

GRANITE RIDGE HOMEOWNERS ASSOCIATION (“GRHOA”) COVENANTS AND DESIGN GUIDELINES SUMMARY EXCERPTS NOVEMBER 2023

Homeowners and their guests are responsible for complying with the “DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOTS 1 THROUGH 38 OF GRANITE RIDGE, A SUBDIVISION OF TETON COUNTY, WYOMING” (the “CCRs”) and the “AMENDED AND RESTATED DESIGN GUIDELINES, VERSION 3.0” (the “Design Guidelines”), which can be obtained from Mountain Property Management, the GRHOA’s property manager. The following provides a summary of the above for easy reference.

Please display or provide this document on site for yourself, guests, and other visitors.

COMMERCIAL OPERATIONS

Commercial operations may not be conducted on any property including the rental of a guest house separate from a main house. Each Lot may only be used for single-family residential purposes.

CCRs, Section 6(c)

CONSTRUCTION

Development Permit: No building, renovation, or improvement of any kind, including landscaping, is allowed until the Owner has been issued a Development Permit by the Design Review Committee (DRC) of the GRHOA. This requirement includes windows, roofing projects, and tree removal.

Design Guidelines, Section 4.1.2 et seq.

Hours: Hours for all construction are strictly limited to 7:00 am to 7:00 pm weekdays from May 1 through November 30, and from 8:00 am to 6:00 pm weekdays from December 1 through April 30, with the exception that no construction activity is permitted on Sundays, Federal holidays, or between December 20 and January 5. Non-noise producing activity is permitted during these times.

Parking: During construction, vehicles may be parked in driveways. Otherwise, construction parking is allowed ONLY with a permit from Teton Village Improvement and Sewer District (TVISD) based upon prior approval from GRHOA. Parking will be confined within the area between orange construction parking signage installed by TVISD. Homeowners are responsible for maintaining clear and passable streets within orange construction parking signs. This includes daily sweeping of debris and clearing snow missed by routine blowing.

Design Guidelines, Rules of Conduct During Construction, Rule 2

FIREWORKS

Fireworks are illegal in Teton County, unless a special events permit is obtained from Teton County.

HUNTING

Hunting and the discharge of firearms is prohibited.

CCRs, Section 6(t)

LIGHTING

General: Outdoor lighting must comply with Teton County “dark sky” regulations, as contained in the most updated Teton County Land Development Regulations, available on the Teton County Wyoming website. In summary, the main entrance door of a home may be illuminated from dusk to dawn. Other

than the main entrance door, the use of lighting is allowed only in areas of pedestrian and vehicle traffic and only when the specific area is in use.

Decorative, Accent and Landscape Lighting: These categories of lighting are prohibited except for modest holiday type lighting between November 15 and January 15. Decorative, accent, and landscape lighting must not create excessive glare or trespass for neighbors and vehicles.

Design Guidelines, Section 3.3.9

NOISE

Quiet hours within Granite Ridge are from 10pm to 7am daily and on weekends and holidays. No unreasonably loud or annoying noises shall be emitted beyond the lot lines of any lot.

CCRs, Section 6(n)

PARKING (NON-CONSTRUCTION AND SPECIAL EVENTS)

Parking for special purposes on temporary basis is permitted with the advance, written approval of the GRHOA and the receipt of a permit from TVISD. This permit will allow a limited number of vehicles to park on the side of the road at which the home is located. Parking will not be allowed to block driveways.

Teton Village Improvement and Sewer District

PETS AND OTHER DOMESTICATED ANIMALS

No horses or other livestock shall be kept on any property. No more than two (2) dogs may reside on any one property. Domesticated animals shall be controlled at all times.

CCRs, Section 6(m)

SIGNAGE

No signs are permitted (temporary or other) other than those installed or approved by the GRHOA. This includes "for Sale" signs.

CCRs, Section 6(o)

SKIING AND OTHER ACTIVITIES

Skiing is permitted within the GRHOA on skier access trails only. Skier easements are not for public use, only for the use of homeowners and guests. Skiing, sledding, or jumping from buildings or other similar activities is prohibited.

TRASH CONTAINERS

Refuse of any kind must be kept in a bear proof container within an enclosed permanent structure. Containers may be placed at the intersection of the Lot's driveway and the road on the morning of the established collection day and must be promptly replaced the same evening.

CCRs, Section 6(l)

TREES

The removal of any tree or other vegetation in is prohibited without the approval of the GRHOA. The planting of any trees or other landscaping must be approved by the DRC of the GRHOA.

Design Guidelines, Section 4.1.3

VEHICLES

Vehicles including boats, snow removal equipment, storage trailers and recreational vehicles must be kept in an enclosed permanent structure.

CCRs, Section 6(l)

WILDLIFE

Feeding of wildlife is prohibited.

CCRs, Section 6(t)(iv)