

# BOULDER POINT ARCHITECTURAL & DESIGN GUIDELINES

City of Boise, State of Idaho  
County of Ada, State of Idaho



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## I. INTRODUCTION

The home designer should view these Architectural and Design Guidelines (the “**Guidelines**”) as requirements that will protect the special qualities of the community of BOULDER POINT, not as roadblocks to creative design. These Guidelines are not meant to limit the imagination or personal needs of the individual Owner but, instead to ensure a certain level of quality for the complete development. Individual design is encouraged and expected.

The Master Declaration of Covenants, Conditions, and Restrictions, and Easements for Boulder Point Subdivision recorded as Document No. \_\_\_\_\_, in the Official Records of Ada County, Idaho, as the same may be amended from time to time (the “**CC&Rs**”) provides that no Owner may commence the construction of any Improvement without the prior written approval of the ACC (as defined in the CC&Rs). Pursuant to the CC&Rs, M3 ID Boulder Heights, LLC, an Arizona limited liability company (“**Grantor**”) retains the right to appoint all individuals comprising the ACC until one hundred percent (100%) of the Property has been developed and conveyed to Owners other than builders, unless such right is surrendered prior to such time in accordance with the provisions in the CC&Rs. As long as the Grantor retains such right, the ACC shall in no event be a committee created by or appointed by the Board or the Boulder Point Homeowners’ Association, Inc., an Idaho nonprofit corporation (“**Boulder Point HOA**”).

## II. GOVERNING REGULATIONS

These Guidelines are adopted as of the date set forth above, pursuant to the CC&Rs for the residential subdivision development known and referred to as Boulder Point Subdivision as defined in the CC&Rs, (“**BOULDER POINT**”). It is the responsibility of each Owner to ensure all state and local code requirements are met, as well as any conditions of approval required by the City of Boise for BOULDER POINT. Capitalized but undefined terms in these Guidelines shall be as defined in the CC&Rs. Approval by the ACC required pursuant to the CC&Rs and these Guidelines is in addition to and not in lieu of, any approvals or permits required under any government authority.

## III. BOULDER POINT GOALS

### III.A. **Design Philosophy**

BOULDER POINT is a residential development that strives to accommodate the wildlife and natural beauty of the Boise foothills within its boundaries.

The master plan provides home sites in cluster form that respond to the topographical divisions of the land. The land preserved for common open space is a productive habitat and accommodates outdoor recreational activities. The dynamics of this common open space vegetation will require ongoing management to retain this resource. Retention of native plants and

replanting of native species is encouraged, provided that it is not in conflict with the wildlife control areas.

The design of BOULDER POINT seeks to maintain the primary drainage corridors of the area. While there are storm drainage systems included in the design, the basic principle of preserving the drainage flow is essential to encourage wildlife and natural vegetation patterns, and to protect against erosion.

Owners are encouraged to become educated about wildlife, as they are likely to have many native species as neighbors. The common open space will serve as wildlife corridors, especially for larger animals. The trail system and roadway bicycle lanes, both public and private, will provide links both to and from the neighborhood and to many of the amenities within the northeast region of Boise. Attempts have been made to preserve existing topography where possible. Each Building Lot (also referred to herein as a “Lot”) may need to be designed to fit in complimentary forms of architecture. Residences will vary from flat land homes to homes that step up or down the existing grade.

### III.B. Architectural Design Objectives

The goals of these Guidelines are to encourage the creation of a harmonious community with diverse, yet compatible, home designs that respect the unique qualities of the landscape. ACC strives to ensure that the individual home and garden designs reflect a community-wide awareness and respect for:

- Preserving the natural terrain and its distinctive features;
- Preserving natural sandstone rock features wherever possible;
- Maintaining natural plantings of beautiful yet fragile native shrubs, grasses and trees;
- Preserving the wildlife habitat and understanding their unpredictable nature;
- The possibility of natural occurring fires and mudslides and the means and measures of prevention and/or protection; and
- Providing a sense of community

Conservation of resources extends beyond the features preserved by the project master plan. BOULDER POINT encourages a style of architecture to provide livable spaces that are reflective of the topography and climatic conditions of the Boise foothills area. Principals that seek to promote integration with the landscape and existing natural topography should be utilized, as should architectural features such as courtyard walls to create

an environment where homes appear as if they had grown together with the land over time.

The selection of building materials should promote a natural energy efficient coexistence with the landscape, topography and local climatic conditions. This can be achieved through such forms as thick walls, fire protective roofs, sun shading elements and privacy or wind sheltering courtyards. Building materials should be selected to present an appearance of timeless beauty and a sense of permanence while responding to hot, dry, cold and snow conditions. Quality materials also benefit from requiring lower maintenance. Colors and textures inspired by the land are intended to accent and blend with the colors of the existing natural landscape to create a unified visual community.

### **III.C. Perceived Quality**

"Perceived quality" is a primary goal of BOULDER POINT. To achieve a high-quality community image, both the overall building appearance and the building detail should convey a sense of solid, permanent construction. Facade treatments associated with impermanent, hastily built or obviously inexpensive construction materials or techniques will not be allowed.

### **III.D. Scale and Proportion of Dwellings**

Building home sites in BOULDER POINT range in size with many sites that are relatively wide and are viewed from many vantage points. The architectural design should not create the impression of houses pushing too close to Building Lot lines. The desire is to provide additional landscape along the street rather than to fill the Building Lot with structures. Vertical and horizontal offsets are encouraged in preference to houses with long tall or unbroken walls and roofs butting against the minimum setbacks. Proportion is subjective, but the designer should be aware that this is an issue, which will not be ignored when the ACC reviews a house.

### **III.E. Consistency**

A goal of the ACC will be to achieve a high level of consistency of design on all surfaces of the house and other improvements in BOULDER POINT. Houses that attempt a statement of quality on their street frontage but abandon all pretense of design quality on the other sides and rear will not be approved. A house that may be of simple design and constructed of modest materials will usually communicate a more convincing image of quality than the house with over-scale columns on the front without continuity on the other three sides. It is the business of the ACC to discourage such inconsistent designs in favor of balanced designs that reveal unique qualities.

#### IV. SITE DESIGN GUIDELINES

##### IV.A. **Preservation of Foothills Character**

The preservation of foothills character has been an essential goal in the planning of BOULDER POINT. Much of the common open space has been retained in its natural state. Natural drainage corridors are being used for water management and wildlife habitat. Each Owner is asked to develop a site plan that responds to the open space, view opportunities, and elevation changes on each home site. *Section VI* of these Guidelines provides the framework for plant material generally associated with the natural open space and the street zones of each home site cluster.

##### IV.B. **Building Envelope and Setbacks**

Setbacks for BOULDER POINT are as follows:

Front yard to Livable / Side-Load Garage	15 feet
Front yard to Front-Load Garage	20 feet
Side yard	10 feet
Street side yard, if no common lot	20 feet
Rear yard	30 feet

(Note: Some Building Lots may contain easements or special setbacks that may be shown on the applicable final plat.)

##### IV.C. **Building Heights**

To expand upon BOULDER POINT's spectacular views of the surrounding area, whether the downtown skyline or the rocky ridges, the ACC has specific building height restrictions which MUST be complied with.

The height restrictions are more particularly set forth below. Refer to EXHIBIT 1 for a map of the home sites as described below.

##### IV.C.1. Flat 1.5 Story Building Home Sites

Building Lots designated as 1.5 story shall not exceed the following elevations above grade:

< 1'-6"	Elevation change from driveway approach to front of garage
1'-0"	Foundation / Subfloor
12'-0"	Exterior wall bearing height

Note: Any two-story elements must be set back from the first floor on each side of the home and may not be the same footprint as the first floor.

IV.C.2. Daylight Basement Allowed Building Home Sites

Building Lots designated as daylight basement allowed shall not exceed the following elevations above grade:

- < 1'-6" Elevation change from driveway approach to front of garage
- 1'-0" Foundation / Subfloor
- 12'-0" Exterior wall bearing height at front (two-story at back or sides depending upon building orientation)

IV.C.3. Walk up, Two Story Building Home Sites

Building Lots designated as walk up, two-story shall not exceed the following elevations above grade:

- < 2'-0" Elevation change from driveway approach to front of garage
- 1'-0" Foundation / Subfloor
- Varies Exterior wall bearing height at back (two story on front or sides depending upon building orientation)

Note: The upper floor of a walk up, two story designated Building Lot is to have a walkout element in the back, designed to match the grade and fit the existing contours. The front and/or sides may be two story depending on the building orientation.

Alternate roof pitches are allowed on portions of the home so long as the overall pitch and height of the highest point of the roof does not exceed the height of a 5/12 pitch roof.

Any necessary variations to these restrictions will be handled on a case by case basis by the ACC. Under no circumstances shall a residence be above the Boise City code limit of 35'-0".

**IV.D. Grading & Drainage**

BOULDER POINT grading has been designed to accommodate the public street system, infrastructure, drainage system, and home site access, and Lot-specific grading must be designed and engineered in accordance with Boise City ordinance requirements and the goals of BOULDER POINT. Owners and builders are responsible for obtaining the Lot-specific



engineering required within BOULDER POINT. Roof/building and area drains are to connect to the BOULDER POINT drainage system. Each Lot is to be constructed and/or maintained so as to not allow surface water to runoff the Lot onto, over, and/or across any other Lot or common area.

The grading of Building Lots to accommodate house construction must be done in the most natural form working with the grade of the lot. Where possible, the form of the house should step across the slope rather than cause excavation or fill. Matching existing contour lines should be the goal in re-contouring the site. In order to minimize the amount of grading on each Building Lot, any Improvement to be constructed must be designed to fit the conditions of the individual Building Lot rather than having the Building Lot engineered and graded to fit the design of the improvement. Maintaining the natural drainage flows and protecting against erosion in the community as feasible are key principals of the design criteria as further described in *Section III.A.*

The developer has a storm water management plan in place to address post-development conditions. Once conveyed to an Owner/builder, the builder will be responsible for their own storm water management plan and filing a notice of intent with the EPA along with any other local, state, or federal requirements.

#### **IV.E. Excavation**

All excavation must be done so as to create a minimum disturbance on the Building Lot and surrounding properties. All dirt (not otherwise used) and debris as a result of excavation must be removed from BOULDER POINT.

##### **IV.E.1. Rock Blasting**

If rock blasting is required for excavation, a pre-approved blasting company must perform the work. Currently the only pre-approved blasting company is Superior Blasting. Consultation with the developer prior to contacting Superior Blasting is required. However, a different blasting company may be utilized if pre-approval is granted by the ACC.

#### **IV.F. Solar Considerations**

Designers should consider passive solar opportunities. Open forms, covered and semi-covered outdoor areas such as loggias, pergolas, arbors, or trellis, which are attached or detached from the buildings are delightful spaces to use and are necessary to protect interior spaces from summer sun. They also serve as a visual transition between the solid enclosed forms and their exterior landscape zones, creating a richness of experience and

visual expression. For sun shading and exterior circulation we suggest the use of the following open forms:

IV.F.1. Loggia

A loggia is a covered porch with two or more thick piers or substantial columns supporting its roof, which may be the main house roof or its own roof. It is usually deep enough to accommodate seating for lounging and dining. It may be on the ground floor or an upper floor. If on an upper floor, it must be supported by a wall or thick piers.

IV.F.2. Arcade

An arcade is a covered passage open on one or more sides, supported by multiple thick piers or substantial columns. Primarily used for circulation, it may be on the ground floor or on an upper floor. If on an upper floor, it must be supported by a wall or thick piers.

IV.F.3. Pergola

A pergola is an open beamed, free standing or attached structure, supported by piers or substantial columns. Its purpose is to provide shade in summer, usually with the help of deciduous vines, while allowing sun in winter. It may be used as a pathway similar to an arcade or, if generous in width, may be a place to sit and linger.

IV.F.4. Pavilion

A pavilion is a free-standing open-sided but covered structure, used for lounging, dining, and viewing. It may be attached to the house by an arcade or pergola. Often it is used as a retreat away from the house or at a location on the property offering a special view or outdoor environment. The supporting structure should be consistent with the main house with substantial columns or piers.

IV.F.5. Arbor

An arbor is an open light framework structure used to grow plants and vines on, which may have the additional purpose of providing a gateway and/or a shady place for dining. It may be attached to a building.

IV.F.6. Trellis

A trellis is a light framework usually attached to a wall vertically or projecting horizontally for the purpose of growing vines, which may be purely ornamental or may be for providing shade.

#### IV.G. Hardscaping

##### IV.G. I. Driveways and Parking

Driveway cuts onto streets shall be limited to one (1) per Building Lot, unless otherwise approved by the ACC. The finish material shall be either concrete, unit pavers, or asphalt (with ACC approval). If using concrete, the ACC encourages the use of colored concrete with a pattern of troweled or stamped texture.

Driveways/garages should typically be on the low side of the Lot; however, the locations should be determined based on existing grades and the goal of minimizing cut/fill.

#### IV.H. Outdoor Spaces

Outdoor spaces, covered and open, such as courtyards, terraces, decks and balconies serve several purposes and provide Owners with delightful outdoor living spaces.

##### IV.H. I. Courtyards

Courtyards are typically outdoor spaces bounded by building walls and/or plant hedges. They are highly recommended for many reasons, including:

- Provide transition entry experience from street
- Provide shelter from sun and wind
- Gather sun's heat in winter
- Create privacy
- Protect plantings from wildlife
- Separate landscape zones
- Shield garage doors and vehicles

Walls may define a courtyard or plant hedges with a minimum height of 30". Walls designed for automobile courtyards must be 60" minimum. A courtyard may be paved in hard surfacing materials such as stone, pre-cast pavers, concrete or brick, and may also be planted. Walls of any type shall be confined to the allowable building footprint area (area within the building setbacks) and shall be restricted in height to 6'-0".

IV.H.2. Terraces:  
Stepped, outdoor terraces off interior rooms should be used to transition the natural landscape and contours with the building forms. Terraces may be paved in stone, pre-cast pavers, concrete or brick, and may also be planted with shrubs and grass. Outdoor terraces are encouraged rather than raised decks to ensure blending of buildings with the landscape. Wood decks are not allowed unless supported by stone or stucco piers and have acceptable railings.

IV.H.3. Landscape Retaining Walls:  
Landscape walls of stone or other materials should be used to define spaces and blend buildings to terraces and the natural landscape as well as to create privacy. Priority should be given to stone retaining walls where feasible. Landscape retaining walls shall be defined as any wall other than the perimeter wall of the house that is utilized to retain soil in an attempt to blend the site improvements to the natural grade of the site. Landscape walls shall be restricted in height to 4'-0" of retained soil and 6'-0" overall height from grade at bottom of wall to top of wall. Landscape retaining walls which are used to build the site up above existing grade are discouraged as this approach is not considered to be working with the natural grade of the site.

IV.H.4. Decks and Balconies:  
Decks and balconies should be designed to fit into the overall architectural theme of the house. Heavy timber braces or substantial architectural columns may be used.

#### IV.I. **Fences**

No fences are allowed in the front of any Building Lot. Fences in other locations shall be a BOULDER POINT standard design:

- "View Fence" as depicted in EXHIBIT 2,
- "Screen Fence" as depicted in EXHIBIT 3, or
- "Demi-Screen Fence" as depicted in EXHIBIT 4.

The fence types and locations are specified on the Fence Plan by Subdivision attached hereto as EXHIBIT 5.

Fencing along property lines that abut common areas and/or open space shall be View Fence only, unless those common areas are on the side of a street. Pool fences shall be View Fence only.

Screen Fence and Demi-Screen Fence shall be limited to areas requiring privacy which do not obstruct views from neighboring lots and do not detract from the openness of the surrounding landscape. For this reason, Screen Fence and Demi-Screen Fence must be specifically identified on the submittal documents for review and approval by the ACC. Screen Fence may be allowed between lots or on the side of homes abutting streets. Demi-Screen Fence may be allowed on the side of homes abutting common area.

Where Screen Fence is used between homes and when the rear of homes abut common area or open space, there must be a minimum of 24'-0" of View Fence from the rear lot corner along the side property line to promote an open feel.

On large lots with longer runs of fencing, the ACC may require additional View Fence.

**All wood fencing installed in BOULDER POINT is to be re-sealed every two years, by the Owner, with the approved ACC sealer/stain product.**

#### **IV.J. Exterior Lighting**

Exterior lighting fixtures that can be seen from the streets, common area or neighborhood building sites must be of an indirect type. All construction is subject to Boise City's lighting standards. The light source in exterior fixtures should not be visible to the eye (including all lamp post fixtures as well). Permanent colored or flashing light sources shall be prohibited. Temporary Christmas and Holiday lighting is acceptable within the appropriate holiday season.

Security lighting is allowed provided that it is motion activated and includes a timer set to turn off within a maximum of 5 minutes from the time it turns on. The light shall not extend beyond the Owner's property and shall not trigger based on motion on any adjacent property. Light shall not be mounted higher than 8 feet.

#### **IV.K. Accessory Buildings**

Only buildings used as temporary construction shelter may be erected on a Building Lot prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc. that are not appurtenant to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited. Such structures are subject to ACC approval and shall be consistent in quality and design with the primary structure and the requirements of the CC&Rs.

#### IV.L. Wildland Urban Interface (WUI) Fire Safety Plan

All or a part of BOULDER POINT is within a foothills fire hazard area identified by the City of Boise and is subject to a Wildland Urban Interface (WUI) Fire Safety Plan approved by the City of Boise. The primary goal of the Fire Safety Plan for BOULDER POINT is to provide and maintain defensible space around homes and the reduction of fire fuels in the surrounding open areas.

All Improvements must be constructed and maintained in compliance with the applicable Wildland Urban Interface (WUI) Fire Safety Plan attached to these Guidelines as Exhibit 7.

#### IV.M. Signs

An Owner may not display signs to public view without advance approval from the ACC, except as described below

- One (1) commercially manufactured sign indicating the residence is for sale or lease may be placed on the applicable Lot without advance approval from the ACC, provided the dimensions do not exceed three (3) feet by two (2) feet;
- Up to a maximum of two (2) commercially manufactured signs in support of or in opposition to a candidate for public office or a ballot measure, provided the criteria below is met.
  - The sign(s) may not exceed two (2) feet in height or width;
  - Sign(s) may be displayed no earlier than twenty-one (21) days prior to the date voting takes place for the associated election or ballot measure;
  - Any such sign displayed on an Owner's Lot must be applicable to the voting district in which the Lot is located; and
  - The sign(s) must be removed within three (3) days after such election date.

Additional rules and standards related to signs are set forth in the CC&Rs.

### V. BUILDING DESIGN

All Buildings and other Improvements must be constructed and maintained in compliance with the applicable Wildland Urban Interface (WUI) Fire Safety Plan as more particularly described in *Section IV.L* and attached to these Guidelines as Exhibit 7.

#### V.A. Architectural Style

A submittal imitating "period style" (e.g. Mission) is expected to be an authentic representation of the original style and to be consistent with that

style from all views. The ACC will be looking for evidence of clear intent as well as consistency within the context established by the design. Upon request, the ACC will provide examples of acceptable styles. However, the ACC is open to considering any style that is compatible with this climate and topography.

#### V.B. Building Forms

To integrate the homes into the landscape, the home should be made up of multiple enclosed and open building forms to shape it to the contours, giving easy access to the outdoors and to form courtyards for privacy and sun protection. Simple arrangements are preferred with one dominant form and multiple additions to it.

The attached forms should have separately distinguished roofs rather than be continuations of the larger roof to reduce overall monumentality. Open covered and semi-covered exterior spaces are encouraged to create comfortable outdoor living spaces and give depth, variety and shadows to the composition. Outdoor spaces and courtyards should be defined by walls and hedges, pergolas and pavilions in such a way as to clearly differentiate them from the natural landscape. Consideration should be made to keep all of the components in scale and proportion to one another and to the purpose they serve.

#### V.C. Building Components

##### V.C.1. Entrances

Front entrances are encouraged to be within entry courtyards to define privacy and intimacy. Entrances should be recessed under loggias, porches or other coverings in order to provide weather protection and a welcoming place. Entries, like all design elements, should be in scale and harmony with all other elements.

##### V.C.2. Roofs

The design of the roof should minimize the roof height and profile. Roofs should be low pitched so as not to be dominant. The preferred maximum slope for the primary roof(s) is 5:12, however, the primary consideration will be the profile and overall height in relation to the site and view potential within the community. The pitch of accent features may exceed the 5:12 preferred maximum as long as the peak does not extend above that of the dominant roof structure. Alternate maximum pitches and/or roof forms may be considered when the overall

design meets the intent of minimizing the height and profile of the building or otherwise in the ACC's sole discretion.

As with the design of the house as a whole, the vocabulary established by the nature of the roof should remain consistent from all views. In general, roof styles should not be mixed. Attached forms should have their own roofs that attach to the walls of the main form.

Roof materials are required to be 30 year or better architectural asphalt shingles, masonry, metal, or concrete tile with high-definition ridge caps. All roof materials must meet applicable fire codes, including those specific to the foothills area in which BOULDER POINT is located.

Accent roof materials and elements shall be considered on a case by case basis and reviewed relative to site specific conditions including aesthetic impact from neighboring property views.

Sloped roof of other than approved materials noted above shall be of a material that enhances the overall design aesthetic of the residence.

Low slope "flat" roofs shall be considered when the following design criteria is met.

- Roof membrane shall be covered with a ballast material such as gravel or lava rock possessing an earth tone color.
- Roof membrane shall terminate with integrally colored counter flashing and/or coping such as to hide the membrane from view at all locations. Color of flashing / coping shall compliment the color scheme of the residence.
- Parapet height shall be kept to a maximum of 8" above the roof membrane.
- Penetrations shall not be allowed.
- White roof membrane shall not be used.

#### V.C.3.

##### Roof Attic Vents

Roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown.



Failure to show how the attic or roof joist spaces are to be vented may cause the submission to be rejected.

V.C.4. Chimneys and Roof Projections

Chimneys and other roof projections such as vents and flues must be in scale and materials compatible with the house from which it projects.

V.C.5. Exterior Wall Materials and Color

Earth tone stucco, local stone, brick, and cultured stone of the same visual character are the preferred exterior wall materials. These materials provide for maximum fire protection and create the aesthetics and quality the ACC looks for.

Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and avoid a "veneer" look. Exterior colors of residences and other improvements must harmonize within themselves and be harmonious with their surroundings. All colors are subject to approval by the ACC. All reflective material such as chimney stacks, flashing, exhaust vents, pipes, and attic vents must be painted to match or blend with surrounding materials. All such colors are subject to approval by the ACC.

a) Prohibited Exterior Finish Materials:

In order to maintain a high level of quality and consistency, vinyl, aluminum, steel, and composite wood siding products are not approved for use at BOULDER POINT.

b) Approved Exterior Finish Materials:

Materials appropriate for use in BOULDER POINT include but are not limited to stucco, stone, brick, and concrete composite siding (at locations specifically approved by ACC). Exposed or unfinished vertical concrete foundation walls are not allowed to be greater than 12" above grade at any location.

c) Material Changes:

To avoid a tacked on, low quality, thin veneer look, material changes should be at an inside corner or at a

major wall opening. All material changes must be either avoided or carefully integrated with the overall design of the house.

d) Joints in Materials:

Nearly every exterior material requires a joint in order to extend across the area to be covered. The treatment of these joints provides important visual clues regarding the quality of the exterior wall construction. The ACC will be looking carefully at the method of joint treatment proposed. For all exterior materials, the type and placement of the joints and joint covers must be indicated on the drawings. No hard and fast rules can be given by the ACC to cover all situations, except to say that joint treatment (particularly expansion in stucco) must be integrated carefully into the overall design of the house.

V.C.6.

Garage Doors

Automobile courtyards may be used at the front of the property if landscape screen walls are built and the car opening is limited to one lane. Seen from the street, the main living areas of the house should dominate over the garage. The visual impression should be that of a house with a gracious entry, not that of a garage and a driveway. Unless otherwise approved by the ACC, designs are required to minimize garage door placement from the front street view. Side entry garages, and garages entered by an auto court along the side of the house are preferred where possible. Garages can be de-emphasized by use of individual garage doors rather than double doors. Garage doors should also include additional architectural detailing where doors are prominently located such as windows and hardware. Detached garages are not allowed.

Garage doors are required to be recessed 6" minimum from the outside face of the wall and have a maximum height of 8'-6", unless otherwise approved. It is highly recommended that all front-facing garage doors be recessed a minimum of 12". A garage door may not typically be taller than 10'-0" and any garage doors taller than 8'-6" shall be set back from the front of the house and include extra architectural detailing. Garages taller than 8'-6" are to be approved in the sole discretion of ACC. When more than one garage door is used, height

variation should not exceed 2'-0". The ACC requires the use of garage doors with compatible detailing that enhance the design of the home and are viewed as an integrated design feature.

V.C.7. Chimney Materials

All exterior chimneys must be of stucco, stone, brick, or metal and their caps shall be screened by architecturally pleasing metal shrouds as outlined in these Guidelines. Wood finish chimneys are not permitted on the exterior. A metal chimney must be of color as to blend in aesthetically with the residence and will be subject to approval by the ACC.

V.C.8. Chimney Caps

Chimney caps of purely utilitarian design shall not be allowed in BOULDER POINT. A false cap appropriate to the design of the house must screen chimney caps. The design of this cap shall be indicated in the final drawings. In circumstances where a custom designed false cap is not desired, the chase termination shroud may receive approval by the ACC. Other types may be approved upon application. Metal chimney flue caps and metal accessories should be screened from view with an approved pre-finished metal cap, stone, stucco or other compatible masonry, tile or concrete product.

V.C.9. Gutters and Downspouts

All gutters and downspouts shall be designed as a continuous architectural feature. Exposed gutters and downspouts shall be finished in such a way as complement and/or blend-in with the exterior materials to which they are attached.

V.C.10. Privacy Screens

The preferred privacy screen is one that is treated as an architectural extension of the house, both in its design and in its materials.

V.C.11. Fascia

Fascia should be a minimum of 8" high and should be constructed of a nominal 1-1/4" (minimum) thick piece of solid material.

V.C.12. Windows and Projections

Large blank walls should be avoided. Trim around windows and doors, projections and recesses are preferred to windows cut

into the surface of a wall. Windows with a definitely visible trim surround are preferred to windows with no trim.

Window consistency in type, style, trims, and sometimes in the proportion of window area is a key focus of attention of the ACC. The relative sensitivity or inattentiveness of the designer is often revealed by the window treatment. Consistent with the goal of achieving perceived quality in BOULDER POINT, the ACC will discourage submittals showing windows of differing styles and types scattered over various faces of the house. In general, the window treatment should be approached as a theme that can be repeated with variations, rather than regarding each window as a separate design function that exists separately from all the other windows.

V.C.13. Solar Collectors

Solar collectors and associated hardware shall be an integral part of the design of the house and shall not have a "tacked on" appearance. Placement of the solar collectors should consider the impact of glare on the outdoor living spaces. Solar collector types shall be submitted for review by the ACC in the early stages of the planning of the house to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

All glass, plastic, or other transparent skylight or solar devices shall be treated to eliminate reflective glass.

V.D. Mechanical Equipment and Screening

V.D.1. Heating and Cooling Systems

All interior or exterior heating or cooling systems must be screened from view of the neighboring properties, streets and the Common Areas. Placement of said system equipment shall be done to minimize the impact of noise to the adjacent building sites / residences.

V.D.2. Utilities

In general, all utility meter panels shall not be visible and shall be installed according to the standards available from utility companies and these Guidelines. All connections from trunk lines to individual structures must be underground. Exposed

plumbing and electrical lines are not allowed. Material and work must conform to the State of Idaho Electrical and Plumbing codes. The appropriate governmental inspectors must inspect water and sewer hookups. The location of all air conditioning condenser units, power and gas meters must be shown on the drawing with appropriate structured screening. A detail of this screen is required, and should match the adjacent building wall in material, design, and color. Where possible, cluster all utilities into one area concealed by a single screen. All power panels and conduit shall be painted to match the color of the wall they are mounted to.

V.D.3. Mechanical Projections from Roof

Plumbing vents should be grouped together as much as possible on that face of the roof that is opposite the street approach to the residence. The ACC will expect to see a statement to this effect on the final drawings submitted. Gas or other chimney flues or pipes protruding from the roof exceeding 2 feet in height are not allowed. Such pipes shall be located in a chimney chase of a design compatible to the architecture of the house. The location and design of these chases shall be shown on the final drawing submittal. All mechanical projections shall be painted to match the color of the finished roofing material.

## VI. LANDSCAPE DESIGN GUIDELINES

### VI.A. General Requirements

Due to the requirement of the City of Boise, irrigated landscaping on slopes steeper than thirty percent (30%) is prohibited, and irrigated landscaping will be confined to less than fifty-five percent (55%) of the total Lot area. Thus, the irrigated landscape areas should be designed to surround the building envelope to allow the native areas to flow through the property lines into native open ground areas. While minimum quantities of plant material are not specified in these Guidelines, landscape on the Lot must include trees and other plants in the yards. The ACC may require additional trees and/or plants in accordance with the applicable criteria if a landscape plan is overly bare or proposes very few to no trees. Crushed rock used for ground cover in planter beds or native areas shall be from the BOULDER POINT site; builders are to contact the developer for details. Boulders shall be native, surface-select and installed with the lowest portion of the circumference touching grade for a natural placement.

All landscape and exterior improvements must be constructed and maintained in compliance with the applicable Wildland Urban Interface (WUI) Fire Safety Plan as more particularly described in *Section IV.L* and attached to these Guidelines as Exhibit 7.

**VI.B. Landscape Areas**

The goal for BOULDER POINT is to integrate the new home sites into the existing native vegetation. Two categories of planting material are identified. The first list, Native Landscape Area, includes plants that are native to the region and commercially available. The second list, Enhanced Landscape Area, includes plants that are native to Idaho in addition to other species that are adaptive to the region. Requirements for specific Building Lots may be more or less restrictive depending on landscape indigenous to the immediate site and the location of the site within the community.

**VI.B.1. Native Landscape Area**

The plants listed in this category are appropriate for use on all parts of the Building Lot provided that they have been identified as previously occurring on the Building Lot in question. Not all of the species are found on every Building Lot location in BOULDER POINT.

Botanical Name	Common Name
Artemisia frigida	Fringed Sagebrush
Artemisia tridentata vaseyana	Mt. Big Sagebrush
Caragana pygmaea	Pygmy Peashrub
Chamaebatiaria millefolium	Fernbrush
Chrysothamnus nauseosus	Rubber Rabbitbrush
Cornus sericea	Red Twig Dogwood
Fallugia paradoxa	Apache Plume
Holodiscus dumosus	Rock spirea
Salix exigua	Coyote Willow, Sandbar Willow
Sambucus caerulea	Blue Elderberry
Alnus tenuifolia	Mountain alder
Celtis reticulata	Netleaf Hackberry
Juniperus scopulorum	Rocky Mt. Juniper
Marrubium rotundifolium	Silver Edged Horehound
Sempervivum spp.	Hens and chicks
Tanacetum densum	Partridge Feather
Thymus lanuginosus	Woolly Thyme
Thymus serpyllum "Minus"	Minus Creeping Thyme
Andropogon gerardi	Big Bluestem
Festuca idahoensis	Idaho Fescue

Nassella tenuissima	Mexican feather Grass
Agastache cana	Wild Hyssop
Callihoe involucrate	Poppy Mallow, wine Cups
Eriogonum umbellatum	Sulphur Buckwheat
Eriophyllum lanatum	Woolly sunflower
Hesperaloe parviflora	Texas Red Yucca
Linum perenne	Blue flax
Penstemon acuminatus	Sand Dune Penstemon
Penstemon eatonii	Fire Cracker Penstemon
Salvia dorrii	Purple Sage
Solidago Crown of Ray	Goldenrod
Zauschneria Californica	California Fuchsia
Zinnia grandiflora	Prairie Zinnia

VI.B.2. Enhanced Landscape Area

All material found on the Native Landscape Area list may also be used in the Enhanced Landscape Area. The following selection of plants is appropriate for use in landscape areas that have a direct relationship with the home. When designing the Enhanced Landscape, one of the primary considerations must be to minimize the impact of foreign species on the native landscape where it can be viewed from rights of way and other common areas. For this reason, special care must be exercised in the selection and placement of the taller species on the list. **All trees shall have a maximum mature height of 30 feet.** The Enhanced Landscape must be contained within clear boundaries beyond which no non-native species are allowed. Care must be taken to ensure that this boundary is easily maintained over time.

TREES	
Botanical Name	Common Name
Acer Ginala	Ginala Maple
Acer Palmatum	Japanese Maple
Acer Sensation	Sensation Maple
Alnus Sitka Alder	Sitka Alder
Amelanchier Canada	Canadian Serviceberry
Cedrus Blue Atlas Weeping	Weeping Blue Atlas Cedar
Cercis Eastern Redbud	Eastern Redbud
Cotinus Smoketree	Smoketree
Crataegus Thornless Hawthorne	Thornless Hawthorne
Malus Radiant	Radiant Crab

Malus Spring Snow	Spring Snow Crab
Picea Hoopsi Spruce	Hoopsi Spruce
Pinus Varderwoolf	Varderwoolf Pine
Prunus Canadian Red	Canadian Red Poplar
Sambucus York Elder	York Elder
Koelreuteria paniculata	Goldenraintree
Crataegus phaenopyrum	Washington Hawthorn
Syringa reticulate	Japanese Tree Lilac
Magnolia x soulangiana	Saucer Magnolia
Pyrus calleryana	Callery Pear

<b>SHRUBS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
Aronia	Chokeberry
Artemisia	Fringe Sage
Berberis Rosy Glow	Rosy Glow Barberry
Buddleia	Butterfly Bush
Cornus Bailey	Bailey dogwood
Cornus Ivory Halo	Ivory Halo Dogwood
Cornus Kelsey	Kelsey Dogwood
Cotoneaster Peking	Peking Cotoneaster
Euonymus alata	Burning Bush
Forsythia	Forsythia
Hibiscus	Rose of Sharon
Juniper Blue Carpet	Blue Chip Juniper
Juniper Blue Pfitzer	Blue Pfitzer Juniper
Juniper Mint Julep	Mint Julep Juniper
Juniper Sky Rocket	Sky Rocket Juniper
Juniper Youngstown	Youngstown Juniper
Ligusticum	Privot
Lonicera	Honey Suckle
Mahonia Compacta	Compact Oregon Grape
Mahonia Repens	Creeping Oregon Grape
Philadelphus	Mockeroage
Picea Birds Nest	Birds Nest Spruce
Picea Globosa	Globosa Spruce
Picea Montgomery	Montgomery Spruce
Potentilla	Polertilla
Prunus Otto Luyken	Otto Luyken Laurel
Rhamnus	Buckthorne
Rhus Gro-low	Gro-low Sumac
Ribes Alpine Current	Alpine Current
Rosa Sp.	Rose



Salix Dwarf Artic	Artic Willa
Spiraea Anthony Wateri	Anthony Wateri Spiria
Spiraea Bridalwreath	Bridalwreath Spiria
Spiraea Little Princess	Little Princess Spiria
Symphoricarpus	Snowberry
Syringa Sp.	Lilac
Taxus Repandens	Spreading Yew
Viburnum Sp.	Viburnum
Weigela Red Prince	Red Prince Weigela
Yucca	Ivory Tower Yucca

GROUND COVERS	
Botanical Name	Common Name
Ajuga Reptans	Ajuga
Arctostaphylos	Kinniek-Kinniek
Parthenocissus	Virginia Creeper
Sedum	Dragons Blood Sedum
Vinca Minor	Periwinkle

**VI.C. Irrigation System**

All landscaped areas shall have an automatic underground sprinkler system which ensures complete coverage and properly zoned required water uses:

- Each hydrozone is to be irrigated with separate individual stations.
- Planter beds and lawn areas are to have separate hydrozones.
- Pop-up sprinkler heads shall have a minimum riser height of 4 inches at lawn areas.
- Planter beds are to have drip irrigation systems.
- Annuals, perennials, ground cover, or shrub massings shall have a drip system or pop-up spray system no higher than 6 inches.

Electronic water distribution/timing controllers are to be provided. Minimum controller requirements are as follows:

- Precise individual station timing
- Run time capabilities for extremes in precipitation rates
- At least one program for each hydrozone
- Sufficient multiple cycles to avoid water run-off
- Power failure backup for all programs

The irrigation system shall be designed to provide 100% coverage with head to head spacing or triangular spacing as appropriate. Sprinkler heads

shall be adjusted to reduce over-spray onto impervious surfaces such as sidewalks, driveways, and parking areas.

#### VI.D. Boulder Retaining Walls

A well-designed natural boulder retaining wall brings a thoughtful, natural element to a landscape concept. Native, surface select boulders are the preferred material for retaining walls; poured in place concrete will also be considered. Block retaining walls are generally discouraged but may be approved in side yards, or provided such are designed to be an extension of the residential architecture on the Lot. If proposed, boulder retaining walls are to be comprised of surface select boulders from within BOULDER POINT if available, or boulders that appear to be substantially similar to those onsite. Boulder retaining walls are to appear substantially similar in design to those shown in Exhibit 8.

General design principles for boulder retaining walls include:

- Locate each rock to have a minimum of three bearing points, two in front and one in back;
- Place each rock so it is in contact with at least two rocks below it;
- Avoid continuous vertical seams or “columns” of rocks;
- Avoid continuous horizontal planes in the rockery;
- Use larger base rocks than used in the upper rocks;
- Incline rocks back into the slope;
- Use smaller rocks (“chink rocks”) to fill in voids; and
- Select rocks free from obvious signs of distress, (e.g. fracturing, disintegrating).

Where boulders are used for slope stabilization, the boulders must be naturally spaced and installed so that the lower circumference is in contact with the grade. Additionally, plants that have a strong root system to help lock soil into place should be incorporated around and between boulders, such as approved vines, grasses, and annual flowering plants.

All retaining walls should be designed to accommodate proper lot drainage and control surface water as necessary. Each Owner is solely responsible for obtaining any engineering and/or governmental approvals that may be necessary.

#### VI.E. Service Yards

Service yards, clothes lines, swimming pools, or other amenities are subject to review and permitted on a case-by-case basis only.

When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other items of personal property and must be placed where they will have minimal visual impact on neighboring Building Lots.

## VII. BOULDER POINT CONSTRUCTION STANDARDS

### VII.A. Condition of Lot

An Owner or builder shall inspect the Lot prior to purchase and construction of Improvements 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 sole responsibility of the Owner or builder.

The developer or its engineer shall relocate missing property pins, utility connections, or sewer markers, that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing or commencement of construction. Resetting property pins or locating pressure irrigation, utility services, or sewer markers after possession will carry a minimum charge of One Hundred and No/100 Dollars (\$100.00) from the developer.

### VII.B. Construction Standards and Jobsite Maintenance

It is important to the community and the Declarant that the community experience is a positive one for all builders, contractors, Owners and their guests. In order to facilitate such, any entity and/or individual performing work within the community shall comply with the guidelines set forth below.

VII.B.1. Washout of concrete trucks and equipment will be performed outside of the subdivision or in a designated concrete washout area. Developer will determine a location and provide direction to the concrete washout area within the community. Contractors are required to utilize this area to clean concrete trucks, pumpers, or other concrete coated equipment if washed within the subdivision.

VII.B.2. Construction shall not begin prior to 7:00 a.m. or continue after sunset; however, during the mid-summer months (June-August), contractors may begin as early as 6:00 a.m. if they are sensitive to Owners and Occupants and comply with all applicable jurisdictional and municipal requirements and laws.

VII.B.3. Jobsites shall be tidied up and free of debris each evening and prior to each weekend. Each builder shall provide a trash bin

and/or dumpster at the jobsite. Jobsite trash or debris that may be scattered by wind shall be properly contained in trash bins and/or dumpsters or by other means. Builders and Owners who fail to maintain the Lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the ACC or the Boulder Point HOA.

- VII.B.4. Temporary toilets, construction equipment, and construction material shall be contained within the Lot boundaries.
- VII.B.5. All vehicles will be parked within the Lot boundaries or on public streets adjacent to the jobsite and shall not block traffic, mailboxes, or otherwise interfere with existing Owners or Occupants.
- VII.B.6. Dogs shall not be allowed at the construction site.
- VII.B.7. Inappropriate language, shouting, or other inappropriate behavior will not be allowed.
- VII.B.8. Radios or other music must be kept to a minimum volume and should not be audible outside of the Lot limits.
- VII.B.9. Power and water must not be used from existing residences without permission from the Owner.
- VII.B.10. All personnel shall comply with the maximum speed limit within the community. Speeding or unsafe driving will not be tolerated.
- VII.B.11. 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. Washing of equipment or materials may not occur in the street or any common areas.
- VII.B.12. Materials or equipment may not be stored on any other Lot or common area. Access to a Lot across any other Lot or common areas is prohibited.
- VII.B.13. Contractors shall always be fully clothed, including, but not limited to, shirts and footwear. Notwithstanding the foregoing, attire shall be appropriate for the work being performed.

- VII.B.14. Appropriate safety equipment including, but not limited to, hard hats, safety eyewear, and high visibility clothing, shall be used while work is being performed.
- VII.B.15. No fires are permitted anywhere in the community for the purpose of construction.
- VII.B.16. At their own discretion, builders may seek a temporary right-of-way use permit from the City of Boise, Idaho to temporarily block the sidewalk in front of a residence under construction. Please refer to the City of Boise, Idaho for more information and specific requirements.

#### **VII.C. Complaints**

Any complaints will be conveyed to the applicable builder or Owner, and each builder or Owner will be held responsible by the ACC to ensure their contractors and subcontractors remain compliant with these Design Guidelines at all times.

### **VIII. BOULDER POINT ARCHITECTURAL REVIEW PROCESS**

The surrounding environment of BOULDER POINT includes a unique combination of foothills environments that need to be taken into consideration while undertaking the design process. Review your Building Lot with your designer to understand its particular opportunities and constraints. Review these Guidelines to develop an awareness of the importance of designing to the site. Limitations on site grading will affect the development of building forms on BOULDER POINT.

The ACC will not be required to review any plans until a complete review package, as required by the CC&Rs and these Guidelines, is assembled and submitted to the ACC. The CC&Rs outline other specific requirements governing architectural control imposed by the Grantor and/or ACC which are not repeated in these Guidelines and which bind each and every Owner. The ACC has the authority to adopt such additional or alternate procedural and substantive rules and guidelines as it may deem necessary or appropriate in connection with exercising its rights hereunder.

All initial building or landscape submittals, information, and inquiries shall be made to:  
Architectural Control Committee  
c/o Rebekah Hosier  
submittals@m3companiesllc.com  
602.385.1662

An online repository may be available for digital submittal uploads. Please inquire with the ACC for additional information if desired.

## VIII.A. New Residence Submittal

### VIII.A.1. Submittal Requirements:

All submittals shall be made digitally and shall include the following:

- a. Submittal Application, ATTACHMENT 5 to these Guidelines,
- b. Submittal Checklist, ATTACHMENT 6 to these Guidelines,
- c. Initial Construction Agreement, ATTACHMENT 3 to these Guidelines,
- d. The design or construction documents as outlined on the Submittal Checklist referenced above,
- e. Exterior Color Application, ATTACHMENT 7 to these Guidelines,
- f. Applicable fee(s) per ATTACHMENT 2 to these Guidelines.

All forms and applications must be completed and signed as applicable.

### VIII.A.2. Approval

Commencement of work shall not be undertaken prior to the applicant's having received written approval from the ACC, based on the final application, and the applicant shall not proceed beyond the extent of work approved. Verbal approval or approval to proceed coming from any other source other than an official letter from the ACC does not constitute approval to proceed with the work on the Building Lot. It may occur, in the case of complex roof forms or unusual structures, that the ACC may require isometric or perspective views or models in order to fully understand the visual impact of the three-dimensional feasibility of the proposed improvement. The ACC during the approval process, shall notify the applicant of this requirement.

Refer to *Section VIII.G* for specifics related to the expiration of an ACC approval.

## VIII.B. Existing Construction Alteration, Addition, or Modification Submittal

Before an improvement in BOULDER POINT may be altered, modified, painted, stained or otherwise refinished, including excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other alteration or modification, it must be approved by the ACC. Due to the varying magnitude of work associated with these types of projects, various requirements may be waived by the ACC upon review of the submittal.

### VIII.B.1. Submittal Requirements

All submittals shall be submitted digitally, and modification submittals shall include the following:

- a. Submittal Application, ATTACHMENT 5 to these Guidelines, including a detailed explanation of the modification, remodel, or addition proposed,
- b. Submittal Checklist, ATTACHMENT 6 to these Guidelines,
- c. Construction Agreement, ATTACHMENT 4 to these Guidelines,
- d. The design or construction documents as outlined on the Submittal Checklist in ATTACHMENT 6 to these Guidelines,
- e. Exterior Color Application, ATTACHMENT 7 to these Guidelines, and
- f. Associated fee(s) per ATTACHMENT 2 to these Guidelines.

All forms and applications must be completed and signed as applicable.

Modification submittals must include a detailed explanation of the modification, alteration, addition, or remodel requested. The submittal application and drawings must clearly identify the extent and the nature of the proposed work.

### VIII.B.2. Approval

Commencement of work shall not be undertaken prior to the applicant's having received written approval from the ACC, based on the final application, and the applicant shall not

proceed beyond the extent of work approved. Verbal approval or approval to proceed coming from any other source other than an official letter from the ACC does not constitute approval to proceed with the work on the Building Lot. It may occur, in the case of complex roof forms or unusual structures, that the ACC may require isometric or perspective views or models in order to fully understand the visual impact of the three-dimensional feasibility of the proposed improvement. The ACC during the approval process, shall notify the applicant of this requirement.

Refer to *Section VIII.G* for specifics related to the expiration of an ACC approval.

#### **VIII.C. Final Compliance Review**

The Owner shall be responsible for notifying the ACC when construction is complete. At such time the ACC may make an inspection to verify compliance with the application as approved. Any non-compliant items identified shall be subject to correction by the Owner.

#### **VIII.D. Documentation Accuracy**

It is imperative that the drawings submitted to the ACC be internally consistent with one another and accurately drawn exactly as the improvement is to be built. A high level of inconsistency and inaccuracy is one of the primary reasons for rejection of a submittal by the ACC. The ACC is charged with the responsibility to the Owners of BOULDER POINT of approving specific installations and cannot approve such drawings when their deficiencies are apparent.

#### **VIII.E. Revisions**

Revisions required by the ACC must be drawn and re-submitted before the ACC can issue a formal approval unless the nature of the revision is such that the ACC can accurately describe it in a letter of conditional approval.

#### **VIII.F. Notification of Action**

The applicant shall be notified in writing of the action of the ACC within 14 days after a complete submittal, as required herein, has been made to the ACC. In the event ACC does not respond in writing within 14 days of the submittal the submittal is deemed denied until further action by ACC.

In no event shall approval by the ACC be deemed, construed, or implied, from any action, lack of action, and/or any verbal statement made by an individual or entity.



#### **VIII.G. Expiration Date of Approval**

The construction approval shall be valid for a period of 1 year, at which time it shall expire. If construction has not begun within this duration, a new application must be submitted (and will be subject to new review and application fees).

#### **VIII.H. Hearing**

The ACC may hear one presentation from the Owner or builder if necessary in ACC's discretion following its first formal review to ensure that there has been no misunderstanding of the application. After the review or hearing, the ACC's approval or rejection of the submittal shall be considered final.

#### **VIII.I. Construction Timing**

All new building construction and initial finished landscaping on the Lot must be complete within 2 years of commencement unless the ACC, during the submittal process, has granted a specific exception in writing. Unless otherwise approved in writing, all other exterior work, including any addition or modification to landscape, must be complete within 6 months after start of such work.

#### **VIII.J. No Waiver of Future Approval**

The approval of the ACC of any plans or specifications for any work done or proposed in connection with any matter requiring the approval or consent of the ACC will not be deemed to constitute a waiver of any right to withhold approval or consent as to any plans and specifications on any other matter, subsequently or additionally submitted for approval by the same or a different person, nor will such approval or consent be deemed to establish a precedent for future approvals by the ACC.

#### **VIII.K. Variances**

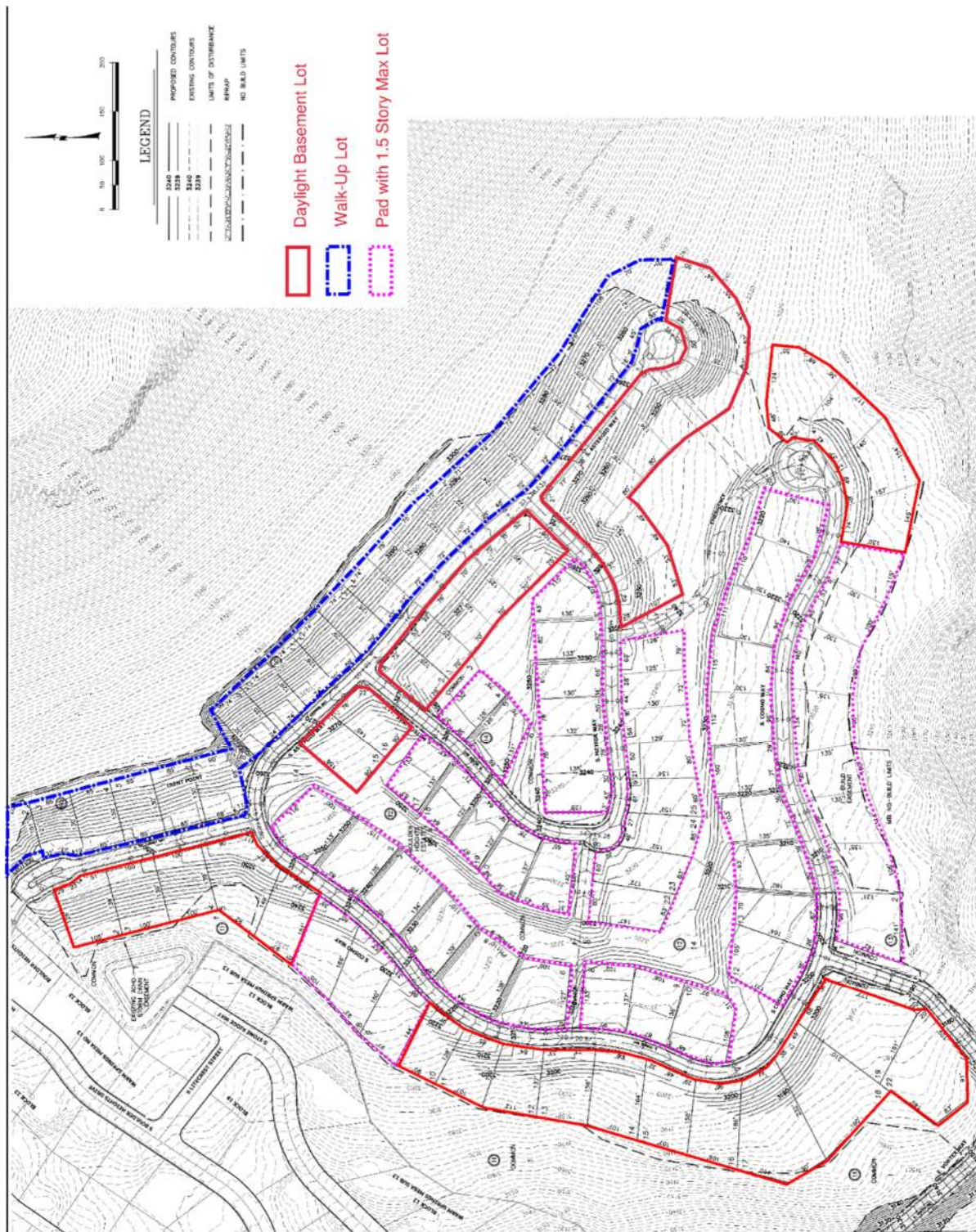
The ACC may grant variances from compliance with any provisions in these Guidelines, when, in the opinion of the ACC, in its sole and absolute discretion, such variance is justified. All variances granted will be evidenced in writing to the builder or Owner. The granting of such a variance will in not operate to waive or amend any of the terms and provisions hereunder for any purpose, except as to the particular property and the particular instance covered by the variance, and such variance will not be considered to establish a precedent for any future waiver, modification, or amendment to these Guidelines.

#### **VIII.L. Limits on Liability**

The ACC is not responsible for: (i) errors in or omissions from the plans and specifications submitted for architectural review; (ii) supervising construction for the Owner's compliance with approved plans and specifications; or (iii)

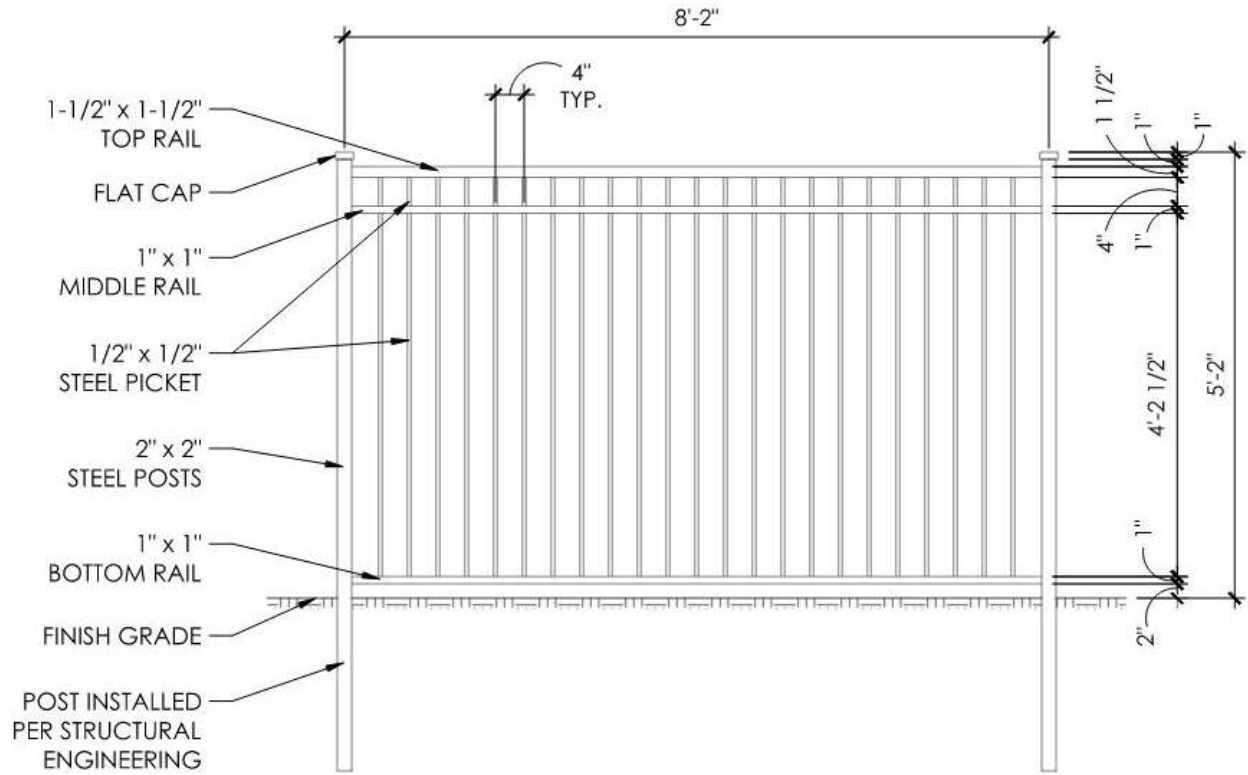
the compliance of the Owner's plans and specifications with applicable governmental statutes, codes, and ordinances, and municipal, county, state, and federal laws. In accordance with the CC&Rs, neither the Grantor, Board, ACC, nor their directors, officers, members, employees, representatives, and/or agents of the same will have liability for architectural control decisions made in good faith.

# EXHIBIT I BUILDING HEIGHT RESTRICTIONS



## EXHIBIT 2 VIEW FENCE

Manufacturer: Boise River Fence  
 Product: M3 Custom Western with 1" Mid-Rail

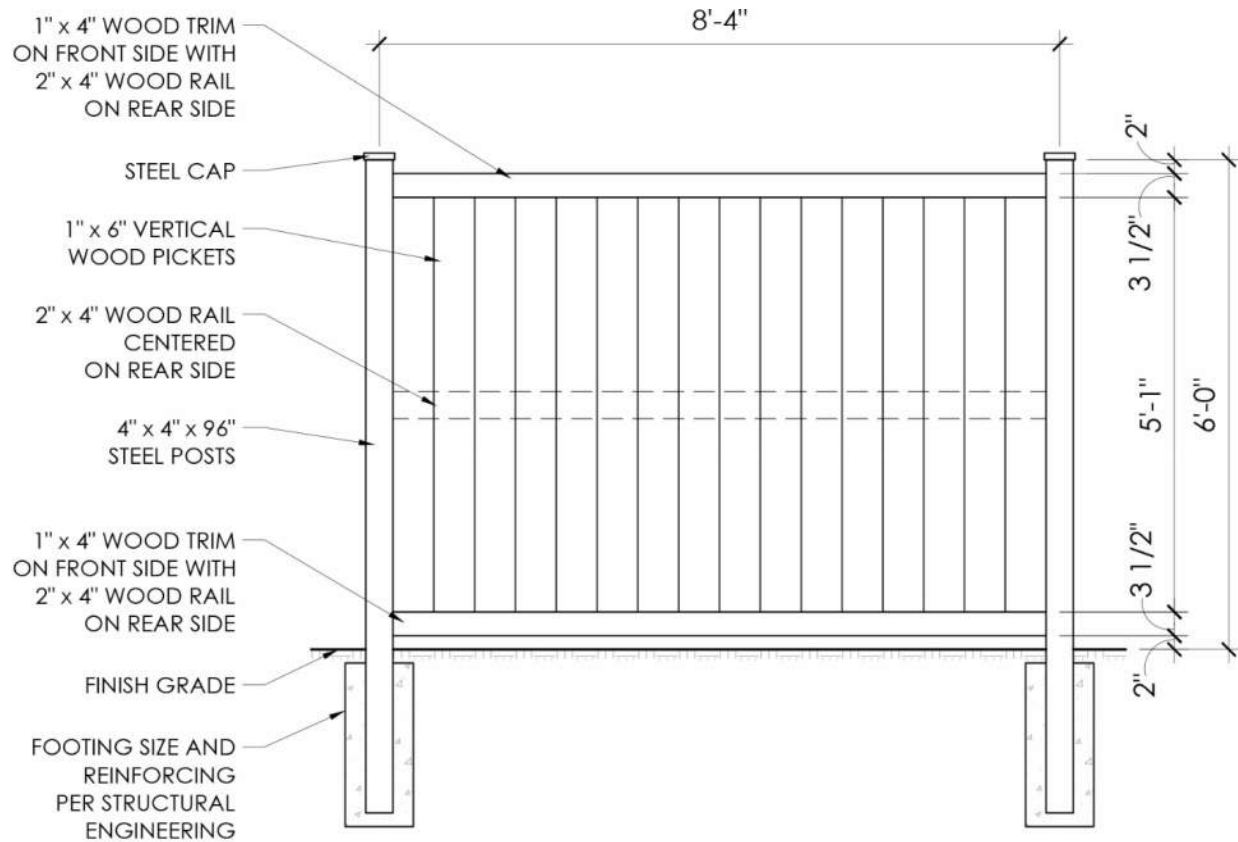


NOTE:  
 ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE T091-BR47" BY CARDINAL.

### EXHIBIT 3 SCREEN FENCE

Screen fence is permitted in between Building Lots. If an Owner would like a screen fence along a common area, the Demi-Screen fence spec may be required.

Manufacturer: Boise River Fence  
 Product: M3 Custom Picture Frame Cedar with Steel Posts



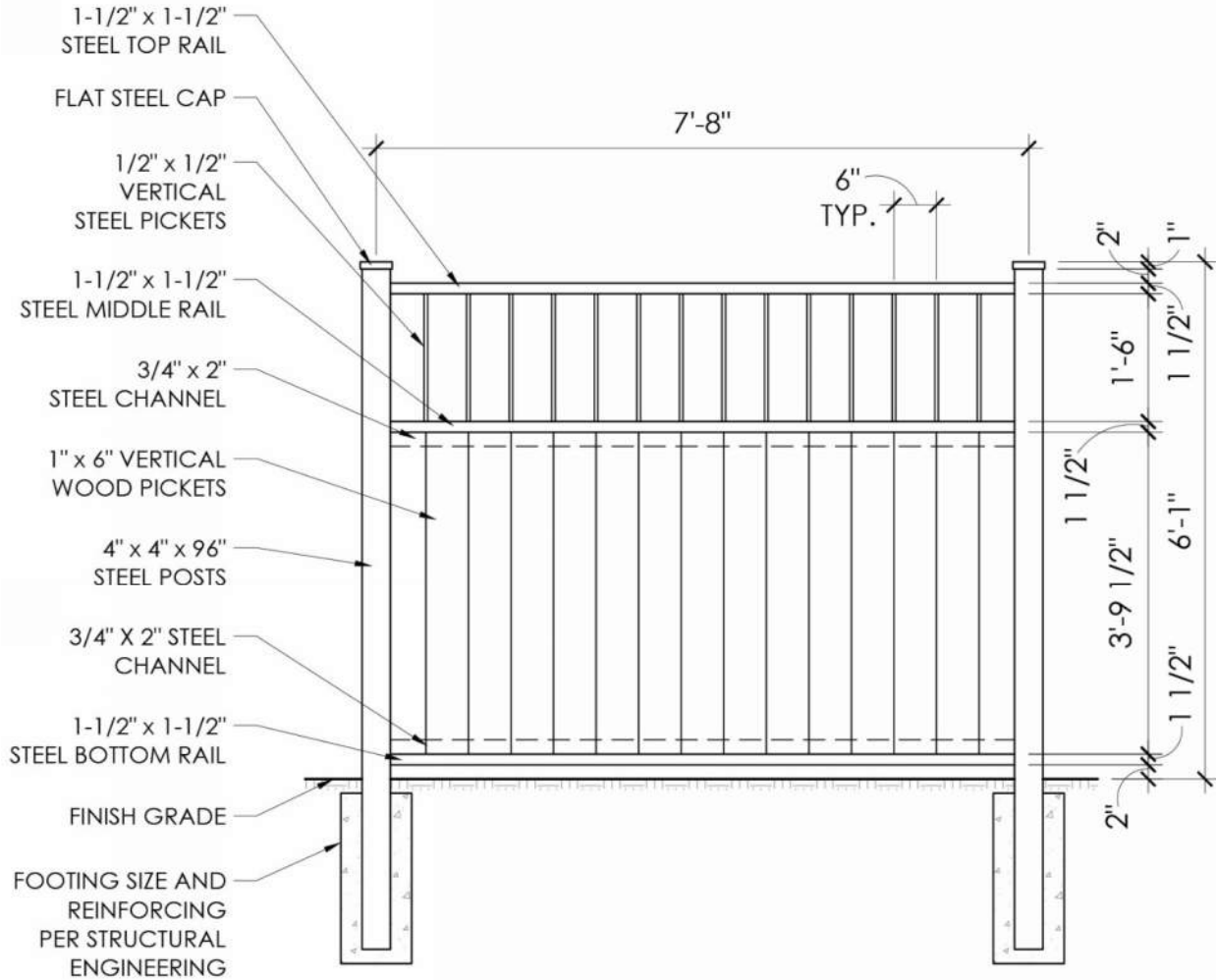
NOTES:

1. ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE T091-BR47" BY CARDINAL.
2. ALL WOOD TO BE STAINED WITH STAIN COLOR "PECAN" BY READY-SEAL.

In its sole discretion, the developer may opt to install an variation of the above screen fence with metal channels and rails. If and where such developer screen fence may be installed, it shall be maintained and/or replaced consistently with the existing construction.

# EXHIBIT 4 DEMI-SCREEN FENCE

Manufacturer: Boise River Fence  
 Product: M3 Picket Top Privacy



**NOTES:**







1. ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE T091-BR47" BY CARDINAL.
2. ALL WOOD TO BE STAINED WITH STAIN COLOR "PECAN" BY READY-SEAL.

# EXHIBIT 5 FENCE PLAN BY SUBDIVISION



**LEGEND**



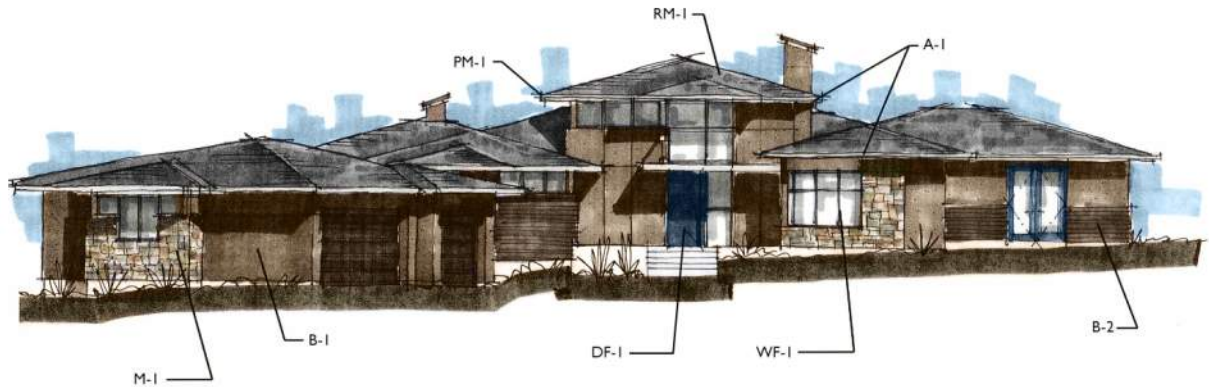
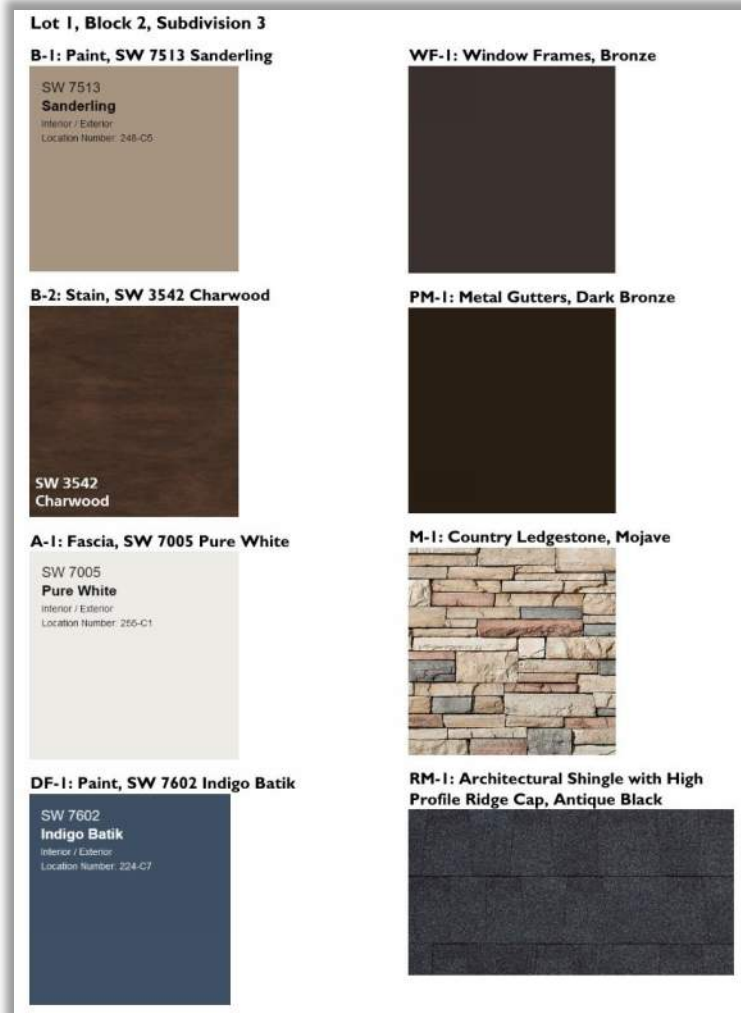
-  SCREEN FENCE BY OWNER / BUILDER
-  SCREEN FENCE BY DEVELOPER
-  DEMI-SCREEN FENCE BY OWNER / BUILDER
-  DEMI-SCREEN FENCE BY DEVELOPER
-  VIEW FENCE BY OWNER / BUILDER
-  VIEW FENCE BY DEVELOPER

**BOULDER POINT FENCE PLAN**

NOT TO SCALE

v.2

EXHIBIT 6 EXAMPLE OF COLOR SUBMITTAL & RENDERED ELEVATION





# EXHIBIT 7 WILDLAND URBAN INTERFACE (WUI) FIRE SAFETY PLAN

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## FOR BOULDER HEIGHTS ESTATES SUBDIVISIONS 8 & 9

### **Boulder Heights Estates Subdivision #8 & Boulder Heights Estates Subdivision #9 (Boulder Point Subdivision HOA)**

#### Wildland Urban Interface (WUI) Fire Safety Plan

1. **OVERVIEW.** Boulder Heights Estates Sub. #8 (BHE #8) and Boulder Heights Estates Sub. #9 (BHE#9) are part of the Boulder Point Subdivision Homeowners Association, and located east of the intersection of S. Trent Point Way and S. Stone Ridge Way and is within the Wildland Urban Interface (hereafter "WUI") Zone. The WUI Zone designated for this project is Zone "A," which is depicted by Boise City as foothills fire hazard areas. This document is intended to provide the contractor, landscaper and homeowner with requirements specific to the development of BHE #8 & BHE #9. Design and construction of new structures within WUI Zones shall comply with all the provisions of this chapter along with the current provisions contained within the International Fire Code, International Building Code and Boise City Zoning Code as adopted and periodically amended or updated. More specifically, these requirements are based on Boise City Code Section 7-01-69 "Amendment adding Chapter 49, Wildland Urban Interface Code."

BHE #8 & BHE #9 are being developed as part of a Firewise Community Program. Firewise communities encourage local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes from the risk of wildfire. Firewise is part the National Fire Protection Association. Defensible space around homes and the reduction of fire fuels in the surrounding open areas are the primary goals of this Firewise community. This is the most important component of the BHE #8 & BHE #9 Fire Safety Plan.

**LOCATION.** BHE #8 contains 36 buildable lots and BHE #9 contains 22 buildable lots. Both phases are located within the Boulder Heights Estates Preliminary Plat. These developments are surrounded by: Established neighborhoods, future phases of the development and Boise City Parks open land.

2. **WATER SUPPLY.** Potable water to both BHE #8 and BHE #9 is provided by SUEZ with an estimated fire flow of 1500 gpm. Separate fire services are not provided to individual lots. It is the architect's responsibility to verify with both SUEZ and the Boise Fire Department if additional fire protection systems and equipment are necessary for each home based on the requirements of the International Fire Code, Boise City Code or Boise Fire Department.
3. **ACCESS.** There are 3 roads to access BHE #8 & BHE #9. Windsong Dr., Starcrest Dr. and Starview Dr. Boise City Fire Station No. 15 is approximately 2 miles from BHE #8 via Starview Dr.

#### 4. CONSTRUCTION AND LANDSCAPE REQUIREMENTS.

##### A. CONSTRUCTION

- (1) **Roof Covering.** Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof

BHE #8 & BHE #9 Fire Safety Plan

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decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound mineral-surfaced, non-perforated cap sheathing complying with ASTM D 3909 installed over the combustible decking. (See Chapter 49, Section 4908)

- (2) Replacement or Repair of Roof Coverings. Roof coverings on buildings or structures that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering as required for new construction based on the type of ignition-resistant construction specified above. (See Chapter 49, Section 4909)
- (3) Protection of Eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction, 1-inch (25.4 mm) nominal fire-retardant-treated lumber or 3/4-inch (19 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. Fascias are required and shall be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.
- (4) Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:
  - (a) Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side.
  - (b) Approved non-combustible materials.
  - (c) Heavy timber or log wall construction.
  - (d) Pressure treated / fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code. Coatings that need to be re-applied do not constitute an acceptable material. Such material shall extend from the top of the foundation to the underside of the roof sheathing.
- (5) Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 4912 of the Boise City Wildland Urban Interface Code.

Exception:

Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire resistance-rated construction or heavy timber construction.

- 6) Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 4912 of the Boise City Wildland Urban Interface Code.
- (7) Exterior Glazing. Exterior windows, window walls, glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.
- (8) Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 4915 of the Boise City Wildland Urban Interface Code.
- (9) Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 square meters) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4-inch (6.4 mm), or shall be designed and approved to prevent flame or ember penetration into the structure. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

B. DEFENSIBLE SPACE & LANDSCAPE. The following items are intended to provide the landscaping guidelines for the contractor, landscaper and / or homeowner to establish and maintain a minimum 30-foot defensible space from undeveloped land. Defensible space is an area either natural or manmade, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur. The defensible space shall include a landscape plan and a description of maintenance responsibilities for the property providing the defensible space. The term "defensible space" is set aside to protect the entire area around each house in a WUI zone, 30 feet out from every structure (including appendages such as decks), up to the property boundary. All sides of the house have to be maintained with fire resistant plant materials up to the property line or 30 feet, whichever is less. This is not just for homes that abut natural vegetation open space, but for all homes in the community. Additionally, the "setback" from open space to any part of the structure (including appendages such as decks) has to be a minimum of 30 feet around the perimeter of the Subdivision where lots abut the perimeter of the subdivision adjacent to Boise City open space, which is the intent of the Boise City code.

- (1) Landscape Requirements. Landscaping within defensible space shall have the following

BHE #8 & BHE #9 Fire Safety Plan

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fire-resistive vegetation and characteristics:

- (a) Growth with little or no accumulation of dead vegetation. Either on the ground or standing upright
- (b) Non-resinous plants, such as willow, poplar or tulip trees
- (c) Low volume of total vegetation. For example, a grass area as opposed to a forest or shrub-covered land
- (d) Plants with high live fuel moisture. Plants that contain a large amount of water in comparison to their dry weight
- (e) Drought tolerant plants, such as deeply rooted plants with thick, heavy leaves
- (f) Stands without ladder fuels. Plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees
- (g) Plants requiring little maintenance. Slow-growing plants that, when maintained, require little care.
- (h) Plants with woody stems and branches that require prolonged heating to ignite.

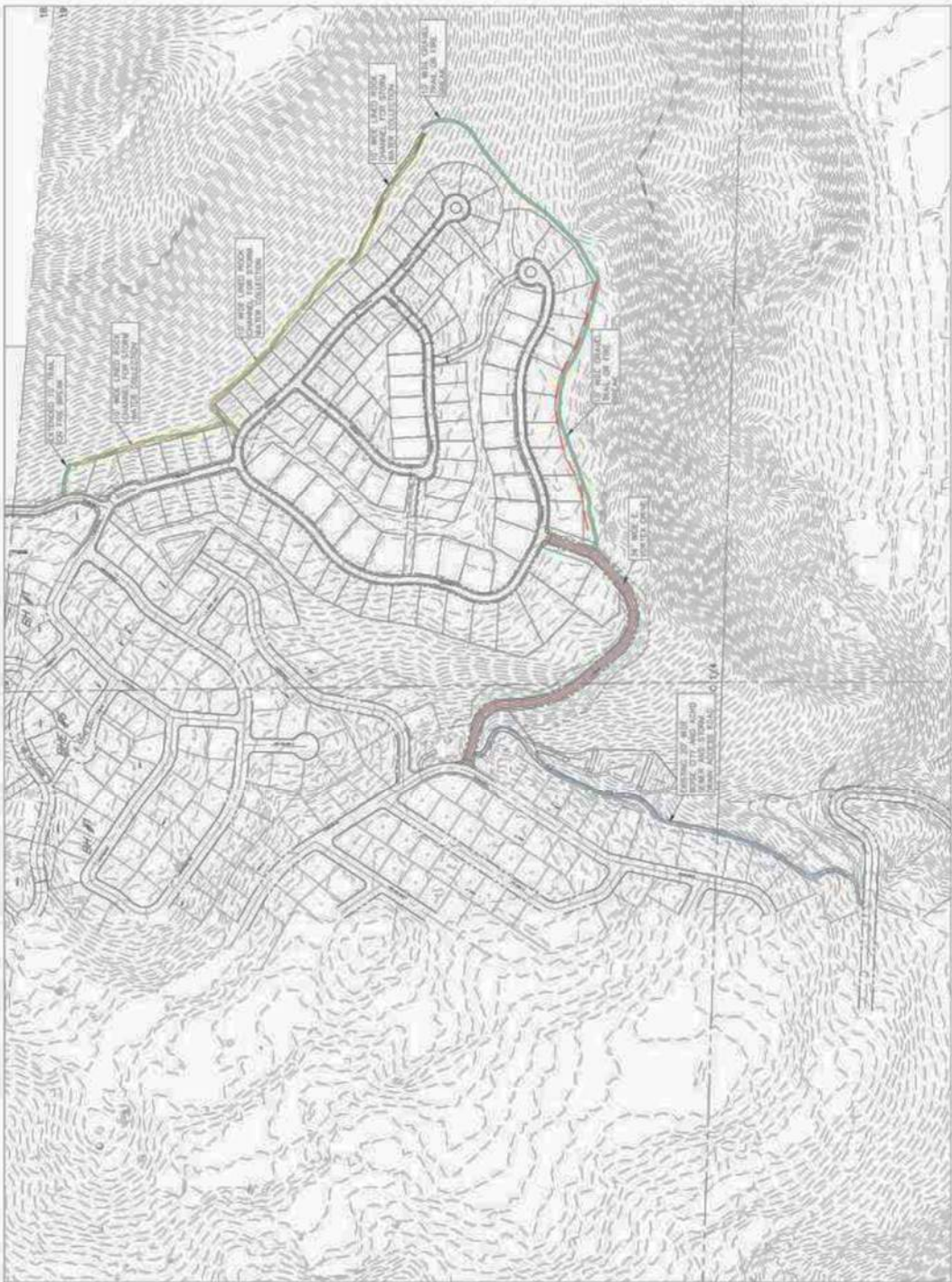
(2) Maintenance. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in such a manner as to provide a clear, defensible area for fire suppression operations.

- (a) Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.
- (b) Trees. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees.
- (c) Chimney clearance. Portions of tree crowns that extend to within 10 feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet.
- (d) Deadwood removed. Deadwood and litter shall be regularly removed from trees, and from within the defensible area.

(3) Fire Break. Exhibit A shows the general location of a fire break that shall be maintained in perpetuity by the Boulder Point Subdivision Homeowners Association around the perimeter of Boulder Heights Subdivisions No.'s 8-11. The Fire Break shall be 10 feet wide and be clear of any vegetation taller than 6 inches in height. The Fire Break may be maintained with tools, sprays, or any other means to be kept clear. Along the north boundary of Subdivisions 8 and 9, there is a drainage cutoff that is lined with rock. This area shall serve as the fire break along the northern boundary and shall also be kept clear of any vegetation over 6 inches. If the ditch is less than 10 feet wide in areas, then an additional area shall be kept clean to ensure a minimum 10 feet is kept clear. Where the Fire Break may be located on City of Boise property, the Boulder Point HOA shall retain the right to maintain the fire break and property adjacent to the subdivision.

C. ENFORCEMENT. The items identified in this Section (Section 5 Construction and Landscape Requirements), Enforcement of construction, landscape and maintenance requirements for individual lots and common lots within both BHE #8 & BHE #9 will be handled by the Boulder Point Subdivision Homeowners Association and the Architectural Control Committee.

EXHIBIT A - Fire Break



BHE #8 & BHE #9 Fire Safety Plan

# EXHIBIT 8 BOULDER WALL DESIGN EXAMPLES

Boulder retaining walls shall be substantially similar in design and appearance to those shown below.



Process

- A. The Owner and builder are to review and become familiar with the Architectural and Design Guidelines of BOULDER POINT (the “**Guidelines**”). The Guidelines set forth the required elements for design and construction within BOULDER POINT. Each Owner must strive to have compatible design elements with the goals of the BOULDER POINT Architectural and Design Guidelines. Refer to *Section VII* for additional information regarding the architectural review process.

The owner or builder shall digitally submit the following items:

1. Submittal Application as ATTACHMENT 5 to these Guidelines,
2. Submittal Checklist as ATTACHMENT 6 to these Guidelines,
3. Applicable Construction Agreement as ATTACHMENT 3 or ATTACHMENT 4 to these Guidelines,
4. The design or construction documents as outlined on the Submittal Checklist in ATTACHMENT 6 to these Guidelines,
5. Exterior Color Application as ATTACHMENT 7 to these Guidelines,
6. Associated fee(s) per ATTACHMENT 2 to these Guidelines.

All forms and applications must be completed and signed as applicable.

Modification submittals must include a detailed explanation of the modification, alteration, addition, or remodel requested. The submittal application and drawings must clearly identify the extent and the nature of the proposed work.

- B. Notice of action taken by the ACC will be emailed to applicants as soon as possible within 14 days from the date of receipt of the complete application. In the event ACC does not respond within 14 days of the submittal the submittal is deemed denied until further action by ACC.

Items to Remember

- A. Construction approval is valid for twelve (12) months for new construction and remodel / addition construction. If construction has not begun within this duration, a new application must be submitted (and will be subject to new review and application fees).

- B. All proposed new construction and finished landscaping on the building site must be completed within two years from the date construction began, or as soon as weather permits thereafter. Unless otherwise approved in writing, all other exterior work, including any addition or modification to landscape, must be completed within 6 months after start of such work.
- C. The ACC assumes no liability for encroachments into platted setbacks or onto easements of neighboring property. Be sure to check the plat of your building site and property lines to avoid encroachment and trespass.
- D. The ACC assumes no liability for injury or damages due to construction techniques and/or the structural soundness of any improvement on a building site.
- E. Removal of trees or shrubs or planting of same requires ACC approval.



The following fees shall be paid by the legal property Owner at the time specified below, or at the time of the applicable submittal, whichever takes place first.

FEE TYPE	AMOUNT	PAYMENT DUE
<b>Administrative</b>	<b>\$150.00</b>	<b>With Submittal</b>
For existing construction remodel, addition, or modification, including for landscape. Any such submittals requiring more than one (1) review will be subject to a new administrative review fee at the time of submittal.		
<b>Architectural Review</b>	<b>\$600.00</b>	<b>At Lot Closing or with Submittal</b>
Applicable to all submittals for new building construction.		
<b>Resubmittal</b>	<b>\$300.00</b>	<b>With Resubmittal</b>
Resubmittal of design changes and or modifications following approval of construction submittal will be subject to this charge. However, the ACC may require an alternate amount for this fee based on the magnitude of the change at its sole discretion.		
<b>Excessive Review</b>	<b>Per ACC</b>	<b>Per ACC</b>
Charges will be assessed for applications that take an excessive amount of review time due to the applicant continuing to resubmit documents without addressing all of the ACC review comments from the previous submittal.		

# ATTACHMENT 3 INITIAL CONSTRUCTION AGREEMENT

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## NEW RESIDENCE

As a BOULDER POINT Owner/builder requesting to construct a new single family residence on Lot \_\_\_\_\_, Block \_\_\_\_\_, Phase \_\_\_\_\_, we have read the current BOULDER POINT Architectural and Design Guidelines (the “**Guidelines**”) and the submittal form and application, and fully understand the requirements of this construction submittal. The Owner and builder are required to abide by the Master Declaration of Covenants, Conditions, and Restrictions for Boulder Point Subdivision, as amended from time to time (the “**CC&Rs**”) and all applicable city codes. In the event of a conflict between the Guidelines and the CC&Rs, the CC&Rs shall prevail. In the event of a conflict between the Guidelines and city code, city code shall prevail.

The undersigned understands and accepts that corrective measures associated with construction that is not consistent with the approved construction submittal will be required. In the event that the Owner/builder refuses to make the required corrections fees may be levied & liens placed on the property per the CC&Rs. It is the responsibility of the applicant to understand and abide by all requirements of the Guidelines & abide by them.

The undersigned understands and accepts that any change in the exterior design and/or construction from the original submittal is to be resubmitted to the ACC for approval and is subject to additional review fees as indicated on ATTACHMENT 2 to the Guidelines.

The undersigned understand and agree that all Improvements must comply with the applicable Wildland Urban Interface (WUI) Fire Safety Plan, attached to these Guidelines.

### SIGNATURES (Legal Property Owner(s) and Builder signatures are required)

#### Owner(s)

_____	_____	_____
Print	Sign	Date

_____	_____	_____
Print	Sign	Date

#### Builder

_____	_____	_____
Print	Sign	Date

## ATTACHMENT 4 CONSTRUCTION AGREEMENT

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### EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION

As a BOULDER POINT Owner requesting an addition/remodel to the home on Lot \_\_\_\_\_, Block \_\_\_\_\_, Phase \_\_\_\_\_, we have read the current BOULDER POINT Architectural and Design Guidelines (the “**Guidelines**”) and the submittal form and application, and fully understand the requirements of this construction submittal.

The undersigned understands and accepts that any change in the exterior design and/or construction from the original submittal is to be resubmitted to the ACC for approval and is subject to additional review fees as indicated on ATTACHMENT 2 to these Guidelines.

The undersigned understand and agree that all Improvements must comply with the applicable Wildland Urban Interface (WUI) Fire Safety Plan, attached to these Guidelines.

SIGNATURES (Legal Property Owner(s) and Builder signatures are required)

Owner(s)

_____	_____	_____
Print	Sign	Date

_____	_____	_____
Print	Sign	Date

Builder

_____	_____	_____
Print	Sign	Date

**ATTACHMENT 5 BOULDER POINT SUBMITTAL APPLICATION**  
**NEW RESIDENCE & EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION**

**Proposed Improvement Information**

Date: \_\_\_\_\_

Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Submittal Type:

- |  |  |
|--|--|
| <input type="checkbox"/> New Residence           | <input type="checkbox"/> Residence Remodel, Addition, Modification |
| <input type="checkbox"/> New Landscape           | <input type="checkbox"/> Landscape Remodel, Addition, Modification |
| <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Other: _____                              |

Mark if landscape will be submitted separately from the new residence application.

Brief Project Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Information (only for building submittals)

Total Building Area: \_\_\_\_\_  
Main Level Area: \_\_\_\_\_  
Upper Level Area: \_\_\_\_\_  
Basement Area: \_\_\_\_\_  
Garage Area: \_\_\_\_\_  
Total Finished Area: \_\_\_\_\_  
Total Unfinished Area: \_\_\_\_\_  
Building Height: \_\_\_\_\_

Construction Timeline

Estimated Construction Start Date: \_\_\_\_\_  
Estimated Construction Completion Date: \_\_\_\_\_

Fees

This submittal is subject to the following fees in accordance with ATTACHMENT 2 to these Guidelines.

_____ Administrative Fee	_____ Architectural Review Fee
_____ Resubmittal Fee	_____ Excessive Review Fee

**Owner, Builder, and Designer Information**

Owner Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone 1: \_\_\_\_\_ Email 1: \_\_\_\_\_  
Phone 2: \_\_\_\_\_ Email 2: \_\_\_\_\_

Architect / Designer: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Contractor / Builder: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**SIGNATURES (Legal Property Owner(s), Builder, and Architect/Designer signatures are required)**

Owner(s)

_____	_____	_____
Print	Sign	Date
_____	_____	_____
Print	Sign	Date

Builder

_____	_____	_____
Print	Sign	Date

Architect/Designer

_____	_____	_____
Print	Sign	Date

**NEW RESIDENCE & EXISTING RESIDENCE REMODEL, ADDITION, MODIFICATION**

The following is a list of items which must be included in this submittal and will be considered by the ACC prior to approval of any proposed construction.

Please mark or initial each item below to indicate that the item has been addressed on the submittal drawings included with a submittal. This checklist is to be included with the submittal package.

**Site Grading Plan (including the following minimum requirements)**

- \_\_\_\_\_ Minimum scale: 1/8" = 1'-0"
- \_\_\_\_\_ Building location (house, garage, carport)
- \_\_\_\_\_ Property lines and dimensions
- \_\_\_\_\_ Existing tree locations
- \_\_\_\_\_ Driveway, parking, walks, patios, decks and service yards (indicate materials)
- \_\_\_\_\_ Privacy screening, fences (show elevations, details, and materials on elevation sheets)
- \_\_\_\_\_ Outdoor lighting Locations (size and type of fixtures)
- \_\_\_\_\_ North arrow
- \_\_\_\_\_ Setbacks and easements
- \_\_\_\_\_ Location of buildings and other improvements (patios, decks, privacy screen, etc.) and all adjacent streets, canals and creeks
- \_\_\_\_\_ Location of utility services, meters, air conditioning units
- \_\_\_\_\_ Lot and Block Numbers, names of adjacent streets
- \_\_\_\_\_ Existing and New Grades shall be indicated to show how the proposed design works with the existing contours of the site.
- \_\_\_\_\_ Location, height, and construction materials of any Landscape retaining walls that are being used to adjust the contours of the site to accommodate the building design.

**Floor Plan(s) (including the following minimum requirements)**

- \_\_\_\_\_ Minimum scale: 1/4" = 1'-0"
- \_\_\_\_\_ Door and Window Openings (size, location, & type)
- \_\_\_\_\_ Exterior and interior walls, room names
- \_\_\_\_\_ Stairways
- \_\_\_\_\_ Exterior Lights (locations and mounting heights)
- \_\_\_\_\_ Decks, porches and patios
- \_\_\_\_\_ Electric and gas meter locations (recessed base and approved enclosure for electric meters required)
- \_\_\_\_\_ North arrow
- \_\_\_\_\_ Trash receptacles (locations - how they are screened and accessed)
- \_\_\_\_\_ Type, location and quantity of heating and cooling system(s)

## Building Sections

- \_\_\_\_\_ Minimum scale: 1/4" = 1'-0"
- \_\_\_\_\_ Minimum of two building sections should be provided
- \_\_\_\_\_ Exterior and interior walls, room names
- \_\_\_\_\_ Relationship of Floor levels to finish and existing grade.

## Building Elevations (including the following minimum requirements)

- \_\_\_\_\_ Scale to equal floor plans - showing all building features
- \_\_\_\_\_ Roofs - note materials (if materials or direction of application are a feature of the design, so indicate)
- \_\_\_\_\_ Exterior Finish Materials (graphically show and note material and direction of application, joining method - joint location, type of joint cover shall be indicated on drawings)
- \_\_\_\_\_ Chimney chases (graphically show and note materials, graphically show type of chimney cap proposed)
- \_\_\_\_\_ Door and window openings - graphically indicate type (e.g., casement or single hung windows, sliding or swinging doors), style (e.g., paneled or flush doors, full glass or "paned" windows), size and location
- \_\_\_\_\_ Trim - graphically show and note type and size of trim at windows, doors, comers, etc.
- \_\_\_\_\_ Railings, decks, privacy screens, fences - indicate relationship to composition of house, note materials. FULL DETAILS FOR RAILINGS, PRIVACY SCREENS AND FENCES SHALL BE REQUIRED EXCEPT WHERE STANDARD BOULDER POINT FENCE TYPES ARE TO BE USED
- \_\_\_\_\_ Roof and attic vents - correctly show size per UBC locations and types
- \_\_\_\_\_ PLACE NOTE ON DRAWING THAT PLUMBING VENTS SHALL BE GROUPED AND LOCATED ON SIDE OF ROOFS OPPOSITE STREET; ESTABLISH LOCATION AND HEIGHT OF GAS VENT AND INDICATE ON DRAWINGS. (Gas vents over 2'-0" high shall be enclosed in a chase compatible with the architecture of the structure)
- \_\_\_\_\_ IMPORTANT: Note generically all exterior materials and finishes (e.g., stucco, stone, brick) on these drawings (include more detailed information on materials and finishes in the Exterior Color Submittal, ATTACHMENT 7)
- \_\_\_\_\_ IMPORTANT: Show the proposed structure's finished floor line in relation to the finished grade.
- \_\_\_\_\_ One copy of the approved front elevations at 1/8" scale shall be submitted.

## Landscape Plan (including the following minimum requirements) shall be submitted at this time.

- \_\_\_\_\_ Show Enhanced Landscape Area boundaries
- \_\_\_\_\_ Show Native Landscape Area boundaries
- \_\_\_\_\_ Show areas to receive Hydroseeding
- \_\_\_\_\_ Planter areas indicated describing type of surfacing material (bark, soil aid, gravel, etc.)
- \_\_\_\_\_ Show planting materials, size at time of planting & species
- \_\_\_\_\_ Show mature canopy size of all trees and indicate species, caliper size at planting and mature height.
- \_\_\_\_\_ Show screening of mechanical units and meters
- \_\_\_\_\_ Show privacy berms (include height above adjacent grade)
- \_\_\_\_\_ Show planting to soften fencing and privacy screens
- \_\_\_\_\_ Photographs of rocks, boulders to be used in landscape; size indicated on drawings.
- \_\_\_\_\_ Show the location, size, and layout of all water features or other landscape amenities.

\_\_\_\_\_ Data Table including the following:

- \_\_\_\_\_ Total Lot Area
- \_\_\_\_\_ Total Non-Landscape Area (building area, driveway, walks, etc.)
- \_\_\_\_\_ Total Landscape Area
- \_\_\_\_\_ Percent (%) of Landscape Area

\_\_\_\_\_ Location, height, and construction materials of any Landscape retaining walls that are being used to adjust the contours of the site to accommodate the Landscape design.

\_\_\_\_\_ Location, height, and construction materials of all fencing proposed for the site. Refer to EXHIBIT 3, EXHIBIT 4, and EXHIBIT 5 for a depiction of the fence types approved for BOULDER POINT.

**Exterior Color Submittal Requirements**

\_\_\_\_\_ Exterior Color Submittal per ATTACHMENT 7 to these Guidelines shall be submitted for review and approval at this time.

SIGNATURES (Legal Property Owner(s), Builder, and Architect/Designer signatures are required)

Owner(s)

Print	Sign	Date

Print	Sign	Date

Builder

Print	Sign	Date

Architect/Designer

Print	Sign	Date



The following is a list of items which must be included in this submittal for review and approval to be issued by the ACC prior to installation of any proposed exterior colors or colored materials.

Please mark or initial each item below to indicate that the item has been addressed on the submittal drawings included with a submittal and include this checklist with the submittal package. Ensure the submittal packet includes digital swatches of any proposed materials, colors, exterior light fixtures, and/or garage door styles. The ACC may request physical samples be provided for any color or material proposed.

**ID #** EXTERIOR LOCATION MATERIAL / COLOR DESCRIPTION, NAME, AND MFR REFERENCE NO.

**Body Color(s) – Paint, Stain, Siding, Stucco, etc.**

B-1 \_\_\_\_\_

B-2 \_\_\_\_\_

B-3 \_\_\_\_\_

**Accent Color(s) – Fascia, Trim, Soffits, Shutters, etc.**

A-1 \_\_\_\_\_

A-2 \_\_\_\_\_

A-3 \_\_\_\_\_

A-4 \_\_\_\_\_

A-5 \_\_\_\_\_

**Masonry Finishes – Stone, Brick, etc.**

M-1 \_\_\_\_\_

M-2 \_\_\_\_\_

M-3 \_\_\_\_\_

**Pre-finished Metal – Fascia, Downspouts, Gutter, Chimney Cap, etc.**

PM-1 \_\_\_\_\_

PM-2 \_\_\_\_\_

PM-3 \_\_\_\_\_

**Roof Material – Main, Accent**

RM-1 \_\_\_\_\_

RM-2 \_\_\_\_\_

**Window Frames**

WF-1 \_\_\_\_\_

**Door & Door Frame**

DF-1 \_\_\_\_\_

**Garage Door (Example: equal to 9700 series Wayne Dalton)**

GD-1 \_\_\_\_\_ N/A \_\_\_\_\_

**Other Finishes**

OF-1 \_\_\_\_\_

OF-2 \_\_\_\_\_

OF-3 \_\_\_\_\_

OF-4 \_\_\_\_\_

**Process**

1. Include a digital color sample of each item (Colored brochures may be used with chosen color(s) clearly identified). The color samples are to be marked with the corresponding "ID #" as listed above for easy identification.
2. Provide a digital copy of front building elevation colored to generally indicate the different colors and materials selected (and is not intended to be an exact rendering of actual colors/materials). Label each material finish on the color elevation using the "ID #" as listed above.
3. Optionally, provide a color legend on the elevation sheet to label each material finish.
4. The ACC may request physical samples be provided for any color or material proposed.

NOTE: The colored elevation is to depict the general colors/materials proposed, similar to the example shown in EXHIBIT 6 to these Guidelines.

**SIGNATURES (Legal Property Owner(s), Builder, and Architect/Designer signatures are required)**

**Owner(s)**

\_\_\_\_\_  
Print Sign Date

\_\_\_\_\_  
Print Sign Date

**Builder**

\_\_\_\_\_  
Print Sign Date

**Architect/Designer**

\_\_\_\_\_  
Print Sign Date