

Shooting Star Owners' Association Design Guideline Reference Sheet

Building Envelope

- Every building shall be located entirely within the building envelope, except that minor encroachments may be permitted for eaves and other portions of a structure as specified in the CC&Rs.

Per the CC&Rs:

i. Parking areas, fire pits, patios (including hot tubs and pools situated within or upon such patios), retaining walls, and fences enclosing a vegetable garden which can extend beyond the Building Envelope one-half the width of the setback established by the Building Envelope or fifteen (15) feet, whichever is less;

ii. Eaves, balconies, decks or porches to extend beyond the Building Envelope one-half the width of the setback established by the Building Envelope or six (6) feet, whichever is less;

iii. Temporary fencing anywhere on a Lot for construction envelopes and to protect landscaping from deer and moose until it is established.

- All improvements allowed in the setback shall be less than 4 feet in height, except for special purpose fencing.
- No development of any type may be allowed within the area between a building envelope and Fish Creek

Building Height

- Restricted to 30' above finished grade – Teton County Regulation

Building Size

Floor Area Limitations. The total floor area of all habitable space, as defined in the Teton County Land Development Regulations, of all Buildings on a particular Lot shall not exceed the maximum limits as specified below:

Filing	Lots	Habitable Square Footage Cap	Total Square Footage Cap
First	63, 64, 75	5,000 square feet	6,450 square feet
First	76	6,000 square feet	7,700 square feet
First	72, 19, 74, 77-83, 85, 86	7,000 square feet	8,850 square feet
Fifth	94, 95, 97, 99, 100, 103, 104, 105	7,000 square feet	8,850 square feet
First	1-18, 20-22, 25-30, 33-55, 73, 84	8,000 square feet	10,000 square feet
Third	88, 89	8,000 square feet	10,000 square feet
Fourth	90, 91	8,000 square feet	10,000 square feet
Fifth	92, 93, 96, 98, 101, 102	8,000 square feet	10,000 square feet

- The square footage of a "Basement", as such term is defined in the Teton County Land Development Regulations, shall be excluded from the habitable and non-habitable square footage calculations

Grading

- Should be limited to a maximum of 2:1 slope.

Utilities

- All utility lines shall be installed underground.
- All electrical meter boxes shall be covered with materials that complement the siding of the house
- No individual septic tanks, leach fields, or wells

Driveways

- After accessing the lot, the driveway shall not encroach within five feet of the lot boundaries
- Maximum driveway grades shall not exceed 5% for the first twenty feet from the roadway
- Maximum driveway grades shall not exceed 10% elsewhere
- Driveway and parking surfaces may be asphalt, gravel, concrete, permeable pavement, unit pavers, or cobbles

Exterior Lighting

- Only be used in areas of pedestrian activity or vehicular traffic
- Shall not be installed where the direct source is visible from neighboring properties
- Must be white or pale yellow - no colored lights

Landscaping

- Evergreen trees must be planted in heights of at least 12 feet
- Deciduous trees must be at least three inch caliper
- Minimum of forty trees must be installed
- The entire landscape area must be irrigated

Roofs

- All major roofs shall have pitches between 5:12 and 8:12
- Mansard roofs, false mansard roofs, gambrel, joined shed, and A-frame are not permitted.
- Flat roofs may be used only in minor areas (eighty square feet or less)
- Ridgelines extending over 60% of the total roof area without a break in either elevation or with an intersecting roof junction are not allowed.
- No more that 40% of total roof area may be single-pane shed style roof.
- No more than 50% of the total roof area may be designed as a single-gable

Roof Overhangs

- Primary roofs should overhang a minimum of twenty-four inches

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Roof Surfacing Materials

- Wood shakes, wood shingles, and slate are encouraged
- Non-reflective metal with neutral earth tone colors and corten are limited to minor roofs
- Metal as a sole roof material is not allowed
- Metal roofing must incorporate snow retention

Approved Roof Appurtenances

- Dormers can be of a shed, gable or hip form. Dormers can be placed at the roof eave or within the field of the roof
- Ornaments, in general, such as finials, scroll work or ridge, barge and eave boards, or decorative turrets are discouraged
- Snow diverters or clips should be designed as an integral part of the Dormers
- Rooftop Access Stairways, elevator shafts, vent shafts, and mechanical equipment areas, shall be confined within the roof

Skylights

- Non-reflective material and placed flush against the roof or up to three feet above the roofs surface
- Skylights higher than three feet above the roof or placed at an angle to the roof should be avoided.
- Skylights shall not extend to the eave line.

Chimneys

- Shall be stone to match the building stone.
- Flat tops are preferred and side venting of the flue is recommended
- Exposed metal chimneys are not permitted

Clerestories

- Should be placed within the field of the roof

Solar Collectors

- Only allowed on minor roofs and must lie flat on the plain of the roof
- Collectors made of reflective materials or which are angled with supports are not allowed
- Collectors made of non-reflective materials may be located near ground level if integrated into the structure at a location that is not visible from off of the lot

Lower Wall Design

The lower three to five feet of exterior walls should be surfaced in materials such as:

- Stone - The use of stone is strongly encouraged

- Reclaimed wood
- Earth tone metals, like corten steel. However,

Upper Wall Materials

Approved materials

- Stone
- Concrete with a stucco finish
- Wood shingles or wood siding
- Logs
- Stucco on wood framing
- Non-reflective, earth tone metal in limited areas. Metal will not be approved as the primary siding

The upper walls may **not** be made of the following materials

- Brick
- Ceramic tile
- Plastic siding
- Simulated stone or brick
- Asphalt or hardboard siding

Exterior Wall Colors

- Warm earth tones in paint or stain
- Bright and dramatic colors may be used to accent in a subtle way – may not be applied to majority of the building's surface

Window Materials

Approved window materials

- Wood
- Wood covered
- Metal covered – with approved finish

Wall Appurtenances

- Painted relief or trimmed design work is not recommended. Where it occurs, it should be confined to wall surfaces which are not in public view
- Shutters should be made of wood
- Bay windows will be permitted, but should be designed in a straightforward, direct manner

Fences

- No boundary fences around the exterior Lot lines of any Lot or around the perimeter of any Building Envelope shall be permitted, except underground electronic fences to restrain and control dogs.