

**HOMEPLACE Subdivision Phase 1 & 2
Architectural Control Requirements**

Builder Name _____ **Phone** _____

Lot _____ **Block** _____ **Address** _____

Date _____ **Contact** _____

Architectural Control:

Submission of House Plans:

All plans must be approved prior to the start of construction
Submit to Nick Koontz – Holland Realty 4720 Emerald, Boise, Idaho 83706 861-8100

Colors:

Paint colors (with brand, color name and number), brick, stone or stucco color must be submitted for approval prior to their application.

Construction:

Roof:

- Architectural Relief Shingles **30 year minimum: Black** per amended CC&R's
- Minimum 6/12 roof pitch on single story homes
- Alternative Roof pitches may be approved by ACC

Square Footage:

Townhouse Lots 31,32,33,34 of Block 1 and Lots 3,4,5,6 of Block 12 850 sq. ft. minimum size.

Rear/alley load garage lots

- 1200 sq. ft. minimum for single level house per amended CC&R's
- 1400 sq. ft. minimum on two story home

Traditional front load garage lots

- 1500 sq. ft. minimum for single level house per amended CC&R's
- 1700 sq. ft. minimum for two story home

Elevations:

ACC reserves the right to reject plans and/or suggest modification, which lack street appeal.

- Use of different sidings and broken roof line elevations for curb appeal.
- Boxed and returned soffits required
- Front windows must have relief or additional trim material to give definition
- All homes are required to have substantial accent on body of home. This may be brick, stone or stucco to be reviewed by ACC.
- No vinyl or metal siding allowed.

Garages:

- Minimum 2 car garage.
- Front load garages must have improved elevation such as vents, arches or other accents.
- Front load three car garages should have broken plains as to add to front elevation.

RV Parking:

- Front load lots that will accommodate an RV or Boat must have RV design approved in writing by ACC prior to start of construction and field verified during construction to avoid unsightly nuisance situations.

Two Story Homes:

- No split entry homes will be approved
- May require elevation changes on sides if highly visible from street such as homes on corner lots.

Minimum Setbacks:

Front load garage homes:

- Front: 20 ft.
- Side: 5 ft.
- Side, corner lot 20 ft. or 15 ft. if allowed in building permit.
- Rear 15 ft.
- Front set back with recessed garage may be 15 ft to front of house as per county building department approval

Rear/alley load garage homes

- Front 15 ft.
- Side 5 ft.
- Side, corner lot 20 ft.
- Rear 10 ft.

If plan is 65 feet deep (or less) - 20 ft is required on the rear setback

Landscaping:

Each yard to consist of:

- Traditional Lots require Front yard sprinklers and sod installed by builder.
(2) 2" caliper tree, (installed by builder)
- All alley load garage lots require Full yard sprinklers and sod (front and back yards) installed by builder (1) 2" caliper tree in front yard and (1) 2" caliper spring snow installed in rear alley landscaping.
- All Lots require (6) five gallon shrubs or bushes (installed by builder) or (15) shrubs or perennials of various sizes.
- All Corner lots will require additional (2) 2" caliper trees and (6) an additional five gallon shrubs or bushes on side yard (installed by builder)
- Front berms on corner lots are encouraged.
- All buildings with less than 8 foot of side yard shall be finished in 0 water with ground cover.

Fencing:

- **Fencing & stains must be approved in writing by ACC.**
- Fences that may be approved on visible areas are picture frame style cedar or vinyl siding.
- Alley load lots are very specific where fences are located and must be approved in writing prior to installation.

- All builders need to educate their end buyers that any unauthorized fences may be removed at owners sole expense. Please get any planned fence approved in writing from ACC prior to installation.
- Any cedar fencing must be stained uniformly with Columbia True Cedar Premium Stain within 30 days of installation. Both sides must be stained.
- Also see special fence limitation in CC&R's concerning existing association fences (Pages 9 & 10 of 36)

Site Cleaning:

Debris:

- All builders must operate a clean site with all debris cleaned daily. **All Builders are required to construct a 4x8 debris box to contain garbage.** Builders are not to allow garbage to blow to other sites. We will expect all builders to clean up more than they leave behind. (Be proactive)

Weeds:

- Weeds must be kept trimmed and properly disposed of.

Fines:

- Builders who do not adhere to lot cleaning rules will be subject to a fine equal to the cost of lot Cleanup. Unpaid fines will be a lienable item against the lot owner.

Homeowners Dues:

Set-up Fee:

- \$250.00

Transfer Fee:

- \$50.00

Annual Dues:

- Homeowner dues of \$250.00 annually.

Subdivision Maintenance i.e. street sweeping, portable toilet:

- \$200.00

Special Notes: Any vehicles parked in the alley will be ticketed by ACC and, if not paid in 48 hours, the \$20.00 ticket will be a lienable item against the lot owner.

AVAILABILITY AND PRICE SUBJECT TO CHANGE WITHOUT NOTICE!

BUILDER ACCEPTANCE

Builder

Date