

TimberStone Estates

(legally recorded as Summerwind at Orchard Hills Subdivision)

Architectural Control Guidelines

All Building Plans, Exterior Colors and Landscaping Plans must be submitted for prior approval

Architectural Control Compliance Plan Submission

Architectural Plans to include:

Plot plan (1 full set required)

Elevations – Front, Rear, Sides

Floor Plan – No split entry plans

HOA Dues:	\$500.00 Prorated to end of calendar year, billed annually thereafter
Set up Fee:	\$500.00 one-time initial setup fee
Transfer Fee:	\$250.00 each time home sells – charged to buyer

EXTERIOR

Siding:	No vinyl, use of different sidings strongly encouraged.
Focal features:	Decorative applications such as corbels, crown or dentil molding or columns (<i>encouraged</i>). Broken Roof lines, Dormers, gables, bayed windows and porches are encouraged.
Stone/Stucco:	Stone or stucco must be wrapped and shall be used either on full-height columns on the sides of the garage or full wainscot on the front of the house, including on both sides of the garage. Minimum 4’ stone wainscot on front elevation of house or as approved by ACC.
Fascia:	8” width minimum
Exterior Colors:	Must be submitted and approved prior to installation, includes stone or stucco application - <i>Minimum of three exterior colors (Encouraged). Exterior colors of earth tones or warm tones shall be required for the body of the house. Bright, bold or very dark colors (i.e., blue, red, yellow) shall not be allowed.</i>
Chimneys:	Chased
Chimney Caps:	Required

ROOF

Pitch:	6/12 minimum pitch – 4/12 allowed for egress to 2nd story
Shingles:	Minimum 30-year Architectural Relief shingles – Built up hip and ridge required
Colors:	Black or Weathered Wood only
Pipes:	Hidden – painted to match roof color – attempts to place on backside of home encouraged

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 garage column plus one of the following operating on a photocell:

1. Soffit lights or up-lights at the front porch (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**)

SQUARE FOOTAGE	SETBACKS
Single level: 1,800 sq. ft. min. (living area only) Two story: 1,600 sq. ft. min. main level (living area only) 2,400 sq. ft. min. total (living area only) *Bonus Rooms over garage are not considered in 2 nd Story SF.	As permitted by the ordinances of the City of Caldwell, Idaho and Canyon County applicable to the subdivision. The ACC shall have the right to stagger front setbacks of the lots in order to create a more pleasing appearance and to minimize the negative visual appearance of a uniform building line.

LANDSCAPE PLAN TO BE SUBMITTED <u>PRIOR</u> TO INSTALLATION	
Completion Date:	Front, Back and Side Yards: Within 30-days from the date of substantial completion of the Building on the Lot, weather permitting.
Tree Count:	Front Yard: 2 - Deciduous – 2 1/2” caliper or Evergreen - 8’ minimum Back Yard: 1 - Per 2000 sq. ft. Corner lot - side yard: 2 - Deciduous – 2 1/2” caliper or 2 - Evergreen - 8’ minimum or a combination thereof
Shrub Count:	Front Yard: 10 five gallon Back Yard: 5 five gallon Corner lot – side yard: 5 five gallon
Planter Beds:	Front Yard: 20% minimum; 50% maximum; sculpted planter areas or berms required Back Yard: 15% minimum Corner lot – side yard: 20% minimum
Auto Sprinklers:	Required – Full Yard (Not required to submit sprinkler plan for approval prior to installation)
Sod:	Front Yard: Required (to include both sides of the driveway) Side Yard: Sod Required Back Yard: Sod required
Gravel:	Gravel is not approved for landscaping, unless the gravel is screened by a fence and is not visible from the front of the home.

GARAGES:	Three car garage minimum – attached to the residence (Step-back elevation on garages facing the street is encouraged, and Side-entry garages are preferred)
DETACHED STRUCTURES:	Site Plan and Building Plans must be submitted prior to installation & must be built with the same architectural appearance, materials and colors of the main residence.
CONCRETE:	Colored concrete walks and driveways are preferred. Curved lines or a stamped pattern a minimum of 18-inches wide at edges is encouraged.
FENCING:	Fencing is not required. Installed fences shall be wrought iron with a maximum height of 5’. Fencing to be set back a minimum of 5’ back from the front corners of the home. Fencing shall comply with the Golden Gate Highway District vision triangle and the City of Caldwell and Canyon County ordinances.
MAILBOX:	Each Owner is responsible to install a mailbox and stand as approved by the U.S. Postal Service. However, if required by the U.S. Postal Service or the City of Caldwell, then mailboxes shall be clustered or shall be the approved type of mailbox authorized by the U.S. Postal Service.

Utility Meters:	Hidden or screened	AC unit:	Hidden or screened
Lot Signage:	2’ x 3’ maximum size, 1 Builder sign and 1 Realtor sign only (not to exceed two)		

* BUILDERS/OWNERS PLEASE NOTE *	
Lot Drainage:	Lot drainage is a builder/owner responsibility. The grading of all lots should provide a 2% grade from the rear of the lot to the front of the lot in order to prevent pooling on the side and rear lot lines or a drain should be installed to take care of nuisance water. (ENCOURAGE SHRUB BED AROUND PERIMETER OF HOME)
Clean Site:	All builders/owners are required to provide a large debris box to contain garbage; weeds are to be kept trimmed and properly disposed; and streets are to be kept clean. * Builders/owners who do not adhere to lot cleaning rules will be subject to a fine equal to the cost of lot cleanup plus \$300.00.
Enforcement:	Builder/Owner shall be assessed an enforcement fee for non-compliance of the CC&R’s and ACC Guidelines. Fee is due within 15 days of notice if not corrected immediately.