

Rancho Vista

Architectural Design Standards and Construction Guidelines

All Plans must be submitted to: Midas Development, Inc.
 9601 W. State Street, Suite 110, Boise, ID 83714
 Office 208-229-4663; Fax 208-229-4662

<p>ACC Requirements – Plans Plan review cost (2 full sets required) Plot plan Elevations Floor plans Landscape plan Mailbox and stand Home Owners' Association fees Street cleaning</p>	<p>Custom Homes \$350.00 paid at lot closing yes yes yes yes; prior to landscaping yes Setup - \$400.00; dues are \$500.00 per year \$200.00 paid at lot closing</p>
<p>Square foot Minimum Single Level Two story Basements</p>	<p>2500 square feet or as approved by ACC 2000 main level, 3000 total square feet minimum Allowed, minimum square footage is not included Homes on lots 13, 14 and 15 of block 1 will be required to be only one story from the street side. This will be taken into consideration during the review process.</p>
<p>Exterior Design Siding Garage Doors Chimneys Chimney caps Brick, Stone, Stucco Architectural Design</p>	<p>6"- 8" True or cottage lap; no vinyl. True or cottage lap; not allowed on front elevations Carriage doors encouraged. Color to match body color of house or as approved by ACC. 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 columns, corbels, crown, and dentil molding. Exterior architectural features such as dormers, gables, bayed windows, and porches are encouraged. Design of house is encouraged to be wide as opposed to narrow so that from the street view it has mass or presence. At the discretion of the ACC redesign may be required to address this item.</p>
<p>Outdoor lighting</p>	<p>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</p>
<p>Fascia</p>	<p>8" width minimum</p>

Exterior colors	Colors are to blend with the environment and be compatible with neighboring properties. All homes and outbuildings shall be of earth tone colors or other colors as approved.
Roof Pitch Shingles Colors Pipes	6/12 minimum or as allowed by ACC. Wood shake, architectural asphalt shingles 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; 10' interior sides; 30' street-side corner Lots 6,7 Block 2 have 50' rear setback.
Landscaping plan Completion date Tree Count - minimum Front yard Back yard Corner lot – side yard Tree sizes: Deciduous Evergreens Tree types defined Shrub count - minimum Front yard Back yard Corner lot – side yard Planter beds Front yard Back yard Corner lot – side yard Automatic sprinklers Sod	Submit to and approve by ACC prior to installation Front yard – within 30 days after construction completion Back yard – within 1 year after occupancy 5 – Evergreen or Deciduous 1 per 3000 Sq. feet 2 – Evergreen or Deciduous 2" - 2 1/2" Caliper minimum 8' high minimum on landscape plan 25 shrubs (two gallon minimum) 15 shrubs (two gallon minimum) 12 shrubs (two gallon minimum) The following are guidelines to show the proportions of planter beds VS sod 15% minimum; 50% maximum 5% minimum 15% minimum All landscaped areas. Irrigation source will be from domestic well Front yard – sod required; backyard – sod or hydro seed
Garage Driveway Location Extra vehicles Door	Concrete or asphalt. Curved, stamped colored or accented encouraged. Side entry strongly encouraged so the garage cannot be seen plainly from street view. Enclosed or screened from street view; see CC&Rs for Specifications Recessing garage door preferred

Fencing Open Fence Solid Fence	ACC approval required prior to construction Wood pole fencing preferred, no white vinyl rail, other fence subject to ACC approval Per ACC approval only.
Detached Storage Buildings	All separate buildings shall be erected only as approved and must be of a design, materials, and color consistent with the home. On a case by case basis barns may be approved with an exterior not matching the home but must have significant traditional barn architecture and tie in with the home.
Mailboxes	Architecture and design consistent with home
Basketball Hoops	Not allowed in street or on sidewalk or attached to the house
Height restrictions	Per County
Building Timing Start of construction Completion of construction	Within one year from closing lot Within one year from start of construction
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
Animals	Up to two horses will be allowed per lot as well as household pets that do not constitute a nuisance. Please refer to CCR document.

These guidelines are subject to change.

ANY VARIANCE FROM THESE GUIDELINES MUST BE APPROVED BY THE ACC IN ADVANCE OF CONSTRUCTION.

Read and Approved:

Date: _____

By: _____ Signature

Printed: _____