



Building Plans

Frequently Asked Questions / Site Committee Rules

Dear Lot Owners,

To add clarity to the Design Standards set forth in the CC&Rs, here are some common questions and clarifications to frequently asked questions. In all cases, it's best to read the actual text of the relevant section in the CC&Rs prior to reading the additional clarification below:

What kind of siding is acceptable in Spring Hollow Ranch?

This topic is covered in Article VII (7), Sections 2(b) and 2(c). The guidelines call for “semi-transparent or heavy bodied stains or pigmented or clear non-glossy preservatives.” It calls out for different types of “stains” and “preservatives,” and not “paint.” When these CC&Rs were drafted, this essentially meant the most practical siding material was some sort of stain-grade wood. The most common synthetic materials at the time, metal and vinyl, are expressly prohibited. While technology continues to improve, it is possible that some wood alternatives could prove a worthy aesthetic replacement for natural wood, but they should be indistinguishable from genuine wood. The simplest bet is probably wood, but it can be configured however you like (lap siding, board and batten, logs, shingles, etc.) And for those worried about maintenance intervals, technology also is improving on impregnated wood products that achieve the same look without the regular staining requirements. If you want to get an idea of the rough design aesthetic that we are trying to achieve, do an internet search for “Luxury Mountain Homes” and you will probably get a good idea (which includes everything from modern to traditional designs, and everything in-between). These guidelines apply to all structures, including all outbuildings, barns, guest homes, etc. and an effort should be made to create a cohesive, singular visual element, where all buildings are connected visually to the primary residence (see Section 3(b)). To be clear, the CC&R's do not expressly mandate wood, but if a synthetic product is desired (other than metal or vinyl, which are prohibited), there will be a high bar for quality and visual appeal. We would encourage you to submit your ideas to the Site Committee for review.

What kind of color can I stain my siding?

Article VII (7), Section 2(c) states “Exterior colors shall be subdued.” This, in combination with Section 2(b), means natural wood and earth tones. Bright or excessively “loud” colors should not be specified.

What about the part in Section 2(b) that says, “all exposed metals shall have a dull color finish, or shall be flat color anodized or painted?”

This is referring to the trim components—gutters, exposed flashing, chimney caps, window cladding, downspouts, etc. These items could certainly be painted or anodized if a flat, muted earth tone is chosen. Uncoated copper would also be acceptable—even though it is bright and shiny when installed, it would quickly weather and lose the polished look.





What if I want to use a significant amount of masonry or stone as siding?

Article VII (7), Section 3(e) states that “concrete or masonry construction shall not have an exposed surface which exceeds a height of 8” above finished grade, unless approved by the Site Committee.” This is intended to avoid large areas of exposed foundation or bare concrete, but latitude is given to the Site Committee to approve tasteful masonry elements. We are happy to review your plans that might include beautiful masonry design elements such as stone pillars, stem walls, retaining walls, accent walls, etc. There will be a strong preference for natural stone. Again, it may be helpful to review different “Luxury Mountain Home” designs for inspiration.

How should I calculate minimum square footage?

This is covered in Article VII (7), Section 3(h), which states a minimum of 2,000 square feet. This has always referred to the minimum square footage above grade, and other homeowners were held to this standard. To do otherwise, could allow some absurd possibilities (i.e. a 500 sq. ft. cabin with a 1,500 sq. ft. basement). So basements will not be included in the square footage calculated, but everything above grade will count.

What kind of fencing is allowed and where can I put a fence?

Article VII (7), Sections 4(c)(1-8) deals with fencing, and at first glance, it might appear a bit complex. It’s easier to evaluate each section, and below is some guidance for each. Please keep in mind the Site Committee has some latitude and is eager to work with you to develop a plan that works for your goals:

4(c)(1) – Spring Hollow Ranch has some of the most beautiful countryside in Teton County and offers a unique setting with rolling hills that are seldom seen in most of the flat valley. It is also a migratory path for some incredible wildlife. To reduce the visual impact and impediment to wildlife crossing caused by fencing, no perimeter fences are allowed around the lots or around the building envelopes—“perimeter fencing” refers to fences that encompass the entire lot or entire building envelope. However, due to the placement of houses, horse pastures, etc., a situation will arise where a fence may make the most sense to be placed on a lot line between two neighbors that have a mutual interest in a boundary fence between their two lots—these instances will be considered with the most important factors being the overall size of the fencing plan on the rest of the lot and mutual agreement of the neighbors involved.

4(c)(2) – Privacy fences immediately adjacent to the structures can be permitted by the Site Committee. These should almost always fall within the building envelope and will be evaluated in accordance with Section 3(b), which means the design must create an attractive “single visual element.” As such, material selections and elevations will be important to evaluate.

4(c)(3) – Fences around tennis courts and swimming pools may be submitted. These will be evaluated much the same as Section 4(c)(2) and should fall within the building envelope.

4(c)(4) – Dog runs are allowed with Site Committee approval and will be evaluated much the same as Sections 4(c)(2-3). These should fall within the building envelope, be visually attractive, and not create a nuisance for any neighbors.





4(c)(5) – For those interested in keeping horses on their property, please submit complete plans detailing the number of horses being accommodated and the facilities planned for keeping them. Grazing areas may be fenced off outside of the building envelope, but corrals/dry lots must be within the building envelope. With all horse facilities, we are looking for plans that meet owners' equestrian goals while still being a visually appealing addition to the neighborhood. Despite the limitation on perimeter fencing, a horse property may still end up approved to fence a large portion of their lot for pastures.

4(c)(6) – This is part of the reason for limiting perimeter fencing, and maximizing open, un-fenced land where possible.

4(c)(7) – This section is self-explanatory and deals with the type of fencing considered, the fact that it needs to be reviewed by the Site Committee, and some limitations on placement. The Site Committee is trying to strike a balance that meets the owner's objectives (equestrian or otherwise), maximizes aesthetics, and minimizes wildlife impediments. For larger & more visible fencing plans, there is a strong preference for buck and rail or post and rail (as opposed to smooth wire) for aesthetic reasons.

4(c)(8) – Any fences that fall outside of what is described in the preceding sections will not be allowed. It's also important to remember that any future fences that owners wish to add after their homes have been built need to first be approved by the Site Committee.

What is the deal with the 250 foot envelope, and how does that apply to me?

Article VII (7), Section 4(a) states:

“All building envelopes for each Lot are described in Exhibit A attached hereto and by this reference made a part hereof. Building envelopes will be 250' in diameter.”

Section 4(b) states:

“No structure of any kind shall be constructed outside of the building envelopes except driveways and allowable signs or entry markers; provided, that upon Site Committee approval, wells, septic, landscaping, wildlife enhancement projects, bridges, barns and fences may be built outside of the building envelope.”

When the CC&Rs were established in 2006, they included this language, and all lots were assigned 250' diameter building envelopes. In 2015, Exhibit A was modified, and all unsold lots received new envelopes (these are the 'A' and 'B' envelopes we are all familiar with), while the sold lots retained their original envelopes. However, the language of the CC&R's regarding the 250' was not changed in 2015.

The 250 foot envelopes were created to prevent sprawl, ensure good view preservation among all lots, and limit overdevelopment of the beautiful landscape. The building envelopes were changed in 2015 due to pressure from the county to prevent “skylining” (the practice of building a home at the peak of a ridge). Despite these changes, the 250' language was retained and continued to be enforced for the reasons above. While a lot owner can certainly begin building their residence anywhere they like within the A and B zones (with all applicable restrictions), they needs to keep structures within a 250' diameter. This 250' diameter is established when the lot owner breaks ground, but they could still build a barn outside of this area per Section 4(b) (but not outside of their 'A' and 'B' envelopes), with Site Committee approval. We are attempting to create “clumps” of structures, as opposed to a sea of spread out structures, so if you wish to build outside of this 250' diameter, please be prepared with sound reasoning for why this is important to your design.





Why do I need a “Lighting Plan” and what limitations should I keep in mind?

Article VII (7), Section 4(c) (the section right after all the fencing guidelines—yes, there was a bit of a typo in the naming of this section) deals with exterior lighting. Light Pollution (as funny as that may sound to some) is a concern in the valley, and nearby cities such as Driggs and even Jackson have adopted specific ordinances to deal with the problem. As a residential neighborhood, we are simply trying to avoid obtrusive lights that will become a nuisance to neighbors, degrade the night sky and diminish the rural character of the neighborhood. To that end, lights should be kept low wattage and only be used to illuminate specific ingress/egress points and pathways. All lights should be downward facing and utilize opaque shrouds that hide the bulbs. Flood lights, up lights, and constant-on area lights are highly discouraged. Timers and motion-activated lights are encouraged.



What do I need to submit to start building? When am I cleared to commence construction?

This is covered in Article VIII (8), Section 2(a), but is also covered in detail in the “Building Plans Submission Checklist” which has also been provided by the Site Committee to aid in your preparation. Feel free to submit your documentation to the Site Committee for review/feedback. Once you get a conditional approval stating that everything looks good, the Site Committee will ask for your final submission of all finalized plans along with your \$200 application fee. At this point, you will be issued a formal Building Permit by the Site Committee, which will clear you to break ground and commence construction from the HOA’s perspective.

