

May 2025

GREENBRIAR ESTATES HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The Architectural Control Committee Guidelines work with the Covenants, Conditions, and Requirements (CC&Rs) of the Greenbriar Estates Homeowners Association (HOA). The intent is to present the requirements that pertain to homeowner improvements. These guidelines are designed to protect property values in Greenbriar Estates. The primary goal of Greenbriar Estates Homeowners Association is to achieve a high-quality community image, both the overall building appearance and that the building details should convey a sense of solid, permanent construction. See CC&Rs, Article X.

Review and approval of all major changes and improvements to a home exterior or lot is required. These changes include, but are not limited to, change of exterior home paint color, major changes to exterior home appearance, additions to home, re-roofing of home, fences, patio covers and major changes to front yard landscaping.

SECTION I SUBMITTAL PROCEDURES

Homeowner Improvement Application Submittal Requirements: Homeowners shall submit a Greenbriar Estates HOA Homeowner Improvement Review Request form for any proposed homeowner improvements to the ACC **before starting any projects**. See CC&Rs, Section 10.1.

The form shall be accompanied by the following:

Drawings, plans, specifications, site plans, color chips or samples, materials or manufacturer's literature as required for the proposed improvement.

SECTION II DESIGN REVIEW APPROVAL PROCEDURES

Submittal and Review Process. The HOA Architectural Control Committee (ACC) shall review the submitted Homeowner Improvement Review Request form 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. See CC&Rs, Section 10.4.

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. See CC&Rs, Section 10.6.

SECTION III HOMEOWNER IMPROVEMENTS DESIGN STANDARDS

Roofs: Architectural roofing shingles with thirty (30) year life warranty are required, no exceptions will be allowed. Shingle color shall be "Weathered Wood" or as approved by the Architectural Control Committee.

Siding: Hardboard or stucco siding is required on the exterior of the dwelling unit. Vinyl and metal siding are prohibited.

Windows: Windows shall have relief or additional trim materials to give definition. Windows shall be vinyl frame only white, sand or almond color.

Window Shutters: The following standards shall apply to shutters to the sides of exterior windows.

1. Exterior window shutters shall be decorative in nature and affixed permanently to the exterior wall, not functional, i.e. hinged and made to close over the window.
2. Shutters shall be painted in the color of the house exterior trim (preferred) or the exterior wall color.
3. Shutters shall be sized appropriately, not too large to dominate the window or too small. The height of the shutters should match the height of the adjacent window.
4. Shutters shall be constructed of durable, paintable material, including wood or composite.

An ACC Request Form must be submitted to and approved by the Architectural Control Committee before any work can begin.

Window Sunshades: The following standards shall apply.

1. Only commercially made shades are allowed.
2. Sunshade shall be retractable roller type of heavy weight to hang firmly and anchored at the bottom, so it is resistant to wavering in the wind.
3. Sunshade material color shall be compatible with the body color of the home.
4. Sunshade roller mechanism shall be covered by a valance of matching color.

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, portable basketball devices or clotheslines are not allowed on any building lot or common area.

Storage Sheds: Storage sheds may be allowed in fenced backyards. Storage shed construction shall be reviewed and approved in advance by the Architectural Control Committee. (Or By the HOA Board of Directors) All storage shed construction shall be in accordance with the Association Architectural Control Committee.

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

Mailboxes: All mailboxes shall be of consistent design, material and coloration as approved by the HOA Architectural Control Committee and shall match as best as possible existing mailbox stands and boxes in place. Existing mailboxes shall be maintained in good working order and condition by the HOA as mailboxes are located on the common area. See CC&Rs, Section 5.16.

Energy Devices Outside: No energy production devices, including generators of any kind shall be constructed on any portion of a building lot. Solar panels must be approved by the ACC and may not be visible from any common area.

Antennae: FCC Regulations allow for the placement of satellite dishes up to one meter in diameter as well as HDTV antennas to receive 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 all other portions of the property. See CC&Rs, Section 5.23.

Open Fires: NO Open wood burning fires are allowed on dwelling unit property. Limited fires may be allowed only in the Common Area during an event sponsored by the subdivision. Such fires must be approved by the Board and follow city fire directives and laws. See CC&Rs, Section 5.8.

Flags: Public Law 94-344, known as the Federal Flag Code, contains rules for handling and displaying the U.S. Flag. See also 36 U.S.C. 171-178. 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.

1. To fly a flag in bad weather, you will need an all-weather flag.
2. The flag may be displayed 24 hours a day if properly illuminated during the hours of darkness.
2. The height of the flagpole depends on the size of the flag. Front yard height is to be no higher than 30 feet.
3. The flagpole shall not interfere with visibility of vehicular traffic.

SECTION IV PAINTING

Re-Painting: 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. Notify the ACC verbally of intent to re-paint a dwelling with the existing color scheme, written approval is not required. See CC&Rs, Sections 5.6 and 5.19.

Colors: Dwelling units exteriors shall be painted in at least two (2) colors but no more than three (3) complimentary color hues. Color schemes shall be "earth tones" colors found in nature such as Browns, Tans, Warm Grays and Blues and Light Greens. Color schemes must be compatible with the adjacent dwellings, all color schemes Must be approved by the HOA Architectural Control Committee.

Maintenance: Exterior maintenance, including dwelling and front pole light painting and operating condition shall be maintained by the homeowner. See CC&Rs, Section 5.6.

SECTION V FENCING

Fencing: The following standards shall apply. See CC&Rs, Section 5.22.

1. Only White vinyl fencing shall be allowed.
2. Fences shall be no more than five (5) feet tall on interior lots. Fences on lots that border the existing perimeter fence around the subdivision may match the height of the existing fence.
3. All fences must have a four (4) foot wide gate for rear yard maintenance access.
4. No fence shall be constructed to extend toward the front of the Building Lot past the front wall plane of a residential Dwelling Unit.

SECTION VI LANDSCAPING DESIGN STANDARDS

Landscaping Requirements:

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

Vegetable Gardens: Are to be located in the back and side yard behind a fence. All planting areas are to be maintained by the homeowner and kept weed free. See CC&Rs, Section 5.20.

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. See CC&Rs, Section 5.20.

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

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.

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

PROHIBITED TREE SPECIES:

The following tree species shall not be planted with the Greenbriar Estates Subdivision.

1. Any variety of Willows, Cottonwoods, Poplars, Elms, Aspens, or Walnuts.
2. Any variety of fruit-bearing tree with berrylike fruit or fleshy fruit including Cherries, Chokecherries, Pears, and Hawthorns.

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 and the HOA Board Members as signed below.

Brad Bowes	<u>Bradley Bowes</u>	Date: <u>May 12, 2025</u>
Rick Morrill	<u>Rick Morrill</u>	Date: <u>5/12/2025</u>
Carol O'Harra	<u>Carol O'Harra</u>	Date: <u>5/12/2025</u>
Don Durden	<u>D</u>	Date: <u>5/12/2025</u>
Roy Alvstad	<u>Roy Alvstad</u>	Date: <u>5/12/2025</u>