

# Caven Ridge Estates Phase II

## Architectural Control Committee Design Guidelines Summary

HOA Dues and Fees – Collected at the “lot closing”

- Architectural Control Review Fee: \$250.00 paid directly to Draftech at the time of submittal. Direct all correspondence to:  
Attention: Michele Smythe (Phone: 208.887.1751 – Fax: 208.939.9966)  
[Michele@draftechidaho.com](mailto:Michele@draftechidaho.com)  
1079 Ancona Ave, Suite 140  
Eagle, ID 83616

NOTE: All plan submittals must include the following:

- a) 2 – 11”x17” plans
  - b) Completed Design Standards Form along with Color Chips & elevation drawing showing color placement including stone/stucco.
  - c) Failure to obtain approval prior to the start of construction will result in a \$1000 fine, plus correction of any/all DRC infractions and possible forfeiture of all future lot options and option monies.
- HOA Dues: \$500 per year: Prorated to end of calendar year and billed Annually each January.
  - Set Up Fee (Initial Assessment): \$250.00 one-time fee (upon sale of lot)
  - Transfer Fee: \$250.00 charged to the home buyer (including transfer from Builder to Buyer)
  - Title Company: Fidelity National Title / Brooke Brennan 208-949-0645

Minimum Square Footage

- Single Story Dwellings. Each one-story single-family dwelling unit shall have a minimum of one thousand eight hundred fifty (1,850) square feet of living space.
- Two Story Dwellings. The bottom floor of each two-story single-family dwelling unit shall have a minimum of one thousand four hundred (1,400) square feet of living space.

Building Height Requirements

- Interior (Non – View) Lots: **Phase 2, Lots 1 – 13 on Block 3** - These are subject to change.
  - a) These lots are restricted to a height of 25’6” above back of sidewalk.

**\*\*NOTE: BONUS ROOM & SECOND STORY plans constructed on the above referenced lots will receive greater scrutiny as it relates to window placement and their possible effect on the privacy of the view lots immediately above & behind.**

Setbacks

- Front of home to back of sidewalk
  - a) 10’ to living space
  - b) 20’ to garage
- Back of home to rear lot line
  - a) 15’ – Two Story & Single w/Bonus Homes
  - b) 12’ – Single level
- Side Yard – 5’
- Side Setbacks corner lot – 15’

**It is the contractor’s responsibility to coordinate with the city and comply with the City of Meridian R-8 Minimum Setbacks.**

## Easements

- Side Easements
  - a) Lot 13 On Block 3 has a 10' Side NMID easement on the West side of the lot.
  - b) Lot 1 On Block 1 has a 10' Side NMID easement on the West side of the lot.
  - c) Lot 1&3 On Block 5 both have a 10' Side NMID easement on the North side of the lot.
  - d) Lot 18 On Block 3 has a 10' Side NMID easement on the North side of the lot.
  - e) Lot 3 On Block 2 has a 10' Side NMID easement on the North side of the lot.
- Back Easements
  - a) Lots 2&3 On Block 2 both have a 15' Rear NMID easement on the East side of the lot.
  - b) Lots 1-5 On Block 5 all have a 15' Rear NMID easement on the West side of the lot.
  - c) Lots 1-8 On Block 3 all have a 15' Rear NMID easement on the South side on the lot.
  - d) Lots 17-20 On Block 3 all have a 15' Rear NMID easement on the East side on the lot.

**It is the contractor's responsibility to do their due diligence on special lot setbacks due to Idaho Power, Nampa Meridian Irrigation District, and City of Meridian easements.**

## Building Exterior Finishes – Minimum Requirements

- Front Elevation must have dimension, texture, and adequate breaks to create an interesting front elevation within the style of chosen architecture. Architectural style must be designated on the ACC submittal form.
  - a) Garage doors extending past the front plane of the house and/or front porch are discouraged, but may be allowed at the sole discretion of the Design Review Committee.
  - b) Dormers, gables, bayed windows, and porches are encouraged
  - c) Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are required.
  - d) Front door – An upgraded front door is required and is stained or paint grade wood.
  - e) Siding – Stucco, Stone, Brick, Hardie Board siding is approved. No vinyl siding or cottage lap.
  - f) Minimum of 25% exterior stone or stucco required on the front elevation with all corners wrapped minimum of 2 feet. All siding must have continuity – meaning NO stucco front elevations with the remainder of the home done in siding will be approved! 100% stucco will require additional accents such as additional banding
  - g) Soffit & Facia – 8" width minimum
  - h) Breaks – Minimum of 3 roof breaks required as seen from the front of the home.
  - i) Pipes – Hidden on backside and/or painted to match roof color – no galvanized metal.
  - j) Pitch – 3 ½" to 12" minimum
  - k) Roofing – 30-year Architectural Shingle – Black – with High Profile Hip & Ridge Caps.
- Rear Elevation View Lots – Home elevations adjacent to public space and/or visible on rim/view lots MUST contain the same architectural elements as the front elevation including: windows, dimension, textures, architectural features, and color variations. Any two-story wall section must have a material break, color change and architectural element to avoid sterile walls.

\*\*\* This includes lots against walking paths – Such as: Phase 2 - Lots 1&2 on Block 1; Lots 11&13 and 14&15 on Block 3 - These are subject to change.
- Corner Lots: Phase 2 - Lot 9 Block 1; Lot 2 Block 2; Lot 1 & Lot 20 Block 3; Lot 1 Block 4; & Lot 5 Block 5 - These are subject to change.
  - a) These lots side elevation facing street must have adequate breaks, architectural features, windows, siding, and dimension change ups with color variations. All homes must maintain the original orientation to the block. Corner homes may not change the front of the home to the side street without specific approval by the ACC.

- Colors: Exterior colors of earth tones, warm tones and grays shall be required for the body of the house. Bright and bold colors (i.e. blue, red, yellow) shall not be allowed.
- Garage:
  - b) 4 Car garages in WIDTH are not allowed. (RV & Split Garages Are Allowed)
  - c) Garage door plane must be a minimum of 20' from back of sidewalk to provide adequate, temporary driveway parking,
  - d) 3 car garages must have varying planes.
  - e) Garage Doors: All Garage doors shall have architectural appeal and match the designated style of the home.
  - f) Side Loaded Garages are permissible provided it is buffered from the street with additional landscaping and a dimensional front elevation.
  - g) RV Bays – May be permitted with approval by the Architectural Review Board and will be evaluated on a case by case basis by the Design Review Committee.
- Foundations: Compliance with the “Lot Grading Plan” prepared by the project engineer is required.
- Drainage: Each builder is required to control the drainage of water from their home site.
  - a) View Lots: Landscaping berms, French drains, ect must be utilized to PREVENT the possible drainage of water down the rear slope of these lots.
- Landscaping – As a condition of being a part of the BUILDER TEAM, all Builders agree to adhere to the landscape requirements as set forth below. Full front & rear landscaping is required upon house completion, (timing subject to weather conditions).
  - a) Front Yard Minimums
    - 1) Minimum of two (2) front yard trees: 1 ½ - 2” caliper deciduous trees OR a 6’ when planted evergreen OR a mixture of both.
    - 2) Minimum of one (1) evergreen tree in front per lot.
    - 3) Minimum of ten (10) 5-gallon plants
    - 4) Minimum of ten (10) 2-gallon plants.
    - 5) Minimum of five (5) 1-gallon grasses.
    - 6) Planter beds can either be Perma-Bark, Rock, Mulch or Bark.
      - A “Blended Bed” extending across lot lines must use the same material as the neighboring lot, OR provide a hard separation between the two types of rock.
      - NOTE: Landscape must have varied height and dimension throughout the yard and be coordinated with adjacent lots to create a continuous feel. Berming with landscape and natural colored boulders and/or accent walls, stones or planter boxes is required (No lava stones).
  - b) Side Yard Minimums
    - 1) For side yards that are less than 10’ – they must be non-sprinklered or gravel landscaping (Drip systems are allowed for small plantings within the side yards)
    - 2) Lots bordering a walking path (Phase 2 - Lots 1&2 on Block 1; Lots 11&13 and 14&15 on Block 3 - These are subject to change.) must have a minimum of five (3) 5-gallon plants along their side yard viewable by the pathway.
  - c) Back Yard Minimums
    - 1) View/Rim Lots – Phase 2, Lots 14 - 17 - These are subject to change.
      - Sod must be complete.
      - Minimum of two (2) back yard trees: 1 ½ - 2” caliper deciduous trees OR a 6’ when planted evergreen OR a mixture of both.
      - Minimum of three (3) 5-gallon plants
    - 2) Interior/Non-View Lots – Phase 2, Lots 1 - 13 on Block 3 - These are subject to change.
      - The landscaping between the back of the home and the slope is to be left to the discretion of the owner & trees are not required. NOTE#1: if the homeowner elects to plant trees in the back yard, approval must be received from the design committee concerning type & the tree(s) cannot have a

“mature” height that protrudes above the grade of the home site located directly above.

- 3) **Corner Lots – Phase 2, Lot 9 Block 1; Lot 2 Block 2; Lot 1 & Lot 20 Block 3; Lot 1 Block 4; Lot 5 Block 5 - These are subject to change.**
  - Sod must be complete.
  - Minimum of two (2) back yard trees: 1 ½ - 2” caliper deciduous trees OR a 6’ when planted evergreen OR a mixture of both.
  - Minimum of three (3) 5-gallon plants
  - Minimum of three (3) 2-gallon plants
- d) Mow strip between street and sidewalk: The type of tree to be installed varies dependent upon the location of the lot. The Builder is responsible to reconcile the tree type to that called out by the community landscape plan (Exhibit A).
- e) Sprinklers – Front & backyard automatic sprinklers system are required. Boring underneath sidewalks to install sprinklers in the mow strip is required.

- **Fencing**

- a) Fencing is required to be installed by the builder upon completion of the home. A fencing plan shall be submitted and approved by the ACC Review Committee prior to install. The cost of all fencing shared with an adjacent builder shall be split 50/50 and it is the builder’s responsibility to coordinate re-imbursement with the adjacent builder when that home is complete. Participation on the Caven Ridge Builder team obligates each builder to conform with this policy.
- b) Side Fencing –
  - 1) All side fencing adjacent to another home shall be 6’ tall driftwood vinyl fence only.
  - 2) All side fencing adjacent to micro-paths (**Phase 2 - Lots 1&2 on Block 1; Lots 11&13 and 14&15 on Block 3 - These are subject to change.**) shall be 6’ tall two-rail, open-vision, wrought-iron fence – *Installed by the developer.*
  - 3) For **Lots 1 – 13 on Block 3 in Phase 2 - These are subject to change.** – the side fencing must extend beyond the slope to the property line. This fence must blend to the height of the bordering fence.
- c) Back Fencing –
  - 1) All back fencing adjacent to the Caven Ridge Estates Park (**Phase 2 - Lots 1-9 on Block 1 - These are subject to change.**) shall be 6’ tall two-rail, open-vision, wrought-iron– *Installed by the developer.*
  - 2) Back Fencing View Lots (**Phase 2 Lots 14 - 17 on Block 3 - These are subject to change.**) shall be 4’ tall two-rail, open-vision, wrought-iron fence.
  - 3) Back fencing for **Lots 1– 7 on Block 3 in Phase 2 - These are subject to change.** shall be 4’ tall 2-rail wrought iron fence. *Faces future lots so fencing is optional.*
  - 4) Back fencing for **Lots 8 – 13 on Block 3 in Phase 2 - These are subject to change.** shall be a 4’ tall 2-rail wrought iron fence.
  - 5) For **Lots 1 – 5 on Block 5 in Phase 2 - These are subject to change.** all rear fencing shall be a 5’ tall custom wrought iron fence.
- d) Wing Fencing –
  - 1) All Wing Fencing must be 6’ tall driftwood vinyl and must be installed close to the front plane of home to shield from sight utilities, meter boxes, AC units and trash cans.

**Please see the Phase II Fencing Diagram provided by the developer – if other fencing is desired, please submit a design variance form.**

- **Vehicles/Campers/Boats:** All vehicles, trailers, mobile homes, large trucks, boats, campers, tractors, etc. when not in use, to be kept in enclosed structure or if stored outside enclosed by a structure or a 6’ fence concealing them from view in a manner approved by the Board

or the ACC. The above are prohibited from being parked on public right-of-way or in the driveway for more than 24 continuous hours or daily more than three times per month.

- AC Units – Hidden or screened from street.
- Basketball Hoops – Not allowed on street or on sidewalk or attached to house.
- Playground Equipment – approved by ACC ONLY, will receive special scrutiny on view lots and must be within the setbacks.
- Flag Poles – No flag poles visible from the street are allowed.
- Builder Signage – One sign – front yard or driveway – will be provided by the developer. **NO OUTSIDE BUILDER SIGNS!**
- Lot Maintenance – Lots shall be kept clean of construction debris and garbage. Site work shall be contained to the lot and not encroach onto sidewalks or into gutter or street. Weeds shall be trimmed on empty lots until construction begins. Debris and garbage may not be dumped on adjacent lots. Any contractors found to be dumping on other lots shall be fined \$500 and be responsible for the clean--up.

Owner / Buyer Signature:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_