

LAVA FALLS HOMEOWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The Lava Falls Homeowners' Association (HOA) has established an Architectural Control Committee (ACC) as required by the *Declaration of Covenants, Conditions & Restrictions for Lava Falls Subdivision (CC&R)*.

The ACC is charged by the HOA Board to review and approve (or disapprove) of certain homeowner improvements and these guidelines were developed to clarify the process for obtaining such approval.

The intent of both the CC&R and the guidelines are to protect the quality and value of homes located within the Lava Falls Subdivision. (*CC&R, Article V*)

NOTE: Nothing in these guidelines is intended to supersede the requirements in the *Declaration of Covenants, Conditions & Restrictions for Lava Falls Subdivision (CC&R)* of the Lava Falls Homeowners Association.

NOTE: Approval of a project by the ACC does not in any way exempt the homeowner or contractor from obtaining the necessary building permits from the City of Nampa.

The CC&R require the ACC to review and approve all major changes and improvements to a home's exterior or lot. These changes include, but are not limited to, change of exterior home paint color, major changes to exterior home appearance, additions to a home, re-roofing of a home, generators, solar panels, antennas, fences, walls, storage sheds, window awnings, patio covers, other structures and major changes to front yard landscaping. (*CC&R Section 5.2*)

SECTION I

SUBMITTAL PROCEDURES

Application Submittal: Homeowners shall submit a *Lava Falls HOA ACC Homeowner Improvement Review Request* form for any proposed homeowner improvements to the ACC, **before starting any projects.**

The form shall be accompanied by documents and materials as may reasonably be requested by the ACC including any but not limited to the following:

Site Plan. A site plan showing the location of structures, fences, setbacks, lot drainage and other pertinent information. (*CC&R Section 5.3(a)*)

Building Plan. A building plan consisting of blue prints, specifications, elevation drawings, exterior colors, materials, and finishes including the roof. (*CC&R Section 5.3(b)*)

Landscape Plan. A complete landscape plan for that portion of the Lot to be landscaped which shall show the location, type and size of trees, plants, groundcover, shrubs, berms, grading, drainage, sprinkler systems, fences, free-standing exterior lights, driveways, parking areas and walkways. (CC&R Section 5.3(b))

Additional Materials. In addition to the information requested above, color chips or samples, materials or manufacturer's literature as required for the proposed improvement. (CC&R Section 5.3)

SECTION II

DESIGN REVIEW APPROVAL PROCEDURES

Submittal and Review Process. The HOA Architectural Control Committee shall review the submitted *Homeowner Improvement Review Request* form submittal to determine whether the proposed improvement will or will not be detrimental to the appearance of the surrounding area of the property and that the appearance will be in harmony with the surrounding structures and common area. (CC&R Section 5.2)

Approvals. The HOA Architectural Control Committee shall approve or disapprove in writing all proposals submitted within thirty (30) days after all submittals are received. Proposals shall be deemed to be in accordance with the established Guidelines before approval. The ACC may condition its approval with such changes as it deems to be appropriate. (CC&R Section 5.2)

Fees. The ACC shall charge \$250 for an architectural review fee to be paid by each owner submitting plans and specifications for approval for ANY construction changes to properties, exterior color, or hardscape changes. Any such fee may be adjusted by the ACC and shall not exceed a reasonable amount as may be required to reimburse the ACC for costs of a professional review of plans and specifications submitted and the services of a consultant or to administer matters to their completion, including inspection as required. (CC&R Section 5.5)

SECTION III

HOMEOWNER IMPROVEMENTS DESIGN STANDARDS

Roofs: The following requirements apply to roofs:

- All roofs shall have a 4/12 pitch. (CC&R Section 4.4)
- Architectural roofing shingles with a minimum thirty (30) year life warranty are required. Shingle color shall be consistent with existing roofs in the community.

Siding: Hardboard siding is required on the exterior of the dwelling unit. Vinyl and metal siding are prohibited. (CC&R Section 4.4)

Fences: The following standards shall apply.

- Only vinyl fencing shall be allowed. (CC&R Section 4.5)

- Fencing shall match the pattern and color matching existing fencing.
- Fences shall not exceed six (6) feet in height. (*CC&R Section 4.5*)
- Fences on lots that border the existing perimeter fence around the subdivision may match the height of the existing fence.
- All fences must have a four (4) foot wide gate for rear yard maintenance access.
- No fence shall be constructed so as to extend toward the front of the Building Lot past the front wall plane of a residential Dwelling Unit.

Exterior Energy Devices. No energy production device including but not limited to, generators of any kind and solar energy devices, shall be constructed or maintained on any Lot, without the prior written approval of the ACC, except for heat pumps and similar appliances. (*CC&R Section 4.12*)

Exterior Antennae. FCC Regulations allow for the placement of satellite dishes up to one meter in diameter as well as HDTV antennas to receive an acceptable signal. Satellite dishes and antennas should be placed in the least obtrusive location and mounted in such a way to minimize the visual impact to common areas and adjacent properties. (*CC&R Section 4.12*)

Windows: The following standards shall apply:

- Windows shall have relief or additional trim materials to give definition.
- Shutters to the sides of exterior windows are not allowed.
- Windows shall be a white vinyl frame only.

Carports: Carports shall not be allowed.

Concrete Curbs: Concrete curbs around landscaping are to be natural concrete color.

Miscellaneous Outdoor Structures or Features/Improvements: Basketball backboards shall not be affixed to the home. Clotheslines are not allowed on any building lot or in the common area.

Storage Sheds: Storage sheds may be allowed in fenced backyards. Storage shed construction shall be reviewed and approved in advance by the ACC or by the HOA Board. All storage shed construction shall be as follows:

- Storage sheds shall not be visible from any HOA common area or the public street.
- Storage shed height shall not exceed backyard fence height if constructed next to a fence.
- Submit construction plans for review and approval, including lot site plan with storage shed location, storage shed floor plan and elevation drawing.
- Submit descriptions or samples of storage shed exterior materials and colors.

Flags: Public Law 94-344, Known as the Federal Flag Code, contains rules for handling and displaying the U.S. Flag. While the Federal Code contains no penalties for misusing the flag, states have their own flag codes and may impose penalties. The Federal Flag Code makes clear the flag is a living symbol.

- To fly a flag in bad weather you will need an all-weather flag.
- The height of the flag pole depends on the size of the flag. Front yard height is to be no higher than 20 feet. (*Idaho – Homeowners Association Act, Chapter 32 section 55-3210*)
- The flag pole shall not interfere with visibility of vehicular traffic.

Repainting. Repainting a dwelling with a new color scheme requires a written ACC request form and written approval. Color scheme samples must be attached on the ACC request form. (*CC&R Section 5.2, 5.3(b), and 5.5*)

Repainting a dwelling with the existing color scheme requires the homeowner to notify the ACC verbally or by email and written approval is not required.

SECTION IV

LANDSCAPING DESIGN STANDARDS

All front yard changes require written ACC approval. Front sod is required. Dryscaping of side yards is allowed.

Vegetable gardens: Are to be in the back or side yard behind a fence. All planting areas are to be maintained by the homeowner and kept weed free.

Live Plant Matter: No required landscaped areas shall include any plastic or artificial trees, plants, shrubs, or any other carpeting designed as vegetative substitutes.

Irrigation: All landscaped areas shall be provided with an underground irrigation sprinkler system. Sprinkler system repairs are the homeowner's responsibility.

Variety: All landscaped areas shall provide a mix in color and variety of evergreen and deciduous vegetation. Low maintenance varieties of vegetation are preferred.

Bark: Shredded or chipped bark is discouraged for front yard flower beds due to Idaho winds.

Trees: All front yards shall have, at planting at least one (1) two and a half inch (2-1/2") caliper deciduous or evergreen tree.

Tree Species:

The importance of planting the right tree in the right location is at the heart of sound community forestry practices. Please use the Treasure Valley Tree Selection Guide ([Treasure Valley Tree Selection Guide](#)) as a comprehensive resource when selecting trees for the Treasure Valley.

Tree Locations:

Trees shall be planted no closer to any sidewalk, street, or lot property line than the radius of their expected canopy spread at maturity. Planting of new trees shall be coordinated with the location of existing trees on adjacent lots.

These guidelines have been approved by the HOA Architectural Control Committee (ACC) and the HOA Board Members as signed below.

Chairman, Architectural Control Committee

Chairman, Landscape Committee

President, Lava Falls Homeowners Association

Vice-President, Lava Falls Homeowners Association

Vice-President, Lava Falls Homeowners Association

Treasurer, Lava Falls Homeowners Association

Secretary, Lava Falls Homeowners Association