric meter and transformer locations, any adjustments to locations and/or areas of the Building Envelope or the Residence and locations and manufacturers catalog cuts of all exterior lighting fixtures.
- B. Samples of all exterior materials. Including siding material and finish and roof material (color, brand and type).
- C. Specifications of all exterior materials including: lighting, garage doors, exterior doors, windows and glass.
- D. A complete landscape plan at the same scale as the Architectural Site Plan, showing areas to be irrigated, if any, locations and sizes of all existing and proposed plants, any decorative features.
- E. Grading and Drainage plan if applicable.
- F. At the end of the construction process, the Owner and/or Contractor shall provide to the Design Review Board accurate record drawings of the location of all underground utilities on the Owner's property

### **E. Suggested Drawing Reference**

1. Site Plan at 1" = 10' scale, or 1/16" = 1'-0" scale with:
  - A. Lot number and street name
  - B. North arrow

- C. Property lines
  - D. Easement and setback lines
  - E. One or two foot contour intervals or as needed to complete the design accurately
  - F. All exterior dimensions, including dimensions to lot lines on all sides
  - G. Plan of house
  - H. Elevation of basement (if any), main floor, and second floor (if any)
  - I. Plan of garage if detached
  - J. Plan of hard surfaced paths, driveway, parking areas, mechanical equipment and enclosures
2. Landscape Plan at 1" = 10' scale, or 1/16" = 1'-0" scale with:
    - A. All new planting areas indicated
    - B. All new and existing trees indicated
    - C. All new shrubs indicated
    - D. Chart showing specie of new plantings referenced to individual plantings
    - E. Irrigation systems, if any, whether permanent or temporary
  3. Floor Plan at either minimum of 1/4" = 1' - 0" scale with:
    - A. Interior and exterior dimensions
    - B. Window and door locations and sizes
  4. Elevations at same scale as Floor Plan minimum of 1/4" = 1' - 0" showing:
    - A. Elevations of every exterior wall of the building
    - B. Roof in elevation including gables, chimneys, etc.
    - C. Indication of all materials
    - D. Heights of roofs, soffits, windows and doors, changes of material, and elevation of floor lines
  5. Roof plan at same scale as Floor Plan showing:
    - A. Edge of roof lines
    - B. Ridges, valleys, and slopes
    - C. Dashed line showing exterior walls below
  6. Material samples or descriptions of:
    - A. Siding including colors and finishes
    - B. Window and door trim including colors and finishes
    - C. Roofing including colors and finishes
  7. Cross section of building at minimum of 1/4" = 1' - 0" scale showing:
    - A. Basic construction of roof, walls, floors, and foundation wall
    - B. Dimensions of the major elements
    - C. Footing and foundation wall reinforcing and dimensions

#### **F. Construction Procedures and Requirements**

1. It is the sole responsibility of the Owner and/or Contractor to follow all Federal, State, County, and Town laws and ordinances that pertain to any construction in the Community.
2. Construction time is limited to 12 months from beginning of footing excavation to end of construction, unless specifically extended in advance by the Design Review Board.

3. A landscaping plan shall be integrated into the construction plan and landscaping completion shall be done as the exterior of the structure is completed when possible. Completion of landscaping and planting shall occur no later than 12 months from the date the exterior of the home is substantially completed.
4. It is highly recommended that soil tests be performed by a properly licensed Geotechnical Engineer prior to design of foundations and on-grade slabs. Soils are variable across the Community and in some cases, there can be substantial variation across a single building lot. It is also highly recommended that a licensed structural engineer or other appropriate design professional design all structural elements of any building or structure.
5. Owner and Contractor must have the consent of the Design Review Board and the local Utility Company before conducting any digging or driving stakes, etc. on any ground outside the Owner's immediate property, in order to avoid damage to underground utilities.
6. Natural features (including grasses, bushes, and trees) adjacent to any construction shall be protected with substantial fencing until construction is completed. Every effort shall be made to disturb as little natural adjacent landscape as possible.
7. No construction activity or storage of any kind is allowed beyond the lines of the Owner's lot. This applies even if the adjacent lot or property is vacant or is still in the ownership of the developer.
8. One ground-mounted sign of maximum 4' x 6' size is allowed on site to advertise the general contractor performing the work. No other signs or signs of subcontractors are allowed.
9. One construction trailer or portable job office may be located on the construction site. This must be removed upon completion of the exterior of the house.
10. A minimum of one enclosed portable chemical toilet is required on site until interior plumbing is completed or until house is completed, depending on Owner's wishes. This toilet shall be serviced no less than once a week by an experienced service company.
11. Trash and other construction debris shall not be allowed to move to adjacent property, and the work site shall be kept clean at all times. Daily cleanup of exposed debris and trash is required.
12. Construction materials may be stored on the building lot for no more than one month prior to their installation. All other materials shall be stored off-site.
13. Construction access and parking shall take place within the lot lines, and shall not be allowed to damage landscape that could be retained at the end of the project.
14. Noise and dust shall be controlled, including the playing of radios, with the intention of not disturbing any of the neighbors.
15. Construction operations that cause a disturbance to neighbors shall normally be limited to 7AM to 6PM Monday through Friday. Weekend and extended hours may be allowed with the consent of the neighbors and the Design Review Board.

#### **G. REQUIRED APPROVAL OF BUILDERS AND LANDSCAPERS**

1. Construction shall be allowed only when performed by builders (general contractors) approved by the DRB. An approved builders (general contractors) list is included on

- "Addendum 2" to this document. This list shall be updated by the DRB and made available to property owners. Subcontractors of approved builders (including landscapers) shall not require approval when working under the supervision and control of an approved builder.
2. Property owners desiring to function as their own general contractor shall be required to obtain approval as a builder by the DRB.
  3. The DRB shall promptly consider all requests for builder approval and either approve or disapprove a builder within 10 days of receipt of a completed application. The application of the builder shall at minimum include (a) a detailed list of building experience, and (b) names, addresses and telephone numbers of no less than 4 references who can verify the applicants experience and abilities on similar projects.
  4. Landscapers and other contractors working for property owners (including yard service and maintenance) shall be allowed to perform work on the property only when approved by the DRB. An approved landscaper and contractor list is included on "Addendum 2" to this document. This list shall be updated by the DRB and made available to property owners. Property owners may perform regular maintenance and upkeep on property without the requirement of approval as a contractor or landscaper but shall not perform their own landscaping or substantial remodeling without approval of the DRB.
  5. The approval of a builder, landscaper or contractor shall not serve as any type of warranty or guarantee by the DRB to a property owner. Property owners are advised to investigate builders and contractors and make their own determination as to their qualifications and abilities. Property owners are advised to require performance bonds.
  6. All builders, contractors and subcontractors shall maintain liability insurance in an amount not less than \$1,000,000.00 which shall cover their activities on the property and shall provide proof of such insurance to the property owner and/or the DRB upon request.

#### **H. ENFORCEMENT AND PENALTIES**

1. The provisions this manual are enforceable as provided in Article X of the Protective Covenants.
2. In addition to the enforcement remedies in the Protective Covenants, Penalties may be established and imposed by the DRB for failure to comply with the provisions of this manual.

AMENDED this 18<sup>th</sup> day of May, 2022.

By: Design Review Board of Devils Tower Golf Community

  
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Jim D. Neiman, Chairman



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Sally Ann Neiman, Member



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Sheri Stinson, Member



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Mark Rinn, Member



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Derek Heerman, Member

Addendum 1 Approved Engineered or Composite Siding

Engineered wood or composite siding shall only be allowed in the following brand, type, style and colors specifically listed below.

Diamond Kote brand, Duoblend, 6" or 8" width only. Colors shall be limited to Canyon, Grizzly, Elkhorn and Chestnut.

Approved by: Design Review Board of Devils Tower Golf Community

Dated this 18<sup>th</sup> day of May, 2022

  
Jim D. Neiman, Chairman

  
Sally Ann Neiman, Member

  
Sheri Stinson, Member

  
Mark Rinn, Member

  
Derek Heerman, Member




Addendum 2 Approved Builders

Robert J. Olson dba RJ Olson Log Homes.  
Blade Nelson dba Snow Creek Builders  
Bryan Johnson dba Bryan Johnson Construction

Approved by: Design Review Board of Devils Tower Golf Community

Dated this 18<sup>th</sup> day of May, 2022

  
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Jim D. Neiman, Chairman

  
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Sally Ann Neiman, Member

  
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Sheri Stinson, Member

  
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Mark Rinn, Member

  
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Derek Heerman, Member

Addendum 3 Approved Landscaping


Merle's Landscaping


Approved by: Design Review Board of Devils Tower Golf Community

Dated this 18<sup>th</sup> day of May, 2022

  
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Jim D. Neiman, Chairman

  
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Mark Rinn, Member

  
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Derek Heerman, Member