



OPERATING POLICY

POLICY TITLE: ARCHITECTURAL CONTROL REGULATIONS					
SECTION	ARCHITECTURAL RULES AND REGULATIONS	NUMBER	7.1	DATE	8/18/12
REPLACES POLICY NUMBER: 7.1		TITLE: SVRA - Rules and Regulations Architectural Control			
DATE ADOPTED: 1994					
DATE REVISED: 2009					
CROSS REFERENCES:					
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

The purpose of this revision is to update the scope of the work of architectural control. All buildings, including additions and alterations to existing buildings, on any lot of Star Valley Ranch Association will be accomplished in accordance with this Policy and in complete compliance with the DCCRs, and the Town of Star Valley Ranch Ordinances and Regulations.

Prior to the commencement of any of the following, the approval of the SVRA Architectural Committee must be secured:

- Construction or placement of a building,
- Modification or addition to existing structures,
- Construction/designation of an RV parking space
- Construction of a backyard fence,
- Construction of a dog run,
- Landscaping a front yard to ensure roads and utility easements are not obstructed,
- Changes to the exterior colors of a building to ensure harmony with surrounding environment.

Application for Permit

The DCCRs should be referenced prior to the planning and development of any of the above activities as well as applicable SVRA Policies and the Town of SVR Ordinances and building requirements.

It is the homeowners' responsibility to obtain a building permit from the Town of Star Valley Ranch Planning and Zoning Board before any activities or work can be done on

the property. Each homeowner is encouraged to have a new survey of the lot to be sure of exact property lines prior to beginning any construction.

To obtain an SVRA Architectural Permit, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:

- If planning a new home or auxiliary building, remodeling or changing an existing structure, constructing an RV parking space, or landscaping a front yard the following documents apply:
 - Materials Description form (available at the SVRA office)
 - Lincoln County waste water permit
 - One (1) plot plan
 - One (1) complete set of building plans
 - Landscaping plan for front yard only
- If planning a fence or dog run, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:
 - Materials Description form (available at SVRA office)
 - Mutual Property Boundary Consent Form (if needed-available at SVRA office)
 - One (1) plot plan
 - Appropriate permit fee

Golf Course Lots

Building on a golf course lot has inherent problems which will be borne solely by the property owner, i.e. no nets, walls, or fences to protect property from golf balls or to inhibit a golfer from retrieving an errant golf ball.

For Sale Signs

One professionally prepared "For Sale" sign measuring no more than 24 inches by 30 inches may be displayed on a lot together with one attached top or bottom rider sign of 6 inches by 30 inches. Arrow signs either on or off the property, down the street at an intersection or crossroad is not allowed. Golf course lots are allowed one sign in the back yard that must meet the same size requirements and located on private property, away from the course. All "For Sale" signs shall be removed within one week following the closing of the sale.

Campaign Signs

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. Placements of political signs require the approval of the respective property owner.

Enforcement

The Association reserves the right to enforce, by any proceeding at law or in equity, all provisions of these Rules and Regulations (Architectural Control) 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 a judgment for legal fees and expenses in the event that a court finds that a Member or Owner has committed one or more violations of said Rules and Regulations (Architectural Control) or the Declaration of Covenants, Conditions and Restrictions, or to restrain the continued violation thereof.

Disclaimers-

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, erroneous or improper location of buildings or other structures shown on the plans and specifications, whether approved or not, or for the erroneous or improper location of any building or other structure.

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 or loss 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 specifications, or (v) otherwise carrying out the duties or exercising the powers of the Architectural Committee.