

## ARCHITECTURAL DESIGN GUIDELINES

1. Minimum square footage for any home shall be 1,200 square feet. Minimum square footage for the ground floor of any two-story home shall be 800 square feet.
2. All homes shall have a front porch or courtyard area.
3. Any front facing three-car garage, or two-car garage greater than 26 feet in width, shall have an 18-inch offset between the garage doors or wall area to break up the front wall plane of the garage.
4. All driveways shall be concrete or concrete-type pavers. Paving strips leading to the side yard or to the backyard must meet a minimum of four-inch-thick (3000psi) concrete. A Minimum of 3 feet in between the paving strips must be grass and each strip must not be any larger than 2 feet wide. All concrete additions must be approved in advance by the Architectural Control Committee. Please see paragraph 26 for further guidelines.
5. No unbroken, vertical two-story elevation wall planes will be allowed (*i.e. front garage walls or similar, wide unbroken surfaces on the front elevation*). All full-height two-story walls must be offset by at least 1 foot from the first floor wall below, unless otherwise broken by a roof or other architectural element. This will not apply to second floor bonus spaces above garages, which have lowered plate heights on side walls giving the appearance of a single story, or full height entry porches, stairwells or other two-story architectural design elements.
6. All homes shall feature winged side and rear yard fencing. Fencing material shall be decorative vinyl. Open wrought iron fencing shall be used adjacent to parks. Open or semi-privacy fencing shall be used adjacent to open spaces, such as pathways.
7. Each home is encouraged to have a minimum of one exterior light at the front wall of the garage and shall have a minimum of one exterior light at front residence entrance.
8. All home siding shall be Masonite, Hardie Plank or similar quality. No vinyl, aluminum or steel siding shall be allowed.
9. Porch soffits shall be finished with a material consistent with the level of adjacent materials and trim. All exposed wood shall be painted with a solid stain or paint.
10. All designs should incorporate varied architectural elements such as projections, recesses, dormers, porches, etc. to create visual interest and animation. Long, flat, unbroken surfaces shall not be allowed.
11. Front elevation windows that occur in a flat wall plane shall be trimmed with a compatible material. If adjacent wall surface returns back into a window (*i.e. furred wall or setback windows*), no additional trim shall be required.

12. Front porch posts and column widths shall be sized appropriately for the correct proportion relative to the height of the architectural feature. No single 4 x 4 porch posts shall be allowed.
13. All gable end eaves shall be a minimum of 12 inches in width. All soffit eaves shall be a minimum of 16 inches in width. All fascia boards shall be a minimum of 7½ inches in width, unless designed as a multiple element fascia. If so, total width of fascia mass must still total at least 7 ½ inches. Some reduction in eave width may be allowed by the Architectural Control Committee on specific areas of front elevation depending on architectural style and theme. Sides and rear eave widths to remain as noted above.
14. All homes shall have a minimum of twelve inch eaves beyond exterior walls.
15. All front yards shall be completed with irrigation systems, rolled sod lawn, planter areas with a minimum of 12 shrubs and a minimum of 2 trees within 30 days of the issuance of Certificate of Occupancy or within 30 days after the irrigation is turned on in your community.
16. All rear yards shall be landscaped and have an irrigation system installed, within 90 days of homeowner occupancy or if moving in after irrigation water is turned off, you will have up to 90 days after the irrigation is turned on in your community.
17. Minimum roofing type shall be 25-Year Shingle. Additional roof types (*i.e. concrete or clay tiles*) of similar quality may be allowed Architectural Control Committee depending on architectural style and theme.
18. Roof pitch shall be a minimum 5:12 unless flatter pitch is appropriate to the specific proposed design theme, which shall require special review and approval by the Architectural Control Committee.
19. Homes shall be painted in accordance with the color palette approved by the Architectural Control Committee, which will include a variety of colors ranging from earth tones to brighter type colors, in a tasteful balance. Must be approved by the Architectural Control Committee.
20. Identical house plans shall be separated by at least 1 lot (including facing lots across the street) with no more than 3 plotted in this sequence unless separated by 3 lots. Identical house elevations shall not occur in sequence and shall be separated by at least 1 lot of varied elevation design.
21. In general, all structures shall be located no closer than five feet from side lot lines and ten feet from rear lot lines. If the storage shed falls within these easements the homeowner must comply with the local municipality requirements for easements. The homeowner shall contact the local municipality directly for information regarding easements specific to their project. The ACC board considers these provisions only as guidelines and may approve or disapprove the placement of a shed regardless. Sheds, workshops and similar structures may not be larger than 10 X 16. The height may be no higher than eight feet measured at

the midpoint of roof to the low point of the ground. All materials must match finish, composition and be of complimentary color to the house.

22. Gazebos and Trellises must be made of materials that match finish, composition and be of complimentary color to the house, including roof shingles, or composite wood polymer products. Redwood materials are not recommended, but will be considered with a submitted redwood maintenance plan. Vinyl or powder coated aluminum is permitted for Trellises if the color matches the fence color or house color. Colors may be colors to match existing house including trim, or approved fence color. Gazebos and Trellises must not exceed 9 feet (finished) for a single story or 10 feet (finished) in height from grade to peak. Please submit a foundation plan with your application and a landscaping plan if you are using landscaping to conceal the gazebo. Sample materials and photos must be submitted with your application to include, but not limited to, windows, body, and roofing. The Architectural Control Committee must approve all Gazebos/Trellises in advance.
23. Greenhouses must be permanent structures anchored into the ground and follow industry standards to include a snow load 35 PSF and a wind load of 50 MPH. Frame materials may include rust proof powder coated aluminum and steel but no PVC framing is allowed. Roofing may be polycarbonate or other materials to match the style of greenhouse. If used, solar panels must blend with the roof material. Window materials may be glass, plexi-glass, acrylic, polypropylene, and polycarbonate and must be UV rated and protected or similar materials. No plastic or vinyl sheeting is allowed on greenhouses and window material must be permanent. The dimensions of a greenhouse may not be greater than 10 X 16 and from grade to midpoint of roof should be no more than 8 feet. The homeowner must contact their City directly for all code requirements for greenhouses such as easements, electrical requirements and setbacks from property lines. Greenhouses must be maintained in excellent condition, be used exclusively for growing food or legal living plant material and may not be used for commercial use or as a storage unit at any time. There should be no grow lights or fluorescent lighting in or near the greenhouse and natural sunlight only is to be used. Colors may be colors to match existing house including trim or approved fence color. Other colors will be considered on a case-by-case basis. The foundation under a greenhouse may be concrete or gravel. No wood chips or dirt floors are permitted. A pressure treated/anti-rot lumber decking material around a gravel floor is acceptable. The decibel level for the heating and cooling equipment must not exceed that of a household air conditioning unit. Greenhouses may not be attached to a house where a door is accessible to the house. Lean-to or shed type greenhouses may be approved provided they only share an adjacent wall and not an entry or access to the house or garage. Detailed plans and specifications for any greenhouse must be submitted to and approved by the Architectural Control Committee before any construction begins. The Architectural Control Committee reserves the right to request changes or modifications to any previously approved ACC requests if it is determined that what was done or is currently being used is not within harmony of the home and the overall aesthetic goals of the community.

24. Decks or patios must be built of concrete or premium quality grade wood or composite wood polymer products. Decks may be stained or painted to match the colors of the house or sealed and left a natural wood color. Railings must be white or beige that matches the approved fence color, Monterey Sand or the approved trim color on the outside of the home. Railings made of wrought iron must be black. All deck and railing construction, whether new construction, replacement or modification of existing components must be approved in advance by the ACC.
25. Balconies & porches must be constructed of the same type and style of materials as the existing home. No vinyl or aluminum siding is permitted. Any railing components must comply with premium quality grade wood or composite wood polymer products. Railings must be white or beige that matches the approved color, Monterey Sand. Railings made of wrought iron must be black. The Architectural Control Committee must approve all balcony and porch additions, replacements or modifications in advance.
26. All driveways and walkways shall be concrete or concrete-type pavers made of a minimum of four-inch-thick (3000psi) concrete. Concrete may be finished flat, with a broom or may be tinted or stamped. All driveways and walkways must be maintained by routing and filling cracks or by removing and replacing damaged areas or sections. Other than the driveway leading directly to the garage, no other parking on driveway areas are allowed in front yards. Parking is allowed behind the fence in the backyard as long as the boat, RV, trailer, etc. is not visible above the 6' fence. Only one vehicle is permitted behind the fence and parking beside driveways or beside homes is not permitted unless approved in advance from the Architectural Control Committee. The Architectural Control Committee must approve all driveway, walkway, and parking area additions, replacements or modifications, in advance.
27. Houses should be re-painted or re-stained at least once every seven years, and, in some cases, more often if requested by the Architectural Control Committee. The Architectural Control Committee must approve changes in exterior colors in advance. Re-painting or re-staining using existing colors does not require approval. Exterior wall colors and trim colors must be selected in harmony with each other and the overall aesthetic goals of the community. Bright, bold or very dark colors shall not be allowed.
28. Siding and trim on all homes shall be consistent to what was originally installed. Any modification to any siding or trim of any home requires prior approval of the Architectural Control Committee.
29. Residential fences shall match the color and material used throughout the community, Monterey Sand. Gates shall be made of the same materials but may be various widths and double gates are authorized. Gate hardware must be black, powder coated stainless steel. The developer of the subdivision, to assure initial consistency, provides original fences for

each lot. Thereafter, maintenance of these privately owned fences is the responsibility of each homeowner. The Architectural Control Committee must approve all modifications or additions to any fences in advance.

30. Solid Shade Covers or Arbors may be made of wood, vinyl or alumawood type materials. The color must match the color of the house. Redwood is not recommended due to the maintenance required, but will be considered. For a single story home the finished height may not exceed 9 feet. For a two story home, the finished height may not exceed 10 feet. The maximum projection of a solid shade cover or arbor is 10 feet. Larger projections will be reviewed on a case by case basis. If you wish to enclose your patio cover with any type of material, by definition the patio becomes a seasonal patio room or sunroom and needs to meet all the guidelines for these structures. The Architectural Control Committee must approve all solid shade covers, arbors, patio covers and enclosures in advance.
31. Seasonal Patio Rooms and Sunrooms are defined as intended for seasonal use but not year around. Seasonal Patio Rooms and Sunrooms are, by definition, a living area. Because it is enclosed, a seasonal patio room or sunroom must be built with the same exterior materials and colors as the existing house. Roof pitch should reflect the roof pitch of the existing house as closely as possible.
32. The ACC will evaluate all Swimming Pools and Hot Tub structures and equipment to verify they are placed in consideration to your neighbors and to any impact on their views. The noise generated by the use of the structure shall also be a consideration: structures shall be used in a manner that no prolonged adverse impact on your neighbor's enjoyment of their property shall occur. If the ACC receives excessive complaints regarding a play structure or recreational equipment they may evaluate and ask you to move the structure at your own expense. These requests must be submitted in written form.
33. Living area shall be defined to include additions or expansion of bedrooms, bathrooms, living and dining areas, hallways, entryways, garages, porches, balconies, sun rooms, patio rooms, lanais, verandas and any other areas adjacent to the existing architecture of a home. Any addition of living area to a home must be done using exterior colors, texture, trim, siding, windows, doors and other building materials that are identical to the original dwelling. No vinyl or aluminum siding or trim materials are permitted on additions. Stone or stucco facade must return at corners a minimum of twelve inches. Exterior paint colors for additions to living areas must match the color of the existing house. An application for approval of an addition to the living area of a home shall include full architectural drawings and specifications that reflect the original architecture of the home including roof pitch.
34. Permanent Play Structures such as swing sets, slides, play houses, and similar play structures above the fence line may follow these guidelines (ACC Approval Required):
  - May be installed in the back yard only

- Wood or a Wood Composite construction is preferred.
- Fabrics, such as awnings, should not be brightly colored or reflective
- No higher than 12 feet is recommended
- The structure shall be designed and placed with consideration to your neighbors and to any impact on their views
- Structures must be pre-engineered, and of high quality construction.
- Placement of such shall be in accordance with the local municipality codes in regards to side and rear easements.

35. Other Play structures such as Skateboard ramps, inflatable structures, mechanized sports training equipment, and any other play or sports structures set up outside your home, follow these guidelines:

- Structures set up for more than 72 hours must be placed in your back yard only.
- The structure shall be designed and placed with consideration to your neighbors and to any impact on their views
- Any structure remaining in place for more than 30 days within a calendar year shall be considered a permanent improvement. You must either remove the structure or make an application for approval of a permanent play structure. Approval is not required for structures removed within 30 days of installation.
- This section is not intended to regulate small, easily portable play equipment especially if it is under the fence line.

36. Flagpoles are acceptable on all properties with approval from the Architectural Control Committee. The flagpole guidelines are as follows: Telescoping or non-telescoping flagpoles will be considered. Material must be aluminum with a diameter of no less than 3". The exposed pole height is to be no taller than 20' for a 1 story home and 25' for a two story home. The flagpole must accommodate wind speed of 70mph or more in the state of Idaho. The flagpole must be installed in a concrete footing, minimum of 14" round and not built up above the ground. All flagpoles must follow proper flag etiquette and lighting. The size of the American Flag must be a minimum of 3'x5' and no larger than a 4'x6'. When submitting request to the Architectural Control Committee you must provide a detailed drawing of the location on your property and provide all of the details of your particular flagpole.

37. Solar Panels - Must get ACC approval- Must be installed ONLY on the back of the home. Cannot be visible from street view. Must be Diffused Glass to help lesson the glare of surrounding neighbors. Must obtain permits through the city if required. Must be flushed with the roof. A separate power storage unit is prohibited.

38. The Architectural Control Committee reserves the right to request changes or modifications to any previously approved ACC requests if it is determined that what was done or is currently being used is not within harmony of the home and the overall aesthetic goals of the community.