

**Homeplace Subdivision #2 Alley Load Lots
Architectural Control Summary
Builder Requirements**

Builder Name: _____ Telephone: _____

Block _____ Lot _____ Street Address _____

Date _____ Agent _____

Architectural Control:

- ? **Submission of House Plans**
Prior to construction, plans and \$75.00 Plan Check fee must be submitted to:
Nick Koontz-Holland Realty, Inc., 4720 Emerald, Boise, Idaho 83706 or an 8x11 of floor plan & elevation may be faxed to 433-4567

- ? **Colors**
 - ✍ Paint chips, brick, stone, or stucco colors **must be submitted** for approval prior to their application to the home.

Construction:

- ? Architectural Relief Shingles **30 year minimum**; Antique Black.

- ? **Square Footage**
 - ✍ 1200 sq. ft. minimum for single level house
 - ✍ 1400 sq. ft. minimum for two story house

- ? **Roof Pitch**
 - ✍ **Minimum 6/12 roof pitch**
 - ✍ **5/12 on two story for egress only**

- ? **Elevations**

ACC reserves the right to reject plans, which lack integrity & balance according to their judgment.

 - ✍ **Use of different sidings is highly recommended**
 - ✍ **Boxed or returned soffits**
 - ✍ Front windows must have relief or additional trim material to give definition
 - ✍ All homes are required to have **full wainscot of brick, stone, or stucco, or equivalent accent approved by ACC-Must be wrapped two feet on corners.**
 - ✍ **No vinyl or metal siding**

- ? **Garages**
 - ✍ Minimum 2 car garage
 - ✍ Must have improved elevation such as vents, arches or other accents.

- ? **Front Doors**
 - ✍ Must have kick plate.

- ? **Two Story Homes**
 - ✍ No split entry homes will be approved.

Lighting
Outside lights on home must be on photo cell

Minimum Setbacks:

- ✍ Front: 15 ft.
- ✍ Side: 5 ft
- ✍ Side, corner lot 15 ft.
- ✍ Rear lot line: 10 ft.

Landscaping:

- ? Each front yard to consist of:
 - ✍ 1, 2½" inch caliper tree (installed by builder).
 - ✍ 6-five gallon shrubs or bushes (installed by builder).
 - ✍ Front yard sprinklers and sod installed upon completion of home by builder.
 - ✍ If corner lot, must include the full length of the lot and around the corner.

- ? **Fencing**
 - ✍ 6 foot cedar with picture window design facing street or vinyl fencing with almond or "off white" color-NO EXCEPTIONS
 - ✍ Fencing & stains must be approved in writing by ACC.

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.

- ? **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.

Signage/Restrictions:

✍ Only designated marketing company (Holland Realty, Inc.) signage is approved. All other signage must be approved prior to placement.

Home Owners Dues:

? **Set-up Fee**
✍ \$250.00
Transfer Fee
\$50.00

? **Annual Dues**
✍ Home owner dues of \$250 annually.

Subdivision Maintenance i.e. street sweeping, Portable toilet
\$200.00

AVAILABILITY AND PRICE SUBJECT TO CHANGE WITHOUT NOTICE!

BUILDER ACCEPTANCE

Builder _____ date