

Heron Ridge Estates

Architectural Control Committee Design Guidelines "Summary"

HOA DUE AND FEES - COLLECTED AT CLOSING	
Architectural Control Construction Committee Fee:	\$5,000 paid at lot closing (to be refunded after home is completed; if all inspections are met)
Architectural Control Review Fee	\$600.00
HOA Dues:	\$600.00 per year (2014); prorated to end of calendar year billed semi annually thereafter
Set Up Fee (Initial Assessment):	\$375 one-time fee (upon sale of lot)
Transfer Fee:	\$250-charged to new buyer each time the home sells after initial lot sale
Title Company:	Pioneer Title Company, 8151 W. Rifleman St., Boise, ID 83704

LIGHTING
All homes must have lights on a photocell. Photocells cannot be turned on and off manually with a switch. All homes MUST have at least the entry light and ONE of the following operating on a photocell:
1. Soffit lights or up lights (strongly encouraged)
2. Low voltage landscape lighting must be a photosensitive yard light integrated with the design of the house and must be within 15 feet of the front boundary line

SETBACKS	SQUARE FOOTAGE
Front: 25 feet	Single Level: 2,500 sq. ft. min.
Side Yard: Single 7.5 (2-Story 15 feet)	Two Story: 2,300 sq. ft. main level; 3,000 sq. ft. min. total
Rear: 20 feet	Basements: Allowed, not included in min. sq. footage
Rim Lots Rear: 30 feet	Rim Lots: 3,500 sq. ft. min. main level
Corner Lot: 20 feet from corner side of yard	
* Greater front yard setbacks strongly encouraged to enhance a more open and estate like feel to the community.	* Rim lots can either be single story or two story.

PLAN REVIEW SUBMITTALS	
Architectural Plans to include: 1 full sets required (Upon Request) 3 11"x17" plans 1 CD	1. Plot Plan showing setback dimensions 2. Floor Plan 3. Elevations of all four (4) sides indicating materials 4. Landscape Plan 5. Color chips and elevation drawings showing color placement including stone and stucco (See Exterior-Minimum Requirements for more information) Note: Failure to obtain approval prior to start of construction shall result in any and all of the following: injunction, \$1,000 fine, correction of any design review requirements, forfeiture of all future lot options or option

EXTERIOR-Minimum Requirements	
Chimneys:	Chased
Chimney Caps:	Required
Colors:	To be submitted prior to application, includes stone/stucco Colors to be as per CC&Rs "Colors"-Exterior colors of earth tones, warm tones and grays shall be required for the body of the house. Bright, bold or very dark colors (i.e., blue, red, yellow, pink) shall not be allowed.
Soffit & Fascia:	8" minimum; Hard Plank or Metal
Focal Features:	Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are required. Dormers, gables, bayed windows, and porches are encouraged.
Front Door:	Upgraded front door is required. An upgraded front door has a decorative glass insert, is stain-grade wood or is otherwise improved.
Siding:	Stucco, Stone or Brick; Minimum 30% exterior stone or stucco required on front elevation with all corners wrapped minimum of 2 feet; 100% stucco will require additional accents such as additional banding and related architectural accents. Hardi Plank or real wood accents may be approved. No cottage lap.
Pipes:	Hidden on backside and/or painted to match; no bare metal allowed
Rear & Side Elevation Adjacent to Rim Lots:	Home elevations adjacent visible from rim/view lots shall contain the same architectural elements as the front elevation including: windows, dimensions, textures, architectural features and color variations. Any two-story wall section shall have a material break, color change and architectural element to avoid sterile walls.
Corner Lots:	Corner lot side elevations facing a street shall have a material break and adequate architectural features, windows, dimension change ups and color variations.
Lots Adjacent to Common Areas:	
ROOF- Minimum Requirements	
Breaks:	Minimum of 6 roof breaks required as seen from the front of the home. Color and texture to be approved PRIOR to application. (No light colors will be allowed, very dark or black preferred.)
Pipes	Hidden on backside and/or painted to match roof color
Pitch Roofing:	4/12 minimum
Roofing Type:	30 year arch asphalt shingles or tile or slate; others may be considered by the ACC board-no cedar
GARAGE	
Garage Door:	Factory Stained or Fiberglass - Others may be approved by ACC Board, see Exhibit G
Interior Finish:	Taped, sanded, painted
Location:	"Side-loaded" Garages are Required. Driveways and garage orientation on certain home sites and plans may be approved by the ACC Review Board. NOTE: "Front Load" garages may be acceptable, based on ACC approval.

Lighting:	Each home to be equipped with a minimum of two garage door exterior lights, these lights may be mounted on the wall or may be recessed into the soffit.
LANDSCAPE REQUIREMENTS - Plan MUST be submitted PRIOR to installation	
Street Trees: Builder will install one (1) Actual number of street trees to be determined when landscape plan is submitted for approval. Corner lots will require additional street trees.	
Completion Date:	Within 30 days of occupancy; weather permitting.
Tree Count:	<p>Parkway: Parkway shall be planted in accordance with UDC 11-3A-17E and UDC 11-3B-7C</p> <p>Street Trees: 1 tree required every 35 feet</p> <p>Front Yard: 2 Evergreen (8' height min.) or Deciduous (2-1/2" caliper min) min. (A combination of Evergreen and Deciduous trees is preferred.)</p> <p>Back Yard: Minimum of 1, any deviation must be approved by ACC</p> <p>Corner Lot / Side Yard: 2 Evergreen (8' height min.) or Deciduous (2-1/2" caliper min) min. (Tree count requirements are in addition to street trees listed above).</p>
Tree Types:	Defined on Landscape Plan
Shrub Count:	<p>Front Yard: 15 shrubs (2 gallon min.)</p> <p>Back Yard: 10 shrubs (2 gallon min.)</p> <p>Corner Lot-Side Yard: 15 shrubs (2 gallon min.)</p> <p>NOTE: Five (5 gallon) to be placed in Front, Rear, and Side yards required</p>
Planter Beds:	<p>Front Yard: 15% min; 50% max.</p> <p>Back Yard: 5% min.</p> <p>Side Yard: 10% min.; 50% max.</p>
Auto Sprinklers:	Required - Full Yard
Ground Cover:	Permanent stone is encouraged
Sod:	Front Yard (Rolled sod required, NO drill seed or hydro seed.)

FENCING - ACC approval required PRIOR to construction	
Open Fence:	Maximum height 6'; wrought iron fencing is required to be installed by the builder upon completion of the home. The cost of all fencing shall be shared 50/50 with adjoining property on common property lines.
Wing/Privacy Fencing:	Fencing may be installed to shield from sight, utilities, utility meters, trash cans and air conditioning units. Color, Type & Location to be determined and approved by the ACC.
Masonry Fencing:	Masonry fencing Requires ACC approval

MISCELLANEOUS	
Air condition units:	Hidden or screened from street view.
Basketball Hoops:	Not allowed in street, on sidewalk, or attached to house; Only permitted with prior written ACC approval.
Builders Signage:	One sign - front yard or driveway; will be provided by Builder
Detached Buildings:	Exterior materials, colors and roof to match the home. Must be approved by ACC prior to installation. Additional landscape for screening may be required. Max. SqFt. Shall be 1000 sf. Note: The ACC Committee will require the same information for any detached building as they do for the home (including Plan Review Submittals). The ACC will require any detached building to match the architectural elements of the home.

Outbuildings:	Are NOT allowed.
Playground Equipment:	ACC approval.
Gutters/Down Spouts:	ACC approval.
Lot Maintenance:	Lots shall be kept clean of construction debris and garbage. Site work shall be contained to the lot and not encroach onto sidewalks, gutters or Per Meridian City
Height Restrictions:	
Driveways:	Concrete to be curved (when possible) and driveways accented with brick, stone pavers, stamped or colored concrete or such other treatments as approved by the ACC.

Builder Rules and Regulations

POTENTIAL PENALTY FEES	
Street Clean Penalty:	Actual cost of sweep plus a \$300 penalty will be charged for additional sweeps required due to track out created by any subcontractor employed by Builder/Lot Owner.
Trash Clean Penalty:	Actual cost of the cleanup plus a \$300 penalty will be charged to Builder/Lot Owner for cleanup due to lack of maintenance.
	* No animals to be on the job site at any time during construction.
	* A trash container, minimum of 4'x8', or a trailer will be on the job site at the start of, and throughout construction, and emptied periodically.
	* A portable bathroom will be on job site at the start of construction and throughout construction and shall be emptied periodically.
	* No loud music.
	* No sidewalks, driveways, or mailboxes will be blocked at any time.
	* Street traffic must be able to pass in both directions.
*Builders are strongly encouraged to stabilize their construction entry to reduce track out in cooperation with the EPA's Stormwater Pollution Prevention Plan and agree to accept responsibility for their own lot.	