

**Reflection Ridge**  
**Architectural Control Committee Design Guidelines Summary**

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

- **Architectural Control Review Fee:** \$250.00 paid at closing of the lot  
NOTE: All plan submittals must include the following:
  - A) 2 – 11”x17” plans
  - B) Color Chips and 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:** \$550 per year (2018): 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:** First American Title/Deedra Stith – 208-395-8314

**Minimum Square Footage**

- 1400 sq.ft. all ALLEY LOADED LOTS
- 1400 sq.ft. all 50’ and 60’ wide lots
- 1800 sq.ft. all lots 70’ wide or larger

**Interior (Non-View) versus (View Lot) Building Height Requirements**

- Interior (Non-View) lots
  - A) Block 4 (lots 2-16) – 23’ Max Height above curb/sidewalk
  - B) Block 5 (lots 1-13) – 27’ Max height above curb/sidewalkNOTE: 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.
- View Lots can be either single level or two story.

**Setbacks**

- Front/Back of Sidewalk
  - A) 15’ to living space
  - B) 20’ to garage
- Back of home (Block 4, Lots 2-16) & (Block 5, Lots 1-13) – 15’ from Rockery Wall
- Back of home (View/Rim Lot)
  - A) 20’ - Two Story & Single w/Bonus Homes
  - B) 15’ - Single level
- Side Yard – 5’

- Side Setbacks corner lot – 15'

### Exterior – 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) The **garage doors** shall not extend past the front plane of the house and/or front porch.
  - 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, Hardy-board siding is approved. No vinyl siding or cottage lap. Minimum of 30% 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
  - F) **Soffit & Fascia** – 8" width minimum
  - G) **Breaks** – Minimum of 4 roof breaks required as seen from the front of the home.
  - H) **Pipes** – Hidden on backside and/or painted to match roof color – no galvanized metal.
  - I) **Pitch** – 4/12 minimum
  - J) **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.
- **Corner Lots:** Corner lot 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:**
  - A) Homes on 50' wide lots **cannot** have a garage wider than 2 car.
  - B) Homes on 60' wide (or larger) lots **are permitted** to have a garage width appropriate for 3 car.

- C) **4 Car garages in WIDTH are not allowed.**
- D) **Garage door plane** must be a minimum of 20' from back of sidewalk to provide adequate, temporary driveway parking.
- E) **3 car garages** must have varying planes. Contouring the concrete on a 3 car garage driveway is required to improve the amount of landscaping in the front yard.
- F) **Garage Doors:** All Garage doors shall have architectural appeal and match the designated style of the home.
- G) **Side Loaded Garages** are permissible provided it is buffered from the street with additional landscaping and a dimensional front elevation.
- H) **RV Bays** – May be permitted with approval by the Architectural Review Board and will be evaluated on a case by case basis by the Developer.
- I) **Max width driveway at street** – 16' – 2 car capacity & 24' 3 car capacity.
- **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 the site according to the “drainage plan”.
  - A) **View Lots:** Landscaping berms, French drains, etc 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 2” caliper deciduous trees or a 6’ (when buried) evergreen or mixture of both. Minimum 1 evergreen in front per lot.
    - 2) Ten minimum 5 gallon plants and Ten minimum 2 gallon plants
    - 3) Five minimum 1 gallon grasses.
    - 4) Planter beds can either be Perma-Bark, Rock, Mulch or Bark. **“A Blended Bed” extending across lot lines MUST USE THE SAME MATERIAL**  
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:** Drip only for side yards less than 10 ft. Non-Sprinklered or gravel landscaping between the homes.
  - C) **Back Yard Minimums**
    - 1) **View/Rim Lots** – (1) Sod; (2) Two 2 – 2” caliper deciduous or evergreen tree minimum of 6’ height (when buried).
    - 2) **Interior/Non View (Block 6, Lots 2-16) & (Block 7, Lots 2-13) & (Block 10, Lots 2-13) & (Block 11, Lots 1-6)**– The landscaping between the back of the home and the rockery wall is to be left to the discretion of the owner. (Note: if the homeowner elects to plant trees in the back yard, approval must be received from the design

committee concerning type – trees that can grow over 25 high will not be approved.

3) **NOTE: The slope beginning immediately above the rockery wall and extending to the back property line will be landscaped and maintained by the Reflection Ridge HOA as described within the “Landscape Easement” concerning lots: (Block 6, Lots 2-16) & (Block 7, Lots 2-13) & (Block 10, Lots 2-13) & (Block 11, Lots 1-6).**

4) **Corner lot minimums:** (1) sod (2) One 2” inch caliper deciduous or evergreen tree 6’ in height (when buried); (3) Three 5-gallon plants (4) Three 2 gallon plants

5) **Alley Loaded lots** – Alley’s will require One Tree and plantings to create a pleasing look.

D) **Planting strip** – The Builder is responsible to reconcile the tree type to that called out by the community landscape plan.

E) **Sprinklers** – Front & backyard automatic sprinklers system are required. Boring underneath sidewalks to install sprinklers in the planting strips Parkway is required.

- **Fencing**

A) **Fencing is required to be installed by the builder upon completion of the home. 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-imburement with the adjacent builder when that home is complete. Participation on the Reflection Ridge Builder team obligates each builder to conform with this policy.**

B) **Side Fencing** – Shall be 6 foot tan vinyl fence only. All fencing adjacent to micropaths or the Ridenbaugh Canal shall be restricted to 6’ tall open vision/wrought iron fence.

1) **Interior/Non-View Lots (Block 6, Lots 2-16) & (Block 7, Lots 2-13) & (Block 10, Lots 2-13) & (Block 11, Lots 1-6).** – side fencing beyond the developer installed rockery wall and up the rear slope to the back property line **IS NOT PERMITTED. The buyer of lots shall receive an addendum to the lot contract and/or home purchase & sales agreement, disclosing the landscape easement retained by the community.**

C) **Back Fencing** – All fencing adjacent to micropaths, the Ridenbaugh canal or the back property line of the view/rim lots shall be 6’ tall wrought iron.

1) **The Rockery Wall shall serve as the back boundary of. (Block 6, Lots 2-16) & (Block 7, Lots 2-13) & (Block 10, Lots 2-13) & (Block 11, Lots 1-6). No fencing and/or landscape modifications can be made above the Rockery Wall.**

D) **Wing Fencing** – Tan Vinyl and must be installed close to the front plane of Home to shield from sight utilities, meter boxes, AC units and trash cans.

- **Outbuildings** – Are not allowed unless approved by the Architectural Review Board and will be evaluated on a case by case basis. Building setbacks, colors, materials and roof heights are important considerations.
- **Vehicles/Campers/Boats:** All vehicles, trailers, mobile homes, large trucks, boats, campers, tractors, ect when not in use, to be kept in enclosed structure or if stored outside cannot protrude above the height of the fence. 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.
- **Trampolines** – **not allowed unless not visible from other homes.**
- **Playground equipment** – approved by ACC ONLY, will receive special scrutiny on view lots and must be within the setbacks.
- **Satellite Dishes** – cannot be visible from the street.
- **Builder Signage** – One sign – front yard or driveway – will be provided by the developer.
- **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: \_\_\_\_\_