

**Star Valley Ranch Association-
Rules and Regulations Architectural Control**

Section 1. Adoption of International Code Council. The International Code Council, IRC/IBC, 2006 Edition, is hereby adopted. All buildings and other structures, including any additions to or changes or alteration thereof, erected or placed on any Lot shall conform in all respects to the IRC/IBC, 2006 Edition. To insure that all buildings and other structures, including any additions to or change or alteration thereof, are constructed in accordance with the IRC/IBC and with these Rules and Regulations (Architectural Control). All inspections from foundations thru final, will be handled by the Town of Star Valley Ranch, and their Planning and Zoning Board.

The Association shall have the right to enforce, by any proceeding at law or in equity, all provisions of said Rules and Regulations (Architectural Control) and the Declaration of Covenants, Conditions and Restrictions. The provisions of Section 2 and 3 of these Rules and Regulations (Architectural Control) and the Declaration of Covenants, Conditions, and Restrictions shall prevail over any inconsistent or conflicting provision of the IRC/IBC, 2006 Edition.

Section 2. Architectural Requirements. All buildings and other structures, including any addition to or change or alteration thereof, erected or placed on any Lot shall conform to the following requirements:

- (a) Roof pitch shall be no less than five (5) vertical inches for each twelve (12) horizontal inches (5/12).
- (b) The floor area of all residential structures shall be noted on the building plans and specifications which are filed with the Board of Directors or the Architectural Committee. The floor area of all residential structures shall be no less than that specified by the applicable Declaration of Covenants, Conditions and Restrictions.
- (c) Every residential structure may have an attached or detached garage which houses no more than three (3) cars.
- (d) Every Lot improved by a residential structure shall have thereon at least (1), one or more if desired, sanitary hydrants and provided with an approved backflow prevention device with purging valves. The location of such hydrant or hydrants shall be shown on the block or plot plan which is included with the plans and specifications filed with the Board of Directors or Architectural Committee.
- (e) All building materials utilized shall be new and unused. Roofing materials shall be wood shake, asphalt composition (minimum 30 years), metal, tile or other roofing material approved in advance, in writing, by the Architectural Committee. All steel or vinyl siding shall be applied in horizontal strips. Provided, however, steel or vinyl siding in vertical strips may be approved by the Architectural Committee if shown to its satisfaction by the Member or Owner that vertical strips match the exteriors of existing structures in the immediate vicinity.
- (f) Approval of all exterior colors must be obtained, in writing, from the Architectural Committee prior to the commencement of any work on a building or other structure. Color chips for siding, trim, doors and roofing shall be submitted to the Board of Directors or Architectural Committee as a part of the building plans and specifications.
- (g) A block or plot plan shall be filed with the Board of Directors or Architectural Committee as a part of the building plans and specifications. Said block or plot plan shall be drawn to scale and shall show the exact location of all proposed structures, Lot setbacks and Lot dimensions. No building shall be located on any Lot nearer to the street than 30 feet therefrom measured to the foundations of such building except in plats 4, 11, 17, 18 & 22 in which eaves, steps, and open porches shall be considered part of a building. No building shall be located on a Lot bordering a golf course which is nearer to the golf course than 30 feet therefrom measured to the foundation of such building except in plats 4, 11, 17, 18 & 22 in which eaves, steps, and open porches shall be considered part of a building. Other rear and side setback requirements are specified in the applicable Declaration of Covenants, Conditions and Restrictions. It shall be the responsibility of

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Members and Owners to insure that all improvements, including utilities, driveways and decks, are installed in those respective locations as shown on the plans and specifications.

- (h) The Association recommends a minimum 100 pounds per square foot snow load roof design. It shall be the responsibility of Members and Owners to insure what snow load is adequate and safe for their specific building, and noted on the building plans.
- (i) Plans and specifications filed with the Board of Directors or Architectural Committee shall include a profile or elevation drawing showing the height or elevation of all proposed structures. Said heights and elevations shall be shown from both the top of the foundation wall and from an established point on the Lot which will not be disturbed during the course of construction. Said profile or elevation shall include at least four (4) exterior views and shall be drawn to scale. Said profile or elevation shall also include a scaled cross-sectional view of the foundation and stem wall.
- (j) Spark arrestors shall be placed on all chimneys, except those used exclusively for venting propane or natural gas burners.
- (k) All roof overhangs or eaves on gable ends shall extend a minimum of 12 inches beyond the adjoining wall. All roof overhangs or eaves on pitch sides shall extend a minimum of 18 inches beyond the adjoining wall.
- (l) Plans and specifications filed with the Board of Directors or Architectural Committee shall include a landscaping plan (sketch or drawing) for the front yard only and a drainage site plan for the entire property that addresses water drainage onto and away from the proposed building and property. Said landscaping plan shall show the proposed location of natural or undisturbed areas, lawn or grass, driveways, trees, shrubs and other décor.
- (m) Any building or other structure shall be finished or prosecuted to completion within two (2) years after the commencement of work thereon. Any approval of plans and specifications filed with the Board of Directors or Architectural Committee shall be valid for a period of two (2) years after such approval is given. The Architectural Committee may grant an extension of its approval upon good cause shown.
- (n) For purposes of public safety all residences must display those house numbers assigned by the Lincoln County Planning Office. Such house numbers may be attached to the house, a garage, or a post set near the street, but in any event, must be readable from the street.
- (o) No building or other structure which does not comply fully with the approved plans and specifications shall be erected, constructed, placed or maintained upon any Lot. No changes or deviations in or from the plans and specifications as approved shall be made without the prior written consent of the Architectural Committee.
- (p) Every residential structure may have an attached or detached dog run located at the back or sides of the house, provided that said structure is made of chain link, or any other material that is approved by the SVRA Board of Directors and / or the Architectural Committee. The structure cannot exceed 128 square feet, by 6 feet in height; the plans for which must be submitted to and approved by the Architecture Control Committee or Board of Directors *prior to construction*. Dog runs at the side of a house will be approved only when location at the rear is impractical.
- (q) Star Valley Ranch Association, its Board of Directors or Architectural Committee shall not be responsible or liable for any structural defects in the plans and specifications, whether approved or not, or in any building or other structure erected according to said plans and specifications. Neither Star Valley Ranch Association nor its Board of Directors or Architectural Committee shall be responsible or liable for the location of Lot lines or boundaries, for the erroneous or improper location of boundaries, buildings or other structures on the plans and specifications, whether approved or not, or for the erroneous or improper location of any building or other structure.
- (r) Star Valley Ranch Association nor its Board of Directors or Architectural Committee, nor any director or committee member, shall be liable to any Lot Owner or Member, or to any other person, for any damage, loss or prejudice suffered or claimed on account of (i) the approval or disapproval of any plans, drawings or specifications, whether or not defective; (ii) the failure to enforce these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions or to restrain a violation thereof; (iii) the failure to insure that all elements of the design and construction comply with these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions; (iv) the construction or performance of any work on a lot, whether or not pursuant to approved plans and

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specifications, or (v) otherwise carrying out the duties or exercising the powers of the Architectural Committee.

Section 3: Signs. One “For Sale” sign measuring no more than 9 inches by 12 inches may be displayed on each unimproved lot. One “For Sale” sign measuring no more than 18 inches by 24 inches may be displayed on each improved lot. Large post with cross or L bars are prohibited. The 18 by 24 inch sign may have one rider, which may not exceed 6 inches by 24 inches, can be attached to either the top or bottom of the sign. A solid sign 24 inches by 24 inches is not in compliance with this regulation. Arrow signs either on or off the property, down the street at an intersection or crossroad is not allowed. Legal “For Sale” signs may be provided by the Association, the lot owner, or the listing real estate agent. All “For Sale” signs shall be removed within one week following the closing of the sale.

Political campaign signs may be displayed during the course of a political campaign. No advertising signs other than those hereby expressly approved shall be displayed on any lot within Star Valley Ranch. Political signs must be removed the day following the election. Approved the 18th day of June, 2005, by the Star Valley Ranch Association Board of Directors.
Revised and approved the 15th day of September 2007 by the Star Valley Ranch Association Board of Directors.

Section 4: Enforcement. The Association shall have the right to enforce, by any proceeding at law or in equity, all provisions of these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, and the Declaration of Covenants, Conditions, and Restrictions. In any action to enforce any of said provisions, including the defense of any of said provisions, the Association shall be entitled to recover its legal fees and expenses in the event that a court shall determine that a Member or Owner has committed one or more violations of said Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions or to restrain a violation thereof.

Old Policy No.	Revision
Adopted:	1994
Revised:	BOD Mar 21, 2009
Cross-references:	

Approved

General Manager	Date
SVRA Board Chairperson	Date