

VISTA RIDGE – Phase 2 ARCHITECTURAL CONTROL SUMMARY

Plan Approval

Builders must submit plans to the Architectural Review Committee ("ARC") for approval prior to start of construction.

Plans are to include a site plan (at a scale of not less than 1"=8') detailing the location, dimensions and square footage of the dwelling, garage, driveway, sidewalks, patios, decks and any accessory structures or improvements; and all exterior elevations and floor plans for the dwelling, garage and any accessory structures (each at a scale of not less than 1"=3'); which will be kept with the ARC during the construction phase. If you want your plans back, they will be made available for one week following the ARC's review.

Colors must be chosen from the ARC's approved palette and must be submitted to the ARC for approval prior to application, both as to the colors and the combinations thereof.

No Split Entry homes will be approved.

The ARC shall give the builder a drainage plan for its Lot, which shall not be altered, nor shall any retaining wall be installed, without the ARC's approval of the grading or wall installation plans. Existing grades on each Lot, as well as proposed finished grades of any ground, shall not be altered once approved by the ARC.

Square Footage Requirements

One Story homes on lots smaller than 7,500 SF will not be less than 1,400 square feet, and one story homes on lots 7,500 SF or larger will not be less than 1,600 square feet, of living area on the ground floor, exclusive of basements, covered porches, entrances, patios, and attached or detached garages.

Two-story, tri-level, daylight basement, and single level homes (with a bonus room), shall not have less than 1,000 square feet of living area on the main level and 1,600 minimum total square feet of living area, exclusive of daylight basements, covered porches, entrances, patios, and attached or detached garages.

Minimum Setbacks

Front – 20 ft.; Side – 5 ft. on one side and 10 ft. on the other side (the minimum width between homes not to be less than 15 ft.); Side yard along street side of corner lot – 10 ft., except for side yard with side entrance garage – 20 ft.; Rear lot line – 8 ft.

Exterior Elevations

Front elevations must have architectural elements that are aesthetically compatible with those shown on the Development Plan attached as Exhibit "A" to the Master Declaration of CC&Rs for Vista Ridge. All garage walls on the front of residences shall be brick, stone or stucco, which shall wrap around the side walls not less than two (2) feet on each end, and all columns on the front elevation of each residence shall be wrapped with brick, stone or stucco. Each residence shall have a minimum of 100 square feet of brick, stone or stucco on the front elevation.

Minimum three-car garage required on lots with area of 8,500 square feet or greater, and minimum two-car garage required on lots less than 8,500 square feet in area.

Front doors must have a thumb-latch and kick plate.

Exterior Lighting

Exterior lighting, its location, the type of fixtures and information on whether the lighting is recessed or surface mounted shall be shown on the plans submitted for ARC approval.

In general, light sources should be shielded and directional, and the light source should not be visible from neighboring properties or adjoining streets.

Photo Sensored Lights shall be installed on each side of a garage.

If front yard lighting is installed it shall not be on poles, but shall be on or in rectangular monuments not taller than 3 ½ feet and designed with colors and materials (either masonry, stucco, stone or siding) matching the front elevation of the residence.

Mailboxes

All mailboxes and mailbox stands shall conform to a size and style to the one approved and supplied by the ARC, the specifications of which are available from the ARC.

Mailboxes shall be installed on shared stands holding two boxes, either on concrete pads where sidewalks are detached from the curb or in locations on the attached sidewalk approved by the ARC.

Mailboxes and stands shall be provided by the ARC for purchase by the builder at closing, and installation is the responsibility of the builder.

Roofing and Projections

Roofs shall be tile or Architectural Grade Composition Shingles – 25 year minimum. Exterior roof construction of tarpaper, metal or gravel shall be prohibited.

Approved Roofing Colors: Antique Black or Charcoal Gray. All roof flashing, vents, gutters and downspouts must be treated with non-glare color harmonious with the roof, soffit and fascia, or upper wall surfacing.

Minimum 6/12 roof pitches on all single level homes; 5/12 roof pitch permitted on two-story homes for entry roofs only; all other roofs on two-story homes must be 6/12 pitch.

Roof overhangs of less than 12 inches shall be prohibited.

Vinyl and metal-clad vents, fascias and soffits shall be permitted if the color and materials proposed are non-reflective and compatible in color and texture with the remainder of the structure. Roof and attic vents shall be shown on building elevations submitted to the ARC, indicating the type, size, location and proposed design. A combination of ridge, soffit and dormer vents is preferred, and metal vents and vent caps projecting from the roof surface are discouraged. All fascias shall be a minimum of one (1) inch by eight (8) inches in width.

Skylights must not extend to the eave line, nor shall they project excessively above the roof surface.

Roof-mounted solar collectors, satellite dishes and similar projecting structures shall, to the extent possible, be screened from view of adjacent lots and streets and shall be reviewed and approved or disapproved by the ARC.

Exterior Siding

Exterior siding materials may be lap siding or shingles of natural or synthetic-cementitious wood (Hardi-Plank or equal), natural or cultured stone, brick or stucco.

No vinyl, T-111 or metal siding, concrete block, “Z-brick” or stamped concrete shall be permitted on buildings or structures.

Exterior walls of residences and non-residential structures shall be painted only in colors chosen from the ARC's approved palette and with the combination approved by the ARC.

Landscaping

Front sidewalks or driveways shall be concrete or masonry pavers and are encouraged to have curved lines or a stamped pattern or accent masonry pavers at the edge.

Driveways shall provide off-street parking for at least two (2) vehicles.

Landscaping of the front yard and side lots adjacent to the street must be completed by the builder no more than 30 days after substantial completion of and prior to occupancy of the home, and must include rolled sod in the front yard and both sides of the driveway. Backyards must be sodded or hydro seeded within six (6) months after substantial completion of the home. The front yard shall include an underground sprinkler system, a berm or sculptured planting area, one ornamental street tree in compliance with the city-approved site drawings (installed by developer), at least one additional, ornamental or coniferous tree of at least 2-1/2” caliper and at least six feet in height, at least five 5-gallon shrubs, and at least ten 2-gallon shrubs.

All landscaping shall, at all times, be irrigated and maintained as necessary to keep it in excellent condition and appearance.

Fences

Any fencing must be either (a) Privacy Fences of two-color vinyl (white and Monterey sand) not to exceed six feet in height; or (b) Common Area Fences of black wrought iron, not to exceed five (5) feet in height in rear or side yards or 3½ feet in height in front yards, in compliance with and as depicted in Exhibit "C" to the Master Declaration.

Where residential lot lines abut other residential lot lines, the owners of said lots may construct a Privacy Fence. Fences shall not be built closer to the street than five feet behind the front corner of the house on each side, except for 3½ foot high Common Area Fences or 3½ foot high hedges, which shall be permitted in front yards.

Fences shall not extend closer than twenty feet to the front street right-of-way.

Except as otherwise specifically provided herein, rear or side yard fences on corner lots shall not be built closer than ten (10) feet to any side or rear street right-of-way without ARC approval.

Where any rear lot line abuts the common area bordering South 12th Avenue, East Locust Lane, the commercial-zoned parcels at the northwesterly and southwesterly corners of Vista Ridge, the common area bordering the Robinson Lateral on the northeasterly boundary of Vista Ridge, or the easterly boundary of Vista Ridge extending from the Robinson Lateral to Locust Lane, Developer shall, at its expense, construct a Privacy Fence on said rear lot lines.

Where any rear or side lot line abuts the Common Area, except as otherwise provided in the immediately preceding subparagraph of this paragraph on Fences, the owners of said lots shall be entitled, but not required, to construct a Common Area Fence not exceeding five (5) feet in height to the point that is five feet behind the front corner of the house, then tapering down to 3½ feet in height along the side lot line of the front yard.

Where any Privacy Fence intersects a Common Area Fence, it shall, from a point twenty (20) feet from the point of intersection, taper down in height and transition to a Common Area Fence, as depicted in Exhibit "C"

Any fencing must be of new material and constructed in a workmanlike manner.

Fences must comply with Nampa City’s Code for vision triangle.

Debris Removal, Portable Outhouses and Street Sweeping

Developer will provide the construction services, street tree and mailbox listed below and collect the stated fees for such services at each lot closing:

City Park Exaction Fee:	\$316.00
Street Tree & Watering Fee	\$325.00
Portable Outhouse:	\$ 60.00
Street Sweeping Fee:	\$150.00
Trash Box & Debris Removal Fee	\$400.00
Mailbox and stand provided by ARC:	<u>\$150.00</u>
Total for Construction Services street tree and mailbox:	\$1,401.00

Homeowners Dues

\$295.00 annual dues, assessed and paid quarterly, on a pro-rated basis for first year after lot closing,

\$195.00 one time Homeowners' Association setup fee, collected at lot closing, and

\$100.00 transfer fee, payable on sale of finished house.

Availability and prices subject to change without notice.