

# **SAGUARO CANYON SUBDIVISION**

## **ARCHITECTURAL CONTROL COMMITTEE DESIGN AND LANDSCAPE STANDARDS AND SUBMITTAL REQUIREMENTS**

I.

INTRODUCTION

The Architectural Control Committee ("ACC") is authorized by the Declaration of Covenants, Conditions and Restrictions of Saguaro Canyon Subdivision ("CC&R's"). Under the CC&R's, the ACC has the authority to promulgate design standards that it deems appropriate to carry out the purposes of the CC&R's, including insuring the building of quality and attractive homes that will produce a subdivision with a harmonious appearance.

For questions regarding Saguaro Canyon Architectural approval for New Builds please contact:

Snake River HOA Management  
5460 W. Franklin Rd., Suite B  
Boise, ID 83705  
Phone: 208-286-0505 Fax: 208-855-0526

Snake River will forward your plans to an Outside Architect (Mary Overstreet) and she will be in contact with you regarding approval to build a New Home in the Saguaro Canyon Subdivision.

The ACC has established the procedures for lot owners or their builders to submit and obtain approval of their building plans. The ACC has also established certain design standards that will apply to the construction and landscaping of homes and other improvements in the Saguaro Canyon Subdivision. These procedures and standards are set forth below. The design standards will be utilized by the ACC and applied consistently in an impartial yet flexible manner. These design standards, like all standards, cannot be applied without the exercise of balance, judgment and common sense. The developer has empowered the ACC to utilize its discretion when in the judgment of the ACC the strict and arbitrary application of specific design criteria will not promote a quality and harmonious subdivision. The design standards set forth below are to assist lot owners and their builders in preparing plans and specifications for the construction of owners' homes in Saguaro Canyon Subdivision. The ACC has the authority to and reserves the right to grant variances or to modify these design standards as it deems appropriate.

II.

SUBMITTALS REQUIRED FOR ARCHITECTURAL  
CONTROL COMMITTEE APPROVAL

1. Submittal Required. No home, building or other structure shall be undertaken, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the ACC and for the Saguaro Canyon Subdivision.

2. **Submittal Form.** All submittals required for ACC review and approval shall be accompanied by the submittal form adopted by the ACC. The required submittals and form shall be mailed or delivered to the ACC representative at the above address.

3. **Security Deposit.** At closing of the original sale of the lot, the Closing Agent shall collect a \$1,000.00 security deposit. If the security deposit is not collected at closing, the submittals for new homes shall be accompanied by a \$1,000.00 security deposit. The security deposit is to secure the builder's construction obligations, including without limitation:

- (i) A builder shall not commence construction of any of the improvements prior to obtaining approval by the ACC. The builder shall commence construction of a home on each lot within one hundred eighty (180) days from the date the lot owner closes on the respective lot (the "Closing Date") (this time may be extended by any ACC review time greater than fifteen (15) days from the date of submission). Once construction is commenced, the builder shall proceed diligently to complete such construction, which construction shall be completed within three hundred sixty (360) days from the Closing Date.
- (ii) The builder shall not damage any portion of the subdivision street curbs or sidewalks, or any trees or other landscaping installed in the common areas or median strip between the subdivision sidewalks and streets. The builder shall, at its sole cost and expense, repair any damage to streets, curbs, fences, utility facilities or any other improvement on the lots or property adjacent thereto caused by the builder or resulting from the construction activities of the builder, its agents, subcontractors, employees or other persons acting on its behalf.
- (iii) During construction of improvements, the builder agrees to perform all work in a neat and workman-like manner and shall not allow dirt, debris or other waste material to remain on the lot or to be scattered on adjacent properties. The builder agrees to remove from the lots all excess excavation materials, trash, excess construction material and any other material or debris resulting from the builder's construction activities.
- (iv) In grading and site improvement work, the builder will make adequate provisions to handle the run off of surface waters in a manner that will not damage, deface or drain onto adjacent lots or adjacent properties and the builder will at all times conduct its construction activities in a manner to preserve lateral support for the adjoining properties. Prior to starting construction, the Buyer agrees to obtain a National Pollutant Discharge Elimination System ("NPDES") Permit filing with the Environmental Protection Agency ("EPA") a Notice of Intent ("NOI") form and prepare a Storm Water Pollution Prevention Plan ("SWPPP") and provide to the ACC documentation of such permit filing.

If the builder fails to timely complete its construction in accordance with the plans approved by the ACC, the builder will be subject to a forfeiture of the \$500.00 Completion Deposit. If the builder breaches any of its construction obligations, the builder will be subject to a forfeiture of the \$500.00 Construction Deposit. Such penalties will not relieve the builder from complying with all requirements of the CC&R's or the design standards and requirements contained herein.

Upon the builder's completion of its construction, builder shall request that the ACC representative conduct a final inspection. In the event the ACC representative determines that the builder has timely completed its construction and that the construction conforms with the CC&R's and these design and landscape standards, and the builder has not breached any of its construction obligations, the ACC representative shall certify compliance and authorize the release to the builder its security deposit or portion thereof.

**4. Submittal List.** All applications must contain, or have submitted with the application, the following material (collectively called "Plans and Specifications") prepared in accordance with acceptable architectural standards:

**4.1 Site Plan.** A site plan showing the lot boundary and the proposed location of the home and all other structures and improvements including fences and walls; and all set backs, curb cuts, driveways, parking areas and other pertinent information relating to the improvements. The site plan shall indicate the proposed grading and drainage away from the proposed residence and adjacent lots. The builder shall be responsible for all drainage and shall construct the improvements in a manner that insures that no standing water shall be captured in the crawlspace of the residence. If french drains or other drainage devices are necessary, the site plan shall indicate the proposed location of such drainage devices.

**4.2 Building Plan.** A building plan which shall consist of the proposed blueprints, elevation drawings of the north, south, east and west sides, and detailed exterior specifications which shall include, by sample if required by the ACC, all exterior colors, materials and finishes, including roof, to be used.

**4.3 Notice of Intent and Storm Water Pollution Prevention Plan.** A copy of a filed NOI and SWPPP for the lot.

**5. Decision.** In reviewing the application and the plans and specifications submitted therewith and in reaching a decision thereon, the ACC will use its best efforts and judgment to assure that all improvements shall produce and contribute to an orderly and aesthetically complementary design and appearance and be of the quality required to maintain a quality residential development. The ACC may, in its discretion, require the builder to furnish additional materials beyond those required herein.

Unless extended by mutual consent of the builder and the ACC, the ACC shall render its decision with respect to an application within twenty-one (21) days after the receipt of a properly

submitted application. The decision of the ACC can be in the form of an approval, a conditional approval or denial. The decision of the ACC shall be in writing, signed by a member of the ACC, dated, and a copy thereof mailed to the builder at the address shown on the application.

A conditional approval shall set forth with particularity the conditions upon which the application is approved and the builder shall be required to affix a copy of said conditions to the working drawings or blueprints which are to be kept on the job site during the entire course of the work to which said plans relate.

### III.

#### **DESIGN STANDARDS**

1. **Minimum Square Feet.** The minimum square foot requirements are for those floor areas that are intended and suitable for use as living areas and do not include basements, garages, storage areas, covered patios and the like. The CC&R's set forth absolute minimums. Notwithstanding these minimums, the ACC reserves the right to increase the minimum square feet to 1,400 square feet on smaller lots and to a higher minimum number of square feet on larger lots. In exercising its discretion with respect to home size, the ACC may take into consideration the compatibility of the proposed home with existing homes, the average size of homes proposed in a particular phase of the Subdivision and the overall economic market conditions of the community.

2. **Exterior Elevations.** Exterior elevations shall be evaluated on the overall character, depth and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Brick, stone or stucco, where used, shall wrap the corners horizontally a minimum of two feet. Where siding is used, batten boards or trim shall be located as inconspicuously and as symmetrically as possible. **All fascia boards on the home shall be 8" in width with a 1x4" shadow board on top.**

3. **Exterior Finishes and Colors.** All exterior materials and colors shall be approved by the ACC and shall be compatible with neighboring lots to the end that the residences in the particular Subdivision phase will present a unified and coordinated appearance. The exterior finishes and colors shall be earth tone, including subtle blue and gray tones and selected from or compatible with the Approved Exterior Colors list.

3.1 **Brick, Stone or Stucco.** All homes, except as noted below, shall be required to incorporate at least twenty percent (20%) of the front elevation in brick, stone or stucco. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required. Brick, stone or stucco colors shall be compatible with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged.

**3.2 Siding.** Hardboard sidings by Weyerhaeuser True Wood Siding, Georgia Pacific, or of similar or better grades in the following types are permitted:

- 4" reveal cottage lap
- 5" reveal cottage lap
- 6" reveal cottage lap
- 8" full lap
- 8" surelock
- Vertical siding as approved by the ACC

The siding type on the homes' gables should be a different type than the type of siding on the main body of the home. Other types of siding not contemplated herein are subject to written approval by the ACC. Vinyl siding is not permitted by the ACC. The ACC will only approve colors consistent with the paint colors from the Approved Exterior Colors list.

**3.3 Approved Exterior Paint Colors.** The builder shall select exterior paint colors from the Approved Exterior Colors list for the main body color, window and door trim color, and fascia color of the home. The Approved Exterior Colors list designates those colors that are approved for use as the main body color, window and door trim color, and fascia color and are grouped by color family or color card. Any variance from the approved exterior color selections must be approved in writing by the ACC. Rain gutters and down spouts shall be painted to match the color of the surface to which they are attached.

**3.3.1 Main Body Color.** The builder shall select from the Approved Exterior Colors list a color for the main body color unless otherwise approved in writing by the ACC.

**3.3.2 Corner and Batten Trim.** Painted trim on corners and batten trim shall be the same color as the main body color unless otherwise approved in writing by the ACC.

**3.3.3 Window Door Trim.** Trim color around windows and doors shall be selected from the Approved Exterior Colors list and from the same color card or color family as the color chosen for the main body color unless otherwise approved in writing by the ACC.

**3.3.4 Fascia Trim.** Fascia boards on the entire home shall be 8" in width, and a 1x4" shadow board shall be used to complement the fascia. Fascia trim color shall be selected from the Approved Exterior Colors list and from the same color card as the color chosen for the main body color. White fascia is preferred on homes with blue/gray tones for the main body color. Other tones not of the same color group are not allowed unless approved in writing by the ACC.

**4. Roof.** Unless otherwise approved by the ACC, as compatible with a particular architectural design or style, the roofs shall be a minimum of 6/12 pitch. Mixing of different roof pitches on the same elevation is discouraged; however, broken roof lines are encouraged. All roof ridges, including hips, shall have Z-ridge shingles. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, and shall otherwise be

installed in an inconspicuous location and manner. All ventilation pipes, roof vents and any other galvanized metal shall be painted the same color as the roof shingles. Roofs shall be covered with Pabco 30 year (or better) dimensional asphalt shingles of a black color, unless other dimensional asphalt shingles are approved by the ACC.

5. **Detached Storage Facilities.** Detached storage facilities, if permitted by the ACC, shall be of the same construction, finish and color as proposed and approved for the house, and the same roofing material shall be used. Metal storage sheds or other similar structures will not be approved. Any such structure shall be placed on a concrete pad, and the location shall comply with all established setbacks and easements. In addition, a fence shall be constructed around the backyard to screen the structure from view.

Small trailers and garden equipment may be stored in areas entirely screened from view in all directions, provided that the location and construction of such screening is approved by the ACC. Any vehicle, trailer, boat, camper, RV or any other equipment which projects above or beyond the approved screening shall not be permitted for storage on the lot. The ACC encourages the storage of these items in offsite storage facilities.

6. **Fences.** Section 4.16 of the CC&R's contemplates that the ACC will promulgate ACC Design Standards relating to the construction of fences within the Subdivision. Without proper design, construction and maintenance standards, perimeter fencing can often present a hodgepodge look which can rapidly deteriorate and degrade the character of the Subdivision.

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ACC. The submittal shall locate the fence on the lot's site plan and shall designate the type, height and finish of fence.

6.1 **Fence Types.** The fence type currently approved by the ACC is attached hereto on the Fence Detail Appendix. The material grades, dimensions, stain colors and type, along with construction details of the approved wood fence are set forth in the Fence Detail Appendix and all fences shall be in conformance with these details. The ACC reserves the right to approve alternate fence types.

6.2 **Fence Location Restrictions.** The ACC's approval of certain fence types does not constitute approval of a particular fence type at any location. Rather, the following locations restrictions shall be adhered to.

6.2.1 Any side or backyard boundary that borders another single family residential lot shall utilize the ACC approved wood fence type, excepting that whichever builder constructs their fence first shall have the option of which side of the fence is facing their yard; however, any fencing installed in a location that is visible from the street must be installed with the finished side facing out (away from the house).

6.2.2 The developer may have constructed boundary fencing that borders collector or arterial streets. In the event the developer has not done so, any such fencing installed

by an owner or builder shall be of the approved wood fence type and be installed with the finished side facing out (away from the house).

**6.2.3** Any side or backyard boundary that borders on drainage, park, or other common area lots other than those contiguous to collector or arterial streets, shall have the ACC approved steel fence, which has already been installed by the developer.

**6.3 Courtyard Walls.** Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house and not exceeding three feet in height may be allowed in front yards with written ACC approval of location, design and materials.

**6.4 Other Requirements.** Wherever possible, adjoining lots shall use common corner posts. Front fence setbacks shall be at least two (2) feet behind the principle setback of the house on each side of the lot.

**7. Landscaping.** A landscape plan is not required to be prepared and submitted to the ACC for approval. Although certain minimum standards are required by the CC&R's, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the landscaping blends with and promotes the overall aesthetics of the site in conjunction with the home. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.

Exterior mounted utility meters, heat pumps, air conditioners, and other permissible equipment shall be properly screened from view of the street and surrounding homes by landscaping or fencing.

The minimum landscaping that must be installed within forty-five (45) days of substantial completion of the home is:

**7.1** An automatic underground sprinkler system shall be installed throughout.

**7.2** Except at garden bed locations, sod shall be laid throughout. No hydroseed will be allowed.

**7.3** Trees and shrubs shall be planted in the yard according to the following minimum standards as required by the CC&R's and shall be selected from the Approved Plant Appendix attached.

**Front Yard shall have:**

- Two coniferous trees of at least 8 feet in height or two deciduous trees of 2.5 caliper inches, or one of each
- Seven 5 gallon plants
- Eleven 3 gallon plants

**Sides and/or Rear Yard shall have:**

- Three 5 gallon plants (one 2.5 caliper inch tree may be planted in lieu of this)
- Four 3 gallon plants

(Please note that no credit will be given for 1 gallon plants.)

7.4 On lots unaffected by the ACHD seepage bed buffer requirements, as defined in the CC&Rs, the builder shall install an underground sprinkler system in the five (5) foot wide landscape area between the sidewalk and curb of each lot, and shall plant one (1) of the following tree types as designated by the ACC: Thundercloud Plum, Crimson Maple, or Royal Red Maple trees of 3" caliper or greater. There shall be one (1) such tree for each forty (40) lineal feet of street frontage on each lot, including driveway cuts. The builder shall sod this median leaving a minimum three-foot six-inch (3'6") diameter ring at the base of each tree without sod and delineated from the sod with edging material, and shall install soil aid in order to maintain a weed free tree ring.

7.5 On lots affected by the ACHD seepage bed requirements, as defined in the CC&Rs, the builder shall install an underground sprinkler system in the five (5) foot wide landscape area between the sidewalk and curb of each lot and shall sod this area. Five feet back from the sidewalk, the builder shall plant one (1) of the following tree types as designated by the ACC: Thundercloud Plum, Crimson Maple, or Royal Red Maple trees of 3" caliper or greater. There shall be one (1) such tree for each forty (40) lineal feet of street frontage on each lot, including driveway cuts. The builder shall leave a minimum three-foot six-inch (3'6") diameter ring at the base of each tree without sod and delineated from the sod with edging material, and shall install soil aid in order to maintain a weed free tree ring.

8. **Exterior Lighting.** An exterior light pole with a 60 watt bulb shall be installed within 10 feet of the front property line. In lieu of the requirement for a light pole, two decorative exterior lights mounted on the front corners of the garage or can lighting may be substituted. In either case, the lights shall have a photosensitive switch that automatically activates the lights in the evenings, and does not have an override switch to turn the lights off.

Other approved lighting includes normal entrance lights on porches, garages and other entries to the home providing they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play areas may be permitted with the approval of the ACC. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties and shall not be operated at late hours that cause a nuisance to neighboring property builders.

9. **Mailboxes.** Single or double mailbox posts will be provided by the developer. The builder or lot owner shall install a plain black mailbox on the mailbox post. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder shall protect the mailbox posts during construction and the owner shall maintain the mailbox posts thereafter. Replacement necessitated by damage from whatever

source shall be at the expense of the builder or owner. Any replacement mailbox post shall be of the same type as originally installed by the developer.

10. **Basketball Equipment.** Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards, backboards and rims may be installed adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards.

11. **Dog Runs.** Dog runs may be permitted along a side fence, but must be no closer than 10 feet away from any back lot line that is the boundary of a Common Area. Dog runs must be no more than 6 feet high and they must be screened from neighbors view.

12. **Antennae.** Only direct small size satellite dishes shall be permitted and only if they are attached to the rear or side walls of the home in an unobtrusive manner.

## PLANT AND TREE APPENDIX

### Sunny Locations

Autumn Blaze Maple  
October Glory Maple  
Red Sunset Maple  
Canadian Red Chokecherry  
Mountain Ash  
River Birch  
Shademaster Honey Locust  
Flowering Pear  
Crabapple  
Colorado Blue Spruce  
Weeping White Pine  
Weeping Deodar Cedar  
Blue Atlas Cedar  
Weeping Blue Atlas Cedar  
Hoopsi Spruce

Dwarf Mugo Pine  
Blue Spruce Globosa

Gold Mound Spirea  
Gold Flame Spirea  
Anthony Waterer Spirea  
Carpet Rose  
Pygmy Barberry  
Rose Glow Barberry  
Ruby Red Wigelia  
Emerald Gaiety Euonymus  
Tea Rose  
Mini Rose  
Ivory Halo Dogwood  
Yellow Twig Dogwood  
Diablo Ninebark  
Forsythia  
Privet  
Mockorange  
Viburnum  
Dwarf Blue Artic Willow

### Shady Locations

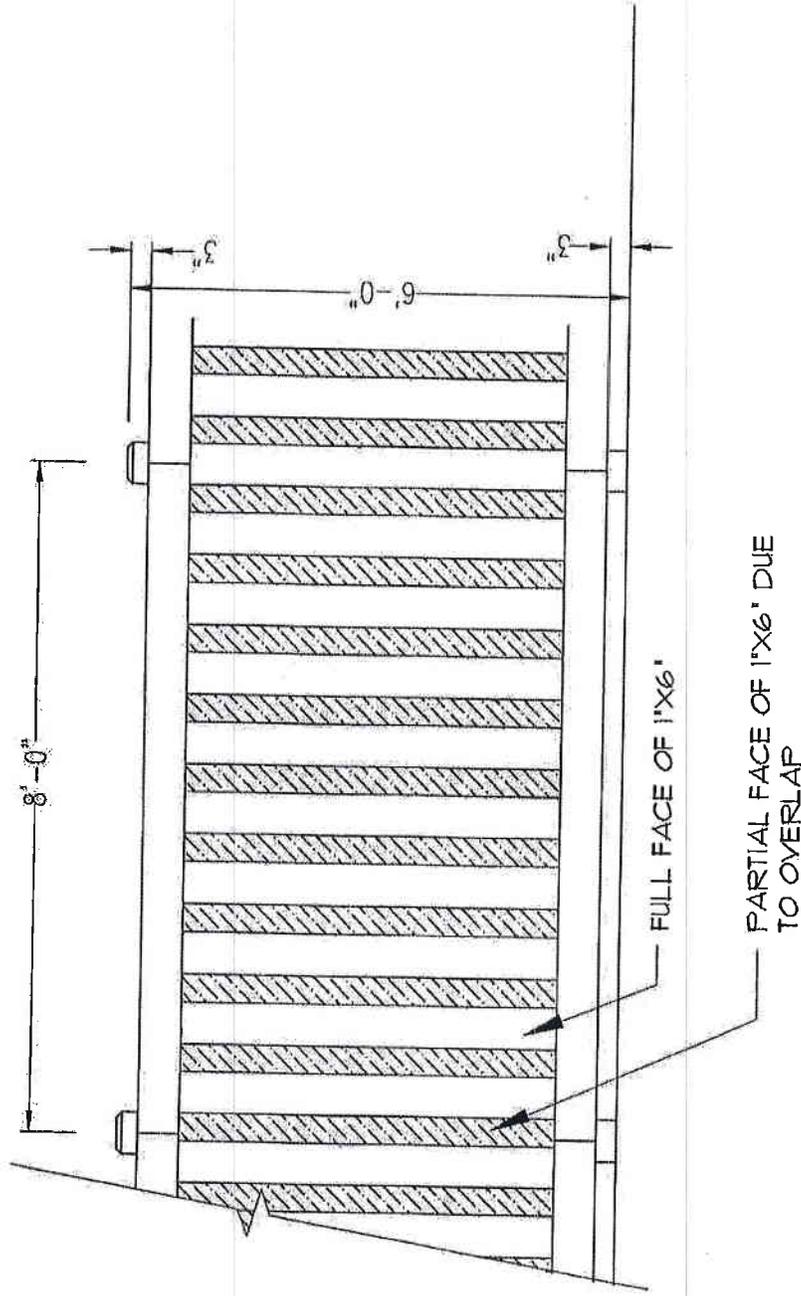
Japanese Maple  
Flowering Dogwood  
Tri Color Beech  
Hinoki Cypress  
Bird's Nest Spruce  
Gold Thread Cypress  
Boxwood  
Azalea  
Rhododendron  
Hydrangea  
Pieris  
Euonymus  
Gold Coast Holly  
Yew  
Golden Barberry

*Junipers and Potentilla are not approved plants.*

*Grasses and Perennials will not be counted.*

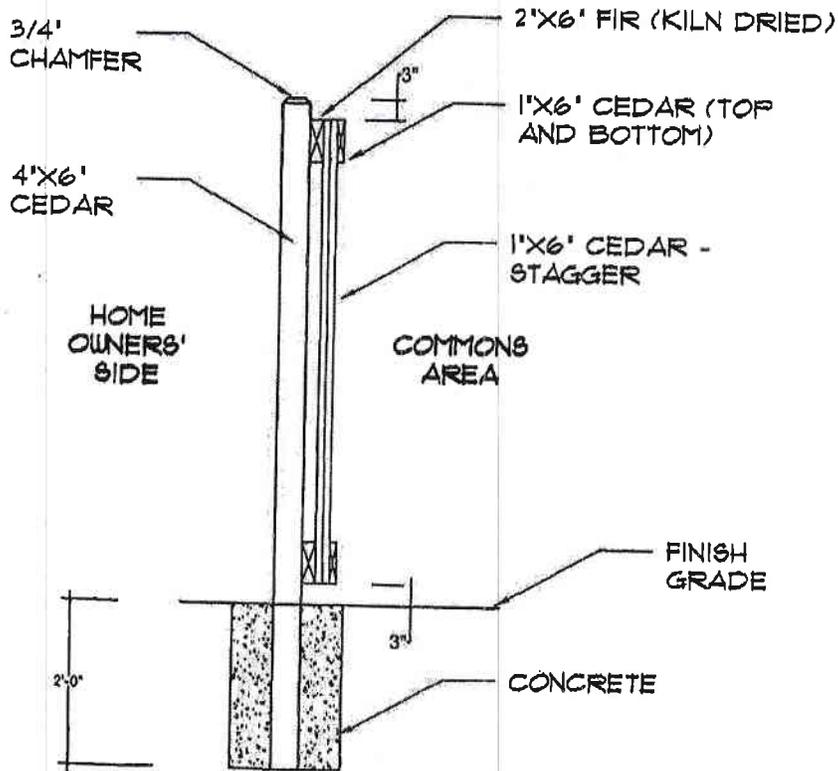
**FENCE APPENDIX**

(To be attached.)



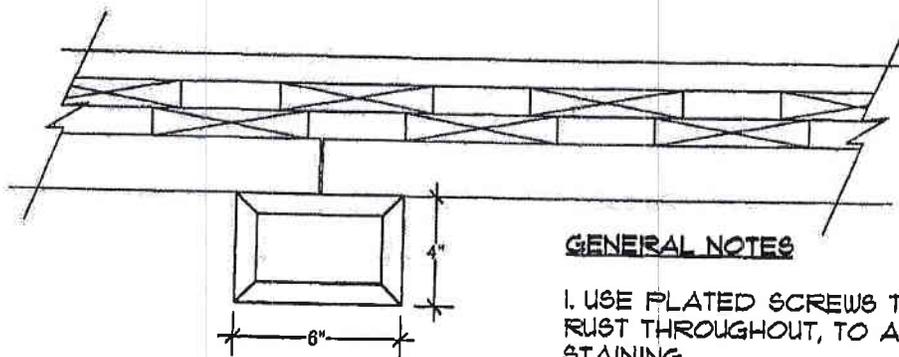
WOOD FENCE EXTERIOR ELEVATION  
 (SIDE VIEWED FROM COMMONS AREA)

SCALE:  $\frac{1}{2}'' = 1'-0''$



## WOOD FENCE - SECTION "A"

SCALE: 1/2" = 1'-0"



## TOP VIEW

SCALE: 2" = 1'-0"

### GENERAL NOTES

1. USE PLATED SCREWS THAT WILL NOT RUST THROUGHOUT, TO AVOID ANY STAINING.
2. STAIN ALL SURFACES WITH 2 PARTS 'CABOT' SEMI-TRANSPARENT CLEAR SOLUTION, 9100 TO 1 PART 'CABOT' SEMI-TRANSPARENT PACIFIC REDWOOD, 9105.
3. DO NOT EXCEED 6'-0" HIGH.