

Attachment A

HERON RIDGE ESTATES RESIDENTIAL NEIGHBORHOODS PROCEDURE FOR OBTAINING DESIGN COMMITTEE APPROVAL

1. Submittal of one set of preliminary or construction documents as outlined on the following pages.
2. A completed and signed submittal form and application along with ACC Review fee of \$600.00 for new homes and \$250.00 for additions or remodeling changes. No fee shall be required for preliminary submittal. The construction deposit is to help cover the costs of the Design Committee and to assure satisfactory compliance with the Design Committee Rules and Regulations and the Declarations.
3. Notice of action taken by the Design Committee will be mailed to applicant as soon as possible within seven (10) days from the date of the Design Committee meeting following receipt of the complete application.

ITEMS TO REMEMBER

1. Construction approval is valid for twelve (12) months for new construction and six (6) months for remodeling. If construction has not begun in that time, a new application must be made.
2. All proposed exterior construction and finished landscaping on the Homesite must be completed within twelve (12) months from the date construction is begun, unless otherwise approved by the Design Committee.
3. The Design Committee assumes no liability for encroachments into platted setbacks or onto easements of neighboring property.
4. Be sure to check the plat of your Homesite and Property lines to avoid encroachment and trespass.
5. Removal of trees or shrubs or plant of same requires Design Committee approval.
6. The Design Committee exists at Heron Ridge Estates to maintain high standards for design and use of homes and property. When an Owner wishes to construct a home or other improvement, remodel an existing home, or otherwise alter a building Homesite, application must be made to the Design Committee using this form. Completion of the following pages will provide the Design Committee with a portion of the information necessary to review the proposed construction for compliance with the Rules of the Design Committee and with the Declaration.
7. Please submit your plans and paperwork to:
Heron Ridge Estates
1500 Eldorado St., #4
Boise, ID 83704

Attachment B

Builders Request for Building Plan Approval (Please type or Print)

_____ PRELIMINARY SUBMITTAL _____ CONSTRUCTION SUBMITTAL _____ ALTERATION

Submit this request and \$600.00 Review Design Review Fee to: (Make check payable to Heron Ridge Estates)

Heron Ridge Estates
1500 Eldorado St.
Boise, ID 83704

Contact Information:

Builder: _____ Date Received: _____
Tel. No.: _____ Fax No.: _____ E-Mail: _____

Property Information:

Lot _____, Block _____, Phase _____ Estimated Completion Date (all exterior/landscape): _____
Property Address: _____ Plan Square Footage: _____ Garage Orientation: _____
Proposed Foundation Elevation _____
Proposed Total Sales Price (Lot/Bldg/Landscape): \$ _____

Buyer Information:

Home Owner(s): _____
Address: _____
Telephone: _____

Architect/Designer: _____
Telephone: _____

Submittal Requirements:

Note: All plans are to be submitted @ 1/8" scale on 11" X 17" paper, three (3) full size plan set and one (1) CD. The Design Committee Representative can be contacted (Mica Rogers) at (208) 377-1500 for information and assistance.

<i>Site Plan</i>	<i>Floor Plan(s)</i>	<i>Elevations (all sides)</i>
Setbacks	Main Floor	Roof Pitch
Easements (if applicable)	Second Floor	Roof Vents
Structure Footprint	Bonus Room	Siding Materials/Patterns
Driveway Location	Basement	Siding Trim
Entry Walk Location		Masonry
		Windows (location/size)

Builder Signature: _____ Date: _____

(For use of Design Committee only) Reviewed By: _____ Date: _____ Approved _____ Not Approved _____ Approved w/ Conditions _____ Requirements for approval: _____
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Attachment C

Builders Request for Exterior Colors and Materials Approval

(Please type or print)

Submit this request to:

Heron Ridge Estates
1500 Eldorado St., #4
Boise, ID 83704

Contact Information:

Builder: _____ Date: _____

Tel. No.: _____ Fax No.: _____ E-Mail: _____

Property Information:

Lot _____, Block _____, Phase _____

Property Address: _____ Plan Square Footage: _____ Garage Orientation: _____

Finish Specifications & Colors:

***Must submit actual color chip, manufacturer photo of garage door, roof, stone, windows**

Material	Manufacturer	Model	Color	Approval/ Denial
Siding-Front				
Siding-Rear				
Siding-Left/Right				
Fascia Trim				
Window Trim				
Door Trim				
Corner Trim				
Batten Trim				
Roof				
Masonry				
Windows				
Front Door				
Garage Door				
Shutters				

Builder Signature: _____ Date: _____

(For use of Design Committee only)

Reviewed By: _____ Date: _____

Approved _____ Not Approved _____ Approved w/ Conditions _____

Requirements for approval: _____

Attachment D
Builders Request for Landscaping / Fencing Plan Approval
(Please type or print)

Submit this request to:
Heron Ridge Estates
1500 Eldorado St., #4
Boise, ID 83704

Contact Information:

Builder: _____ Date: _____
Tel. No.: _____ Fax No.: _____ E-Mail: _____

Property Information:

Lot _____, Block _____, Phase _____

Property Address: _____ Plan Square Footage: _____
Garage Orientation: _____

Submittal Requirements:

- All plans are to be submitted @ 1/8" scale on 11" X 17" paper. Full size plan sets will not be accepted for review.
- Plans shall identify location, size, type and quantity of all plant materials.
- Plans shall identify landscaping on adjacent homesites and common areas where applicable.
- Fencing location and type shall be clearly identified on plan. (Approved fence sections to be provided).
- Landscape Budget: \$ _____

Plan Information:

Landscaping Plan	Front Yard		Rear Yard		Side Yard		Side Yard Street	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Trees (Qty) 2 1/2"	4		1 per 1800 sq ft				4	
Shrubs (Qty) 2 gal.	18		10		12		15	
Shrubs (Qty) 5 gal	5		5				5	
Groundcover (type)								

Builder Signature: _____ Date: _____

(For use of Design Committee only)	
Reviewed By: _____	Date: _____
Approved _____ Not Approved _____ Approved w/ Conditions _____	
Requirements for approval: _____	

Attachment E

**RESIDENTIAL NEIGHBORHOODS DESIGN COMMITTEE
CONSTRUCTION AGREEMENT (FOR NEW CONSTRUCTION)**

As a prospective homebuilder, I/we have read the current Design Committee Guidelines, Procedure for Obtaining Design Committee Approval, Submittal Form/Application, and Builders Request Forms, and fully understand the requirements of this construction submittal. Enclosed is the construction deposit fee of \$5,000.00.

Said fees shall be converted by Seller at closing to a deposit with the Heron Ridge Owners Association for the Architectural Control Committee Review and Post Inspection Fee and shall not be credited to Buyer at closing. Thereafter, the Architectural Control Committee shall reimburse the Fee to the buyer upon the timely and satisfactory completion of the approved and required improvements subject to any offsets as designated in the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&Rs) or the Architectural Design Standards and Construction Guidelines.

Any change in the exterior from an approved submittal must be resubmitted to the Design Committee for approval.

I/we assume responsibility for any and all damage by the contractor to adjacent Homesites, common areas, or my/our property.

SIGNATURES
(all owner's signatures required)

Date: _____

Builder

HomeBuyer

Homesite Lot: _____

Block: _____

Heron Ridge Estates

Attachment F



Attachment G

1 **STYLE**

The 9800 comes in a variety of architectural styles to add beauty and value to your home. Three-section styling on 7' high doors gives a custom design look. Our 8' high doors have four-section styling. All panels have white finished interiors with matching, low-profile hinges. See a sales representative for more details.

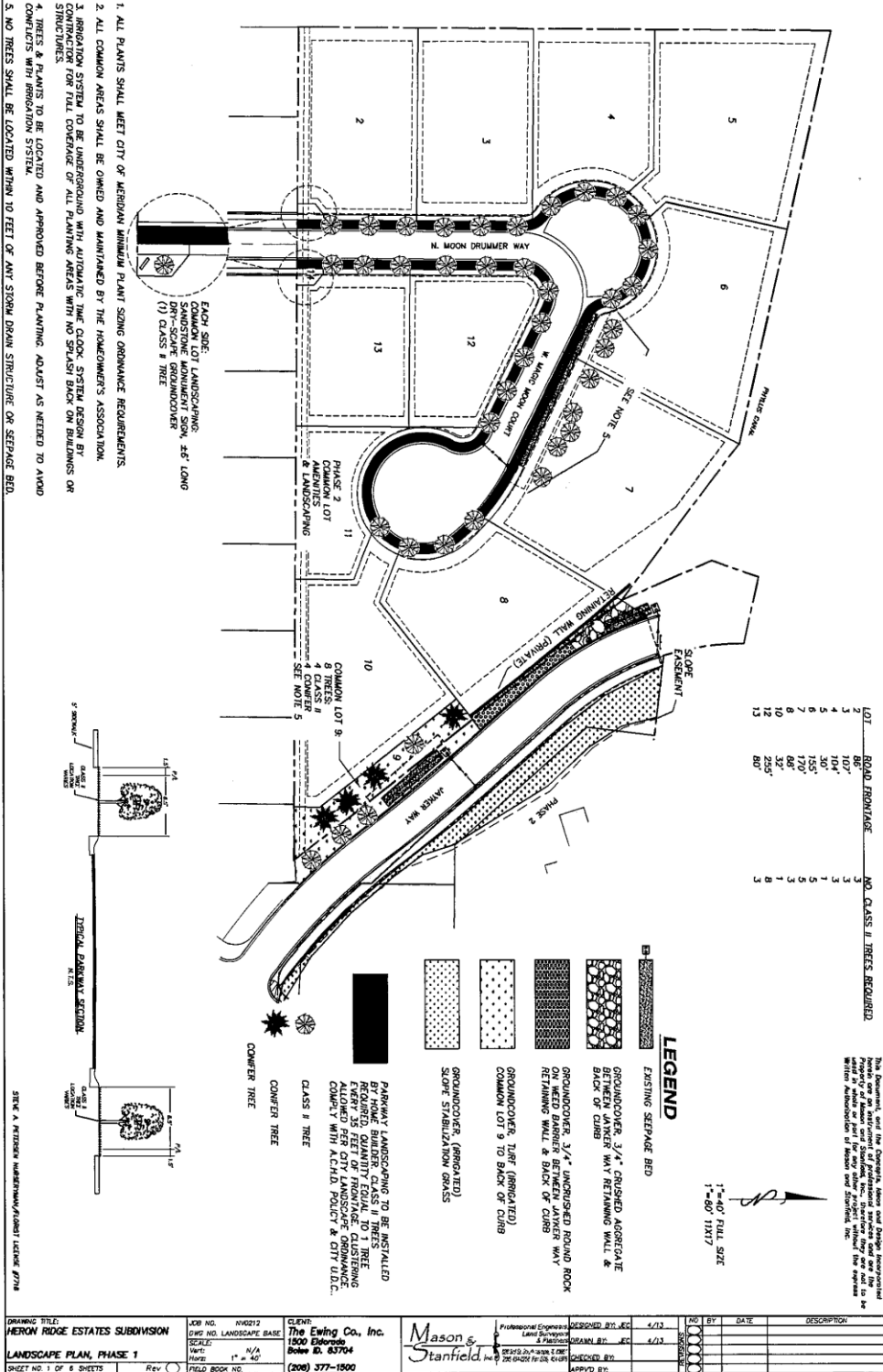
			
7' high horizontal v-groove style	7' high horizontal style	7' high vertical style	7' Sonoma
			
8' high horizontal v-groove style	8' high horizontal style	8' high vertical style	8' Sonoma

* Not all section heights are equal.

Attachment H

ADOPTION AND APPROVAL

These Heron Ridge Estates Residential Neighborhood Design Guidelines dated effective this ____ day of _____, 2014, are hereby adopted and approved by Heron Ridge Estates Design Committee.

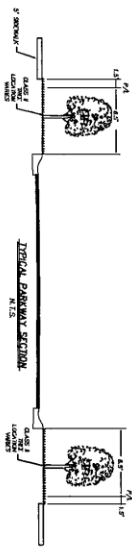


LOT	ROAD FRONTAGE	NO. CLASS II TREES REQUIRED
2	107'	3
3	107'	3
4	104'	3
5	155'	5
6	155'	5
7	170'	5
8	98'	3
9	255'	1
10	80'	3
11	80'	3
12	80'	3
13	80'	3

LEGEND

- EXISTING SEEPAGE BED
- GROUNDCOVER, 3/4" CRUSHED AGGREGATE BETWEEN JANVER WAY REMAINING WALL & BACK OF CLIMB
- GROUNDCOVER, 3/4" UNBRUSHED ROUND ROCK ON WEED BARRIER BETWEEN JANVER WAY REMAINING WALL & BACK OF CLIMB
- GROUNDCOVER, TURF (INDICATED) COMMON LOT 9 TO BACK OF CLIMB
- GROUNDCOVER (AGGREGATE) SLOPE STABILIZATION GRASS
- PARKEWAY LANDSCAPING TO BE INSTALLED BY HOME BUILDER. CLASS II TREES REQUIRED. QUANTITY EQUAL TO 1 TREE PER 100 SQ. FT. OF PARKEWAY. TREES ALLOWED PER CITY LANDSCAPE ORDINANCE. COMPLY WITH A.C.H.D. POLICY & CITY U.D.C.
- CLASS II TREE
- CONIFER TREE

1. ALL PLANTS SHALL MEET CITY OF MERION MINIMUM PLANT SPACING ORDINANCE REQUIREMENTS.
2. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. IRRIGATION SYSTEM TO BE UNDERGROUND WITH AUTOMATIC TIME CLOCK SYSTEM DESIGN BY CONTRACTOR FOR FULL COVERAGE OF ALL PLANTING AREAS WITH NO SPLASH BACK ON BUILDINGS OR STRUCTURES.
4. TREES & PLANTS TO BE LOCATED AND APPROVED BEFORE PLANTING. ADJUST AS NEEDED TO AVOID CONTACTS WITH IRRIGATION SYSTEM.
5. NO TREES SHALL BE LOCATED WITHIN 10 FEET OF ANY STORM DRAIN STRUCTURE OR SEEPAGE BED.



This drawing is not for construction. It is a conceptual drawing. The contractor shall verify all conditions on site and be responsible for any changes. The contractor shall be responsible for all permits and approvals. Mason & Stanfield, Inc. is not responsible for any errors or omissions. Mason & Stanfield, Inc.

DRAWING TITLE: HERON RIDGE ESTATES SUBDIVISION		JOB NO. N46212	CLIENT: The Ewing Co., Inc.	Professional Engineer DESIGNED BY: JEC 4/13	NO	BY	DATE	DESCRIPTION
LANDSCAPE PLAN, PHASE 1		SHEET NO. LANDSCAPE BASE	1500 Eldorado					
SHEET NO. 1 OF 6 SHEETS		SCALE: 1" = 40'	DATE: 11/17	APPROVED BY:				