



SVRA ARCHITECTURAL PERMIT

➤ NEW HOME, REMODEL, & LANDSCAPING

Documents provided by SVRA:

- Improvement Request Form
- Materials Description/Certification and Agreement of Owner
- *Sample* Plot Plan
- Current SVRA Rules and Regulations Architectural Control Policy

Please Return:

- Materials Description-New Home, Remodel, & Landscaping
- Certification and Agreement of Owner Form
- Improvement Request Form

Applicant must also provide:

- Using the sample provided create and return one (1) plot plan showing all four setbacks from property lines, water line & frost free hydrant, power and telephone lines, driveways, location of propane tank (if using propane), and any and all easements.
 - One (1) complete set of building plans drawn to scale with four elevations shown including all exterior colors, roof pitch, gable and pitch overhangs, and square footage of foundation.
 - Landscaping plan for the front yard only and a drainage site plan for the entire property.
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➤ FENCE

Documents provided by SVRA:

- Improvement Request Form
- Materials Description/Certification and Agreement of Owner
- *Sample* Plot Plan
- Current SVRA Rules and Regulations Architectural Control Policy
- Current SVRA Fence Policy
- Mutual Property Boundary Consent Form (if required)

Please Return:

- Materials Description-Fence
- Certification and Agreement of Owner Form
- Improvement Request Form
- Mutual Property Boundary Consent Form (if required)

Provided by applicant:

- Using the sample provided complete and return one (1) plot plan showing all four setbacks from property lines, water line & frost free hydrant, power and telephone lines, driveways, and location of propane tank (if using propane).
- \$75.00 Permit Fee must accompany this request.



IMPROVEMENT REQUEST FORM



Note: Per the DCC&Rs, approval time for this request may be fifteen (15) to forty-five (45) days following submittal. Every effort will be made to complete the review in less than that time.

➤ **Your Information:**

First Name

Last Name

E-mail

Phone #

Star Valley Ranch Physical Address

Plat

Lot

Mailing Address

City

State

Zip Code

➤ **Type of Improvement** All that apply

New Home

Front Yard Landscaping

Remodeling Exterior

Variance

Fence

Other: _____

➤ **Contractor Information**

Homeowner

Other (Please complete information below)

Company Name

Contact

E-mail

Phone #

Mailing Address, City, State, Zip Code

➤ **Briefly describe the improvement you propose below (use the back of this page if necessary):**

➤ **Estimated Completion Date:** _____



SVRA ARCHITECTURAL COMMITTEE MATERIALS DESCRIPTION FENCE

(Refer to attached "Residential Fence Policy")

➤ **EXCAVATION:**

Please contact Lower Valley Energy, Silver Star Telephone, and Lincoln County for line locations before excavation.

➤ **MATERIAL:**

- Wood
- Log
- Vinyl
- Wire
- "Trex"
- Other: _____

➤ **COLORS:** (Please provide sample(s) if possible)

➤ **DESCRIPTION OF FENCE:**

- Limited Area Privacy Fence
- Back or Side Yard Fence

➤ **HEIGHT FROM GROUND:** _____

➤ **SIZE OF AREA TO BE FENCED:** _____

No structures or landscaping are to encroach on road or utility easements.
Please provide a landscaping plan.

➤ **MISCELLANEOUS:**

Describe any external materials or decorative landscaping items not shown elsewhere.
(Use the another sheet of paper if necessary)

Signature: _____ Date: _____

Signature: _____ Date: _____



CERTIFICATION AND AGREEMENT OF OWNER:

If these plans are approved, I agree that:

- a. A copy of the SVRA permit, the Town of Star Valley Ranch permit, and Lincoln County Waste Water permit (if applicable) shall be displayed at the front of my lot before any site work or construction work commences and shall remain posted until the project is complete.
- b. All building sites shall be maintained, clean and free from all debris at all times and shall be disposed of by the owner outside of Star Valley Ranch. (Preferably at the county landfill) The architectural committee requires that either a vehicle dedicated only to debris removal or a dumpster be obtained and on site at all times during construction.
- c. Star Valley Ranch Association does not warrant or guarantee the accuracy or completeness of any drainage, site, or structural plans (including specifications) submitted to and approved by the Architectural Committee. Further, Star Valley Ranch Association does not warrant or guarantee that drainage, site, or structural plans (including specifications) submitted to and approved by the Architectural Committee are sufficient to compensate for seismic, drainage, snow-loads, or any other risks associated with building within Star Valley Ranch.
- d. I will not permit trespassing on or damage to neighboring lots.

As owner of the property, I have read and understand the Declaration of Covenants, Conditions and Restrictions, and Rules and Regulations (Architectural Control). I hereby agree to comply with all rules, regulations, restrictions, policies and procedures of Lincoln County, the Town of Star Valley Ranch, and Star Valley Ranch Association.

I understand that prior to beginning work on any project I need approval from the Architectural Committee. I also understand that I am responsible for complying with all city, county, and governmental codes and regulations (as applicable). I acknowledge that approval of a project by the Association does not override any regulations or laws that require I get approval with a governmental agency. In addition, I understand that by approving a request the Association is not issuing a decision on the structural integrity of my project(s). I know that I am completely responsible for the sound construction of any project done on my property.

I agree not to perform any of the work stated herein until I have received approval from the Association.

Should it become necessary for Star Valley Ranch Association to consult with or take action, with or without suit, to enforce the Building Plan Request, Building Permit, or any other Building Rules and Regulations of the Association, I will pay all of the Association's attorney fees, court costs, and other costs incurred therein.

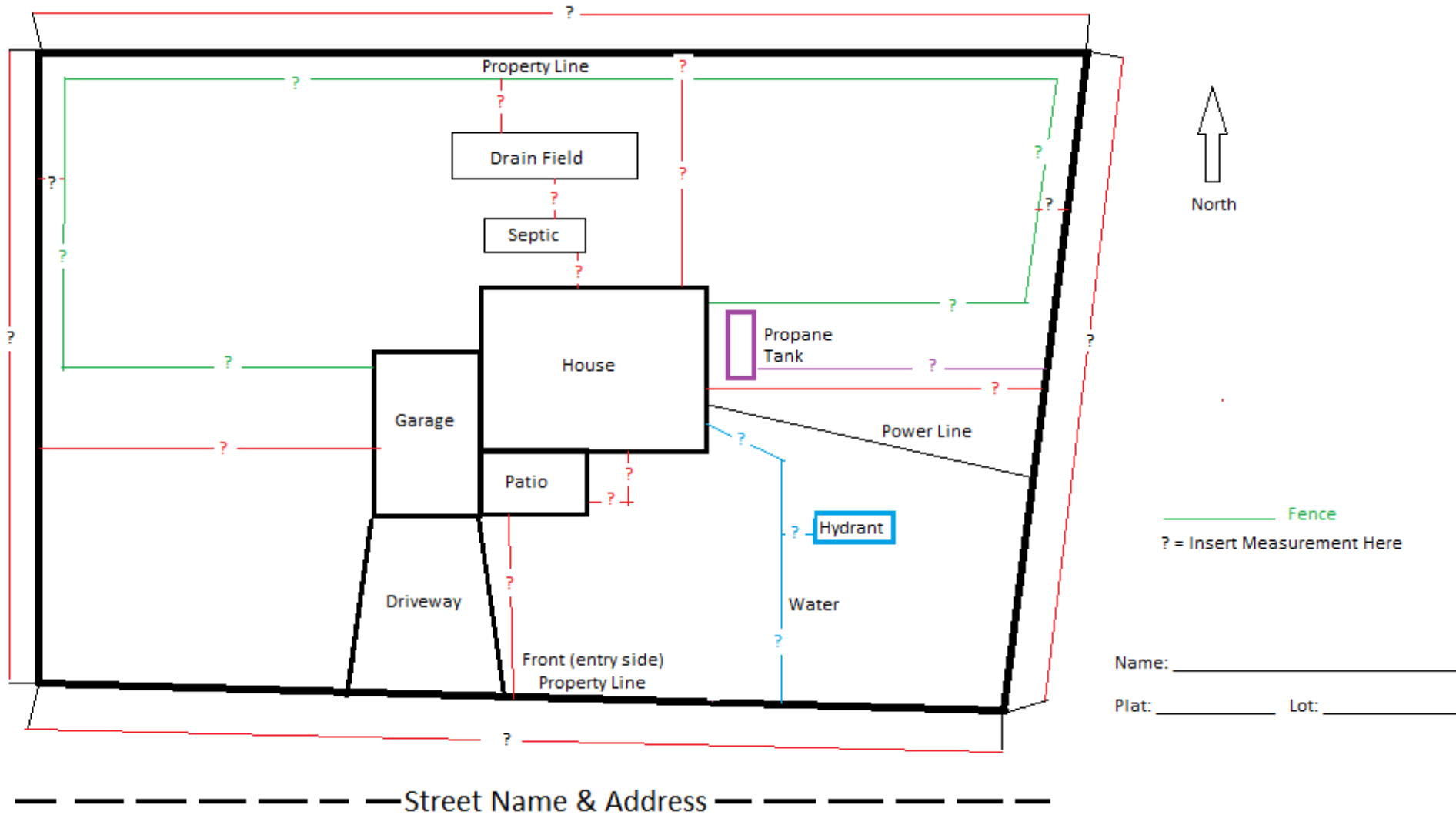
Owner

Date

Owner

Date

SVRA SAMPLE PLOT PLAN





MUTUAL PROPERTY BOUNDARY CONSENT FORM

I hereby give permission to _____ for the construction of a fence on our mutual property boundary. I have reviewed the fence location and agree with the location of the fence as on the common boundary. All costs of the fence will be incurred by the property owner applying for the permit.

Property Owner

Date

Plat

Lot

Witness

Printed Name

Witness

Printed Name

I hereby give permission to _____ for the construction of a fence on our mutual property boundary. I have reviewed the fence location and agree with the location of the fence as on the common boundary. All costs of the fence will be incurred by the property owner applying for the permit.

Property Owner

Date

Plat

Lot

Witness

Printed Name

Witness

Printed Name

I _____, hereby testify to the authenticity of the above signatures.

Signature

Date

Witness (SVRA)

Date



OPERATING POLICY

POLICY TITLE: RESIDENTIAL FENCE POLICY					
SECTION	ARCHTECTORAL CONTROL	NUMBER	7.6	DATE	3/20/10
REPLACES POLICY NUMBER:		TITLE:			
DATE ADOPTED: 3/20/10					
DATE REVISED:					
CROSS REFERECES:		DOG RUN POLICY			
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

Members owning homes on SVRA properties may obtain permits for the following back and side yard fencing:

A written description including all dimensions, materials and a drawing of the property showing the placement of the proposed fence, a request form and \$75.00 permit fee must be submitted to the SVRA for any of the two types of fences listed in this policy. Once the Architectural Committee determines that the written description matches the requirements in this policy and approves the application, a permit for construction will be issued by the SVRA office.

The member will have six months from the date of approval to complete the construction. Rejected applications and or variance requests may be appealed to the Board of Directors in writing. Upon completion of the construction and satisfactory inspection that the fence matches the approved plan by the Association or a successful appeal to the Board of Directors, \$50.00 of the fee will be refunded to the member.

Type A- Limited area privacy fencing

This type of fencing would be for the privacy of each home owner in their own yard. Side fencing could be used for the storage of some small trailers or recreational type devises such as four wheeler or snow machine type vehicles, which are not visible above the top of the fence.

Limited area privacy fencing will be allowed on all plats on SVRA properties. A limited area privacy fence will be defined as a privacy fence up to 6 foot high from the ground of either wood or vinyl construction that attaches to the back or one side of the house. The fence can extend up to 12 ft out from the back or side of the house and extend up to the length of the house. If the lot borders any golf course fairway, the property owner

may build the fence on only one side of their house that does not face the fairway. The total area of the Limited area privacy fence will not exceed twelve hundred square feet.

Type B- Back or Side Yard Fencing

This type of fencing would be used for either decorative purposes or for child and/or pet safety. These fences are primarily for keeping children, pets or small animals safely inside or outside the property owners' yard.

Members may apply for backyard perimeter fences with the following guidelines:

- Height- 4 ½ foot high maximum fence height allowable.
- Area- Up to 100% of the backyard with a 2 foot setback from the property line. Fencing may run on the property line if the member has a current (within the last 10 years) surveyors report. Surveyors report would need to be attached to the fence request form.

Material Choices:

- I. Split Rail-decorative or lined w/ 2x4 inch non climb wire with rust inhibitor.
- II. Wood post with or without 2x4 inch non climb wire with rust inhibitor.
- III. Vinyl post & rail.
- IV. Vinyl or Wood privacy fence.
- V. Wildlife safe fencing. Wyoming Game & Fish Official guidelines are:
 - A top wire or rail no more than 48 inches above the ground:
 - At least 12 inches between the top two wires:
 - At least 18 inches between the bottom wire or rail and the ground:
 - Smooth wire or rail for the top, smooth wire on bottom.
 - Posts at 16.5 foot intervals, requirements may be modified for any fence containing a rail.

Backyard dimensions will be no greater than the distance across the back property line determined to be the back of the house (such as in the case of corner lots) and no more than twenty five percent of the portion determined to be each side of the house. No backyard perimeter fencing will be allowed on lots that border the golf courses.

Any fence that meets these guidelines will be grandfathered. All requests to be grandfathered must be received in writing along with drawings, dimensions, and photos within 120 days of Board approval of this policy.

Side easements which are 10 to 12 feet wide and back easements which run from 10 to 30 feet are required on the Ranch for utility access and for drainage purposes. Fences built within the easement, even if a surveyor's report shows it is on the property line, will have to be taken down and replaced at the owner's expense should the SVRA, Town or a utility, need access or it creates a drainage problem. Note that a 2 foot setback from the property line may encroach upon the easement.

**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