

# Trailside Place ACC Guideline Overview

## **ACC MISSION STATEMENT:**

*To protect the quality, value, and ownership of the homes within Trailside Place, and to ensure an enjoyable living environment for all residents.*

## **SUBMISSION PROCESS:**

ACC submissions will be accepted via any of the following:

- Through e-mail to [riversideboise@aol.com](mailto:riversideboise@aol.com). The ACC highly recommends submittals via e-mail to speed the process of your request.
- By Mail sent to Riverside Management at 8919 W Ardene St., Boise, ID 83709.
- By fax sent to Riverside Management at (208) 378-7676.

## **GENERAL GUIDELINES AND REMINDERS:**

- All submissions should include a written description of the project and one or more illustrations. It should specify materials to be used, color selections, and dimensions where appropriate.
- All structural change&/or additions should match existing house design and color scheme
- All structural changes&/or additions must not interfere with neighboring resident's enjoyment of property
- Completion of projects should be done in a timely manner to minimize inconvenience and visible distraction to neighboring residents.
- Any repairs to structures or landscaping should be done in a timely manner and in accordance with previously existing design.
- All trees for landscaping should be with classes 1 and 2. Class three trees are not allowed in Trailside Place.
- Homeowners are responsible for all damage to neighboring properties including the spread of weeds, water run-off, trash and debris, etc.
- Watering of lawns is most effective during evening and early morning hours. Watering during high heat is inefficient and can damage lawns. Due to the high clay content of the soil in our area, watering of lawns should be done for short durations (3-10 minutes) more frequently, as opposed to long durations less frequently.

## **SUBMISSIONS ARE REQUIRED FOR:**

**BACKYARD LANDSCAPING:** Approval is required for back-yard landscaping or construction over 6' high if a fully enclosed fence exists. Also, any back-yard landscaping or construction if a fully enclosed fence does not exist including but not limited to trees, large shrubs, grass, sheds, and structural changes should be submitted prior to installation. Even if the home has a 6' fence landscaping is still required in the backyard area. All backyards can be seen from other homes and every home is held to the same standard of having aesthetically pleasing landscaping in both the front and backyards.

**DRIVEWAYS:** Standard driveways in Trailside Place are approx. 16' in width. Driveways shall not exceed 22' in width. This allows for a 6' expansion to a standard driveway. If the property already has a driveway that exceeds 22' then no expansion will be granted. This is a general rule and *ALL* driveway expansions must be approved by the ACC, however if a homeowner can get creative with a design (such as Concrete Stamping or Custom Brick work) that may deviate from this standard slightly, the ACC would consider all submittals. The *ONLY* material you may use is concrete with a similar finish as the existing driveway. No gravel or dirt driveway expansions are allowed.

**EXTERIOR HOUSE COLOR:** All exterior paint colors must be approved by the ACC. Color choices submissions should include three coordinating colors and include a picture of a home with requested colors or paint chips of exact colors.

**FENCING:** All fencing must be approved by the ACC. Materials should consist of 6' cedar picket construction. The exception to this is on the north side of Trail Bluff where wrought iron fencing is mandatory.

**FRONT YARD LANDSCAPING:** Any front-yard landscaping or construction must be approved prior to installation. This is including but not limited to trees, large shrubs, grass, concrete work, and structural changes. Yards height should not exceed 6" and must be maintained in an aesthetically pleasing manor year round. Weeds should be treated immediately to prevent the spread to neighboring yards. In the winter, each homeowner is responsible for maintaining their individual driveways and sidewalks to be free from snow or ice or other hazards.

**ROOFING:** Any modification to the existing roof must be submitted in writing to the ACC prior to the start of construction. Materials used must be similar to existing materials.

**SATELLITES & RADIO ATTENAS:** Mounting of satellite dishes should be placed in an inconspicuous area, preferably on the back side of the home.

**SHEDS:** Storage sheds must be approved prior to installation and should not exceed 8' w x 10 d' x 7' h. Sheds should be placed on your property in the most discreet area possible and should not be placed on or near the fence line to avoid interfering with neighbors. Materials used must resemble the materials used on the dwelling and must be painted to match the main color of the home. All sheds must be kept in good repair and be kept free of debris, insects and rodents.

**STRUCTURAL MODIFICATIONS:** Any structural modifications to house including but not limited to awnings, railings, and doors must be approved prior to starting construction. According to Trailside Place CC&R's, the ACC shall have the right to deny any improvement, construction or alteration, which was not previously approved by the ACC which, in its opinion, are not suitable or desirable for any reason, aesthetic or otherwise.

**SUBMISSIONS ARE NOT REQUIRED FOR:**

- Backyard landscaping or construction under 6' if a fully enclosed fence exists
- Sprinkler systems
- Repairs
- Flowers, potted plants and small shrubs (under 3' max height at full growth)
- Outdoor furniture and decorations
- Seasonal decorations

**EVEN THOUGH A SUBMITTAL IS NOT REQUIRED IN ALL CASES, TRAILSIDE PLACE CC&R'S ALLOW FOR THE ACC AND THE TRAILSIDE PLACE HOA THE AUTHORITY TO HOLD HOMEOWNERS ACCOUNTABLE FOR MAINTAINING AN AESTHETICALLY PLEASING PROPERTY.**