



Architectural Control Committee Guidelines

● **Guidelines are subject to change** ●

All plans must be submitted to Capital Development, Inc.
6200 North Meeker Place, Boise, Idaho 83713
Office 208-377-3939; Fax 208-375-3271

HOA DUES AND FEES – COLLECTED AT CLOSING

Architectural Control Compliance Fee:	\$2,000 paid at lot closing (\$1,500 reimbursable after compliance)
HOA Dues:	\$1,000 per year (2010) Prorated to end of calendar year, billed quarterly thereafter
Set Up Fee (Initial Assessment):	\$500.00 one time fee
Transfer Fee:	\$250.00 – charged to new buyer each time the home/lot sells after initial lot sale
Mail Box Fees:	\$500.00 one time fee

POTENTIAL PENALTY FEES

Street Clean Penalty:	Actual cost of sweep plus a \$300 penalty will be charged for additional sweeps required due to track out created by any subcontractor employed by Builder/Lot Owner.
Trash Clean Penalty:	Actual cost of the clean up plus a \$300 penalty will be charged to Builder/Lot Owner for clean up due to lack of maintenance.
<ul style="list-style-type: none"> ● Builders are strongly encouraged to stabilize their construction entry to reduce track out in cooperation with the EPA's Stormwater Pollution Prevention Plan and agree to accept responsibility for their own lot. 	

LIGHTING

All homes **must** have lights on a photocell. Photocells **cannot** be turned on and off manually with a switch.
All homes **MUST** have at least the **entry light** and one of the following operating on a photocell:

1. Soffit lights or uplights (strongly encouraged)
2. Post light with custom base matching stone, stucco or overall design of the home
3. Low voltage landscape lighting (**MUST BE APPROVED PRIOR TO INSTALLATION**)

SETBACKS

Front: 30 feet	Interior sides: 15 feet
Rear: 30 feet	Street side: 30 feet
<ul style="list-style-type: none"> ● Greater front yard setbacks strongly encouraged to enhance a more open and estate like feel to the community. 	

SQUARE FOOTAGE

Single level:	3,000 sq. ft. min.
Two story:	2,000 sq. ft. min. main level 3,000 sq. ft. min. total
Basements:	Allowed, not included in min. sq. footage

PLAN REVIEW SUBMITTALS

Architectural Plans to include: (2 full sets required) **Elevations -** Front, rear, sides
Floor plan - **NO** split entry plans allowed
Plot Plan

EXTERIOR – Minimum Requirements

Chimneys: Chased
Chimney Caps: Required
Colors: To be submitted prior to application, includes stone/stucco
Colors to be as per CC&R’s: “**Colors**” – *Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark colors (i.e., blue, red, yellow) shall not be allowed.*
Fascia: 8” width minimum
Focal Features: Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are **required**. Dormers, gables, bayed windows, and porches are encouraged.
Front Door: Upgraded front door is required. An upgraded front door has a decorative glass insert, is stain-grade wood or is otherwise improved.
Lighting: Homes **must** have a minimum of two lighting options operating on a photocell. (Please refer to the lighting section of these Architectural Control Guidelines for further details).
Siding: Use of different sidings strongly encouraged, 8” true lap, shake or board and batten; no vinyl. Boxed or return soffits **required**. (Cottage lap not allowed on front elevations; if corner lot, no cottage lap on side elevation facing the street).
Stone/Stucco: Minimum 75% exterior stone or stucco required on front elevation with all corners wrapped minimum of 2 feet (no brick); 100% stucco will require additional accents such as two-toned stucco, additional banding and related architectural accents.

ROOF – Minimum Requirements

Breaks: Minimum of 6 roof breaks required as seen from the front of the home.
Colors: **Color and texture to be approved PRIOR to application**
(no light colors will be allowed, very dark or black preferred)
Pipes: Hidden on backside and/or painted to match roof color
Pitch: 6/12 minimum
Shingles: Minimum of 40 year, or Presidential, or tile; **Ridge Cap Required**

GARAGE – No front entry allowed (except as listed below)

Concrete restriction: Curved encouraged, some stamping or coloring required; driveways may not be expanded beyond the width of the garage to allow for extra vehicle storage.
Garage Door: Recessing garage door preferred, openings for no more than 6 vehicles allowed.
Extra Vehicles: Enclosed or screened from street view; see CC&Rs for specifications
Interior Finish: Taped, sanded, painted
Location: No front entry garages allowed except as listed below.
Garage Extension: May be allowed only as an addition to a side entry garage.
(front entry) Extension shall be a minimum of 40’ back from front corner of home/garage.
No more than 2 single doors or 1 double door may be facing the street.
Additional landscaping is **REQUIRED** for all forward facing garage extensions.
Interior Side Entry: No more than 2 single interior facing doors or 1 double interior door will be allowed for the purpose of a drive through garage access.

LANDSCAPE REQUIREMENTS - Plan MUST be submitted PRIOR to installation

Street Trees: Builder will install one (1) street tree to be placed a minimum of 35' but no more than 80' apart along the frontage of each lot, within the landscape strip. Consideration will be given to neighboring lots when measuring for tree placement. Actual number of street trees to be determined when landscape plan is submitted for approval. Corner lots will require additional street trees.

(Trees are street specific – please contact Developer at 377-3939.)

Completion Date: Front yard: Within 30 days of occupancy
Back yard: Within 30 days of occupancy

Tree Count: Front yard: 5 Evergreen (8' height min.) or Deciduous (2 ½" caliper min.) min.
(A combination of evergreen and deciduous trees is preferred)
Back yard: 1 per 3,000 sq. ft. min.
Corner lot—side yard: 5 Evergreen (8' height min.) or Deciduous (2 ½" caliper min.) min.
(Tree count requirements are in addition to street trees listed above)

Tree Types: Defined on Landscape Plan

Shrub Count: Front yard: 25 shrubs (2 gallon min.)
Back yard: 15 shrubs (2 gallon min.)
Corner lot—side yard: 12 shrubs (2 gallon min.)

Planter Beds: Front yard: 15% min.; 50% max.
Back yard: 5% min.
Corner lot—side yard: 10% min.

Auto Sprinklers: Required—full yard

Sod: **Front yard: Rolled sod required; NO drill seed or hydroseed**
Back yard: Rolled sod or hydroseed
Corner lot—side yard: Rolled sod required; NO drill seed or hydroseed

Zinger Lateral Irrigation Easement: Landscaping is not to conflict with irrigation pipe installed on some of the lots. See CC&Rs for types of landscaping allowed in the easement (easement shown on plat).

FENCING – ACC approval required PRIOR to construction

Open Fence: Maximum height 6'; wrought iron only
Solid Vinyl Fence: Only allowed to screen stored vehicles; landscape screening preferred

MISCELLANEOUS

AC Units: Hidden or screened from street view

Basketball Hoops: Not allowed in street or on sidewalk or attached to house

Builder's Signage: One sign—front yard or driveway

Detached Buildings: Exterior materials, colors and roof to match the home
Must be approved by ACC prior to installation
Larger buildings (12' or more in width) preferred to be attached to home
Additional landscape for screening may be required

Gutters and Down-Spouts: ACC approval

Height Restrictions: Per Eagle City

Mailboxes—Standardized: Developer supplies first box and stand; Builder/owner to maintain thereafter

Satellite Dishes: ACC discretion

Screened-in Porches: ACC discretion

Time for construction: Start of construction—within one year from closing on lot
Completion of construction—within one year from start of construction

Utility Meters: Hidden or screened