



# ARCHITECTURAL REVIEW CHECKLIST

## VISTA RIDGE

*To help your approval process go smoothly, Please check the left boxes and return with the corresponding information.*

Contractor \_\_\_\_\_

Check Here	

Office Use


### 1- Plan Approval

- A  Site Plan (not less than 1"=8' scale)
- B  Location of home on lot
- C  Dimensions
- D  Square Footage
- E  Garage
- F  Driveway
- G  Sidewalks
- H  Patios
- I  Exterior color combinations

A		
B		
C		
D		
E		
F		
G		
H		
I		

### 2- Square Footage Requirements

- A  If one-story on lot smaller than 7,500 sq. ft., minimum of 1,400 sq. ft. (living area)
- B  If one-story on lot 7,500 sq. ft. or larger, minimum of 1,600 sq.ft. (living area)
- C  If two-story, minimum of 1,000 sq.ft. (on the ground floor) totalling 1,600 sq.ft.

A		
B		

### 3- Minimum Setbacks

- A  Front - 20 ft.
- B  Side - 5 ft. on one side & 10 ft. on the other side (the minimum width between homes not to be less than 15 ft.)
- C  Street side yard - 10 ft.
- D  Rear lot line - 8 ft.

A		
B		
C		
D		

### 4- Exterior Elevations

- A  Front of home has architectural elements minimum of 100 sf. (brick, stone, stucco) including
- B  Side walls wrapped with a minimum of 2 LF on each end
- C  Minimum three-car garages on 8,500 sf or greater lot
- D  Minimum two-car garages on less than 8,500 sf lot
- E  Front door includes a kick plate and thumb latch

A		
B		
C		
D		
E		

### 5- Exterior Lighting

- A  Location and type of fixtures (recessed or surface mounted) on plans
- B  light source is shielded and directional, not visible by neighboring properties
- C  Photo censored lights are shown on each side of garage
- D  front yard lights shall not be on poles, but shall be on monuments, designed to match the residence

A		
B		
C		
D		

### 6- Mailboxes

- A  Mailboxes and posts conform to the ARC, specifications available from the ARC
- B  Mailboxes shall be clustered holding 2 or more boxes per post
- C  The ARC is providing mailboxes and posts for purchase by the builder at closing
- D  Installation is the responsibility of the builder

A		
B		
C		
D		

### 7- Roofing and Projections

- A  Tiled or Architectural grade composition shingles
- B  25 Year minimum
- C  Roof colors : Black or Charcoal gray
- D  Vents, gutters, downspouts, all with a non-glare treatment, will match the roof color
- E  Minimum 6/12 roof pitches on single level;( 5/12 roof pitch permitted for two-story entry only; all other two-story roofs are 6/12)

A		
B		
C		
D		
E		

- F  Roofs overhang no less than 12 inches
- G  Vinyl and metal clad vents, fascias and soffits are non-reflective and blend into the home
- H  Roof and attic vents shall be shown on building elevation indicating
- I  Type
- J  Size
- K  Location
- L  Proposed Designed
- M  Fascias are a minimum of 1" by 8" in width
- N  Skylights do not extend to the eave line/ nor project excessively above the roofs surface
- O  Roof-mounted fixtures, solar collectors, satellite dishes...are screened from view of adjacent lots and streets and they shall be submitted to the ARC for review

F	
G	
H	
I	
J	
K	
L	
M	
N	
O	

**8- Exterior Siding**

- A  Siding is either natural or synthetic wood, natural or synthetic stone , brick, or stucco
- B  Buildings and structures do not have vinyl, T-1-11, metal siding, concrete block, "Z-brick" or stamped concrete
- C  Exterior walls will be painted only of color combinations approved by the ARC's color palette

A	
B	
C	

**9- Landscaping**

- A  Front sidewalks are concrete or masonry pavers
- B  Driveway provides off-street parking for at least two vehicles
- C  Landscaping of the front and side yards will be completed in no more than 30 days after completion
- D  Sod shall be installed in the front yard & side lots adjacent to the street no more than 30 days after substantial completion and prior to occupancy
- E  Hydroseed shall be installed in the back yard within 6 months of substantial completion
- F  The front yard shall include a sprinkler system
- G  The front yard shall include a berm or a sculpted planting area
- H  One ornamental street tree in compliance with the city-approved site drawing
- I  One additional ornamental or coniferous tree at least 2 1/2" caliper and least 6' height
- J  At least five 5-gallon shrubs
- K  At least ten 2-gallon shrubs
- L  All landscaping shall be irrigated and maintained as necessary to keep it in excellent condition and appearance all times

A	
B	
C	
D	
E	
F	
G	
H	
I	
J	
K	

**10- Fences**

- A  'Privacy fences' of two colors (white and monterey sand) not over 6' in height
- B  Common area fences are to be black wrought iron not to exceed 5' in height in rear or side yard and 3 1/2' in height in the front yard (in compliance with exhibit "C" of the Master Declaration
- C  Fences are no closer to the street than five feet behind the front corner of the house on each side except 3 1/2' common area fences or 3 1/2' hedges (which is permitted in the front)
- D  Fences are no closer than 20' to the front street right-of-way
- E  Rear or side yard fences on corner lots are no closer than 10' to any side or rear right of way
- F  If building abuts with commercial-zoned parcels, 12 Ave, or Locust Lane a privacy fence is shown
- G  If lot abuts the Robinson lateral a privacy fence least 5' is shown
- H  Fence will be constructed in new material and in a workmanlike manner
- I  Fences comply with Nampa City's Code for vision triangle

A	
B	
C	
D	
E	
F	
G	
H	
I	

**11- Builder Services\***

- A  A one time fee of \$150.00 for the services below for the duration of construction
- A \$150.00 street cleaning fee (weekly sweeping of project)

A	
---	--

**12- Homeowner Dues\***

- A  \$350.00 annual dues, \$195.00 one time set up fee & \$100.00 transfer fee collected at closing of lot.
- \*Availability and prices subject to change without notice*

A	
---	--

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

Plans dated \_\_\_\_\_, \_\_\_\_\_, have been approved by \_\_\_\_\_,

on behalf of the Architectural Review Committee

for Vista Properties, LLC, Dated as of the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_.