

Timberland Estates

MAY NOT BE
CC&R'S

Architectural Control Guidelines

All Plans must be submitted to Capital Development, Inc.
6200 North Meeker Place, Boise, Idaho 83713
208-377-3939 - phone 208-375-3271 - fax

ACC Requirements – Plans Plan review cost (1 full set required) Plot plan Elevations Floor plans Landscape plan Mailbox and stand Home Owners' Association fees - 2003 Irrigation Fee Transfer fee Street cleaning and portable toilet fee	Custom Homes \$300.00 paid at lot closing, reimbursable after compliance Required, must be approved Required, must be approved Required, must be approved Required; prior to landscaping, must be approved Integrated with front yard pillar or Developer supplies first one; builder/owner replace thereafter Setup - \$500.00; dues are \$125.00 per quarter \$ 24.00 per quarter \$100.00 paid at the closing of a Lot that follows the initial closing \$500.00 paid at lot closing
Square foot Minimum Single Level Two story Basements	2500 square feet 2000 main level, 2500 total square feet minimum Not allowed, high ground water
Exterior Design Siding Chimneys Chimney caps Brick, Stone, Stucco Elevation Detail Fascia Architectural Design	6"- 8" True or cottage lap; no vinyl Chased Required Required extensive exterior brick, stone, or stucco on front elevation with front corners wrapped min 2 ft. Also to include decorative wood applications such as vents, columns, corbels, crown, and dentil molding. 8" width minimum Exterior architectural features such as dormers, gables, bayed windows, and porches are encouraged.
Outdoor lighting	All need photocell with no turn-off switch Garage column, entry lighting and at least one of the following: 1. Reflective lighting (strongly encouraged) 2. Low voltage landscape lighting 3. Pole light with custom base matching the design of the home
Exterior colors	Must be submitted prior to painting; refer to CC&Rs for exterior paint guidelines (earth tones only, no bright colors)
Roof Pitch Shingles Colors Pipes	6/12 minimum 25 year, wood shake, or tile; with ridge cap Color and texture to be approved prior to application (no light colors, black is preferred) Hidden on backside or painted to match roof color
Setbacks	30' front; 30' rear; 15' interior sides; 30' street-side corner

<p>Landscaping</p> <p>Completion date</p> <p>Swale</p> <p>Requirements</p> <p>Tree Count – minimum</p> <p>Front yard</p> <p>Back yard</p> <p>Corner lot – side yard</p> <p>Species</p> <p><u>Shrub count - minimum</u></p> <p>Front yard</p> <p>Back yard</p> <p>Corner lot – side yard</p> <p>Planter beds</p> <p>Front yard</p> <p>Back yard</p> <p>Corner lot – side yard</p> <p>Automatic sprinklers</p> <p>Sod</p> <p>Ballantyne Ditch Easement</p>	<p>Submit plan to and approve by ACC <i>prior</i> to installation</p> <p>Front yard – within 30 days after substantial completion of home</p> <p>Back yard – within 1 year after occupancy</p> <p>A swale, or borrow ditch, has been designed and constructed to facilitate storm drainage. It is the area located between the street and sidewalk.</p> <p>Sod, sprinklers and trees, at least 3-inch (3") caliper in size, must be installed and the grade and elevation of the swale must always remain as originally designed, constructed. Any alteration must be approved by ACHD. The spacing of the trees in this landscape strip (swale) shall be on the Lot line as shown on the approved landscape plan. The location of trees must be within four-feet (4') of the sidewalk and not to be in the bottom of the swale.</p> <p>Five (5) – 8' high minimum evergreen, <u>or</u> 2 1/2" caliper minimum deciduous trees</p> <p>1 per 3000 Sq. feet</p> <p>Two (2) – 8' high minimum evergreen <u>or</u> 2 1/2" caliper minimum deciduous trees</p> <p>Please show on landscape plan</p> <p>25 shrubs (two gallon minimum)</p> <p>15 shrubs (two gallon minimum)</p> <p>12 shrubs (two gallon minimum)</p> <p>The following are guidelines to show the proportions of planter beds versus sod</p> <p>15% minimum; 70% maximum</p> <p>5% minimum</p> <p>15% minimum</p> <p>Required – full yard</p> <p>Front yard – sod required; backyard – sod or hydroseed</p> <p>Landscaping is not to conflict with irrigation pipe installed in the Easements as shown on the plat - see CC&R's for types of landscaping allowed in the easement</p>
<p>Garage</p> <p>Interior finish</p> <p>Concrete restriction</p> <p>Location</p> <p>Extra vehicles</p> <p>Door</p>	<p>Taped, sanded, painted</p> <p>Curved, stamped, colored and or accented; no extra concrete pad adjacent to driveway for extra vehicle storage.</p> <p>Side entry strongly encouraged so the garage cannot be seen plainly from street view.</p> <p>Enclosed or screened from street view; see CC&Rs for specifications</p> <p>Recessing garage door preferred</p>

Fencing Open Fence Solid Fence	ACC approval required prior to construction Along perimeter of lot only two options available 1. 6' wrought iron 2. Vinyl rail fence – color to match subdivision fence on State Street Only allowed to screen stored vehicles, prefer landscape screening, allow solid vinyl like State Street fence
Detached Storage Buildings	Color and roof exterior to match the home; approved by ACC prior to installation
Mailboxes – Standardized	T.B.D.
Basketball Hoops	Not allowed in street or on sidewalk or attached to the house
Building Height restrictions	Per Eagle City Code
Building Timing Start of construction Completion of construction	Within one year from closing on lot Within one year
Miscellaneous Gutters and down-spouts Utility meters AC units Screened in porches Builders signage	ACC approval Hidden or screened Hidden or screened ACC discretion One sign – front yard or driveway