

KING EIDER HOMES OWNERS ASSOCIATION
GRAND TETON PROPERTY MANAGEMENT
PO Box 2282, Jackson, WY 83001
(307) 733-0205 Fax: (307) 733-9033

***New Residential Construction
Including Additions and Alterations***

Contents:

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3. Construction rules and checklist
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Residential

For a new residence	\$200.00
For new additions or alterations	\$75.00
For new decks, patios, fences and storage shed	\$25.00

All fees are payable to the King Eider Homeowner's Association and must accompany the completed application form and 2 sets of plans submitted to Grand Teton Property Management, if applicable.

Design Committee Meetings:

Please contact Grand Teton Property Management at 307-733-0205 for the next Design Review Committee meeting.

King Eider

Construction Rules and Checklist

Before any construction will be allowed to start, the following requirements shall be complied with and the project manager shall check the following for compliance:

1. ___ Plans have been reviewed and approved by the Kind Eider Design Committee and all applicable fees have been paid.
2. ___ A Building Permit has been issued for the project by Teton County.
3. ___ Property corners and property lines have been located and clearly marked.
4. ___ Gravel driveway sub-base for site access has been completed.

During construction, the following rules shall apply:

5. Driving of vehicles, or unloading and storage of construction materials on neighboring lots or common areas is prohibited unless written consent from owner of said lots is obtained.
6. No construction worker owned dogs or pets are allowed on any construction site or common area.
7. All construction traffic shall obey the 25MPH speed limit.
8. A portable chemically treated toilet shall be provided and maintained for the use of construction workers on all sites during construction. Such toilet shall not be required for additions or alterations to an existing residence where workers have access to an existing functioning toilet on the premises.
9. All construction sites shall be kept clean and free of any blowing materials and trash. Any violation will result in a dumpster being placed on the construction site at owner's expense.
10. No on site burning of trash or construction debris shall be permitted.
11. The owner is responsible for the actions of his general contractor and all subcontractors.
12. No one may occupy a building until an occupancy permit has been issued by the King Eider Homeowner's Association, and a certificate of occupancy has been issued by Teton County.
13. All lots must be landscaped including finish grading and lawn seeding by the first June 1 occurring more than 30 days after the certificate of occupancy has been issued by the King Eider Homeowners Association.

Signature of Owner(s)

date

Homeowner's Association Representative

date

King Eider

Application for New Residential Construction Including Additions and Alterations

Owner Information:

Owner's Name(s): _____

Lot Number: _____ Street Address: _____

Mailing Address: _____

Home Phone: _____ Cell Phone: _____

Project Description:

New Residence ___ Addition to existing ___ Alteration to existing ___ New Accessory structure ___

Existing trees on property _____ (If yes, please provide location of existing trees on the site plan.)

Primary structure description: _____

Floor area (include walls): Residence _____ Garage _____ Accessory Structure _____

Height above finish grade: Residence _____ Garage _____ Accessory Structure _____

Construction Type: Stick framed on site _____ Modular pre-fabricated _____ Log _____ Other _____

Any fences proposed? _____ (If yes, see Rules and Regulations for a Residential Fence.)

Storage shed proposed? _____ (If yes, see Rules and Regulations for a Residential Storage Shed.)

Satellite Dish or Antenna proposed? _____ (If yes, see Rules and Regulations for a Satellite Dish.)

Material and Color Descriptions:

Foundation: Concrete _____ Concrete Block _____ Other _____

Driveway Paving: Concrete _____ Asphalt _____ Other _____

Exterior Siding: _____

Garage Door(s): _____

Roofing: _____

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Variances:

Are any variances proposed? _____ (If yes, to what standards?) _____

All Variances must be specifically requested and approved in writing by the King Eider Design Committee in accordance with Article XI, Section 6.15, of the Declaration of Covenants, Conditions and Restrictions for the King Eider Homeowners Association which reads in part:

The Site Committee has the authority to grant a variance to any rule or regulation under Article VI for any reason it deems appropriate in the circumstances, except no variance may be granted regarding matters controlled by Federal, State, County, or Town law, rules or regulations. Variances may be granted due to personal handicaps, a uniqueness of a Lot or for any reason deemed relevant by the Site Committee, as long as the end result is consistent with the theme, spirit and overall concept of Walden Pond Phase B.

Testimonial:

I have read and understand the Rules and Regulations for New Residential Construction including Additions and Alterations and the Construction Rules and Checklist attached to this application.

I acknowledge that the above-referenced rules, as well as the Declaration of Covenants, Conditions, and Restrictions for the King Eider Homes, any rules and regulations of the King Eider homeowners association, and any rules and regulations of the King Eider Design Committee apply to this project.

I warrant and represent that the plans that I have submitted for this project comply in all respects with all requirements of the aforesaid documents, except for items for which a variance is specifically requested therein.

Signature of owner(s) date

DESIGN COMMITTEE APPROVAL:

by: _____ date _____

by: _____ date _____

by: _____ date _____

King Eider

Rules and Regulations for New Residential Construction Including Additions and Alterations

The following list highlights the main points regarding residential design standards in King Eider but is not a complete list. See Article VII, Design and Architectural Standards, of The Declaration of Covenants, Conditions and Restrictions for King Eider Homes.

1. The Design Committee must approve all new residential construction, additions, and alterations.
2. A completed application form, review fee, drawings clearly showing the proposed new construction, and exterior material samples and color chips shall be submitted to the design Committee for approval at their regular monthly meeting.
3. Submitted drawings shall include the following:
 - a) A site plan drawn to a minimum scale of 1"=20', clearly showing lot number, property lines, setback lines, driveway, and dimensioned location of proposed new construction.
 - b) Floor plans drawn to a minimum scale of ¼"=1'-0" clearly showing proposed improvements.
 - c) Exterior elevations drawn to a minimum scale of ¼"=1'-0" clearly showing exterior materials, window and door locations, roofs, roof pitches, roof overhangs, and overall height above finish grade.
 - d) Submitted drawings will also include ¼"=1'-0" minimum building sections depicting anticipated structural components.
 - e) Submit a digital copy to Nina Ruberti with Grand Teton Property Management at nruberti@wyom.net.
4. All buildings shall be Western ranch in design character
5. Exterior materials shall be of rough sawn natural wood, peeled log, stone, exposed aggregate concrete, other similar rough textured natural materials, or other materials which have the texture and appearance of natural wood and which are specifically approved by the Design Committee. Roof materials shall be cedar shake or shingle, heavy weight asphalt shingle, ribbed metal with non-reflective finish, sod or membrane roof with gravel surface.
6. No exposed plywood, pressed wood or pressed board shall be permitted, except for finish plywood soffits.
7. No fiberglass garage doors shall be permitted.
8. Exterior finishes shall be semi-transparent or heavy bodied stains in earth tone colors. No white color will be permitted. All exposed metals shall have a non-reflective dull colored finish, including exposed metal chimney flues and caps.

9. A detached guest suite, without cooking facilities, or other accessory building may be permitted if it is linked with a fence, trellis, or other architectural feature to the primary residence.
10. The minimum floor area of any single-family residence shall be not less than 900 square feet, exclusive of a garage. Minimum of 600 square feet of the floor area total shall be at grade level.
11. The maximum height of residential structures shall be 20 feet measured vertically from finish grade to highest point on the roof. The maximum height of detached garages and accessory structures shall be 15 feet. Chimneys and other mechanical flue and vent pipes are excluded.
12. Two story houses shall be designed so that not more than 20% of the perimeter of the house and attached garage, excluding gable ends, shall exceed a wall height of 10 feet, measured from finished grade to the bottom edge of the fascia.
13. The elevation of the finished grade shall not be more than 2 feet above existing grade.
14. Roofs shall have a maximum pitch of 6 in 12 and all primary roofs shall have a minimum overhang of 2 feet measured horizontally from the exterior face of the wall.
15. Exposed foundations shall not exceed 8" above finished grade.
16. Minimum setbacks to any side or back property line shall not be less than 10 feet and to any front property line shall not be less than 20 feet.
17. Finish grading shall assure positive drainage of surface water away from buildings and driveways.
18. Each dwelling unit shall provide for one indoor parking space and 2 exterior parking spaces on the lot. All parking spaces and driveways shall have a paved surface.
19. Fencing shall comply with the Rules and Regulations for a Residential Fence.
20. A freestanding or wall mounted exterior lighting fixture, with a lamp not to exceed 75 watts, operated automatically by means of a photo-cell sensor, shall be provided on the front wall or yard of each light.
21. All utilities shall be installed underground.
22. All developed lots must be landscaped including finish grading and lawn seeding.