

# **Design Guidelines**



**DEVILS TOWER GOLF  
&  
COUNTRY CLUB, INC.**

# Design Guideline Manual

April, 2007

## Devils Tower Golf Community Phase I and Phase II

### **A. Purpose of the Manual**

1. This document is for the use of property owners, architects, and general contractors who are planning construction on any Phase I or Phase II lot in the Devils Tower Golf Community (the Community).
2. This document details the design requirements for any building built in the Community's Phase I or Phase II areas, and includes design-specific elements also contained in the Community's covenants.
3. The design-specific portions of the covenants are included here only for the convenience of those engaged in design and construction. Other elements of the covenants not included here are still in full force, and must be consulted as well.

### **B. General Design Intent**

1. Although the primary focuses of activities in the Community – golf, horseback riding, hunting and fishing – are not associated with any particular time period, they all fit comfortably into the Community's historic design theme.
2. This theme has its historical basis in the local/ regional logging and ranching economy that exists to the present day. The goal is to use architecture and landscaping to establish an historic Wyoming "feel" for the period from about 1878 to the late 1930's and to simultaneously educate guests and owners about the region's history.
3. It is not the intent of these Design Guidelines to recreate a frontier town or to produce replicas of historic buildings of the era; rather it is intended that all buildings in the Community use that era's traditional materials – logs and boards – and do so in a manner yielding an appearance similar to that of the buildings from the area's past.
4. The Community is fortunate to have one historic log structure in good condition, in its original location on the property. This is the original "theme" cabin, shown below after a modest amount of renovation.



5. The theme cabin's squared hand-hewn logs and large mortar joints are not required in the community, but the simplicity of design and straightforward use of materials is intended to serve as a model for design adaptations that are appropriate for building. It is recommended that architects or other designers be chosen who can adapt these concepts to their designs.
6. Conservation of resources was a fundamental principle in the historic period on which the Community is modeled. In the present day this is once again being emphasized through use of thoughtful design and appropriate materials, and is a high priority in the planning and construction of all the houses and cabins in the Community. Following are a few basics to be included in building planning and construction:
  - A. Modest Landscaping -- The landscaping should cause the least possible disturbance to the site.
  - B. Building systems -- Lighting, heating, cooling, water heating, etc. should be designed with energy efficiency as a priority.
  - C. Water Conservation -- Plumbing fixtures should be of "low flow" type.
  - D. Resource Conservation -- The use of recycled and recyclable materials is encouraged.
  - E. Local Materials -- The use of locally- or regionally-sourced materials, such as stone quarried in the Hulett area, and locally available forest products is encouraged.

### **C. Specific Building Design Requirements**

1. Home Size shall be such as to not cover more than 50% of the lot and shall be a minimum of 1,400 SF on the ground floor. Houses are generally to be single family dwellings. All houses shall have a two-car garage, either attached or detached and designed to exactly match the style of the house it is associated with. Homes are to be constructed only on lots designated by the Protective Covenants for homes.
2. Cabin Size shall be a minimum of 1,200 SF on the ground floor, and shall not have a garage, either attached or separate. Other than these two distinctions, "cabins" shall conform to all other rules applicable to "houses." *Cabins are allowed only on lots designated specifically for cabins by the Protective Covenants.*
3. Twin Homes shall be allowed only at designated locations determined by the Protective Covenants and with specific approval of the Design Review Board. When approved, twin homes shall appear to be distinct dwellings; shall have distinctly separate entrances; and shall not be designed as a pair of mirror-image elements.



Typical Cabin

4. Setbacks and Lot Layout. Setback for each lot line has been evaluated for optimal building location for the mutual benefit of the entire community. The setback required for building on each lot has been predetermined in order to preserve views, protect property, and facilitate maintenance. It is the responsibility of the lot owner to design with setback as a basic parameter. Variance to setback may be authorized by the Design Review Board on a lot by lot basis upon a showing of good cause where an assigned setback creates design problems. These variances may only be granted when the change will not adversely affect the overall building plan or other property owners. Lot line setbacks are as follows.
  - a. Lots 1 through 54, 71, 72 & 73 shall have a minimum of 25 feet front, 8 feet on each side and 10 feet on the rear.
  - b. Lots 55 through 70 shall have a front setback of exactly 25 feet (not more or less), a minimum of 8 feet on each side and a minimum of 10 feet on the rear.
  - c. Lots 74 through 86 shall have a minimum front setback of 50 feet, 8 feet on each side and 10 feet on the rear.
  - d. Lots 87 through 90 shall have a minimum of 25 feet front, 10 feet on each side and 10 feet on the rear.
5. Structure Height shall not exceed 30 feet measured vertically from the point where the original natural grade intersects the main floor of the structure to the highest primary roof ridge nearest that side of the building. On lots where the average slope across the proposed structure's footprint exceeds 10% the Design Review Board may allow additional height on a case by case basis. Chimneys are excepted from this limitation and shall extend beyond the roof as per the requirements of the current building code in effect in the County. Small decorative roof elements may exceed this limitation with Design Review Board approval. Special height restrictions shall apply to lot 70 in order to preserve the view for homeowners and the golf course.
6. Roofing Materials shall be fire resistant to either a Class A or Class B standard as recognized by the US Forest Service. Roofing materials shall be wood shakes, wood shingles, natural or imitation slate, or heavy architectural grade asphalt shingles with a natural mix of colors and enough variation to produce a shadowed effect from one shingle element to the next. All roofing materials are subject to review by the Design Review Board. Standing seam metal, flat seam metal, plastic shingles, rubber shingles, clay tile shingles, concrete-based shingles, and flat or low slope single-ply and built-up roofs are not allowed.
7. Roof Pitch shall be 6 in 12 or steeper, however 8 in 12 is recommended. Minor roof sections that are not featured on the house may be of lower pitch, but only if approved by the Design Review Board.

8. Siding Materials may only be:

- A. Solid wood logs, either hand-hewn or machine turned with hand-applied drawknife marks, as shown in the photo to the right. Logs shall be no smaller than 10” actual end diameter. If natural, unturned logs are used, this dimension shall be taken at the smaller end of the log. Outside corners of log construction may be log posts or any style of overlapping log extension. Mitered log corners are not allowed. Half-log siding must be a minimum of 5” thick.



- B. Wood timbers, either properly cured solid wood or glue-laminated wood appropriate for outdoor use.
- C. Wood siding *as gable and other accents only*. Acceptable styles include: vertical board and batten; horizontal shiplap with scalloped top edge; and others of historically appropriate design. Accent materials may not exceed 20% of the total surface area of a given elevation.
- D. Synthetic or cement-based stucco may be used *as gable and other accents only*. Accent materials may not exceed 20% of the total surface area of a given elevation.
- E. Natural or high quality simulated stone *as wall base, column facing, or fireplace/ chimney material only*. Stone base should preferably extend around the entire perimeter of a building unless some natural stopping point is reached. If stone base does not go around the entire perimeter, it must at a minimum extend to an inside corner, and must not terminate at an outside corner.
- F. Wood finishes should be as low-gloss as feasible given the particular material being used. In order of preference for wood siding and wood trim, natural stains with very low gloss are most desired; then semi-transparent stains; then solid stains; then paint. Logs and wood timbers should not be painted or covered with solid stain.
9. Exterior Columns shall be solid wood logs, either hand hewn or machine turned with hand-applied draw marks. Columns may begin above a base of natural or high-quality simulated stone. Columns shall not be of glue-laminated timbers
10. Design Continuity is required such that the design of the front of the house is expressed along all sides and the back, unless an approved “store front” design is being utilized as an historic element.
11. Exterior Colors shall be earth tones and colors that blend in the natural surroundings. Such colors include muted grays and greens, as well as brown and rust tones. Bright primary colors are not allowed, although distinctive color accents for limited uses such as front doors, may be used with the approval of the DRB, as these were frequently found in this region in homes of the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.

12. Windows shall be either painted wood, aluminum-clad wood, or vinyl-clad wood with a baked-on enamel finish. The finish shall not be high gloss, and colors shall be earth tones or muted. Window glass shall be of low reflectance with only factory applied tinting in earth tone colors. Blue and green tinting is discouraged, and post-manufacture applied tinting materials are not allowed. No security bars are allowed on windows. Very large windows with no mullions, muntins, or other divisions for many feet vertically and/or horizontally should be avoided, as these are particularly contrary to the historical style of the community. Windows containing large panes of glass will need to be approved by the Design Review Board.
13. Doors may be of wood or materials that effectively imitate wood. The finish shall not be high gloss, and colors shall be earth tones or muted unless otherwise approved by the DRB. Door glass, if any, shall be of low reflectance with only factory applied tinting in earth tone colors. Screen and storm doors may be of wood or aluminum and should be finished to match their adjacent doors.
14. Fireplaces and Chimneys shall be of natural or high quality simulated stone. Chimneys shall not be faced in wood, stucco (or simulated stucco), or brick. Open fireplaces shall be equipped with spark screens, and chimneys shall be equipped with spark arresters approved by the US Forest Service.
15. External Mechanical and Electrical Equipment shall be painted to match adjacent building surfaces, and shall be painted and/or screened to blend in with the adjacent terrain.
16. Sewage Lift Stations and associated equipment may be required on select lots that are below the elevation of the Community's nearest sewer line. Such stations and equipment are the responsibility of the homeowner.
17. Pressure Reducing Valves may be required on select lots to protect household equipment from excess water pressure provided by the Community. Each property owner is responsible for checking the pressure at the property and installing pressure reducing valves if needed.
18. Exterior Lighting shall have a minimum of 90% downlight, and shall be installed so as not to shine directly off the homeowner's property. All landscape lighting shall be shaded, with no bulbs exposed, and no high-intensity bulbs allowed at all. Small ground level multiple path lights are discouraged in favor of fewer lights that adequately provide the desired illumination.
19. Fuel Tanks, propane tanks and related fuel storage devices shall be buried underground within the bounds of a homeowner's setbacks and easements, and all related appurtenances shall be screened from view from any direction outside the homeowner's property.
20. Awnings shall be allowed only as approved on a case-by-base basis by the Design Review Committee.
21. Playground and Sports Equipment will only be allowed upon written approval from the Design Review Board.
22. Outdoor Spas shall be designed to provide continuity with design of the building they are associated with. Spas shall be screened from view as much as practical given the design.

23. Swimming Pools, whether below or above ground, are not allowed without specific approval of the Design review Board. Swimming pools are generally discouraged and no pools shall be allowed on lots which are adjacent to the golf course. Swimming pools may be approved upon a showing that adequate and appropriate space exists on the lot, the adjacent property owners approve and the lot owner will provide maintenance and security for the pool on a year around basis.
24. Covers for Patios and Other Outdoor Structures must be similar in style and quality of workmanship to the building they are adjacent to.
25. Satellite Dishes and Antennae for reception of any signal are restricted to the attic or residence interior, except in such cases as require outdoor location to function properly. Satellite dishes shall not exceed 24" diameter, and shall be placed out of view from any direction off the Owner's property.
26. Solar Collectors may be installed only when installed as an integral part of and at the *same* slope as the roofs on which they are attached. No ground-mounted solar collectors are allowed unless they are screened from view from any direction outside the homeowner's property.
27. Windmills are not allowed due to the noise they create when they are turning.

#### ***D. Specific Site Design Requirements***

1. Landscaping in General for the Community is intended to integrate the buildings into the natural setting, encourage the landscape appearance of one lot to flow naturally into the landscape appearance of the next lot and blend the introduced landscaping into the natural landscaping rather than creating a landscape that stands out from the naturally occurring conditions.
2. Introduced Landscaping. Generally the landscaping visible from either the golf course or a road should consist of native grasses, flowers, shrubs and trees, and landscaping materials. Historically appropriate non-native species will be permitted in some areas. The Community has available a list of specific recommendations. The unbuilt areas of a lot may fall in one or more of the following zones:
  - A. Zone A: Areas easily visible from the golf course. The overall effect of the landscaping here will be a natural extension of the surrounding terrain, utilizing generally only those materials and plantings one can see in the surrounding hills. It may be necessary to plant trees screening the house from errant golf balls.
  - B. Zone B: Areas easily visible from the roads, but not the course. The guidelines here are somewhat less restrictive than Zone A in allowing understated, historically appropriate landscaping while still maintaining the overall continuity of the Community.
  - C. Zone C: Areas not easily visible from either the course or a road. Here a homeowner will have greater latitude to use higher maintenance or more formal plantings, including a bluegrass lawn, while still honoring the historical theme and using plants with proven local viability. A small vegetable garden, formal flower beds, and planters are all possible here.

- D. Zone D: Some lots may contain a view corridor where planting would be further limited to vegetation whose mature height would not block a significant view from another home or, in some cases, from a place on the course.
3. Disallowed Landscaping elements include any species recognized by the State of Wyoming as invasive; suburban elements such as Kentucky bluegrass lawns and formal foundation plantings, except as allowed in Zone C above; garden sculpture; exterior ornamentation and banners, historic implements in rock gardens, white or brightly colored rock that differs from the muted or red tones seen in the local landscape; large or moderately large signs; ranch gates.
  4. Irrigation drip systems are encouraged. Underground sprinkler systems are allowed in Zone C and in Zone B of lots 55 through 61. Otherwise, underground sprinkler systems are not allowed, with exceptions which may be allowed by the DRB when necessary for the first few years to insure the establishment of vegetation.
  5. Existing Landscaping elements such as trees, boulders, and bushes should be preserved to the greatest extent possible to maintain the natural setting, and should therefore be carefully integrated into the overall landscape plan.
  6. Utility Lines from the street or common utility corridor to the home shall be underground, and if possible, shall be located under or adjacent to the driveway.
  7. Driveways and Parking Areas shall be between 12' and 16' wide, and shall be hard surfaced, allowing safe movement from garage and parking to street in front of the house. Driveways must be designed to minimize damage to adjacent existing plants and natural landscape such as boulders. Outside parking may be provided for up to two vehicles beyond what is contained on the driveway. Driveways shall slope away from buildings for a minimum of 10 feet at a minimum slope of 2% to reduce the likelihood of surface water entering the structure. The driveway design shall be included and submitted to the DRB for approval with the structure plans to assure elevation of the driveway with relation to the street and house is appropriate.
  8. Retaining walls to contain landscaping are permitted at a height of no greater than 4' above grade. If additional height is required, a step-back such as a horizontal planting area no less than 3' deep must be developed at the base of the next portion of the retaining wall. Concrete retaining walls shall be faced with timbers or stone, and all retaining walls must be designed to resist overturning.
  9. Street addresses and signs indicating home ownership or street address shall be allowed only when constructed of wood or rock which is consistent with the overall design and theme of the community and placed either at ground level or on the structure.
  10. Lot Fences are not allowed between properties, as it is the intention for the landscape to flow naturally from one lot to another.
  11. Fences within a single lot must be approved on a case-by-case basis by the Design Review Board. Such fences should be made of wood and/or stone. No fences shall be constructed of wire, metal, or plastic. No fence is permitted which obstructs proper vision of traffic at road corners or intersections.
  12. Anti-Deer Fences to protect plants and trees may be of dark colored or natural finish wood, metal, or dark colored plastic.

13. Slope and Drainage at lot lines shall be designed with continuity of the adjacent land or lot. Slope ratios shall be maintained which do not allow sliding of soil materials. Slopes must be planted with natural vegetation that discourages erosion.
14. Excessive Contouring of the natural grade is not allowed, whether for cut or fill. Exposed cut soil shall be re-contoured and planted to minimize the cut appearance. No wholesale removal of vegetation and/or topsoil shall be allowed; only such removal of soil and vegetation as is necessary for the construction of buildings is allowed. Back and sides of buildings should typically require not more than 5' of natural soil and vegetation to be disturbed beyond the exterior of the foundation wall.

### ***E. Required Drawings***

1. Site Plan at 1" = 10' scale, or 1/16" = 1'-0" scale with:
  - A. Lot number and street name
  - B. North arrow
  - C. Property lines
  - D. Easement and setback lines
  - E. One or two foot contour intervals or as needed to complete the design accurately
  - F. All exterior dimensions, including dimensions to lot lines on all sides
  - G. Plan of house
  - H. Elevation of basement (if any), main floor, and second floor (if any)
  - I. Plan of garage
  - J. Plan of hard surfaced paths, driveway, parking areas, mechanical equipment and enclosures
2. Landscape Plan at 1" = 10' scale, or 1/16" = 1'-0" scale with:
  - A. All new planting areas indicated
  - B. All new and existing trees indicated
  - C. All new shrubs indicated
  - D. Chart showing specie of new plantings referenced to individual plantings
  - E. Irrigation systems, if any, whether permanent or temporary
3. Floor Plan at either 1/8" = 1' - 0" scale or 1/4" = 1' - 0" scale with:
  - A. Interior and exterior dimensions
  - B. Window and door locations and sizes
4. Elevations at same scale as Floor Plan showing:
  - A. Elevations of every exterior wall of the building
  - B. Roof in elevation including gables, chimneys, etc.
  - C. Indication of all materials
  - D. Heights of roofs, soffits, windows and doors, changes of material, and elevation of floor lines
5. Roof plan at same scale as Floor Plan showing:
  - A. Edge of roof lines
  - B. Ridges, valleys, and slopes
  - C. Dashed line showing exterior walls below

6. Material samples or descriptions of:
  - A. Siding including colors and finishes
  - B. Window and door trim including colors and finishes
  - C. Roofing including colors and finishes
7. Cross section of building at  $\frac{1}{4}'' = 1' - 0''$  scale showing:
  - A. Basic construction of roof, walls, floors, and foundation wall
  - B. Dimensions of the major elements
  - C. Footing and foundation wall reinforcing and dimensions
8. At the end of the construction process, the Owner and/or Contractor shall provide to the Design Review Board accurate record drawings of the location of all underground utilities on the Owner's property.

#### ***F. Construction Procedures and Requirements***

1. It is the sole responsibility of the Owner and/or Contractor to follow all Federal, State, County, and Town laws and ordinances that pertain to any construction in the Community.
2. Construction of a home or cabin shall commence within 12 months from the date of purchase by the property owner. This construction time requirement shall not apply to those property owners who owned lots prior to April 1, 2007 but shall apply to new owners of these properties in the event the property is sold.
3. Construction time is limited to 12 months from beginning of footing excavation to end of construction, unless specifically extended in advance by the Design Review Board.
4. A landscaping plan shall be integrated into the construction plan and landscaping completion shall be done as the exterior of the structure is completed when possible. Completion of landscaping and planting shall occur no later than 12 months from the date the exterior of the home is substantially completed.
5. It is highly recommended that soil tests be performed by a properly licensed Geotechnical Engineer prior to design of foundations and on-grade slabs. Soils are variable across the Community and in some cases there can be substantial variation across a single building lot. It is also highly recommended that a licensed structural engineer or other appropriate design professional plan all structural elements of any building or structure.
6. Owner and Contractor must have the consent of the Design Review Board and the local Utility Company before conducting any digging or driving stakes, etc. on any ground outside the Owner's immediate property, in order to avoid damage to underground utilities.
7. Natural features (including grasses, bushes, and trees) adjacent to any construction shall be protected with substantial fencing until construction is completed. Every effort shall be made to disturb as little natural adjacent landscape as possible.
8. No construction activity or storage of any kind is allowed beyond the lines of the Owner's lot. This applies even if the adjacent lot or property is vacant or is still in the ownership of the developer.
9. One ground-mounted sign of maximum 3' x 3' size is allowed during the construction period to advertise the general contractor performing the work. No other signs or signs of subcontractors are allowed.

10. One construction trailer or portable job office may be located on the construction site. This must be removed upon completion of the exterior of the house.
11. A minimum of one enclosed portable chemical toilet is required on site until interior plumbing is completed or until house is completed, depending on Owner's wishes. This toilet shall be serviced no less than once a week by an experienced service company.
12. Trash and other construction debris shall not be allowed to move to adjacent property, and the work site shall be kept clean at all times. Daily cleanup of exposed debris and trash is required.
13. Construction materials may be stored on the building lot for no more than one month prior to their installation. All other materials shall be stored off-site.
14. Construction access and parking shall take place within the lot lines, and shall not be allowed to damage landscape that could be retained at the end of the project.
15. Noise and dust shall be controlled, including the playing of radios, with the intention of not disturbing any of the neighbors.
16. Construction operations that cause a disturbance to neighbors shall normally be limited to 7AM to 6PM Monday through Friday. Weekend and extended hours may be allowed with the consent of the neighbors and the Design Review Board.

#### ***G. Required Approval of Builders and Landscapers***

1. Construction shall be allowed only when performed by builders (general contractors) approved by the DRB. An approved builders (general contractors) list shall be maintained by the DRB and made available to anyone upon request. Subcontractors of approved builders (including landscapers) shall not require approval when working under the supervision and control of an approved builder.
2. The DRB shall promptly consider all requests for builder approval and either approve or disapprove a builder within 10 days of receipt of a completed application. The application of the builder shall at minimum include (a) a detailed list of building experience, (b) names, addresses and telephone numbers of no less than 4 references who can verify the applicants experience and abilities on similar projects, (c) proof that the builder is bondable in order to guarantee satisfactory performance of the project and (d) a list of not less than 3 building projects completed by the builder which are available for inspection by the DRB at their option. Incomplete applications shall be disapproved.
3. Property owners desiring to function as their own general contractor shall be required to obtain approval as a builder by the DRB but shall not be required to meet requirements (c) and (d) as stated above.
4. Landscapers and other contractors working for property owners (including yard service and maintenance) shall be allowed to perform work on the property only when approved by the DRB. An approved landscaper and contractor list shall be maintained by the DRB and made available to anyone upon request. Property owners may perform regular maintenance and upkeep on property without the requirement of approval as a contractor or landscaper but shall not perform their own landscaping or substantial remodeling without approval of the DRB.

5. The DRB shall promptly consider all requests for landscaper or contractor approval and either approve or disapprove such within 10 days of receipt of a completed application. The application shall at minimum include (a) a detailed list of relevant experience, (b) names, addresses and telephone numbers of no less than 4 references who can verify the applicants experience and abilities, (c) proof that the applicant carries liability insurance which will cover his activities in the community and (d) a list of not less than 3 projects completed by the applicant which are available for inspection by the DRB at their option. Incomplete applications shall be disapproved.
6. The approval of a builder, landscaper or contractor shall not serve as any type of warranty or guarantee by the DRB to a property owner. Property owners are advised to investigate builders and contractors and make their own determination as to their qualifications and abilities. Property owners are encouraged (but not required) to require performance bonds for builders.
7. All builders, contractors and subcontractors shall maintain liability insurance in an amount not less than \$1,000,000.00 which shall cover their activities on the property and shall provide proof of such insurance to the property owner and/or the DRB upon request.

#### ***H. Enforcement and Penalties***

1. The provisions of this manual are enforceable as provided in Article X of the Protective Covenants.
2. In addition to the enforcement remedies in the Protective Covenants, penalties may be established and imposed by the DRB for failure to comply with the provisions of this manual.

***- End of Design Guideline Manual -***