



VALOR
DESIGN GUIDELINES &
CONSTRUCTION STANDARDS
[RESIDENTIAL]

City of Kuna, State of Idaho
County of Ada, State of Idaho

EFFECTIVE DATE: _____

EXECUTED to be effective as of the ___ day of _____, 20____ (the “Effective Date”) by:

Valor Reviewer:

M3 ID FALCON CREST, L.L.C.,
an Arizona limited liability company

By: _____
William I. Brownlee, Manager

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on ___ day of _____, 20____, by William I. Brownlee, Manager of M3 ID Falcon Crest, L.L.C., an Arizona limited liability company, on behalf of said limited liability company.

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

These Design Guidelines and Construction Standards (“Design Guidelines”) have been adopted as of the Effective Date set forth above by M3 ID Falcon Crest, L.L.C., an Arizona limited liability company (the “Valor Reviewer”), in accordance with Section 9.04(b) of the Valor Maintenance Covenant, recorded as Document No. _____, Official Records of Ada County, Idaho (the “Covenant”). The Design Guidelines may be amended, modified, or supplemented from time to time by the Valor Reviewer, and these Design Guidelines, or any such amendments, modifications or supplements are not required to be recorded in the real property records in order to be effective. Therefore, it is an Owner’s responsibility to obtain from the Valor Reviewer and comply with the most current version of the Design Guidelines, and every amendment, modification or supplement thereto.

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I. INTRODUCTION

These 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 (as defined below), construction, or installation within the Valor neighborhood and for maintaining an orderly construction environment. These guidelines are used by the Valor Reviewer in conjunction with the Covenant. The Valor neighborhood will be comprised of various individual areas, each of which may have similar but varying requirements. The Valor Reviewer reserves the right to grant variances or modify these standards as it deems appropriate and in accordance with the Covenant.

The Valor Maintenance Covenant, recorded as Document No. _____, Official Records of Ada County, Idaho, as the same may be amended from time to time (the “**Covenant**”) provides that no Owner may commence the construction of any Improvements (as defined in the Covenant) without the prior written approval of the Valor Reviewer, which shall mean M3 ID FALCON CREST, L.L.C., an Arizona limited liability company (“**Declarant**”) or Declarant’s appointee or assigns, until expiration or termination of the Development Period. In no event is the Valor Reviewer a committee created by or appointed by the Board or the Valor Maintenance Corporation, an Idaho nonprofit corporation (“**VMC**”). All references in the Documents to the Valor Reviewer will be construed to mean Declarant. Declarant may designate one or more persons from time to time to act as or on behalf of the Valor Reviewer in reviewing and responding to applications. The Valor Reviewer will not be required to review any plans until a complete review package, as required by the Covenant and these Valor Design Guidelines and Construction Standards (these “**Design Guidelines**”), is assembled and submitted to the Valor Reviewer. The Covenant, Article 9, outlines other specific requirements governing architectural control imposed by the Valor Reviewer which are not repeated in these Design Guidelines and which bind each and every Owner. The Valor 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, which may more specifically govern additions, modifications, and/or alterations to existing Improvements. Notwithstanding the forgoing, no new construction, remodel, replacement, addition, modification, and/or alteration to an Improvement shall be constructed or approved if not in compliance with these Design Guidelines, unless approved in advance in writing by the Declarant.

Capitalized words used in these Design Guidelines, but not otherwise defined herein shall have the same meaning ascribed to such terms in the Covenant, Article 1.

The Valor Reviewer will not be required to review any plans until a complete review package, as required by the Covenant and these Design Guidelines, is assembled and submitted to the Valor Reviewer. The Covenant outlines other specific requirements governing architectural control imposed by the Valor Reviewer which are not repeated in these Design Guidelines and which bind each and every Owner. The Valor 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 Valor Reviewer of any plans or specifications for any work done or proposed in connection with any matter requiring the approval or consent of the Valor 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 Valor Reviewer.

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

As used in these Design Guidelines, "**Improvement**" shall mean any and all physical enhancements and alterations within the community, including grading, clearing, removal of trees, site work, utilities, landscaping, irrigation, trails, hardscape, exterior lighting, alteration of drainage flow, drainage facilities, detention/retention ponds, water features, fences, walls, signage, and every structure and all appurtenances of every type and kind, whether temporary or permanent in nature, including, but not limited to, buildings, outbuildings, storage sheds, patios, tennis courts, sport courts, recreational facilities, swimming pools, putting greens, garages, driveways, parking areas and/or facilities, storage buildings, sidewalks, fences, gates, screening walls, retaining walls, stairs, patios, decks, walkways, landscaping, mailboxes, awnings, exterior air conditioning equipment or fixtures, exterior lighting fixtures, water softener fixtures or equipment, poles, pumps, wells, tanks, reservoirs, pipes, lines, meters, antennas, towers and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities.

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

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 Valor 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 items listed below shall be digitally submitted to the Valor Reviewer for approval (e.g. pdf, jpeg). The Valor Reviewer may request physical samples at and/or additional material to be submitted at its discretion.

- i. Application. Each submittal shall be accompanied by a completed design review application and checklist adopted by the Valor Reviewer, (the "Application"), attached to these Design Guidelines as Attachment 1.
- ii. Site Plan. Show the 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 flow directions off of the Lot and away from adjacent Lots. (Minimum scale of 1/8" = 1'-0".)
- iii. 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".)
- iv. 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".)
- v. 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".)
- vi. Specifications. Include the specifications and descriptions of any proposed exterior materials, finishes, equipment, etc.

- vii. 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 Valor 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.

- viii. 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 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".)

- ix. Design Review Fees. An initial design review fee of Three Hundred Fifty and No/100 Dollars (\$350.00) shall be paid to the Valor Reviewer at the close of escrow for such Lot. If, for any reason, the initial design review fee was not paid at close of escrow for such Lot, then the applicable fee shall be paid at the time of the submittal. All design review fees are immediately non-refundable.

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

- (a) A Substantially Revised Submittal as defined in Section II.D, and
- (b) An Alteration Submittal to alter a previously approved submittal as described in *Section II.E.*

All Owner submittals and inquiries shall be made to the community manager.

All initial Lot builder submittals and inquiries shall be made to:

The Valor Reviewer
c/o Rebekah Hosier
submittals@m3companiesllc.com
602.385.1662

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

B. Notification of Action.

The Owner or builder shall be notified of the decision of the Valor Reviewer within ten (10) business days of receipt of a complete submittal. The Valor 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 Valor Reviewer must be resubmitted and reviewed by the Valor Reviewer prior to issuance of a formal approval unless the revisions are noted as a condition of approval on the Valor Reviewer approval letter. Should notification of the Valor 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.

C. Expiration of Approval.

The approval of the Valor Reviewer shall be valid for a period of one hundred eighty (180) days at which time it shall expire if construction has not commenced.

D. Resubmittals and Substantially Revised Submittals.

The Valor Reviewer will review one (1) resubmittal from an Owner or 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 Valor Reviewer's approval or denial shall be considered final.

If a submittal and subsequent resubmittal are both denied, the Valor 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.A.ix* above. Any Substantially Revised Submittal must include all applicable plans, specifications and submittal requirements set forth herein.

E. Alterations to an Approved Submittal.

Proposed alterations or modifications to a previously approved submittal must be submitted as an "Alteration Submittal" to the Valor Reviewer, and written approval from the Valor 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.A.ix* above.

F. Construction Inspections.

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

required by the Valor Reviewer, each Owner will be responsible for notifying the Valor Reviewer in writing when construction of Improvements is complete.

G. Enforcement.

If the Valor Reviewer finds that the Improvements were not done in substantial compliance with the approved submittal corrective measures shall be taken as outlined in the Covenant.

III. SITE AND ARCHITECTURAL GUIDELINES

A. Zoning.

The Subject Property is subject to the terms and provisions of the planned unit development regulations as part of the Zoning Ordinance codified in Chapter 7 of Title 5 of the Kuna City Code, as modified by that certain Development Agreement between the City of Kuna, M3 Builders, LLC, and Valor, LLC, recorded as Document No. 2019-111089 in the Official Records of Ada County, Idaho.

B. Building Heights and Setbacks.

Maximum building heights and setbacks are identified below.

Maximum Building Height	Front Yard Setback on a Local Road to Front-Load Garage	Front Yard Setback on a Local Road to Livable or Side-Load Garage	Rear Yard Setback*	Side Yard Setback	Corner Lot Side Yard Setback (from Back of Sidewalk)†
35'	20'	12'	15' / 20'	5'	15'

**Rear setbacks on any Lot where the rear property line is adjacent to golf course property shall be a minimum of twenty feet (20'). Where extra Lot depth exists, orienting the building on the Lot to maximize rear yard space is highly encouraged.*

†A residence on a corner Lot is to be aligned five feet (5') from the interior property line (side adjacent to another Lot) with any excess width on the exterior (street) side.

C. Lot Drainage.

Excess surface water on a Lot must be retained on the Lot and/or directed to the street. Surface water may not be permitted to exit a Lot over side property lines onto any adjacent property. Owners should plan to install a drywell, French drains, and/or other methods of retention or control as applicable.

Modifications to grading and drainage within the Subject Property must be approved by the Valor Reviewer (in addition to any applicable approvals or permits as required under Applicable Law), and such modifications may not alter

the drainage off and away from any Lot, unless approved by the Declarant prior to starting work. Owner assumes responsibility for such modifications.

IV. IMPROVEMENT DESIGN GUIDELINES

A. Lot Types.

For the purposes of design review, Lots are divided into the following types:

- i. **“Cluster Lot”**: Lots with shared driveway areas designated as a cluster subdivision, (typically, 55’ or 65’ wide);
- ii. **“Small Lot”**: <60’ wide at the front building setback;
- iii. **“Medium Lot”**: ≥60’ and <75’ wide at the front building setback;
- iv. **“Large Lot”**: ≥75’ and <100’ wide at the front building setback; and
- v. **“Estate Lot”**: ≥100’ wide at the front building setback.

B. Minimum Square Feet.

Each Application shall provide the minimum total finished area based on the applicable Lot width as set forth in the chart below. Finished space is exclusive of basements, garages, storage rooms, covered patios, etc.

Minimum Finished Square Feet of Residence					
	Small Lot (<60’)	Medium Lot (≥60’ & <75’)	Large Lot (≥75’ & <100’)	Estate Lot (≥100’)	Cluster Lot
One-Story Plan	1,600	1,900	2,200	2,800	1,200
Two-Story Plan	2,000	2,300	2,600	3,400	N/A

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.

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

C. Driveways.

The builder will be responsible for installing a concrete driveway for any Small, Medium, Large, or Estate Lot. The builder will be responsible for installing a shared concrete driveway for the applicable Cluster Lots per the approved construction drawings.

Unless otherwise approved, driveways should not extend past the edges of the garage to which they lead to allow more room for landscaping. Lots are limited to one driveway cut at the street unless otherwise approved by the Valor Reviewer.

D. Exterior Elevations.

Exterior elevations will be evaluated on the overall character and quality of design. 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. Architectural detailing should be consistent with the architectural style and avoid the appearance of an over or under worked design.

Lots with rear or side elevations that face a street, Common Area, or golf course property are required to provide a higher level of articulation and detailing, including vertical and horizontal offsets along with breaks in the roof plane. The side of a residence on a Cluster Lot adjacent to or facing the street, highly visible common area, golf course property, or open space should feature detailing, articulation (e.g. jogs in the architecture), and an overall design and appearance equivalent to a typical front elevation. Large expanses of flat, unbroken surfaces are not permitted on elevations facing a street, Common Area, or golf course. 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 encouraged. Rear elevations that face streets, golf course, or Common Areas must include covered patios.

Similar architectural styles proposed for more than one floorplan shall have substantially different elevations. Elevation styles may be repeated within Valor provided a minimum of three (3) Lots with completely different floorplans and/or elevation styles separate the similar layouts and the color schemes are different. However, the Valor 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 are required and intersecting roof forms are encouraged. Buildings should include no less than three primary roof forms. Roof forms and pitches shall be consistent with the architectural style. Eave overhangs are to be a minimum of sixteen inches (16") deep, and gable overhangs are to be a minimum of twelve inches (12") deep, unless otherwise approved as appropriate for the

architectural style. Mixing or differing roof pitches on the same elevation is permitted when consistent with the specific architectural style or variant. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence.

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 should be shown on the elevations.

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 Valor 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. The Valor Reviewer may require upgraded garage doors, additional landscaping, or other elements at its discretion.

E. Exterior Finishes and Colors.

Exterior finish materials and colors shall be consistent and continuous on all elevations of a dwelling to achieve a uniform and complete design. Hardie / Tru Lap / Louisiana Pacific or equivalent types of cementitious siding, wood, stucco, and local stone and brick are preferred exterior materials. If ceramic tile is proposed as an exterior finish, it will be subject to higher scrutiny. High quality manufactured stone and/or other finishes will be considered at the discretion of the Valor Reviewer.

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.

- i. Stone, Brick, and Other Finishes. Subject to compatibility with the overall architectural style and design, all residences, except as noted below, shall be required to incorporate brick, stone, stained wood, or other accent materials (e.g. metal, ceramic tile). A minimum of twenty percent (20%) of any building elevations that face a street(s), Common Area, or golf course property will be required to be stone, brick, stained wood, and/or other accent materials. The requirement for the use of such accent materials on exterior elevations may be waived by the Valor Reviewer for exceptional design concepts that establish a very high quality through other elements of architectural design. The Valor 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 Valor Reviewer. Darker brick shades are encouraged. White or gray brick will be considered when consistent with the architectural style.

- ii. Siding & Stucco. Proposed siding as a primary finish should be eight inches (8") minimum width. Narrower siding widths will be considered if consistent with the proposed architectural style. Acceptable siding types include Hardie / Tru Lap / Louisiana Pacific or equivalent. Steel, aluminum, or vinyl siding are prohibited. Where siding is used, batten boards or trim shall be located as inconspicuously and symmetrically as possible. 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, frieze boards, etc. If stucco is used on an elevation it shall be used on all elevations.

- iii. 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 or warm or cool neutrals shall be required for the main body of the residence. Bright, bold or very dark colors may be used in limited applications as accent or trim color provided they do not dominate the color scheme, and are cohesive with the community aesthetic if approved by the Valor Reviewer. Each residence should feature a minimum of three different colors (e.g. a color for the main body, a trim color, and an accent color), in addition to any other accent materials, such as natural wood, stone, or brick.

- iv. 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 Valor Reviewer. Standing seam metal may be used on accent roofs when consistent with the architectural style. Other roofing materials are subject to written approval by the Valor Reviewer.

F. Solar Panels.

Solar panel locations must be approved by Valor 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.

G. 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.

H. 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.

I. Architectural Detail/Accents.

Focus should be placed on architectural design that is true to the character or style/variant submitted. Details and accents should be cohesive with the architectural style and should be consistent with the style on all elevations. Over-worked or unrelated detailing is prohibited.

J. 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 Valor Reviewer.

K. 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 on Lots that are deeper than one hundred thirty feet (130') are highly encouraged, although not required. Garage door styles shall be shown on the submitted plans or may be included with a submitted exterior scheme. Detached garages are prohibited except on Estate Lots.

i. General standards applicable to all garages:

- (a) All garage doors, including RV or oversize garage doors, should be recessed a minimum of six inches (6") from the face of the garage. When feasible, a minimum garage door recess of twelve inches (12") from the garage face is recommended.
- (b) Garage doors are to have detailing that is consistent with the architectural style and design of the residence.

- (c) 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.
- (d) 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).
- (e) If a front-load garage extends in front of the rest of the home, enhanced architecture will be required. Similarly, upgraded garage doors may be required if front load garages take up more than half of the width of the front of the residence. Taller garages will require a greater setback from the other garages as described below.

ii. Garage standards applicable to specific Lot types

- (a) Garages on Small or Cluster Lots shall be limited to a single two-car garage door or two single-car garage doors.
- (b) Small, Medium, and Cluster Lots are limited to a maximum garage door height of eight feet (8').
- (c) Garages on Large Lots may have a single two-car garage door plus a single one-car garage door, or three one-car garage doors.
- (d) RV Garages will be considered on Large or Estate Lots. If an RV garage is proposed on a Large Lot, typically, only a single additional, one-car garage door will be permitted.
- (e) Garages on Estate Lots should be side loaded and de-emphasize the garage. The Valor Reviewer may elect to allow a front facing garage on an Estate Lot if it is set back behind the home and another side loaded garage.
- (f) Detached garages are only permitted on Estate Lots and shall be of the same style, exterior finishes, colors, and detailing as the residence and must be proportional to the residence. Such are encouraged to be oriented on the Lot so garage doors are not visible from the street.

Garage Doors by Lot Type					
	Cluster Lot	Small Lot (<60')	Medium Lot (≥60' & <75')	Large Lot (≥75' & <100')	Estate Lot (≥100')

Max Number of Garage Doors	(1) 2-car garage door, or (2) 1-car 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	Subject to the written approval of the Valor Reviewer in its sole discretion
Max Standard Garage Door Height	8'	8'	8'	8'	8'
Max RV/Tall Garage Door Height	N/A	N/A	10'	12' / 14' (See below)	14'
RV Garage Considered	No	No	Yes (See below)	Yes (See below)	Yes (See below)

L. 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 tall garages will be subject to a more detailed review process and may be denied by the Valor Reviewer in its sole discretion. The Valor Reviewer reserves the right to designate specific Lots on which oversized and/or RV garage doors will be permitted, along with any predetermined conditions, (e.g. maximum height).

- i. Unless otherwise specified by the Valor Reviewer, RV or oversize garage doors may be considered on the following Lot types and sizes:
 - (a) Medium Lot types may have a single one-car garage door higher than eight feet (8') up to a maximum height of ten feet (10'), subject to the standards set forth below.
 - (b) Large Lot types less than eighty-five feet (85') in width at the front setback may have a single one-car garage door higher than ten feet (10') up to a maximum height of twelve feet (12'), subject to the standards set forth below.
 - (c) Large Lots that are eighty-five feet (85') or wider at the front setback and Estate Lots may have a single one-car garage door greater than

twelve feet (12') in height, up to a maximum height of fourteen feet (14'), subject to the applicable standards herein.

- ii. The below guidelines are key factors the Valor Reviewer will take into consideration when reviewing any submittal with an RV or taller garage. The Valor Reviewer's review of any proposed RV/oversize garages will be subjective and in the sole discretion of the Valor Reviewer.
 - (a) Setbacks - For an RV or oversize garage to be considered, it must meet the below minimum setbacks from the front of any other garage on the Lot. Preferably, the front of an RV or oversize garage should not be located in front of the home's livable space or front porch.
 - Three feet (3') for a garage door taller than eight feet (8') and up to ten-feet (10') in height.
 - Five feet (5') for a garage door taller than ten feet (10').
 - (b) Prominence of Garage door Appearance – 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 rest of the home, enhanced architecture will be required.
 - (c) Side-Load Garages - Turning the other garages into side-load garages are encouraged.
 - (d) Architectural Elements - 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.
 - (e) Garage Doors - Upgraded, architectural garage doors are encouraged.
 - (f) Height - The overall mass and roof shall be integrated with and in harmony with the rest of the residence. The top of a garage should not exceed the roof height of the residence. Free board above a garage door may not exceed 24".
 - (g) Proximity to other Lots with RV Garages - Typically, Lots with RV/oversize garages must 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.

- (h) Adjacency to Common Area, Golf Course or Streets - If an RV or taller 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.

M. Detached Storage Structures.

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed storage 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. Storage structures are not permitted in rear or side yards adjacent to Common Area or golf course property.

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 Valor Reviewer and may not back to a view fence on the Lot or on a neighboring Lot. Depending on location, additional landscaping may also be required.

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

N. Accessory Buildings.

Accessory buildings (excluding storage structures addressed above) or pool houses may be considered on residential Lots larger than 20,000 square feet. Accessory buildings shall be of the same style, exterior materials and detailing as the residence, must be proportional to the residence, be set behind the residence, and be located at least ten feet (10') from any property line. Accessory buildings are not permitted on a Condominium Lots.

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 Valor 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 Valor Reviewer. Refer to EXHIBIT A, EXHIBIT B, and EXHIBIT C attached to these Design Guidelines for the permitted fencing types for most Builder and Owner installations. The developer may install an alternate style screen fencing shown in EXHIBIT D in select

locations, and where such exists, it may not be replaced with any other type of fencing, including a Builder/Owner style screen fence.

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 five feet (5') 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 property line.
- v. A gate may not be installed between a Lot and Common Area or golf course property.
- vi. Typical permitted locations for each fence type are as follows:
 - (a) All Lots located adjacent to club, golf course, Common Area, and/or open space, including water features, hillsides, etc. may optionally install view fencing along such rear or side property line(s). No other fence types are permitted along such boundaries, except where already installed by the developer.
 - (b) Except as otherwise specified herein, screen fencing may be installed along the side and rear boundary lines between Lots.
 - (c) All Lots located adjacent to a street shall have screen fencing or demi-screen fencing installed along such adjacent side boundary line(s) unless otherwise indicated on EXHIBIT EXHIBIT E.
 - (d) On Estate Lots, the only type of perimeter fence that will be considered is view fence.
 - (e) Screen fence may be installed on/along side or rear property lines between Lots, except where fence styles are limited to view fence as described herein.
 - (f) If fence is installed on a corner Lot where there is not Common Area between the side of the Lot and the street, the fence along the exterior (street) side of the Lot is to be aligned no less than ten feet (10') from the back of sidewalk (or back of curb if there is no sidewalk), consistent

with the example in EXHIBIT F. The additional space between the fence and the sidewalk or street is to incorporate landscape as described for corner Lots in these Guidelines.

- vii. If an Owner proposes fencing along a property line, the entire rear yard shall be fenced. Exceptions may be made for screen walls and enclosures.

Refer to EXHIBIT E for a depiction of the Fence Plan by Phase. Depending on location, the Valor Reviewer may require an on-site inspection prior to fence construction.

P. Dog Runs.

Dog runs must be approved by the Valor Reviewer prior to installation. The size and location may be restricted. In no case may a dog run be closer to the golf property than ten feet (10') and may be required to be setback further at the discretion of the Valor Reviewer. 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.

Covered entries and patios are required, and care should be taken to avoid a narrow deeply recessed approach to an entry. All residences are required 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. Patio covers or other roof forms that adjoin a wall at an outside corner shall extend past the corner; the overhang should not be flush with the wall(s). Columns should typically be a minimum of 12" x 12" and be proportionate in scale to the home or part of the home they serve.

R. Landscaping of Small, Medium, Large, and Estate Lots.

The initial Owner/builder is responsible for installing landscape at or above these minimum standards. The landscape plan shall be prepared and submitted to the Valor Reviewer for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the Valor Reviewer. The Valor 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.

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.

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 Valor Reviewer is required.

Tree species should be selected as appropriate for the proposed location per the Treasure Valley Tree Selection Guide, available from the Boise Parks & Recreation Department.

- i. Trees shall be planted in front yards, corner yards and rear yards according to the following minimum standards:
 - (a) Deciduous trees shall be two-inch (2") caliper or larger and evergreen trees shall be eight feet (8') high or higher.
 - (b) An ornamental tree or five (5) additional 2-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the Valor Reviewer.
 - (c) Each corner Lot where there is not Common Area between the side of the Lot and the street shall have additional trees with a maximum spacing of thirty linear feet (30') planted within the side yard between the home or fence, as applicable, and the sidewalk in accordance with the chart below.

MINIMUM TREE QUANTITIES				
	Small Lot (<60')	Medium Lot (≥60' & <75')	Large Lot (≥75' & <100')	Estate Lot (≥100')
Front Yard	2 trees, one deciduous and one evergreen	3 trees, at least one deciduous and one evergreen	4 trees, at least one deciduous and one evergreen	5 trees, at least one deciduous and one evergreen
Corner Lot Side Yard	1 tree per thirty linear feet (30') of side yard	1 tree per thirty linear feet (30') of side yard	1 tree per thirty linear feet (30') of side yard	1 tree per thirty linear feet (30') of side yard
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	1 tree per 1500 square feet of rear yard

- ii. 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' & <75')	Large Lot (≥75' & <100')	Estate Lot (≥100')
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	Minimum 24-28, 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	Minimum 16, 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	Minimum 12, 2 gallon or larger shrubs

- iii. 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.
- iv. Except at planter bed locations or side yards, sod shall be laid throughout (excluding driveways, walks, and patios).
- v. 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.
- vi. Ground cover on planter beds shall be a natural wood or soil product with no dyes or color added. Alternately, grey or dark colored perma bark/rock chips no larger than one inch (1") in size may be utilized. There shall be no red, white, or light-colored rock chips.
- vii. 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.
- viii. Builders are responsible for installing irrigation and landscaping in the planter strips located between sidewalks and curbs adjacent to their Lot if applicable. A minimum of one (1) street tree shall be planted on each property line within the planter strip in front of the Lot, if applicable.

Where there is no Common Area between the side of a corner Lot and the sidewalk, a minimum of one (1) street tree shall be planted every thirty feet (30') within the planter strip on the side of such Lot, if applicable. Recommended tree species for street planter strips are listed in the Treasure Valley Tree Selection Guide published by the Boise Parks & Recreation Department and adopted by Ada County Highway Department. 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.

- ix. Owners are to take care not to overwater; it is recommended that weather or soil moisture based automatic landscape irrigation control systems be used.
- x. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.
- xi. Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be properly screened from view of the street and surrounding residences by landscaping or fencing.
- xii. 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.
- xiii. Landscape grading shall be designed to produce a graceful contouring; harsh geometric shapes and slopes will not be approved.
- xiv. If a raised patio or similar element is proposed, it must be a minimum of five feet (5') from any property line, and the height may not exceed twenty-four inches (24") in order to be considered.
- xv. In no event shall the landscape and/or grading alter the drainage off of the Lot. All excess surface water must be retained on the Lot or directed to the street; no Lot drainage may be permitted to flow onto or across an adjacent property unless specified otherwise.
- xvi. Any imported soil shall be free of weeds and debris and equal to the quality of the existing soil on the Lot.

Variances 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. Landscaping of Cluster Lots.

A cohesive landscape plan shall be developed and submitted to the Valor Reviewer for each group of Cluster Lots that is accessible from a single shared drive. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the Valor Reviewer. The Valor 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.

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. 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 of each Cluster Lot shall be completed to these minimum standards within thirty (30) days of substantial completion of the residence on such Cluster Lot, except in the event weather makes installation unfeasible, in which case written waiver from the Valor Reviewer is required.

- i. Trees and shrubs shall be planted in front yards, corner yards and rear yards according to the minimum standards described below.
 - (a) Deciduous trees shall be two-inch (2") caliper or larger and evergreen trees shall be eight feet (8') high or higher.
 - (b) An ornamental tree or five (5) additional 2-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the Valor Reviewer.
 - (c) Each corner Lot where there is not Common Area between the side of the Lot and the street, shall have additional trees with a maximum spacing of thirty linear feet (30') planted within the side yard between the home or fence, as applicable, and the sidewalk, in accordance with the chart below.

CLUSTER LOT MINIMUM TREE AND SHRUB QUANTITIES		
	Trees	Shrubs
Front Yard	2 trees, one deciduous tree and one evergreen tree.	Minimum 16-20, 2 gallon or larger shrubs
Corner Lot Side Yard	1 tree per thirty linear feet (30') of side yard	Minimum 10, 2 gallon or larger shrubs
Rear Yard	1 tree per 1500 square feet of rear yard	Minimum 8, 2 gallon or larger shrubs

- ii. 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.
- iii. Except at planter bed locations or side yards, sod shall be laid throughout (excluding driveways, walks, and patios).
- iv. 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.
- v. Ground cover on planter beds shall be a natural wood or soil product with no dyes or color added. Alternately, grey or dark colored perma bark/rock chips no larger than one inch (1") in size may be utilized. There shall be no red, white, or light-colored rock chips.
- vi. 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.
- vii. Builders are responsible for installing irrigation and landscaping in the planter strips located between sidewalks and curbs adjacent to their Lot if applicable. A minimum of one (1) street tree shall be planted on each property line within the planter strip in front of the Lot, if applicable. Where there is no Common Area between the side of a corner Lot and the sidewalk, a minimum of one (1) street tree shall be planted every thirty feet (30') within the planter strip on the side of such Lot, if applicable. Recommended tree species for street planter strips are listed in the Treasure Valley Tree Selection Guide published by the Boise Parks & Recreation Department and adopted by Ada County Highway Department. 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.
- viii. 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.

- ix. 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.
- x. In no event shall the landscape and/or grading of a Lot alter the Lot drainage as approved by the City of Star, Idaho. All drainage water must be retained on the Lot or directed off the Lot in accordance with the approved grading and drainage plans; no Lot drainage may be permitted to flow onto or across any adjacent Lot.

Variances to the landscape requirements above 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.

T. Retaining Walls.

Retaining walls made of local, surface select boulders are encouraged when feasible and appropriate. Block retaining walls may be finished to match or complement the architecture when designed to be an extension of the residential architecture on the Lot. Block retaining walls on or around Lots are to be constructed using Baselite smooth face block in color #762.

General design principles for boulder retaining walls include:

- i. Locate each rock to have a minimum of three bearing points, two in front and one in back;
- ii. Place each rock so it is in contact with at least two rocks below it;
- iii. Avoid continuous vertical seams or “columns” of rocks;
- iv. Avoid continuous horizontal planes in the rockery;
- v. Use larger base rocks than used in the upper rocks;
- vi. Incline rocks back into the slope;
- vii. Use smaller rocks (“chink rocks”) to fill in voids; and
- viii. 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.

U. 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 Valor Reviewer.

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.

V. Mailboxes.

Mailboxes are not permitted on residential Lots. Community mailboxes will be provided by developer.

W. Miscellaneous Equipment and Signage.

- i. 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.
- ii. 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.

- iii. Signs. An Owner may not display signs to public view without advance approval from the Valor Reviewer, except as described below
- (a) 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 Valor Reviewer, provided the dimensions do not exceed three (3) feet by two (2) feet;
 - (b) 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.
 - (i) The sign(s) may not exceed two (2) feet in height or width;
 - (ii) 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;
 - (iii) Any such sign displayed on an Owner's Lot must be applicable to the voting district in which the Lot is located; and
 - (iv) 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 Covenant.

V. CONSTRUCTION STANDARDS

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.

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 by the Valor Reviewer, 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 or as may otherwise be specified in the improvement plans approved by the municipality. An Owner or 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 Valor Reviewer, including all conditions of approval. Construction shall be completed within one (1) year from date construction commences. The Valor 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 Valor Reviewer and/or Valor 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 Valor Reviewer and the Valor 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 Covenant.

E. **Lot Drainage.**

The Owner and/or builder are responsible for constructing and/or maintaining proper Lot grading and drainage in accordance with the grading and drainage plans approved by the City of Kuna, Idaho both during and after any construction, including, but not limited to, landscape. Except as otherwise specified, 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.

Spoils from excavation are to be removed from the Property; "spinning off" or otherwise distributing spoils across a Lot is not acceptable. Modifications to the

approved grading and drainage plans approved by the City of Star will require approval by the Valor Reviewer prior to modifications taking place. Builder and/or Owner assumes responsibility for such modifications, including, but not limited to, obtaining any and all approvals from the municipality or other applicable authority.

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.

- i. 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.
- ii. 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.
- iii. 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 Valor Reviewer or the Valor HOA.
- iv. Temporary toilets, construction equipment, and construction material shall be contained within the Lot boundaries.
- v. 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.
- vi. Dogs shall not be allowed at the construction site.
- vii. Inappropriate language, shouting, or other inappropriate behavior will not be allowed.

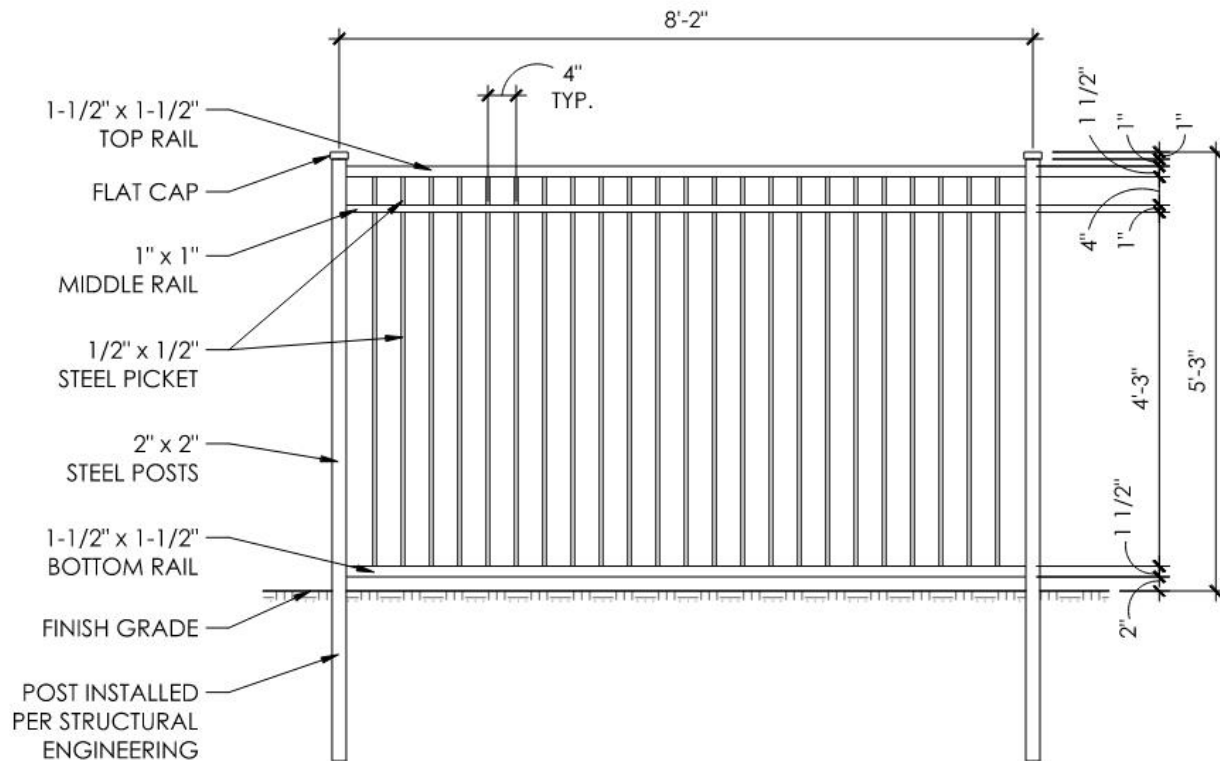
- viii. Radios or other music must be kept to a minimum volume and should not be audible outside of the Lot limits.
- ix. Power and water must not be used from existing residences without permission from the Owner.
- x. All personnel shall comply with the maximum speed limit within the community. Speeding or unsafe driving will not be tolerated.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. Appropriate safety equipment including, but not limited to, hard hats, safety eyewear, and high visibility clothing, shall be used while work is being performed.
- xv. No fires are permitted anywhere in the community for the purpose of construction.
- xvi. At their own discretion, builders may seek a temporary right-of-way use permit from the City of Kuna, Idaho to temporarily block the sidewalk in front of a residence under construction. Please refer to the City of Kuna, Idaho for more information and specific requirements.

G. Complaints.

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

EXHIBIT A. VIEW FENCE

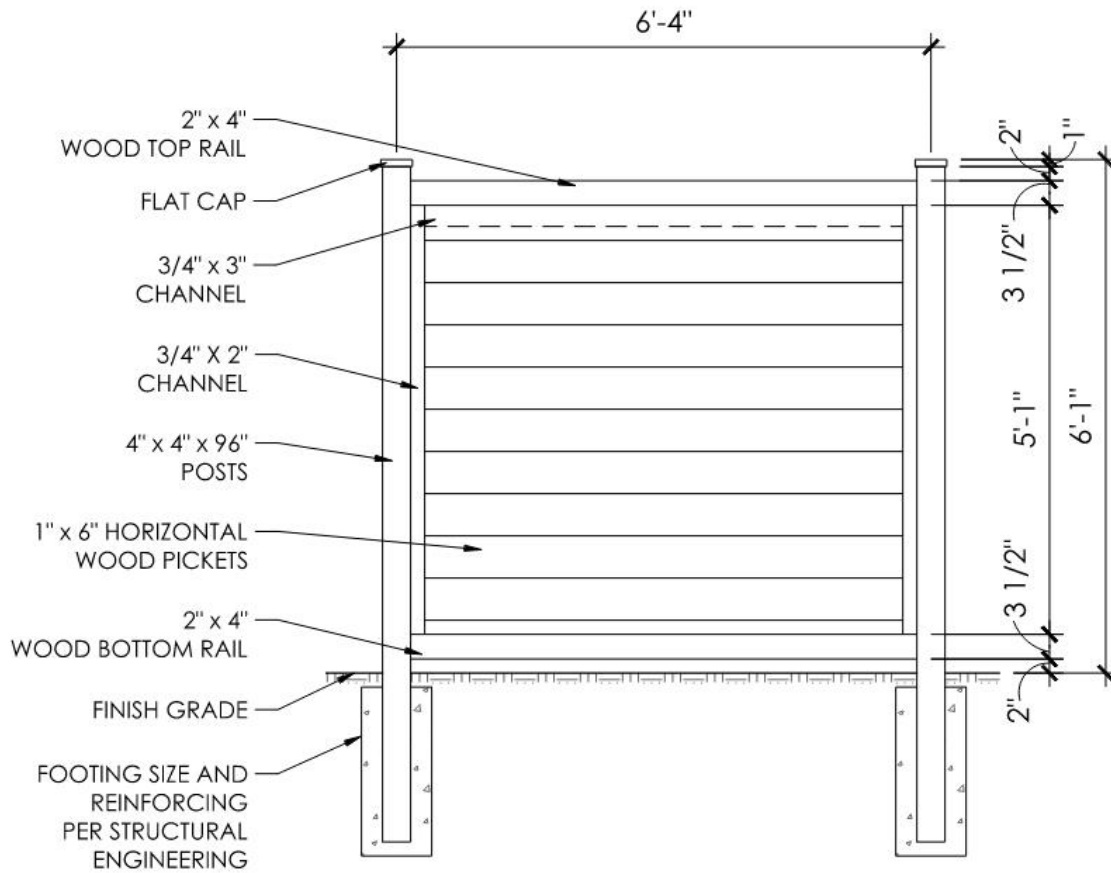
Manufacturer: Boise River Fence
Product: M3 Custom Western with 1" Mid-Rail



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

EXHIBIT B. BUILDER/OWNER SCREEN FENCE

Manufacturer: Boise River Fence
Product: M3 Revised Horizontal Wood with Wood Rails



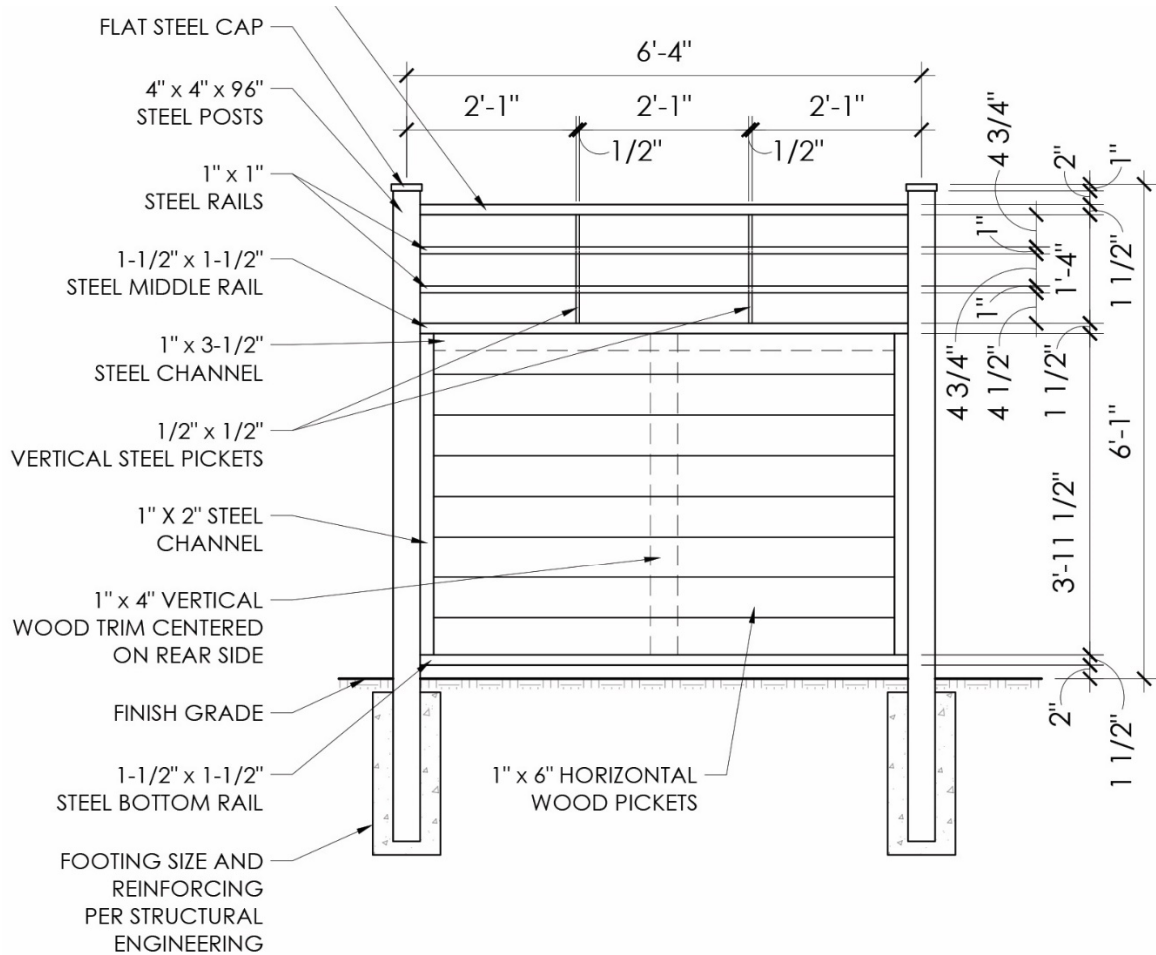
NOTES:

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 Horizontal Open Top 3.0

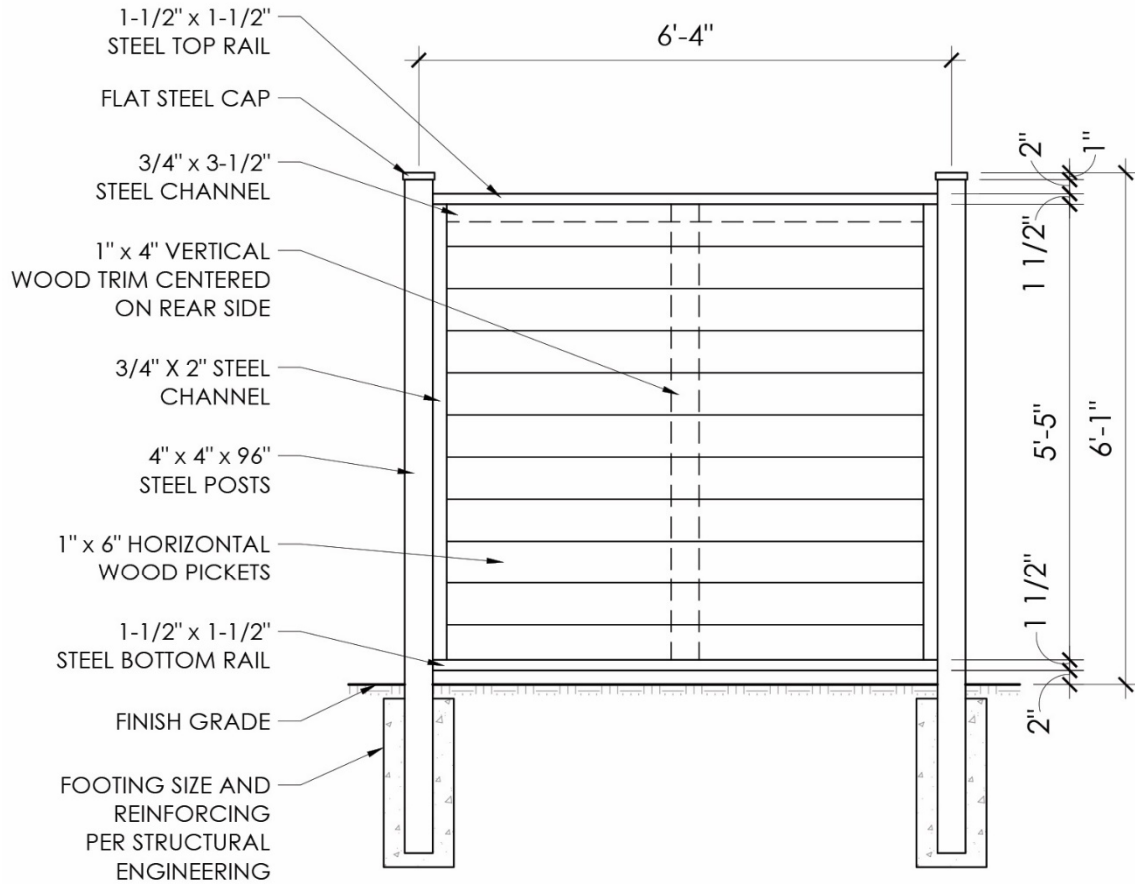


NOTES:

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 Horizontal Wood with Steel Frame



NOTES:

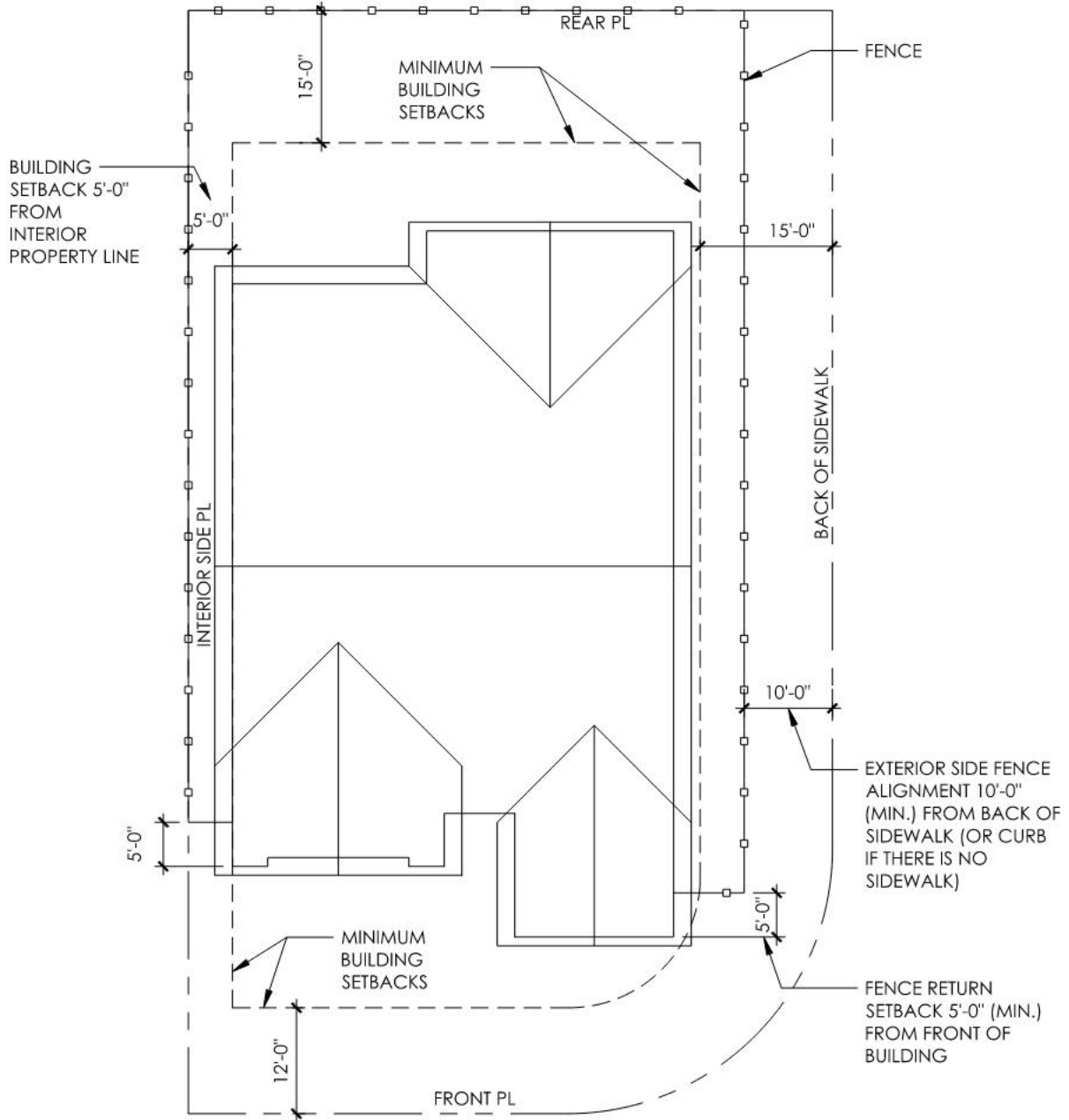
1. ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE T091-BR47" BY CARDINAL.
2. ALL WOOD TO BE STAINED WITH STAIN COLOR "PECAN" BY READY-SEAL.

EXHIBIT E. FENCE PLANS BY PHASE

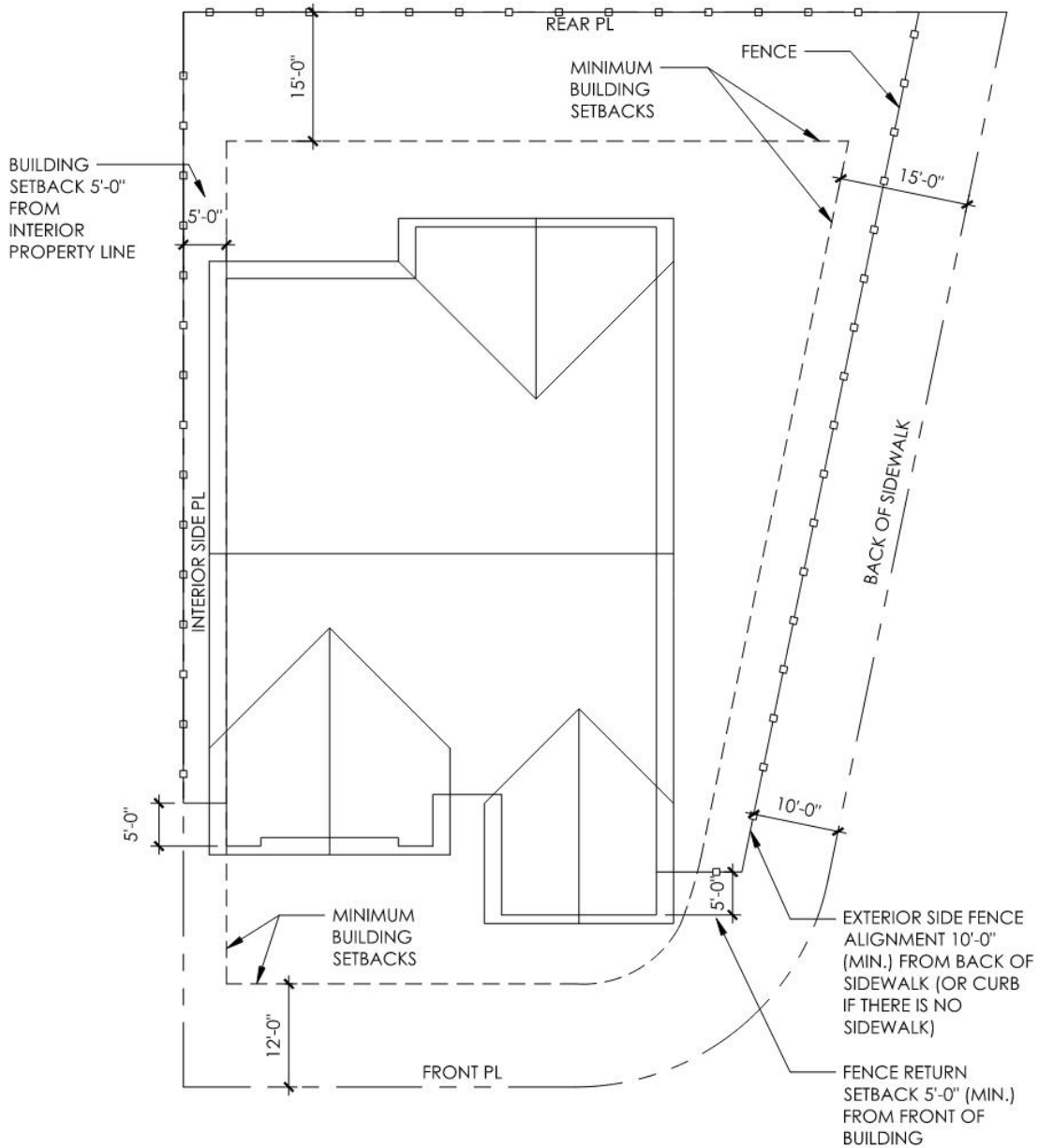
[PLACEHOLDER]

EXHIBIT F. CORNER LOT FENCE CONDITIONS

RECTANGULAR CORNER LOT



IRREGULAR CORNER LOT



ATTACHMENT 1.

APPLICATION FOR DESIGN REVIEW

Part 1 - Design Review Application

Date: _____

Submittal Type:

- Initial Design Review Submittal
- Substantially Revised Submittal
- Alteration Submittal
- Other: _____

Owner / Builder Information:

Builder _____ Email _____ Phone _____
Address _____ Zip _____
Owner _____ Email _____ Phone _____
Address _____ Zip _____

Site Information:

Lot/Block Number _____ Street Address _____
Lot Area (SF): _____ Lot Width at Front Setback _____

Lot Type:

- Small (<60' wide)
- Estate (≥100' wide)
- Medium (≥60' and <75' wide)
- Cluster
- Large (≥75' and <100' wide)

Proposed Plan Information:

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

Total Square Feet (SF) Under Roof:

Finished (Livable) Square Feet (SF):

First Floor _____	First Floor _____
Second Floor _____	Second Floor _____
Other _____	Other _____
Total _____	Total _____

Exterior Materials and Colors:

Roof _____
Main Body _____
Windows/Doors _____
Garage Door _____
Fascia _____
Stone/Brick _____
Trim _____
Other _____

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 Valor 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, patios, outdoor lighting, 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 flow directions off the Lot away from the 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 – If not already paid, include the applicable design review fee and mark the box below indicating the applicable fee type pursuant to *Section II.A.ix*.
 - Initial design review fee - \$350
 - Additional design review fee - \$150