

**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**

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Builder \_\_\_\_\_ date