



INDIAN CREEK RANCH
ARCHITECTURAL DESIGN GUIDELINES &
CONSTRUCTION STANDARDS

City of Kuna, County of Ada, State of Idaho

Effective: September 23, 2021

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I. INTRODUCTION

These Architectural Design Guidelines and Construction Standards (“Design Guidelines”) are to be used as guidelines for the Owner and builder in preparing plans and specifications for any proposed Improvement, construction, or installation within the Indian Creek Ranch neighborhood and for maintaining an orderly construction environment. These guidelines are used by the Architectural Reviewer in conjunction with the Declaration. The Indian Creek Ranch neighborhood will be comprised of various individual areas, each of which may have similar but varying requirements. The Architectural Reviewer reserves the right to grant variances or modify these standards as it deems appropriate and in accordance with the Declaration.

The Master Declaration of Covenants, Conditions, and Restrictions for Indian Creek Ranch Subdivision recorded as Document No. _____, in the Official Records of Ada County, Idaho, as the same may be amended from time to time (the “**Declaration**”) provides that no Owner may commence the construction of any Improvement without the prior written approval of the “**Architectural Reviewer**”, which shall mean the Architectural Control Committee or ACC as defined in the Declaration. Pursuant to the Declaration, M3 ID RISING SUN, LLC, an Arizona limited liability company (“**Declarant**”) retains the right to appoint all individuals comprising the Architectural Reviewer 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 Declaration. As long as the Declarant retains such right, the Architectural Reviewer shall in no event be a committee created by or appointed by the Board or the Indian Creek Ranch Homeowners’ Association, Inc., an Idaho nonprofit corporation (“**Indian Creek Ranch HOA**”).

The Architectural Reviewer will not be required to review any plans until a complete review package, as required by the Declaration and these Architectural Design Guidelines and Construction Standards (“**Design Guidelines**”), is assembled and submitted to the Architectural Reviewer. The Declaration outlines other specific requirements governing architectural control imposed by the Architectural Reviewer which are not repeated in these Design Guidelines and which bind each and every Owner. The Architectural Reviewer 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.

The approval of the Architectural Reviewer of any plans or specifications for any work done or proposed in connection with any matter requiring the approval or consent of the Architectural Reviewer 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 Architectural Reviewer.

The Architectural Reviewer may grant variances from compliance with any provisions in these Design Guidelines, when, in the opinion of the Architectural Reviewer, 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 Design Guidelines.

The Architectural Reviewer 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.

Capitalized words used in these Design Guidelines, but not otherwise defined herein shall have the same meaning ascribed to such terms in the Declaration.

II. SUBMITTAL AND APPROVAL PROCEDURES

A. Submittal Requirements. All submittals shall include the plans, specifications, application, and other information described below, as may be applicable. Construction may not commence until written approval is granted by the Architectural Reviewer.

The submittal plans and materials shall include specifications, dimensions, a legend of all symbols and abbreviations, and other applicable information necessary to perform such a review. Elevation views shall be provided for any proposed vertical Improvements (e.g. built-in BBQ, water feature).

The below items 1 through 8 shall be digitally submitted (e.g. pdf format) to the Architectural Reviewer for approval. The Architectural Reviewer may request physical samples at and/or additional material to be submitted at its discretion. All drawings are to be to scale and the scale shall be clearly identified.

1. Application. Each submittal shall be accompanied by a completed design review application and checklist adopted by the Architectural Reviewer, (the "**Application**"), attached to these Design Guidelines as Attachment 1.
2. Site Plan. Show the Building Lot ("**Lot**") boundaries, the proposed location of all Improvements (including, but not limited to, all structures, driveways, sidewalks, fences, dog runs, patios, decks, outdoor lighting, utility meters, mechanical equipment, etc.), all easements, and all proposed setbacks. Include a roof plan as part of the site plan if a separate roof plan is not submitted. Use arrows to indicate the proposed grading and drainage flows off of the lot and away from the proposed residence and adjacent Lots. The Architectural Reviewer may require a separate grading and drainage plan be provided.
3. Roof Plan(s). Depict roof masses, ridgelines, and roof pitches including pertinent dimensions (e.g. gable span, overhang depths) if not provided elsewhere. Show the locations of any roof drains or scuppers, as applicable. The

roof plan may be included on the site plan in lieu of a separate roof plan. (Minimum scale of 1/8" = 1'-0".)

4. Floor Plan(s). Include the per floor square feet and total finished square feet of the residence, exclusive of garages, covered patios, storage areas, etc. Provide exterior dimensions on all floor plans. (Minimum scale of 1/4" = 1'-0".)

5. Building Elevations. Illustrate front, rear and side views, showing the maximum building height and include proposed exterior finish material descriptions. (Minimum scale of 1/8" = 1'-0".)

6. Specifications. Include the specifications and descriptions of any proposed exterior materials, finishes, equipment, etc.

7. Exterior Materials and Colors. Include digital samples of the color of proposed exterior material colors, (e.g. paint, stain). Samples of all other materials (e.g. brick, stone) shall be shown on the elevations. All proposed exterior materials and colors shall be identified by name, number, color, and manufacturer. The Architectural Reviewer may request physical samples of any proposed exterior colors or materials in which case the submittal will not be considered complete until all requested materials have been received.

8. Landscape Plan. Show the proposed landscape and hardscape including dimensions and any proposed fencing and include a legend of the plant types, sizes and quantities. A legend shall be included for plant types, sizes and quantities. Elevation views of each side shall be included for any vertical Improvement not reflected elsewhere in the submittal. Use arrows to indicate the proposed grading and drainage flows off of the lot and away from the proposed residence and adjacent Lots. It is preferred that the landscape plan be submitted with the initial architectural plan submittal, but it may be submitted up to sixty (60) days after the initial submittal. (Minimum scale of 1/8" = 1'-0".)

B. Design Review Fees. All design review fees are immediately non-refundable.

1. Initial Submittal. A design review fee of Three Hundred Fifty and No/100 Dollars (\$350.00) is due and payable to erstad ARCHITECTS with the initial submittal for the residence and landscape.

2. Revision Submittal. An additional design review fee of One Hundred Fifty and No/100 Dollars (\$150.00) shall be due and payable to erstad ARCHITECTS with the following types of submittals:

(i) A Substantially Revised Submittal as defined in *Section II.F* below,
and

(ii) An Alteration Submittal to alter a previously approved submittal as described in *Section II.G* below.

3. Subsequent Owner Requests. A design review fee of Forty and No/100 Dollars (\$40.00) is due and payable to the Indian Creek Ranch HOA with any subsequent Owner request to add, remove, replace, or alter existing Improvements after the initial residence and landscape Improvements have been completed.

C. Submittal Contacts. All builder submittals, fees, and inquiries for initial Improvements, to include the residence and landscape, shall be made to:

erstad ARCHITECTS
c/o Synde Walden
310 North 5th Street
Boise, ID 83702
synde@erstadarchitects.com
208.331.9031

All subsequent Owner submittals, fees, and inquiries shall be directed to the Indian Creek Ranch HOA manager. The Owner submittal form can be accessed on the website, www.dev-services.com, under Indian Creek Ranch HOA.

D. Notification of Action. The Owner or builder shall be notified of the decision of the Architectural Reviewer within ten (10) business days of receipt of a complete submittal. The Architectural Reviewer may request additional information or materials and a submittal will not be considered complete until all requested items have been received. Revisions required by the Architectural Reviewer must be resubmitted and reviewed by the Architectural Reviewer prior to issuance of a formal approval unless the revisions are noted as a condition of approval on the Architectural Reviewer approval letter. Should notification of the Architectural Reviewer's decision not be received within ten (10) business days, it does not mean, nor may be construed to mean, the submittal was approved.

E. Expiration of Approval. The approval of the Architectural Reviewer shall be valid for a period of one (1) year at which time it shall expire.

F. Resubmittals and Substantially Revised Submittals. The Architectural Reviewer will review one (1) resubmittal from an Owner/builder, if necessary, following the first formal review and response. After the resubmittal has been reviewed and the builder or Owner has been notified of the decision regarding such resubmittal, the Architectural Reviewer's approval or denial shall be considered final.

If a submittal and subsequent resubmittal are both denied, the Architectural Reviewer will not perform any additional reviews unless the proposed Improvements are substantially revised. Provided the proposed Improvements are substantially revised, the revised designs shall be submitted for review as a "**Substantially Revised Submittal**" and will be subject to an additional review fee as outlined in *Section II.B* above. Any

Substantially Revised Submittal must include all applicable plans, specifications and submittal requirements set forth herein.

G. Alterations to an Approved Submittal. Proposed alterations or modifications to a previously approved submittal must be submitted as an “**Alteration Submittal**” to the Architectural Reviewer, and written approval from the Architectural Reviewer must be received prior to starting such work. Alteration Submittals must include the applicable plans, specifications and submittal requirements set forth herein and shall clearly identify those elements proposed to be altered or modified. Each Alteration Submittal will be subject to an additional review fee described in *Section II.B* above.

H. Construction Inspections. The Architectural Reviewer may make a physical on-site inspection during or at the completion of construction to verify compliance with the approved submittal.

I. Enforcement. If the Architectural Reviewer finds that the Improvements were not done in substantial compliance with the approved submittal corrective measures shall be taken as outlined in the Declaration, including, but not limited to, stopping construction and making physical changes to bring the Improvements into compliance with the approved plans.

III. DESIGN GUIDELINES

A. Lot Types. For the purposes of design review, Lots are divided into the following types:

- (i) “**Small Lot**”: Less than sixty feet (60’) wide at the front building setback;
- (ii) “**Medium Lot**”: Greater than or equal to sixty feet (60’) wide but less than seventy feet (70’) wide at the front setback; and
- (iii) “**Large Lot**”: Greater than or equal to seventy feet (70’) wide at the front building setback.

B. Street Side Setbacks. If there is additional width on a Lot with a side yard adjacent to a street, including where there is a common lot between the street and Lot, the residence shall have the building set back from such property line more than the minimum five foot (5’) setback and such area should include additional landscape where adequate space exists.

C. Driveways. Unless otherwise approved, driveways may not extend past the edges of the garage to which they lead to allow room for more landscaping. Building lots are limited to one driveway cut at the street unless otherwise approved by the Architectural Reviewer.

D. Minimum Square Feet. Two-story homes shall have a minimum of 60% of the square footage, including garage, and excluding basements, storage rooms, covered patios, etc. on the first floor.

Finished space is exclusive of basements, garages, storage rooms, covered patios, etc., and each residence shall include a minimum amount of finished square feet based on Lot type, as set forth below.

Minimum Finished Square Feet of Residence			
	Small Lot (<60')	Medium Lot (≥60' & <70')	Large Lot (≥70')
One-Story Plan	1,200	1,600	2,200
Two-Story Plan	1,800	2,000	2,600

The Architectural Reviewer may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion.

E. Exterior Elevations.

The use of honest architectural elements relative to each architectural style is critical. Elements such as boxed out windows, dormer windows, and covered entries are encouraged. Double gables over the entire width of a three (3) car garage are discouraged. Stacked rooms over garages shall incorporate a change in the front plane of the garage to avoid large, unbroken vertical surfaces. Where siding is used, batten boards or trim shall be located as inconspicuously and symmetrically as possible. Windows shall be consistent in type, style, trim and proportion.

Lots with rear or side elevations that face a street or Common Area are required to provide a higher level of articulation and detailing, including vertical and horizontal offsets along with breaks in the roof plane. Large expanses of flat, unbroken surfaces are not permitted on elevations facing a street or Common Area. Intermediate horizontal bands are encouraged at all two-story elements. Covered patios and balconies, horizontal offsets, overhangs and other methods to create visual depth and contrast are highly encouraged. A residence should present a cohesive design which will be especially scrutinized for any elevation facing a street, Common Area, and/or open space.

Any “standard” (non-custom) floorplan approved for repetitive use should include multiple elevation styles that are substantially different. Similar architectural styles proposed for more than one floorplan shall have substantially different elevations. Elevation styles may be repeated within Indian Creek Ranch provided a minimum of four (4) Lots with completely different floorplans and/or elevation styles separate the similar layouts and the color schemes are different. However, the Architectural Reviewer may require some additional differentiation between any like floorplans and elevations. The requirements set forth in this paragraph are intended to mitigate undesirable monotony in the community design and finishes. Therefore, a builder submitting for standard plan

review should consider the total quantity of floorplans, elevation styles, and color/material schemes necessary to meet these requirements.

Broken roof lines and no less than three (3) primary roof masses are required. Unless otherwise approved by the Architectural Reviewer as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 4:12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Mixing or differing roof pitches on the same elevation is discouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner. Roof and attic vents shall be shown on the elevations.

Roof eaves are required to be a minimum of 16" deep, and gable ends are required to be a minimum of 12" deep.

Low-profile roofs with predominant pitch of 4/12 or 5/12 must be consistent with a specific architectural style and must have significant architectural details, such as:

- (i) Heavier Stacked Fascia—minimum 12"; and/or
- (ii) Corbels, exposed rafters or other details that are true to this style

Architectural detailing should be consistent with the architectural style and avoid the appearance of an over or under worked design.

Transitional 2-story or 1-1/2 story residences may be located on corner Lots provided that the single-story portion of the residence is located adjacent to the corner or side street and is approved by the Architectural Reviewer. Two-story residences are prohibited on Lots backing up to or with a side facing a main arterial street, clubhouse, or open space unless the elevation has a single story or stepped appearance.

F. Exterior Finishes and Colors. Exterior finishes should be cohesive with the architecture styles. Exterior finish materials and colors shall be consistent and continuous on all elevations of a dwelling to achieve a uniform and complete design. Hardy / Tru Lap / Louisiana Pacific or equivalent, stucco, local stone and brick are preferred exterior materials. The Architectural Reviewer will also consider high quality manufactured stone.

Architectural and aesthetic balance shall be primary concern in determining placement of materials. All materials will be required to terminate at an inside corner whenever possible or wrap the corners a minimum of thirty-six inches (36"). Materials may be required to extend further in cases where there is a more logical terminus point. Designs are encouraged to use materials to define building forms.

1. Stone and Brick. Subject to compatibility with the overall architectural style and design, all residences, except as noted below, shall be required to incorporate brick or stone. A minimum of twenty percent (20%) of elevations that face a

street(s) will be required to be stone or brick. The requirement for the use of such accent materials on exterior elevations may be waived by the Architectural Reviewer for exceptional design concepts that establish a very high quality through other elements of architectural design. The Architectural Reviewer may require upgraded siding, additional landscaping, or other elements at its discretion.

Materials shall be compatible with the exterior paint colors approved by the Architectural Reviewer. Darker brick shades are encouraged. White or gray brick will be considered when consistent with the architectural style.

2. Siding & Stucco. Proposed siding shall be eight inches (8") hardy / cement, cedar shake or board and batten. Cottage lap siding is not permitted; other types of siding not contemplated herein are subject to written approval by the Architectural Reviewer. Steel, aluminum, or vinyl siding are prohibited. If siding is used on an elevation it shall be used on all elevations.

Stucco exteriors shall incorporate appropriate articulation and accents, such as one and on-half inch (1-1/2") deep by six inch (6") wide trim around windows, twelve inches (12") intermediate horizontal bands at 2-story elements, belly bands, frieze boards, etc. If stucco is used on an elevation it shall be used on all elevations.

3. Exterior Paint Colors. Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of the community. Rain gutters and downspouts shall match the color of the surface to which they are attached.

Exterior colors of earth tones, warm tones or grays shall be required for the body of the residence. Bright, bold or very dark colors shall be reviewed on a case by case basis by the Architectural Reviewer.

4. Roof Materials. Roofs shall be thirty (30) year or better architectural asphalt shingles, slate, concrete tile, or clay tile and must have high-definition ridge caps. Roof colors must be black or dark grey unless otherwise approved by the Architectural Reviewer. Other roofing materials are subject to written approval by the Architectural Reviewer.

G. Solar Panels. Solar panel locations must be approved by Architectural Reviewer prior to installation. Panels shall be commercially manufactured and well maintained. Solar panels shall not be visible from the front elevation of the home if possible. Solar panels and associated hardware shall be an integral part of the design of the home. The color of solar panels, frames, and associated hardware shall be black and shall be recess mounted (flush) into the roof structure or low profile and parallel to the roof with no visible piping. If solar panels are proposed, the roofing material shall be of a hue that minimizes the contrast between the roof and the solar panels.

H. Rain Gutters and Downspouts. Rain gutters and downspouts are required on all residences, shall be continuous, and shall be painted to match the color of the surface to which they are attached. The use of chains or copper gutters and downspouts will be considered when appropriate with the architectural style.

I. Fascia & Trim. Roof fascia shall be a minimum of eight inches (8") wide. Certain architectural styles may require wider fascia. Gables shall incorporate stacked trim detailing. Fascia and trim shall be constructed of nominal one inch (1") thick material. Stacking is not required on eaves where gutter covers the additional fascia.

J. Architectural Detail/Accents. Focus should be placed on architectural design that is true to the character or style submitted. Details and accents should represent the historical integrity of each style and should be consistent with the style on all elevations. Over-worked or unrelated detailing is prohibited.

K. Chimneys. Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney pipes and painted pursuant to the written approval of the Architectural Reviewer.

L. Garages, General. Designs should de-emphasize the garage, and the main living areas of a residence should be visually dominant. Accordingly, builders are encouraged to locate front-loaded garages behind the front of the rest of the home, e.g. livable finished area, side-load garages, and/or front patios. Side load garages are encouraged, and when possible, designs should avoid placing garage doors where they are visible from the street. Side loaded garages are highly encouraged, but not required, on Lots that are deeper than one hundred thirty feet (130'). All garage doors are subject to written approval of the Architectural Reviewer. Detached garages are prohibited.

All garage doors, including RV or oversize garage doors, should be recessed a minimum of six inches (6"). When feasible, a minimum garage door recess of twelve inches (12") is recommended. Flush or flat panel garage doors are typically not permitted unless true to the architectural style. Garage doors are to have detailing that is consistent with the architectural style and design of the residence. Interiors of garages shall be sheet rocked, taped, sanded and painted or sheet rocked, taped sanded and textured. Trim around doors and windows shall be painted.

If a front-load garage extends in front of the rest of the home, enhanced architecture will be required. If the addition of a 3rd front load garage bay results in the garage(s) occupying more than fifty percent (50%) of the width of the front elevation, upgraded garage doors will be required. Taller/RV garages will require a greater setback from the other garages as described below.

Garages on Small Lots shall be limited to a single two-car garage door or two single-car garage doors. Small and Medium Lots are limited to a maximum garage door height of eight feet (8'). Garages on Medium Lots and Large Lots may have a single two-car garage door plus a single one-car garage door, or three one-car garage doors. If a home

features three garage bays, the front of at least one of the garage bays should be set back a minimum of eighteen inches (18") from the face of the other garage(s). If an RV garage is proposed on a Large Lot, typically, only a single additional, one-vehicle garage door will be permitted. Garages on Large Lots equal to or greater than ninety feet (≥90') wide at the front setback should be side loaded and de-emphasize the garage. The Architectural Reviewer may elect to allow a front facing garage if it is set back behind the home and another side loaded garage.

Garage Doors by Lot Type			
	Small Lot (<60')	Medium Lot (≥60' & <70')	Large Lot (≥70')
Max Number of Garage Doors	(1) 2-car garage door, or (2) 1-car garage doors	(1) 2-car garage door and (1) 1-car garage door, or (3) 1-car garage doors	(1) 2-car garage door and (1) 1-car garage door, or (3) 1-car garage doors
Max Standard Garage Door Height	8'	8'	See below

M. RV Garages & Tall Garage Doors. Although taller garage doors and RV garages may be considered on certain Lots (or Lot types as described herein), this does not guarantee approval. Plans submitted with RV/tall garages will be subject to a more detailed review process and may be denied by the Architectural Reviewer in its sole discretion.

The Architectural Reviewer will allow and evaluate proposed architectural RV or oversize garage doors on specific Lots, subject to any restrictions and the below guidelines. The Architectural Reviewer's review of any proposed RV or oversize garages will be subjective and in the sole discretion of the Architectural Reviewer.

1. The Architectural Reviewer will typically pre-designate specific Lots that may feature an oversized or RV garage door as well as the maximum height of such door. If there is any question relating to RV or oversize garage doors on a specific Lot, and/or the maximum oversize/RV garage door height permitted, please contact the Architectural Reviewer.
2. Except as may be otherwise specified by the Architectural Reviewer, Large Lot types that are less than eighty feet (80') in width at the front setback may have a single one-car garage door higher than eight feet (8') up to a maximum height of twelve feet (12'), subject to the standards set forth below.
3. Except as may be otherwise specified by the Architectural Reviewer, one-story homes with garage doors greater than twelve feet (12') in height and up to a maximum height of fourteen feet (14') will only be considered on Large Lot types that are eighty feet (80') or wider at the front setback.

4. For an RV or oversize garage to be considered, it must meet the following minimum setbacks from the front of any other garage on the Lot:

- (i) Three feet (3') for doors taller than eight feet (8') and up to ten-feet (10') in height,
- (ii) Five feet (5') for doors taller than ten feet (10').

5. A garage door should not be one of the most prominent features on the façade. The intent is to minimize the impact as much as possible by keeping the taller garage door behind both the front of the residence and the eight-foot (8') garage door. If the front of an RV garage or taller garage extends in front of the finished livable area, enhanced architecture will be required.

6. Turning the other garages into side-load garages are encouraged.

7. Incorporating an architectural pop-out with a lower roof line on the side of a tall garage is strongly encouraged and may be required depending on the particular site and proposed location. Tall garages should incorporate other architectural elements to provide visual interest, such as windows, banding at the level of the roof line, etc.

8. Upgraded, architectural garage doors are encouraged.

9. The overall mass and roof shall be integrated with and in harmony with the rest of the residence. The top of the RV or oversize garage should not exceed the roof height of the residence.

10. RV and oversized garage spacing will be designated by the Architectural Reviewer. Notwithstanding any designation the Architectural Reviewer may make to the contrary, Lots with RV/oversize garages will typically be required to be separated by a minimum of three (3) Lots on the same side of the street and a minimum of two (2) Lots to each side of an opposite Lot, where applicable.

11. If an RV or oversize garage is proposed on an end Lot condition adjacent to Common Area and/or streets, such garage shall be located on the side of the Lot opposite such adjacency.

N. Detached Storage Structures. All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. A maximum of one (1) detached storage facility per Lot will be considered, such as a storage shed, provided it is of the same construction, finish, and color as proposed and approved for the residence. Metal storage sheds or other structures that do not reflect the architectural style and quality of the residence on such a Lot are prohibited.

Such a detached storage facility may not exceed two-hundred (200) square feet in area, and detached structures may not be located within three feet (3') of the property line

on a Lot. Any such structure shall be placed on a concrete pad in a location approved by the Architectural Reviewer and may not back to a neighboring view fence. Depending on location, additional landscaping may also be required.

The Architectural Reviewer encourages the storage of boats, RV's, camp trailers and other similar vehicles or trailers in offsite storage facilities.

O. Fences. Prior to the construction of any fence, plans shall be submitted as part of the landscape plans to and approved in writing by the Architectural Reviewer. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions, and designate the type and height of fence proposed. The only fence types permitted are those specified by these Design Guidelines, and no fence may be installed prior to approval by the Architectural Reviewer. Refer to Exhibit A through Exhibit C attached to these Design Guidelines for the permitted fencing types planned for most builder and Owner installations (pending municipal approval). The developer may install different fencing in select locations, including the style screen fencing shown in Exhibit D, and where any such developer installed fence exists, it may not be replaced with any other type of fencing.

1. General fence requirements include:

- (i) Wherever possible, adjoining Lots shall use common corner posts.
- (ii) Fence returns terminating into the side of a house shall be a minimum of four feet (4') behind the front of the residence on the side where the return is located.
- (iii) Transitions in fence height shall be accomplished by stepping, (not angling), the fence top.
- (iv) Where view fence is used along rear lot lines adjacent to Common Areas, view fence should also be used for a minimum of two fence panels on the adjacent side yard fence.

2. Permitted locations for each fence type are as follows:

- (i) All Lots located adjacent to club, Common Area, and/or open space, including water features, hillsides, etc. shall install view fencing along such rear or side property line(s).
- (ii) All Lots located adjacent to any Common Area or streets shall install screen fencing or demi-screen fencing along such adjacent boundary line(s).
- (iii) Screen fence may be installed on or along side property lines between residential Lots, except where view fence is required as described above in *Section III.O.1(iv)*.

Refer to Exhibit E for a depiction of the Master Fence Plan. Depending on location, the Architectural Reviewer may require an on-site inspection prior to fence construction.

P. Dog Runs. Dog runs must be approved by the Architectural Reviewer prior to installation. The size and location may be restricted. If approved, they shall be commercially manufactured and well maintained. Coated chain-link, galvanized and stainless steel are the only approved materials unless constructed of one of the permitted fence styles.

Q. Patios. All residences are recommended to include covered rear patios. All exterior patios are required to be a minimum of ten feet (10') deep and shall be covered. Covered patios may be a minimum of eight feet (8') deep (or equivalent alternate dimension) where Lot depth is a constraint. Patio covers shall extend to the edges of the patio and be integral to the design and appear as extensions of the architecture of the residence. Patios and covers on corners shall extend past and wrap the corner of the building. All columns must be a minimum size of twelve inches by twelve inches (12" x 12").

R. Landscape. A landscape plan shall be prepared and submitted to the Architectural Reviewer for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the Architectural Reviewer.

Builders and Owners are encouraged to consider adjacent yards when formulating a landscape plan and to the extent practical, shall blend the Improvements with the neighboring yard landscape Improvements, including planters and berms. The Architectural Reviewer will consider how the proposed landscaping blends with and promoted the overall aesthetics of the site in conjunction with structures. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers are encouraged.

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

Landscaping in front, rear, and side yards is required to be completed in accordance with these standards within thirty (30) days of substantial completion of the home, except in the event weather makes installation unfeasible, in which case written waiver from the Architectural Reviewer is required.

1. Trees shall be planted in front yards, corner yards and rear yards according to the following minimum standards:

(i) Deciduous trees shall be 2" caliper or larger and evergreen trees shall be 8' high or higher

(ii) An ornamental tree or 5 additional 2-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the Architectural Reviewer.

(iii) A Lot on which the residence is required to have an increased side setback as described in *Section III.B* shall have additional trees planted within such area along the property line provided the width of the side yard is a minimum of ten (10) feet, and such trees shall have a maximum spacing of forty (40) feet.

MINIMUM TREE QUANTITIES			
	Small Lot (<60')	Medium Lot (≥60' & <70')	Large Lot (≥70')
Front Yard	2 trees, one deciduous tree and one evergreen tree.	2 trees, at least one deciduous tree and one evergreen tree	3 trees, at least one deciduous tree and one evergreen tree
Rear Yard	1 tree per 1500 square feet of rear yard	1 tree per 1500 square feet of rear yard	1 tree per 1500 square feet of rear yard

2. Shrubs shall be planted in the front yards, corner yards and rear yards according to the following minimum standards:

MINIMUM SHRUB QUANTITIES			
	Small Lot (<60')	Medium Lot (≥60' & <70')	Large Lot (≥70')
Front Yard	Minimum 16-20, 2 gallon or larger shrubs	Minimum 18-22, 2 gallon or larger shrubs	Minimum 20-24, 2 gallon or larger shrubs
Corner Lot Side Yard	Minimum 10, 2 gallon or larger shrubs	Minimum 12, 2 gallon or larger shrubs	Minimum 14, 2 gallon or larger shrubs
Rear Yard	Minimum 8, 2 gallon or larger shrubs	Minimum 9, 2 gallon or larger shrubs	Minimum 10, 2 gallon or larger shrubs

3. Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, and 15% of the rear yard.

4. Except at planter bed locations or side yards, sod shall be laid throughout (excluding driveways, walks, and patios).

5. Sod or turf grass shall be planted covering a minimum of 50% of the front yard and 50% of the rear yard. Artificial turf is prohibited in front yards.
6. Ground cover used in planter beds shall either be a natural wood or soil product with no dyes or color added, or a grey / dark colored perma bark/rock chips no larger than 1 inch in size. There shall be no red, white, or light-colored rock chips.
7. An automatic underground irrigation system shall be installed throughout. Such irrigation system shall include appropriate backflow prevention and utilize zones for landscape with different water demands. Sprinkler systems shall be designed to minimize overspray and are encouraged to incorporate low trajectory spray nozzles.
8. Builders are responsible for installing irrigation and landscaping in the planter strips located between sidewalks and curbs adjacent to their lot if applicable. One street tree shall be planted on each property line within the planter strip, except in restricted areas. Street trees should be selected from the Treasure Valley Tree Selection Guide as appropriate for the proposed location. Trees in the planter strip are in addition to minimum standards. Turf grass shall be planted in the planter strip except where the driveway and street trees are located.
9. Landscape grading shall be designed to produce a graceful contouring; harsh geometric shapes and slopes will not be approved. Mounding or contouring used to add interest to the landscaping must be an appropriate scale in relation to the rest of the yard and be sufficiently compacted and covered to prevent erosion. Any imported soil shall be free of weeds and debris and equal to the quality of the existing soil on the Lot. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.
10. If a raised patio is proposed as part of the landscape, it must be a minimum of three (3) feet from any property line, and the height may not exceed twenty-four (24) inches in order to be considered.
11. In no event shall the landscape and/or grading alter the type of drainage off the Lot. All excess surface water must be directed off the Lot to the street and/or retained on the Lot. Excess surface water may not be permitted to flow off a Lot onto or across an adjacent Lot or Common Area.

Variations to the landscape requirements set forth herein may be granted in cases such as flag lots or pie shaped lots with narrow street frontages. Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1.

S. Exterior Lighting. Exterior lighting that is visible from streets, neighboring lots or Common Areas must have a concealed light source (e.g. covered, shielded) and shall not illuminate neighboring properties. Exterior light fixtures may cast light upward only if they are located under a roof and the beam of light does not extend beyond such roof. Exterior lighting shall be harmonious with the building design. Individual lights are limited to 100 watts. All exterior lighting must be identified on the submittal and is subject to approval by the Architectural Reviewer. Lights that strobe or flash are not permitted.

Exterior security lighting will be permitted provided the following standards are met:

- (i) Security lighting shall be limited to lighting that is triggered by motion on such Lot and may not be triggered by motion on neighboring properties.
- (ii) Such lighting shall not be directed at any neighboring properties and shall be mounted no higher than ten feet (10') above ground.
- (iii) The motion detector shall be programmed to shut off the light(s) no longer than five (5) minutes after motion is detected and the light has been illuminated.

T. Mailboxes. Mailboxes are not permitted on residential lots. Community mailboxes will be constructed.

U. Miscellaneous Equipment and Signage.

1. Satellite Dish. A satellite dish should be located in consideration of neighbors and potential views. Wherever possible, the satellite dish should be installed on a rear corner of the home, in a location selected to minimize visibility from common areas and streets. Satellite dishes are prohibited on the front of the home or within the front yard. If mounted on a building, the top of the satellite dish may not exceed the highest part of the nearest roof. In the absence of adequate signal in such a location described, the Owner may request approval for an alternate location.
2. Basketball Equipment. Basketball backboards are not permitted on the roof or walls of the residence. Basketball hoops with glass or plexiglass backboards may be installed on fixed poles adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball hoops are not permitted in front yards.
3. Flagpoles. Freestanding flagpoles are typically limited to twenty (20) feet in height and may only display two flags at a time. A freestanding flagpole may only be used to display: the United States of America Flag; a U.S. State flag; official or replica flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard; POW/MIA flag, and/or an Indian Nations flag.

4. Signs. An Owner may not display signs to public view without advance approval from the Architectural Reviewer, except as described below.

- (i) 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 Architectural Reviewer, provided the dimensions do not exceed three (3) feet by two (2) feet;
- (ii) 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.
 - a. The sign(s) may not exceed two (2) feet in height or width;
 - b. 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;
 - c. Any such sign displayed on an Owner's Lot must be applicable to the voting district in which the Lot is located; and
 - d. 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 Declaration.

IV. CONSTRUCTION STANDARDS

A. Condition of Lot. An Owner 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.

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 Lot 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.

B. Excavation. Excavators are required to contact Dig Line at 208-342-1585 prior to commencing excavation on the Lot. Lots shall be excavated in a manner that will not adversely impact neighboring Lots. Excess dirt shall be removed from the community and may not be deposited or dumped on other Lots, Common Areas, any portion of the community or any other vacant ground slated for future development.

C. Elevation of Foundations. Unless otherwise approved, foundations shall be set a minimum of eighteen inches (18") and a maximum of twenty-four inches (24") above the back of the curb elevation. Owner/builder shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from a Lot will be retained on site or drained into the adjoining street.

D. Timeline to Complete Construction. Upon commencement of construction, the construction of the Improvements shall be diligently pursued in accordance with the submittal approved by the Architectural Reviewer, including all conditions of approval. Construction shall be completed within one (1) year from date construction commences. The Architectural Reviewer may require a completion deposit and such funds may be used toward any construction related violations, including to return the Lot to its original condition as described below.

If construction is not completed within one (1) year from the date construction commences and an Owner or builder is not diligently pursuing completion (with no activity on site for thirty (30) days), the Architectural Reviewer and/or Indian Creek Ranch HOA shall have the option to require the Owner and/or the builder to return the Lot to its original condition within twenty (20) days. If an Owner and/or builder has not returned the Lot to its original condition within the timeframe required, the Architectural Reviewer and the Indian Creek Ranch HOA has the right to immediately access the site and return the Lot to its original condition at the Owners and/or builder's expense. Should any applicable completion deposit not be sufficient to cover the associated expense of such corrective action, any remaining amount due shall earn interest at the rate of eighteen percent (18%) per annum and may be assessed against the Owner and/or builder as an Individual Assessment as contemplated by the Declaration.

E. Lot Drainage. The Owner and/or builder are responsible for constructing and/or maintaining proper Lot grading and drainage both during and after any construction, including, but not limited to, landscape. All water on a Lot shall be directed to the street and/or retained on such Lot, and no Lot is permitted to drain onto an adjacent Lot.

Modifications to the approved grading and drainage plans will require approval by the Architectural Reviewer prior to modifications taking place. Builder and/or Owner assumes responsibility for such modifications.

F. 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.

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.

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. as long as they are sensitive to Owners and Occupants and comply with all applicable jurisdictional and municipal requirements and laws.

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 Architectural Reviewer or the Indian Creek Ranch HOA.

4. Temporary toilets, construction equipment, and construction material shall be contained within the Lot boundaries.

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.

6. Dogs shall not be allowed at the construction site.

7. Inappropriate language, shouting, or other inappropriate behavior will not be allowed.

8. Radios or other music must be kept to a minimum volume and should not be audible outside of the Lot limits.

9. Power and water must not be used from existing residences without permission from the Owner.

10. All personnel shall comply with the maximum speed limit within the community. Speeding or unsafe driving will not be tolerated.

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.

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.

13. Contractors shall be fully clothed at all times, including, but not limited to, shirts and footwear. Notwithstanding the foregoing, attire shall be appropriate for the work being performed.

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.

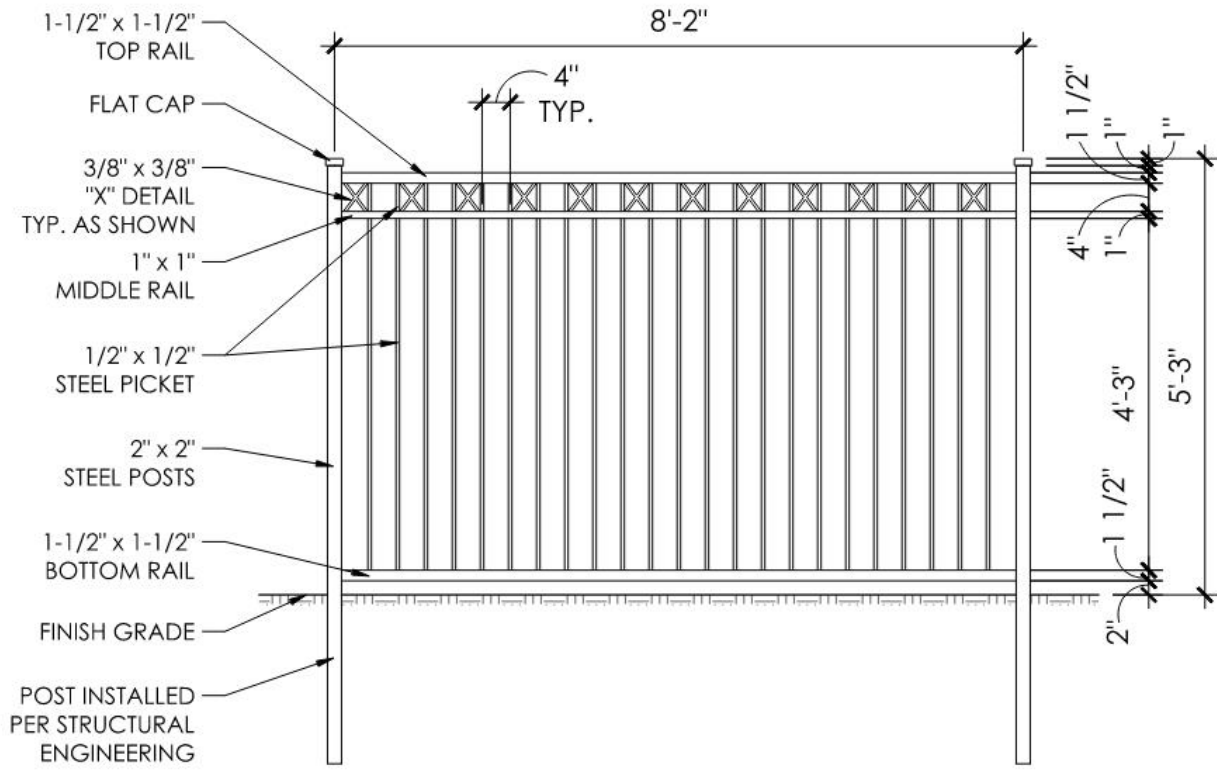
15. No fires are permitted anywhere in the community for the purpose of construction.

16. At their own discretion, builders may seek a Temporary Right-of-Way Use Permit from the municipality to temporarily block the sidewalk in front of a residence under construction. For more information and specific requirements, please contact the municipality directly.

G. Complaints. Any complaints will be conveyed to the applicable builder or Owner, and each builder or Owner is responsible for ensuring their contractors and subcontractors remain compliant with these Design Guidelines at all times.

**EXHIBIT A.
VIEW FENCE**

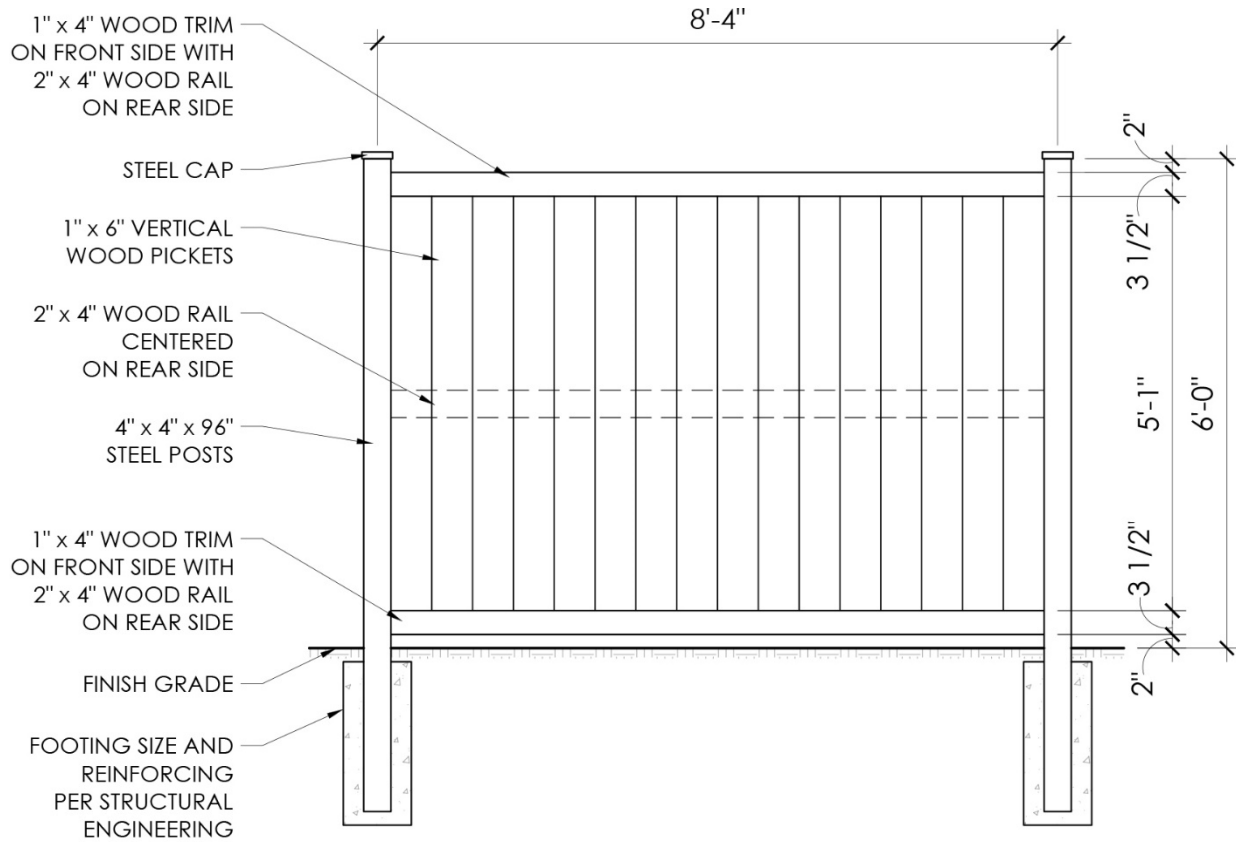
Manufacturer: Boise River Fence
Product: M3 Wrought Iron



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

**EXHIBIT B.
BUILDER/OWNER SCREEN FENCE**

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

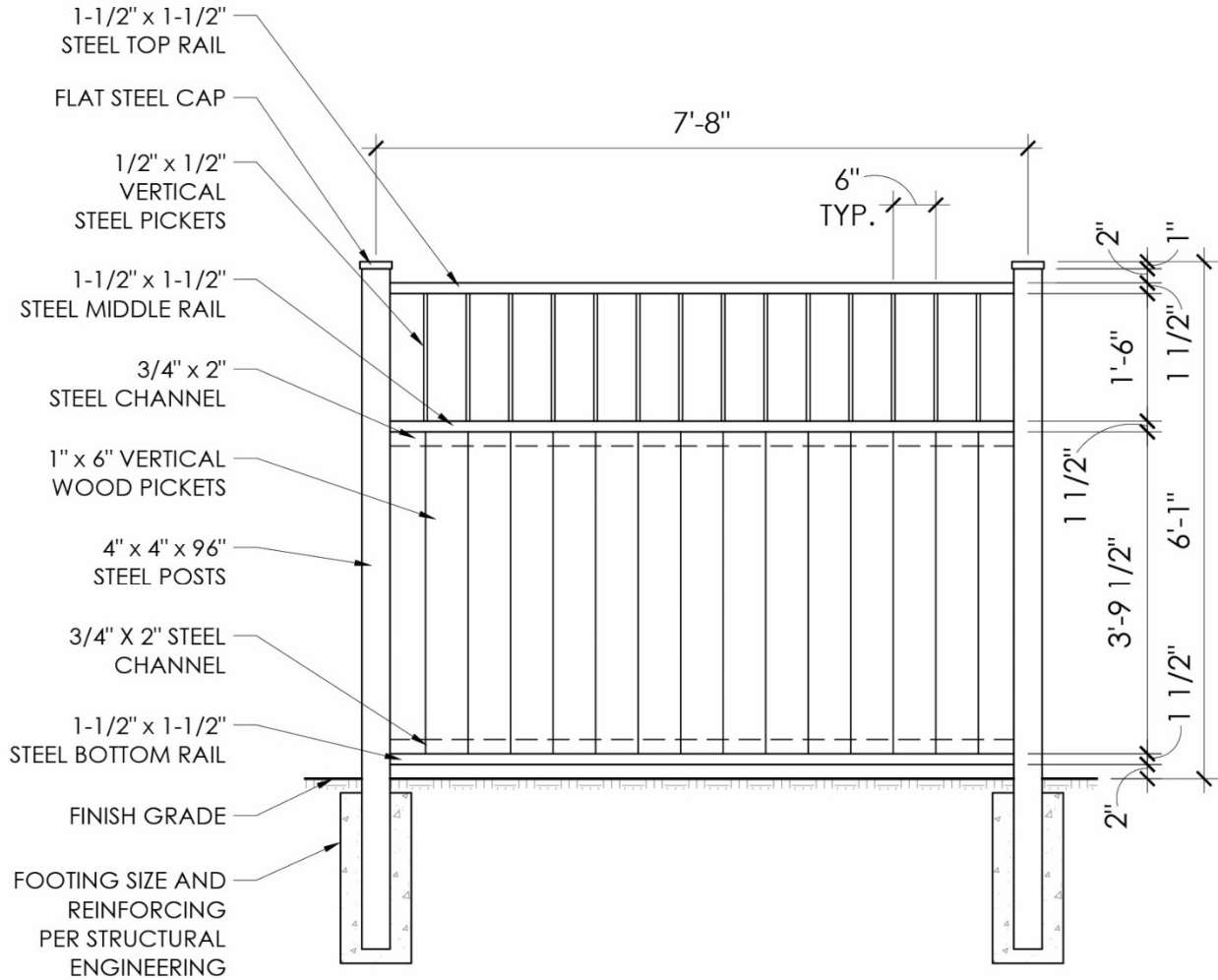


NOTES:

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.

**EXHIBIT C.
DEMI-SCREEN FENCE**

Manufacturer: Boise River Fence
Product: M3 Picket Top Privacy 2.0

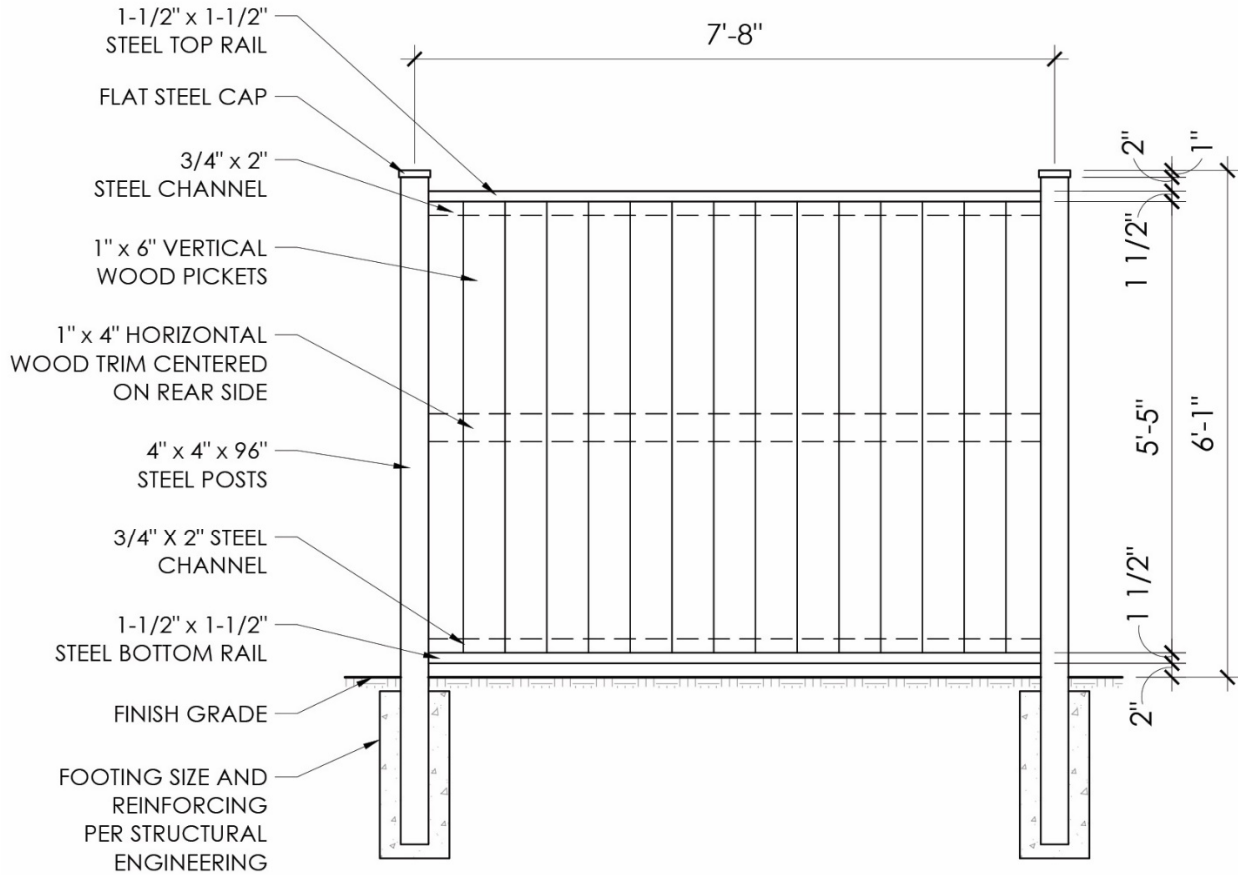


NOTES:

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 D.
DEVELOPER SCREEN FENCE

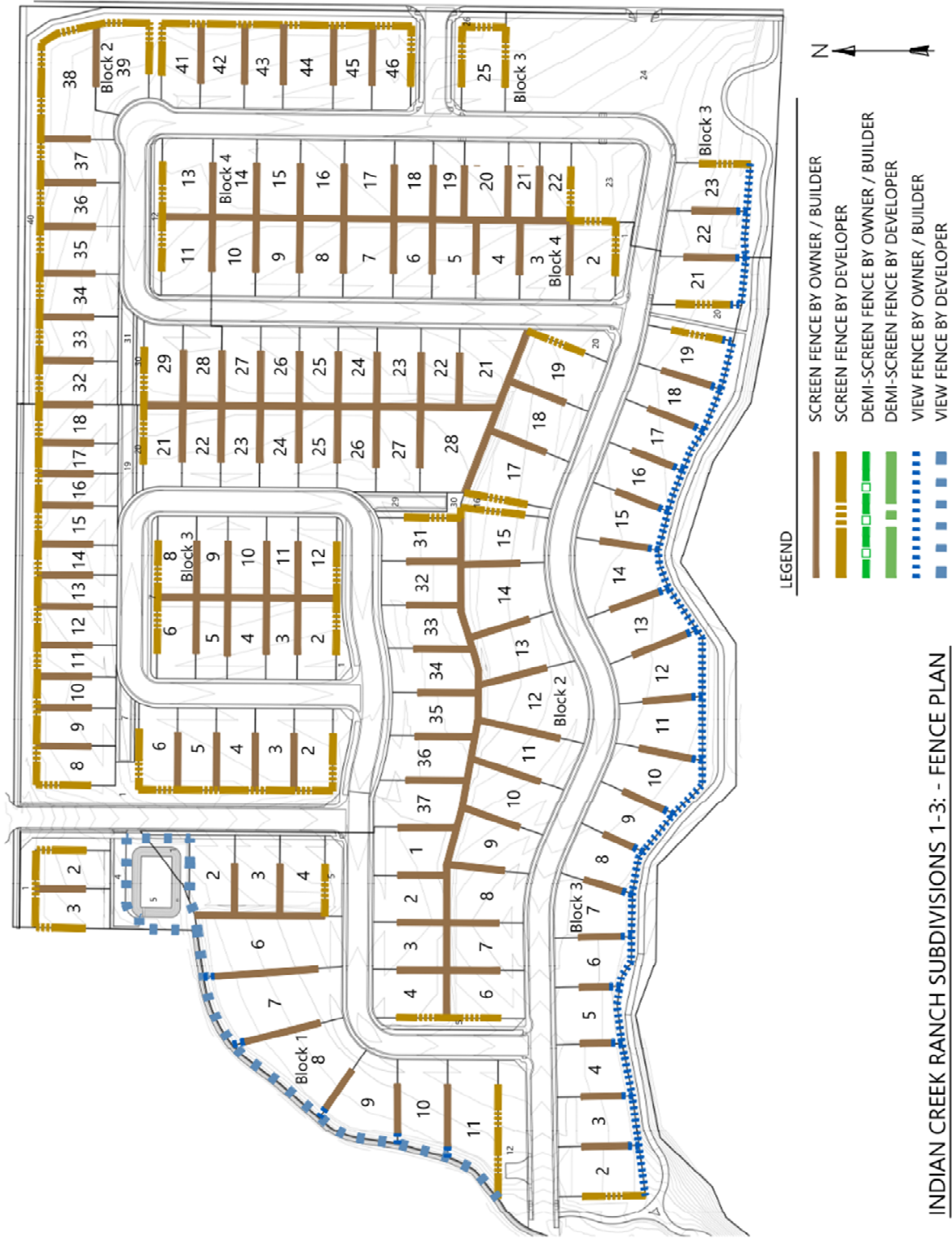
Manufacturer: Boise River Fence
Product: M3 Vertical Privacy 2.0



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 E. MASTER FENCE PLAN



ATTACHMENT 1.
DESIGN REVIEW APPLICATION

Part 1 - Design Review Application

Submittal Type:

Initial Design Review Substantially Revised Plan Alteration to Approved Plan

Owner / Builder Information:

Builder Name _____ Phone _____

Email _____

Address _____ Zip _____

Owner Name _____ Phone _____

Site Information:

Project Address _____

Lot/Block/Subdivision _____ Lot Width at Front Setback _____

Proposed Plan Information:

Building Height _____ Number of Stories _____ Plan Name or # _____

Gross (Covered) Square Feet (SF):

First Floor _____

Second Floor _____

Covered Porch/Patios _____

Garage(s) _____

Other _____

TOTAL _____

Net (Finished) Square Feet (SF):

First Floor _____

Second Floor _____

Covered Porch/Patios _____

Garage(s) _____

Other _____

TOTAL _____

Exterior Materials and Colors:

Roof _____

Main Body _____

Secondary Body _____

Windows/Doors _____

Stone/Brick _____

Fascia _____

Trim _____

Other _____

Proposed Improvements Included in Submittal:

Residential Plan RV/tall Garage Solar
 Accessory Building (Finished SF) Detached Garage / Storage

Part 2 – Design Review Checklist

Each of the items listed below must be submitted along with this completed Application. This is not a complete list of submittal requirements; please refer to the applicable section of the Design Guidelines for specific guidelines and submittal requirements. The Architectural Reviewer may request additional information at its sole discretion, and no submittal is considered complete until all requested items have been received.

- 1. Application. Each submittal shall be accompanied by this completed Application
- 2. Site Plan - Show the Lot boundary, the proposed location of all Improvements (including, but not limited to, all structures, driveways, sidewalks, fences, dog runs, patios, decks, outdoor lighting, utility meters, mechanical equipment, etc.), all easements, and all proposed setbacks. Include a roof plan as part of the site plan if a separate roof plan is not submitted. Use arrows to indicate the proposed grading and drainage flows off the Lot and away from the residence and adjacent Lots. (Minimum scale of 1/8" = 1'-0".)
- 3. Roof Plan(s) - Depict masses, ridgelines, and roof pitches and include pertinent dimensions (e.g. gable span, overhang depths) if not provided elsewhere. Show the locations of any roof drains or scuppers, as applicable. The roof plan may be included on the site plan in lieu of a separate roof plan. (Minimum scale of 1/8" = 1'-0".)
- 4. Floor Plan(s) - Include the per floor square feet and total finished square feet of the residence, exclusive of garages, covered patios, storage areas, etc. Show exterior residential lighting locations and specifications. Provide exterior dimensions on all plans. (Minimum scale of 1/4" = 1'-0".)
- 5. Building Elevations - Illustrate front, rear and side views, showing the maximum building height and include proposed exterior finish material descriptions. (Minimum scale of 1/8" = 1'-0".)
- 6. Specifications - Include the specifications and descriptions of any proposed exterior materials, finishes, equipment, etc.
- 7. Exterior Materials and Colors - Provide exact color samples of proposed exterior material colors, (e.g. paint, stain). Samples of all other materials (e.g. brick, stone) shall be shown on the elevations. All proposed exterior materials and colors shall be identified by name, number, color, and manufacturer.
- 8. Landscape Plan - Show the proposed landscape layout including elevations and dimensions as applicable, along with any proposed fencing, landscape lighting, and a legend of the plant types, sizes and quantities. Use arrows to indicate the proposed grading and drainage away from the proposed residence and adjacent Lots. It is preferred that the landscape plan be submitted with the initial submittal, but it may be submitted up to sixty (60) days after the initial submittal. (Minimum scale of 1/8" = 1'-0".)
 - Please mark this box if the landscape plan will be submitted separately.
- 9. Design Review Fee – Include the applicable design review fee and mark the box below indicating the applicable fee type pursuant to *Section II.B.*
 - Initial design review fee - \$350
 - Additional design review fee - \$150