

# **Architectural Guidelines and Construction Requirements**

**For**

**Feldspar Subdivision**

**January 02, 2019**

## **ARCHITECTURAL GUIDELINES AND CONSTRUCTION REQUIREMENTS**

The undersigned does hereby agree to apply to the Architectural Control Committee ("ACC") of Feldspar Subdivision for approval of a residential dwelling and therewith submits plans, specifications and manufacturers samples.

The undersigned covenants and agrees that any residential dwelling built upon real property which is the subject of this agreement shall be built in accordance with plans, specifications and elevations submitted and approved by the Feldspar Subdivision ACC. The Undersigned specifically agrees to follow these conditions in conjunction with the Declaration of Covenants, Conditions and Restrictions. The ACC reserves the right to grant variances or modify these standards as it deems appropriate.

**ALL APPROVALS MUST BE IN WRITING.  
VERBAL OR ANY OTHER TYPE OF APPROVALS WILL NOT BE  
CONSIDERED VALID OR LEGAL.**

Prior to the commencement of construction, the Lot Owner shall obtain written approval of the proposed improvements from the ACC. Such approval may be conditioned upon submittal the exterior colors. If construction is commenced prior to such conditional approval or landscaping is not completed in a timely manner as required by the CC&R's and the Architectural Guidelines and Construction Requirements, the Owner, Applicant, or Builder will be subject to a \$500 penalty. Such penalty shall not relieve the applicant from complying with all requirements of the CC&R's or the Architectural Guidelines and Construction Requirements as contained herein.

**COLORS:** Exterior colors must be submitted separately and written approval obtained from the ACC prior to installation/application. The residential dwelling constructed shall have all exterior colors approved by the ACC prior to start of any work or construction.

The ACC requires an emailed, full set of plans, to [stacy@catalystidaho.com](mailto:stacy@catalystidaho.com) in a PDF format. The Lot Owner will be responsible to have an approved set of plans in their file. Building or painting without prior ACC approvals are subject to a \$500.00 fine.

**All submittals and inquiries will be made to:**

**Attn:**

**Feldspar ACC**

**533 E Riverside Drive #110**

**Eagle, ID 83616**

**Stacy@catalystidaho.com**

**CONDITION OF LOT:** The lot owner or builder shall inspect the lot prior to purchase and construction for condition of all utilities, location of property pins, and general conditions and report any defects or damages to the developer. Unless otherwise notified, all improvements shall be considered in good repair and all damages or deficiencies thereafter shall be the responsibility of the lot owner or builder.

The developer or its engineer will relocate missing property pins or sewer markers that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to

commencement of construction. There shall not be any resetting of property pins or sewer markers after possession or after beginning of construction.

**FOUNDATION:** Minimum 18 inches above sidewalk grade to a maximum of 24 inches above sidewalk grade. All foundations must have final approval by the ACC.

**CONSTRUCTION AND JOBSITE MAINTENANCE:** Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the ACC approved plans. The builder or lot owner agrees to the following terms and conditions during construction.

- No inappropriate language, shouting, or other inappropriate behavior will be allowed. Radios or other music must be kept to a minimum volume. The lot owner or builder shall be responsible for maintaining the jobsite in an orderly manner. Power and water must not be used from existing dwellings without permission from the owner.
- Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner. Contractors and Subcontractors must obey the speed limit within Feldspar Subdivision. No speeding or unsafe driving.
- No animals to be on the job site at any time during construction.
- A trash container will be on the job site at the start of construction, throughout construction and emptied so as not to cause unsightliness and/or the possibility of overflow, at the builder or lot owner's expense. All trash should be picked up daily and put in dumpster.
- No sidewalks, driveways, mailboxes or streets shall be blocked at any time.
- No signs of any kind other than the lot sign approved by the developer.
- Street traffic must be able to pass in both directions at all times.
- No use of other lots in the area for dumping of debris.
- All complaints will be conveyed to the Builder, who is responsible for compliance with these guidelines. The Builder is responsible to the developers of Feldspar Subdivision and the Feldspar Subdivision Homeowners Association for the compliance of their contractors and subcontractors with these jobsite guidelines. It is important that the Feldspar Subdivision experience be a positive one for builders, contractors, residents and their families.

**HOME SQUARE FOOTAGE:** Square footage minimum is 2,000 square feet for a single story home exclusive of basements, garages, storage rooms, covered patios, etc. Two story homes must have a minimum of 1,500 square feet on the main level exclusive of basements, garages, storage rooms, covered patios, etc. All square footage must have final approval by the ACC.

**FASCIA REQUIREMENTS:** Shall be a minimum of 7" width for all Fascia. All fascia must have final approval by the ACC.

**EXTERIOR ELEVATIONS:** All exterior elevations are to be approved by the ACC.

**EXTERIOR FINISH REQUIREMENTS:** Each dwelling unit shall have exterior stone, brick or stucco on the front elevation or a combination of such brick, stone, manufactured or stone. All exterior finish requirements must have final approval by the ACC. In most cases,

brick, stone or stucco will be required to wrap the corners a minimum of 24". Brick, stone, and stucco colors shall be compatible with the exterior paint colors selected and approved by the ACC. The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with Colonial, Craftsman or other design influences that do not lend themselves to the incorporation of those materials. The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion. All exterior finish requirements must have final approval by the ACC.

**ROOF REQUIREMENTS:** All roofs shall be comprised of 30-year architectural shingles, black color. All roofing material must have final approval by the ACC.

**SETBACK REQUIREMENTS:** No improvements may be constructed or maintained on a Lot within the building setback lines as established by the City of Eagle.

**CONCRETE RESTRICTIONS:** All exterior concrete and masonry must have final approval by the ACC.

**GARAGES AND GARAGE DOOR:** All garages and garage doors must have final approval by the ACC.

**DETACHED STORAGE FACILITIES:** All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. A maximum of one (1) detached storage facility such as a storage shed, shall be of the same construction, finish, and color as proposed and approved for the house. Size and location may be restricted. Any such structure shall be placed on a concrete pad in a location approved by the ACC and shall not be allowed to encroach on the setback area. Metal storage sheds or other similar structures are prohibited.

**MAILBOXES:** Mailbox will be provided by the developer. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC.

**STATUES:** Statues are prohibited.

**BASKETBALL EQUIPMENT:** Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards with glass or Plexiglas backboards may be installed on fixed poles adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are not permitted.

**PORTABLE TOILET:** Builder to provide a portable during construction.

**DUMPSTER:** Builder to provide a 4' X 8' box or dumpster to contain any and all debris. Jobsite must be kept cleaned and maintained and the dumpster emptied as needed.

**SIGNAGE REQUIREMENTS:** All signs for the marketing of newly constructed homes within Warrior Park shall be in accordance with the theme and design established by the ACC. Each newly constructed

home shall be allowed one sign. Temporary real estate signs such as signs used for an open house are allowed but must be removed same day.

Signs may be erected in common areas for the advertising of community events approved by Feldspar Subdivision Homeowners Association, subject to review by the ACC. All other signs are prohibited without the prior written consent of the ACC and are subject to removal by the Association.

**EXTERIOR LIGHTING:** In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

- A minimum of two wall mounted lights (non-glare fixtures or soffit lights) with a 60-watt bulb shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street. The lights shall have photosensitive switches that automatically activate the lights in the evenings.
- 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 owners. All exterior lighting must have final approval by the ACC.

**LANDSCAPE:** Landscaping must be installed by the Builder or Owner within thirty days, weather permitting, after completion of residential dwelling. The following are landscape requirements for each lot.

**FRONT YARD:** Sod is required for front and back yard.

(5) 5 gallon shrubs, (20) 1 gallon shrubs

(1) 8' Conifer tree, (2) 2.5 Caliper deciduous trees

NO LAVA ROCK OR ANY COLORED STONE OTHER THAN DARK GREY OR BROWN

**REAR YARD:** Sod is required for rear yard.

All landscaping requirements must have final approval by the ACC and be approved by City of Eagle and in compliance with the City of Eagle's conditions set forth in the development agreement.

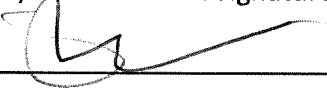
**LANDSCAPING MAIN YARD:** Within thirty (30) days after substantial completion or occupancy of the Dwelling Unit located thereon, whichever is earlier, each Lot shall be fully landscaped in accordance with a landscape plan submitted to and approved by the ACC prior to commencement of any landscaping work, which landscape plan shall show, in addition to any other information requested or required by the ACC, the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler system, fences, driveways, parking areas, and walkways. In addition to the foregoing, each Lot shall have fully automatic underground sprinklers in the front, rear and side yard and all turf area shall be comprised of rolled sod (see specifics above).

**FENCING:** All Fencing to be installed by owner or builder and owner or builder shall get the approval of the ACC prior to constructing the fence.

**DISCLOSURE:** Transfer of the property is subject to the condition that seller or lot owner shall not be responsible to insure that the finish grade and elevation of this lot is properly constructed so as to prevent the migration of accumulation thereon, of drainage waters from any subdivision/common areas or any other adjoining lots within the subdivision. The lot owner shall have no liability or responsibility for any damages, which may be caused as a result of the failure of any subsequent owner to provide for proper drainage from common areas or adjoining lots.

The UNDERSIGNED specifically understands and agrees that the approval of plans, specifications, elevations and other documents required to be submitted is at the sole discretion of the ACC or their designated representatives.

HOA/ACC President Signature:

By:  \_\_\_\_\_

Date: 1/2/2019 \_\_\_\_\_

State of Idaho, County of Ada, ss.

On this 2<sup>nd</sup> day of January in the year of 2019, before me, a notary public in and for said State, personally appeared Stacy Bahnerfuss, personally known to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the authorized agent for the person or entity first named above.

Amanda Zander  
Notary public for the State of Idaho  
Residing at: Boise  
My Commission Expires: 7/14/22

