



Crestwood Estates

Architectural Design Standards
and
Construction Guidelines

Revised
October 16, 2001

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner in preparing plans and specifications for any proposed construction or improvement in the Crestwood Estates Subdivision and for maintaining an orderly construction environment. The Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, Restrictions (CC&R's) uses these guidelines. The ACC reserves the right to grant variances or modify these standards, as it deems appropriate. It is nearly impossible to include all of the criteria but we have enumerated the basic guidelines to assist you in designing the houses for your lots.

I. Submittal For Architectural Approval.

All submittals required for Architectural Control Committee review, and approval, shall be accompanied by the submittal form adopted by the ACC.

All submittals and inquires will be made to:

Crestwood Architectural Control Committee
701 S. Allen Street, Suite 103
Meridian, Idaho 83642

Approvals:

The Owner will in most cases be notified of the ACC action within seven (7) working days but not longer than thirteen (13) working days from the date of submission. In the event the application or plan must be modified, the ACC will endeavor to make the request in writing within seven (7) working days.

The approval may be conditioned on compliance with the conditions listed on the "Application for Architectural Approval" form or imposed by the ACC. The ACC may refuse to accept for review the plans of any Builder who has previously failed or refused to comply with the Architectural Guidelines applicable to this or any other improvement constructed by Builder in the subdivision, provided that such refusal shall not eliminate the requirement of approval by the ACC before construction of improvements is commenced.

In the event the Builder wishes to make modifications to the footprint, exterior elevation, or a previously approved landscape or fence plans during construction, the Builder must resubmit plans to the ACC and receive written approval for all modifications prior to any changes being made.

II. Design Guidelines:

The following is a list of construction and design guidelines for houses in Crestwood Estates Subdivision. These guidelines do not constitute and in no respect should be considered as a modification to the Declaration of Covenants, Conditions and Restrictions for Crestwood Estates Subdivision, recorded as instrument number 200128059, records in Canyon County, Idaho (The "Declaration") and in case of conflict, the Declaration shall control.

A. Minimum Square Feet:

All homes shall have a minimum of nine hundred (900) square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc. All two-story homes shall have a minimum of one thousand (1000) square feet with a minimum of seven hundred (700) square feet on the main level of finished space exclusive of basements, garages, storage rooms, covered patios, etc.

B. Exterior Elevations:

Exterior elevations shall be evaluated on the overall character, depth, and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant changes in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Brick, stone, or stucco, are permitted. Where siding is used, batten boards or trim shall be located as inconspicuously and symmetrically as possible.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the roof pitch shall be a minimum 5/12. Broken rooflines are encouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, and shall otherwise be installed in an inconspicuous location and manner.

C. Exterior Finishes and Colors:

1. Brick, Stone or Stucco:

Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be allowed. Brick, stone, and stucco colors shall be compatible with the exterior paint colors approved by the ACC. Darker brick shades are encouraged. White brick is not permitted.

2. Siding:

Hardboard sidings by Masonite, Louisiana Pacific, Georgia Pacific, or equal of the following types are permitted:

4" reveal cottage lap

6" reveal cottage lap

8" full lap

Vertical siding as approved by the ACC

Vinyl siding

Other types of siding not contemplated herein are subject to written approval by the ACC. Steel and aluminum are prohibited.

3. Exterior Paint Colors:

Stucco, wood and hardboard siding with full-body stains and paints are acceptable for exterior use. Colors and material treatments shall be continuous and consistent on all elevations to achieve a uniform design. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached or white. Colors shall be compatible with surrounding homes and no two homes next door, directly across, or within a 45-degree sight triangle shall be the same exact color. **APPROVAL OF EXTERIOR COLORS MUST BE OBTAINED PRIOR TO INSTALLATION.**

4. Floor Plans:

No two floor plans, of the exact same design, will be permitted across the street or on the lot immediately adjacent, unless approved in writing by the Board.

D. Roof:

Roofs shall be a 25-year, three (3) tab composition shingles or better. All roof vents must be painted to match the roof color.

E. Chimneys:

Exterior surfaces of chimneys are to be of similar materials as the residence such as vinyl, hardboard, stucco, wood, stone or brick.

F. Windows and Doors:

Wood, white clad, white vinyl, and bronze anodized metal are approved for windows, doorframes, skylights and garden windows: Mill finished aluminum windows are not acceptable. Garage doors with windows are acceptable.

G. Garages:

Interiors of garages shall be sheet rocked and fire taped.

H. Detached Storage Facilities/Patio Covers:

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. Detached storage facilities, such as storage sheds, shall be of the same construction, finish, and color as proposed and approved for the house. Plastic or vinyl sheds, while permitted, shall be a) screened from view; b) a maximum of 6' high; c) may be subject to removal if not properly maintained. Any such structure shall be placed on a concrete pad in a location approved by the ACC and shall not be permitted to crowd a neighboring property. Metal storage sheds or other similar structures are prohibited.

Small trailers and equipment may be stored in areas screened from view with prior ACC approval on location and construction of such improvements. The ACC committee encourages the owners of any vehicle, trailer, boat, camper, RV, or any other equipment which projects above the screening to store these items in an offsite storage facility.

Patio covers on the back of the home shall be constructed of, and roofed with, the same materials, and with similar colors and design, as the residential structure on the applicable Building Lot, or a design approved by the ACC.

I. Fences:

Proper design, construction, and maintenance standards of perimeter fencing shall be required to support the character of the neighborhood.

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ACC. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions. The finish color for all fencing will be "Cabots Red Cedar" from ~~Sherwin-Williams~~, product #0333 semi-transparent.

No fence shall be constructed on any Lot (including corner Lots) closer to the front Lot line than two (2) feet behind the front edge of the dwelling. For corner Lots, the fence along the side street shall be at least fifteen (15) feet from the back of the side walk. (The back of the sidewalk is the side away from the street)

1. Wood Fencing

A six-foot (6') dog-eared cedar fence may be constructed, if a fence is desired. All wood fencing shall be constructed of either 1" x 4" or 1" x 6", #1 common no-hole (or better) rough sawn cedar pickets on 4" x 4" cedar, redwood, or metal posts. Horizontal trim pieces shall be 1" x 4", #1 common no-hole (or better) rough sawn cedar. The standard wood finish shall be "Cabots Red Cedar" from ~~Sherwin-Williams~~, product #0333 semi-transparent.

Approval must be obtained prior to installation of any gate where the lot is adjacent to a common area. **APPROVAL OF ALL FENCES MUST BE OBTAINED, IN WRITING, PRIOR TO INSTALLATION.**

2. Masonry Fencing

Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house and not exceeding three-feet (3') in height may be allowed in front yards with written ACC approval of location, design and materials.

5. Other Requirements

All fences shall be six-feet (6') high, unless otherwise approved by the ACC.

Wherever possible, adjoining lots shall use common corner posts.

Front fence setbacks shall be two-feet (2') feet behind the principle setback of the house on each side of the lot.

Transitions in fence height shall be accomplished by stepping (not angling) the fence top.

J. Landscaping:

A landscape plan shall be prepared and submitted to the ACC for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with structures. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.

Landscaping of front yard is defined as that area between the front property line and the plane of the surface of the building facing the front property line. The total front yard area is to be landscaped, hydro seeded or sodded and maintained in a professional manner. Landscaping is required to the following minimum standards within thirty (30) days of occupancy of the home:

1. An automatic underground sprinkler system shall be installed.
2. Trees and shrubs shall be planted in the front yard according to the following minimum standard:
 - **Two trees:** (2) deciduous trees of one-inch (1") caliper or greater. Tree caliper is the diameter of the tree and shall be measured 6" above the root ball.
 - **Five bushes or shrubs:** of at least one (1) gallon in size or larger.

The side yard facing the street on corner lots shall be treated the same as the front yard and will require a minimum of 1 tree and 3 bushes or shrubs compatible with the front yard requirement and shall have either sod or seeded lawn and ground cover (i.e. bark, plants, etc.) according to the minimum size above.

Variances to the landscape requirements above may be granted in cases such as flag lots or pie shaped lots with narrow street frontages. Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1. Driveway site coverage shall be minimized to provide additional area for landscaping.

K. Exterior Lighting:

An exterior light monument with a minimum 60-watt bulb may be installed if so desired. However, it must be located at least 3 feet from the back of the sidewalk. The light shall have a photosensitive switch that automatically activates at dusk. The monument design must be submitted to the ACC for approval and design must be compatible with architectural design of the house.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home provided they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play

areas may be permitted with the approval of the ACC. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties or be operated between the hours of 12:00 a.m. and 4:00 a.m. so as to not cause a nuisance to neighboring property owners.

L. Mailboxes:

The U.S. Postal Service has predetermined the location of mailboxes. The Developer will provide initial mailbox stands. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder or owner shall protect and maintain the mailbox clusters. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner. One extra newspaper box per resident is permitted.

M. Service Yards:

Garbage cans, trash containers, firewood, bicycles, etc. are to be screened so they cannot be seen from the street or surrounding houses. Consideration shall be given to the placement of all heat pumps, air conditioners, or compressors, or like equipment, so that they are not a nuisance to the surrounding houses and are screened where possible.

O. Irrigation System:

Each lot is provided with a valve to hook onto the pressurized irrigation system. A fee will be charged for the pressurized irrigation water system, per the CC&R's.

Each builder MUST connect the sprinkler system to the pressurized irrigation system. If connection to a domestic water system is desired then approval and certification from the domestic water company, for a crossover connection must be obtained prior to connection.

Delivery of pressurized irrigation water is very inconsistent and may vary each year, but approximate dates for water delivery are April 15 until October 31.

P. Miscellaneous Exterior Issues:

Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards, backboards, and rims may be installed adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards.

Permanent in-ground clotheslines are prohibited.

Radio and television antennas on the exterior of the building or roof are prohibited. Television satellite dishes will be permitted as long as they are generally screened from view.

III. Construction Guidelines:

A. Condition of Lot

The lot owner or builder shall inspect the lot prior to purchase and construction for condition of all utilities, location of property pins, and general conditions and report any defects or damages to the developer. Unless otherwise notified, all improvements shall be considered in good repair and all damages or deficiencies thereafter shall be the responsibility of the lot owner or builder.

Lot Grading and Drainage Requirements. Each Lot Owner shall grade and maintain their individual Lot to prevent the runoff of storm water and irrigation water onto adjacent Owner's Lots. Each Lot Owner shall have the specific duty to prevent any water (whether storm or irrigation) on the Owner's Lot from getting to or draining onto any neighbor's adjoining Lot.

All Lots are to be graded at the time of building (and such grading shall be maintained thereafter) so that: A) drainage of storm and irrigation water is kept away from adjacent Lots; B) the Lot will drain sufficiently away from the foundation with a proper slope, C) all drainage is in accordance with local building code requirements.

B. Excavation

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on the lot. During excavation care should be taken to insure that damage to any adjoining property, sprinkler clock power lines, light pole power lines, and other utilities does not occur. If damage does occur, the Builder is responsible for promptly making the necessary repairs. All dirt and debris not used in construction is to be removed from the area at the Builder's expense.

C. Jobsite Maintenance

The lot owner or builder shall be responsible for maintaining the jobsite in an orderly manner. Construction equipment and materials shall be contained within the lot boundaries and shall not be placed on streets and sidewalks. All vehicles will be parked within the lot boundaries or on public streets adjacent to the lot and shall not block traffic or otherwise interfere with existing homeowners. Jobsite trash or debris shall be properly contained in dumpsters or by other means. **Construction site shall be free of debris prior to each weekend.** Lot owners and builders who fail to maintain the lot in an orderly manner or who allow construction debris to clutter surrounding properties may be subject to appropriate action from the Owners Association.

Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner.

No buildings or structures are to be erected on any lot for the purpose of a temporary construction shelter or storage of construction material.

Crestwood Estates
Homeowners
Pre-Construction Agreement

As a prospective homeowner, I/we have read the current Architectural Control Guidelines and the Declaration of Covenants, Conditions and Restrictions for Crestwood Estates and fully understand the requirements of these documents.

Any change in the exterior from an approved submittal must be resubmitted to the Architectural Control Committee for approval.

Approval from the Architectural Control Committee must be obtained prior to any fencing, landscaping, or accessory structures being constructed.

SIGNATURES
(All owners' signatures required)

Date: _____

Lot: _____ Block: _____

Address: _____

*Please sign and return to:

Crestwood Architectural Control Committee
701 S. Allen Street, Suite 103
Meridian, Idaho 83642