



DESIGN GUIDELINES

Architectural Control Committee

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**WALNUT CREEK SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE (ACC)**

BUILDING DESIGN GUIDELINES

General:

- Buyer is responsible to comply with the recorded CC&Rs.
- All building plans must be submitted to and approved by the ACC prior to the start of construction.
- Refundable Design Review Fee of \$1,000 will be returned at occupancy provided approved design is followed explicitly, or as modified according to subsequent design review by ACC.

Floor area:

- Min. of 2,200 sq. ft. for single level home. Excludes garage, patios and porches.
- Min. of 2,200 sq. ft. for two story home. Min. of 1,100 sq. ft. on main floor. Excludes garage, patios and porches.
- No split entry, mobile or pre-built homes allowed

Roof and Vents:

- 5/12 pitch or better unless approved by the ACC
- 30 year or better architectural asphalt shingle
- Approved color: Weathered Wood.
- All exterior vents are required to be on back of dwelling, unless approved by ACC.
- Roof and Attic vents must be clearly shown on plans.
- Roof vents to be chosen or painted to match color of roof.

Consistency of Color and Materials:

- Farm House/Farm Cottage theme. Covered front porches are strongly encouraged.
- Exterior colors and materials MUST be approved by the ACC prior to start of construction.
- Min. of 2 color tones per dwelling.
- Exterior materials to be brick, shake, batt and board and/or Hardiplank smooth true lap siding only
- Chimney stacks, flashing, exhaust vents, pipes and any other reflective material must be chosen or painted to match surrounding materials.

Windows

- Must be consistent in type, style and trim.

Scale and Proportion

- ACC will look at horizontal and vertical proportion in relation to Home site and Adjacent properties.

Fascias and Rafter Tails

- Width of fascias to be a min. of 7.5 inches, also know as 8 inch dimensional lumber.

Material Changes

- Material changes should be made at an inside corner to prevent a tacked-on, low quality, thin veneer look.
- Veneer treatments to “wrap” corners with logical terminations that are a part of the design intent.

Joints in Siding Materials

- Joint treatment must be carefully integrated into the overall design of the home and shown on submitted drawings for ACC approval

Garages

- The goal of the ACC is to deemphasize the garage. Side entry garages are required unless otherwise approved by ACC.
- Min of three (3) car garage. Max of five (5) car garage with no more than three (3) exposed garage bays.
- RV garages with ACC approval only

Building Height

- Max. thirty five (35) feet at peak of house or as defined in Kuna City Code.

Parking

- See CC&Rs Article VIII Paragraph G.

Chimneys and Chimney Caps

- All exterior chimneys must be of brick or thin brick.
- False cap appropriate to the house design shall be installed on chimney, subject to ACC approval.

Utilities

- All connections from trunk lines of to individual structures must be underground.
- Utility meters and external mechanical equipment are to be screened from common areas, streets and neighboring properties.
- Unless screen from view utility meters and other external equipment shall be painted to match the material to which they are attached.

Heating and Cooling Systems

- All interior and exterior heating and cooling systems must be screened from view of neighboring properties, streets and common areas.

Accessory Buildings

- Sheds and out buildings to be of similar material, siding, roofing and color as dwelling.
- Outbuildings/sheds to be no more than 150 sq ft and eight (8) feet in height unless otherwise approved by ACC.
- Design and location of such structures are subject to ACC approval.

Gutter and Downspouts

- Color of gutters and downspouts to blend in with surface to which they are attached.
- Gutters and Downspouts shall be designed as a continuous architectural design feature.

Mailboxes

- Builder to provide and install mailbox and stand of ACC approved design and color.
- Newspaper boxes must be approved by the ACC.

Unightly Articles

- No unsightly articles are to be permitted to remain on the dwelling so as to be visible from any other portion of the property.

Signs

- All advertising signs shall be subject to ACC approval as to design, size and color.
- No more that one (1) sign shall be permitted on any homesite at any one time.
- No more that one (1) driveway barrier per homesite at any one time.

Basketball Hoops

- No basketball backboards shall be attached to the residence or outbuilding.
- Portable basketball hoops are allowed and do not need ACC approval, but must be behind the front plane of the house.

House Numbers

- Size, material, color and location to be approved by ACC.

Outdoor Furniture and Detached Structures

- All outdoor furniture and detached structures including children's play structures should be chosen in consideration of the neighbors and neighboring views.
- No play structure shall be allowed in the front yards.
- Any portion of the play equipment that is over six (6) feet in height shall be located no closer than twenty (20) feet from the property line.
- The maximum height of any portion of the play equipment shall not exceed eight (8) feet.

Decks, Patio Covers and Trellises

- Decks, patio covers and trellises shall be finished (painted/stained) to match the main body or trim of the house, or a weathering stain used and not left untreated.
- If the deck is located in an unfenced yard and is over thirty (30) inches high, it will require screening either as a part of the deck design or landscaping.
- Trellises shall be designed (using like materials) as an extension of the original house design.

Fencing

- Non-park lots require tan, six (6) feet tall privacy vinyl fencing to match existing fences. Park lots require four (4) feet tall wrought iron to match existing fences within the subdivision.
- Side yard fencing must start a min. of ten (10) feet from the front corner of the house and must be installed prior to occupancy.
- All fencing plans must be approved by ACC.

Antennae

- See CC&R Article VIII Paragraph F.

Grading

- It is recommended by the developer that a geological and soils test be done on the homesite prior to construction.
- If the builder elects not to have a geological and soils test performed, the builder takes full responsibility and risk for the homesite. The developer is not liable.

LANDSCAPE DESIGN GUIDELINES

Landscape Requirements

- Any tree planted that does not survive or which is not healthy shall be immediately replaced.
- Landscape plan must be submitted to the ACC prior to construction of landscaping.
- Full sprinkler system to be installed.
- With the exception of bark, perma-bark and soil aid, all other ground cover must be approved by the ACC.
- Berming and sculptured planting areas are encouraged.
- Trees shall be planted in an informal pattern (approved by ACC) with appropriate offsets from surrounding vegetation to create a proportioned landscape.
- Front yard landscaping must be complete prior to occupancy. In the event occupancy takes place after November 30th owner has until April 15th to complete landscaping. Back yard landscaping must be complete within two (2) months of occupancy.

Front Yards

- One (1) deciduous 'Street One' of at least two and one-half (2 ½) inches is to be located in the front left-hand corner of each building lot (specie to be determined by ACC)
- At least one (1) other deciduous of at least two and one-half (2 ½) inches and one (1) conifer of at least eight (8) feet in height and eight (8) 2-gallon and four (4) 5-gallon shrubs or bushes.
- A min of sixty (60) percent of front yard shall be planted in grass unless otherwise approved by ACC.