



## Teton Saddleback Vistas Design Guidelines Outline

The purpose of this document is to provide better definition to what constitutes a Custom Home in Teton Saddleback Vistas (TSV). This is a guide for those developing a home in TSV and does not replace or override the Architectural Requirements in the CC&Rs.

The design philosophy of Teton Saddleback Vistas is Mountain Ranch to complement the equestrian theme for the development. For examples- look up Mountain Ranch Home Plans on your internet browser.

### **Architectural Design**

The following improvement guidelines are intended to add architectural interest and variety to individual dwellings without allowing inappropriate attention-grabbing designs.

The goal is to create appealing and interesting designs that complement their surroundings and fit in to the natural landscape.

Homes should reflect regional traditions and respond to the unique character of the Rocky Mountain environment.

Height limitation is governed by county requirements (30').

Homes should a continuum of design quality on all elevations. Consistent use of materials on all elevations is needed to avoid street appeal on one side and a plain look on all other sides.

Structural Massing- a home or element of a home must not appear overly tall. Home designs should have a central mass of structure indicating/symbolizing the living area and step down proportionally to lower heights at the perimeter.

### **Scale, Proportion and Planar Offsets**

Wall planes shouldn't extend more than 24 feet without an offset of more than 2' to create visual interest.

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Home details should display a sense of proportion relative to the rest of the building. For example, single 4x4 posts used to support a shed roof over a porch will not be approved. Staying consistent with the Mountain Ranch Home design philosophy, home details should be sturdy and use substantial structural members on exposed posts, beams, railings, facias, eaves, window or door trim and other related elements.

**Roof Design-** (the roof is one of the largest and most important visual elements of a structure)

The roofline of each house needs to reflect its structural massing (around the living area), and include step downs to adjacent structures. The overall profile and articulation of the roof should be sufficiently irregular to break up anything that would otherwise appear too boxy or discordant with the landscape, expansive roof surfaces should be broken up by a gable or shed dormer. Substantial overhangs are strongly encouraged at all roof edges.

Asymmetrical roofs are preferable. Covered terraces or porches need to be fully integrated into the design of the house.

The roof over the main living area should be the dominant (e.g., highest) roof with all other roofs subordinate to the dominant roof.

#### **Windows and Walls**

Windows should not appear as openings cut into the side of a box, but rather as architectural features with their glass recessed or bordered by projections that provide a shadow pattern.

All facades shall contain some degree of doors, windows, or other openings in the walls.

Window shapes of vertical and square should be used- shapes like horizontal picture windows, octagons, hexagons, circles and insensitively placed triangles will not be approved.

Attention to window placement and their relationship to one another is important, windows in combination are generally more appealing than a number of individual single units and repetition of consistent sizes and types are better than an unrelated assortment of windows.

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### **Decks, Porches, Terraces, Patios and Driveways**

People entry to the home should be the focal point on approach to the house, garage door views should be minimized.

Foundation walls shall not be exposed for more than 6 inches in a vertical direction, unless they are faced with wood, plaster, rock or other suitable finish material.

Fireplace masses should be integrated with, and blend well with, the materials and character of the structure in which they are located. Exposed metal flues will not be approved.

Garage doors should be harmonious with the design and color of the rest of the structure. Carports are not allowed, **and driveways should be fully paved.**

### **Exterior Materials & Colors**

Exterior materials should generally be natural materials and colors that blend and are compatible with the native landscape. Sample boards showing all exterior materials and colors are required to be submitted and approved with the building plans and elevations.

Imitation materials mimicking something they are not will be discouraged.

If a home is proposed using 100 percent wood siding on the exterior walls, there must be a significant pattern or texture change noticeable on all elevations.

Roofing materials can include fire retardant shake, standing seam, Corten steel, and asphalt shingles. If asphalt shingles are used they shall mimic the look of shake. Pre-approved asphalt shingles are:

- CertainTeed Presidential Shake
- CertainTeed Presidential Shake TL
- GAF Glenwood shingles.

Any alternative proposed must demonstrate the color is similar to shake and that the shingles have a thickness that creates the shadow line of shake. The alternate shingle must also meet the weight criteria of the pre-approved shingles.

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### **Landscaping**

Landscaping should reflect the natural environment- native grasses, trees and shrubs should be used.

All irrigation systems shall be underground with pop up sprinklers.

Outdoor lighting shall conform to dark sky lighting requirements. Fixtures should only have down cast/up cast lighting and should not provide light pollution- i.e., no part of the bulb should be exposed or visible.

No signage is allowed other than discrete house address numbering.

### **Site Planning**

The Site Plan that is submitted should demonstrate how the house is oriented to take advantage of the mountain scenery.

The driveway alignment to the garage should also be shown keeping in mind that the garage doors cannot face the street, **and paving materials should be specified.**

Landscaping plans must also be shown along with hardscape and soft-scape (planting) features

***The architectural requirements are included in the CCRs. To view a copy, please visit Grand Teton Property Management's website, <https://www.gtpmgmt.com/teton-saddleback-vistas.html> Also on the website are these guidelines and the forms for submitting a request to the Architectural Review Committee (ARC).***

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