



**Architectural Design Standards
&
Construction Guidelines**

“The Rim”

Revised June 25, 2014

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in SpurWing Rim Subdivision and for maintaining an orderly construction environment. These guidelines are used by the Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&R's). SpurWing Rim Subdivision will be comprised of several individual areas or neighborhoods, each of which may have similar but varying requirements. The ACC reserves the right to grant variances or modify these standards as it deems appropriate.

I. Submittals Required for Architectural Control Committee Approval:

All submittals required for Architectural Control Committee review and approval shall be accompanied by the submittal form adopted by the ACC. The following items shall be submitted to the Architectural Control Committee for approval. The ACC may request additional material to be submitted at its discretion:

- **Site plan:** showing the lot boundary and the proposed location of all improvements, including all structures, driveways, sidewalks, fences, outdoor lighting, etc. Show all easements and proposed setbacks. Indicate the proposed grading and drainage away from the proposed residence and adjacent lots.
- **Floor plans:** designating the square feet per floor and total finished square feet (exclusive of garages, covered patios, storage areas, etc.)
- **Elevations:** depicting front, rear and side elevations including proposed material finish descriptions.
- **Specifications:** describing the materials and finishes proposed for both interior and exterior construction.
- **Landscape:** plan showing proposed landscape layout, including legend of plant types and sizes.
- **Colors:** proposed for all exterior finishes, including paint colors, brick, stone, and stucco finishes; must be submitted prior to start of construction.
- **Roofing:** Type, B and, Color include manufacturer brochure
- **Window:** Type, B and, Color include manufacturer brochure
- **All colors:** Must be an actual color chart from manufacturer

All submittals and inquiries will be addressed within 10 business days:

Spurwing Rim

~~Attn: Architectural Control Committee/Michael Reich~~

~~3405 E. Overland Rd., Ste 150C/O Sentry Management~~

~~6149 N Meeker, #150~~

~~Boise ID 83713~~

~~Meridian, ID 83642~~ ATTN: ACC review, Joye Jones

~~Phone: 208-323-1080 Telephone: 208-322-7300; Fax: 208-322-7307~~

~~Email: michael@sundanceco.com jjones@sentrymgt.com~~

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Submittals for new homes shall be accompanied by a \$800 deposit for the Architectural Control Committee Review and Inspection Fee. In addition, a \$5,000 completion deposit will be deposited by the applicant or buyer, the purpose of which is to assure completion of the improvements. The deposit will be refunded upon the timely completion of all required improvements as approved by the ACC, in the twelve (12) month timeframe required in the Lot Purchase Agreement, except as otherwise noted. If the improvements are not completed in a timely manner, the ACC may use the deposits to complete or correct any improvements.

Requests for refunds of completion deposits must be made within 60 days of completion of the home, including landscaping, otherwise they shall be considered forfeited. The Association may use forfeited deposits for any purpose, which may include but is not limited to, or required, to complete or correct improvements.

Prior to the commencement of construction, the Owner or Builder shall obtain written approval of the proposed improvements from the Architectural Control Committee. Such approval may be conditioned upon submittal and approval of the landscape plan and the exterior colors. If construction is commenced prior to such conditional approval or landscaping is not completed in a timely manner as required by the CC&R's and the Architectural Design Standards and Construction Guidelines, the Owner, Applicant, or Builder will be subject to a \$500 penalty to be withheld from the Architectural Control Committee Review and Inspection fee to the SpurWing Rim Owners Association. Such penalty shall not relieve the applicant from complying with all requirements of the CC&R's or the Architectural Design Standards and Construction Guidelines as contained herein.

II. Design Standard

A. Minimum Square Feet:

The Estate Lots

Single level: designs shall have a minimum of 2,500 square feet of finished space exclusive of basements, garages, storage rooms, covered patios etc.

Single levels w/bonus room over the garage; min 2,500 sq ft on main floor of finished space exclusive of basements, garages, storage rooms, covered patios etc.

Two story designs shall have a minimum of 2,300 square feet on main floor of finished space exclusive of basements, garages, storage rooms, covered patios etc.

Rim Lots: Minimum square footage is 3,500 exclusive of basements, garages, storage rooms, covered patios etc.

The ACC may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion.

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 jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Double gables over the entire width of a 3-car garage are discouraged. Stacked rooms over garages shall incorporate a change in the front plane of the garage to avoid large, unbroken vertical surfaces.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 4:12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

Transitional two-story or 1-1/2 story homes may be located on corner lots provided that the single-story portion of the home is located adjacent to the corner or side street and is approved by the ACC.

C. Exterior Finishes and Colors:

1. Brick, Stone, or Stucco:

Minimum 30% of exterior stone or brick required on front elevation with all corners wrapped minimum of 2 feet.

Subject to compatibility with the overall architectural style and design, all homes, except as noted below it, shall be required to incorporate brick, stone, or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required. In most cases, brick, stone or stucco will be required to wrap the corners a minimum of 24". Brick, stone, and stucco colors shall be compatible with the exterior paint colors approved by the ACC.

The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with Colonial, Craftsman or other design influences that do not lend themselves to the incorporation of those materials. The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion.

2. Siding:

8" true lap Hardi Plank, cedar shake or board and batten, stucco or other types of siding not contemplated herein are subject to written approval by the ACC. Steel, aluminum, or vinyl siding are prohibited. Soffit panel constructed of Hardi Plank, Steel or Aluminum are approved

3. Solar Panels

Solar panels must be approved by ACC prior to installation. If approved, they shall be commercially manufactured and well maintained. Solar panels shall not be visible from the front elevation of the home. The color of solar panels shall match the existing roof and shall be recess mounted (flush) into the roof structure with no visible piping.

4. Exterior Paint Colors

Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of SpurWing Rim.

Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark colors (i.e. blue, red, yellow) shall not be allowed.

5. Roof

Roofs shall be slate or tile. Other roofing materials or colors are subject to written ACC approval. See attached Exhibit L

6. Rain Gutters

Rain gutters are required throughout, shall be continuous, and shall be painted to match the color of the surface to which they are attached. Chain Downspouts are encouraged.

7. Fascia Trim

Roof fascia shall be a minimum of 8" width. Certain architectural styles may require wider fascia. Gables shall incorporate stacked trim detailing.

8. Architectural Detail/Accents

Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are *required*. Dormers, gables, bayed windows, and porches are encouraged.

9. Chimneys

Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney pipes and painted as approved by the ACC.

10. Address Plaques

Address plaques or numbers shall be metal construction as approved by the ACC and shall be sized and located per Meridian City requirements.

D. Garages and Driveways

Garage Doors with or without windows will be wood stain or fiberglass woodstain, and all other doors are subject to written approval by ACC. See attached Exhibit K

Interiors of garages shall be sheetrocked, taped, sanded and painted. Wood trim around doors and windows shall be painted.

Garages shall be "sideloaded"; Driveways and garage orientation on certain homesites and plans may be approved by the ACC Review Board.

Although RV garages are not prohibited, plans submitted with RV garages will be subjected to a more detailed review process and may be denied by ACC.

E. Detached Storage Facilities: RV Bays & Detached Casitas Limited to 900 sq ft

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. A maximum of one (1) detached storage facilities, such as storage sheds, shall be of the same construction, finish, and color as proposed and approved for the house. Size and location may be restricted. Any such structure shall be placed on a concrete pad in a location approved by the ACC and must be set back from wrought iron fencing. Depending on location, additional landscaping may also be required. Metal storage sheds or other dissimilar structures are prohibited. The ACC encourages the storage boats, RV's, camp trailers and other similar vehicles or trailers in offsite storage facilities. Subject to local jurisdictions

F. Fences:

The Master Declaration of Covenants, Conditions, Restrictions and Easements (CC&R's) provides that the Architectural Control Committee may promulgate ACC Rules or Standards relating to the construction of improvements within the SpurWing Rim Subdivision. Without proper design, construction, and maintenance standards, perimeter fencing can often present a hodgepodge look, which can rapidly deteriorate and degrade the character of the neighborhood.

The type, design, material and finish of all privacy fences shall be as specified in the ACC Rules/ACC Standards, it being the intent of the Grantor that all such privacy fencing shall present, to the extent reasonably practicable, a uniform appearance throughout the Property.

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, and shall designate the type and height of fence proposed.

Depending on location, ACC may require an on-site inspection prior to fence construction.

1. Wrought Iron Fencing

Wrought iron fencing shall be Fence Type A (see Appendix - Fence Details) unless otherwise approved in writing by the ACC. Color shall be black, unless otherwise approved in writing by the ACC.

2. Masonry Fencing

The ACC has not adopted any standard designs for masonry fencing. The Owner or Builder shall submit plans and specifications for any proposed masonry fencing to the ACC for approval. Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house may be allowed in front yards with written ACC approval of location, design and materials.

3. Fencing Restrictions

a. Fencing Adjacent to Street Buffer Landscaping

Fences constructed adjacent to street buffer landscaping shall be Fence Type A, unless otherwise approved in writing by the ACC.

b. Fencing Adjacent to Common Area Landscaping

Fences constructed adjacent to common area landscaping, excluding pocket parks, shall be Fence Type A, 5 feet high, unless otherwise approved in writing by the ACC.

4. Dog Runs

Dog Runs must be approved by ACC prior to installation. Size and location may be restricted. If approved, they shall be commercially manufactured and well maintained. Fence Type "A" or masonry, no chain link

5. Exterior Mounted Equipment

Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be property screened from view of the street and surrounding homes by landscaping or fencing.

G. Landscaping:

A landscape plan shall be prepared and submitted to the Architectural Control Committee 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, rear, and side yards is required to the following minimum standards within 30 days of substantial completion of the home weather permitting:

1. An automatic underground sprinkler system shall be installed throughout.
2. Except at garden bed locations, sod shall be laid throughout.
3. Trees shall be planted in the streetside parkway strips, front yards, corner yards and rear yards according to the following minimum standards:
 - a) Deciduous trees shall be 2-1/2" caliper or larger and evergreen trees shall be 8' high or larger. Our goal is to achieve a mature landscape look now versus later.

NOTE: The caliper of a tree is measured at 4-1/2' above the ground.
 - b) Parkway Trees (where applicable) – interior lots: At least one tree shall be planted in the parkway strip. (unless specifically restricted by ACHD's storm water drainage system – refer to plat notes) The City Tree Ordinance requires a permit before planting, pruning or removal of any tree(s) in the parkway strip. Type of tree: See List
 - c) Parkway strip (where applicable) – corner lots: In addition to the required above, all corner lots shall be required to plant an additional deciduous tree 2/3 down from the front lot line to the rear lot line. Trees shall be of a type and variety approved by the City Building Official and the SpurWing Rim ACC.
 - d) Front yard: Each front yard, exclusive of the parkway strip, shall contain 3-4 additional trees.
 - e) Rear yard: The rear yard shall be required to have one tree per 1,500 sq. ft. of yard.

Shrubs

4. Shrubs shall be planted in the front yards, corner yards and rear yards according to the following minimum standards:
 - a) Front yard: Each front yard shall have a minimum of 18-24 shrubs 2 gallons or larger.
 - b) Corner lot side yard: Each corner lot side yard shall have a minimum of 15 shrubs 2 gallons or larger.
 - c) Rear yard: Each rear yard shall have a minimum of 10 shrubs 2 gallons or larger.
 - d) Five 5 gallon shrubs to be placed in Front, Rear and Side yards.
 - e) In addition to the shrub requirement listed, 5 additional 5-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the ACC.

5. Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, and 15% of the rear yards
6. Builders and buyers are encouraged to consider bordering yards when formulating a landscape plan and to the extent practical shall blend the improvements with the neighboring yard landscape improvements, including planters and berms.
7. Ground cover is encouraged to be a permanent stone.
8. Concrete curbing is encouraged

The parkway landscape strip between the curb and sidewalk, fronting each lot shall be landscaped and maintained by the owner with an automatic underground sprinkler system with sod and trees as required. Parkway trees shall be pruned and maintained in such a manner that they do not interfere with pedestrian or vehicular traffic. Parkway trees shall be maintained as required by the Meridian City. Pruning of trees requires a permit from the City Building Official.

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. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.

H. Exterior Lighting:

In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods.

- A front yard light pole with a 60 watt bulb shall be installed within 10 feet of the front property line. The light shall have a photosensitive switch that automatically activates the light in the evenings. The light pole will be installed in a masonry or stucco base consistent with the exterior material selection for the home.
- A minimum of two Dark Sky wall mounted lights with a 60 watt bulb or Dark Sky canned lighting shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street. The lights shall have photosensitive switches that automatically activate the lights in the evenings.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing 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 and shall not be operated at late hours that causes a nuisance to neighboring property owners.

I. Mailboxes:

Mailbox clusters, will be provided by the developer. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC.

J. Basketball Equipment:

Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards with glass or plexiglass backboards may be installed on fixed poles adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are not permitted in the front yard.

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.

The developer or its engineer will relocate missing property pins or sewer markers that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing or commencement of construction. Resetting property pins or sewer markers after possession or beginning of construction or locating existing property pins and sewer markers will carry a minimum charge of \$100 from the developer.

B. Excavation

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on the lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other lots or vacant ground slated for future development.

C. Elevation of Foundations

Unless otherwise approved, foundations shall be set a minimum of 18" and a maximum of 24" above the back of curb elevation. Buyer shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from buyer's lot will be retained on site or drained into the adjoining street. Buyer shall contact the developer after excavating and setting footings but prior to pouring the foundation for a pre-pour inspection.

D. Construction and Jobsite Maintenance

Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the ACC approved plans, including all conditions of approval. Construction shall be completed within 1 Year from the date construction commences.

If construction is not completed within 360 days from the date construction commences and builder is not diligently pursuing completion (with no activity on site for 30 days),

the ACC/Association shall have the option to require the Owner and/or the builder to return the lot to its original condition within twenty (20) days. If Owner/builder has not returned the lot to its original condition within the timeframe required, the ACC/Association has the right to immediately access the site and return the lot to its original condition at the Owner/builder's expense, for which it may use the completion deposit. Any funds not reimbursed by the completion deposit shall earn interest at the rate of 18% per annum and may be assessed against Owner/builder as a Limited Assessment as contemplated by the CCRs.

Washout of concrete trucks and equipment will be performed outside of the subdivision or in a designated Concrete Washout Area. Developer will determine a location and provide direction to the Concrete Washout Area within SpurWing Rim. Contractors are required to utilize this area to clean concrete trucks, pumpers, or other concrete coated equipment if washed within the subdivision.

Construction shall not begin prior to 7:00 a.m. or continue after sunset; however, during the mid-summer months (June - August), contractors may begin as early as 6:00 a.m. as long as they are sensitive to neighbors, must comply with the local jurisdiction and end by 7:00 p.m.

Jobsites shall be tidied up and free of debris each evening and prior to each weekend. Each builder shall provide a trash bin/dumpster at the jobsite. Jobsite trash or debris that may be scattered by wind shall be properly contained in trash bins/dumpsters or by other means. Builders and lot owners who fail to maintain the lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the developer or Owners Association.

Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries.

All vehicles will be parked within the lot boundaries or on public streets adjacent to the jobsite and shall not block traffic, mailboxes, or otherwise interfere with existing homeowners.

Loose dogs shall not be allowed at the construction site. No inappropriate language, shouting, or other inappropriate behavior. Radios or other music must be kept to a minimum volume.

Power and water must not be used from existing dwellings without permission from the owner.

Contractors must obey the speed limit within SpurWing Rim. No speeding or unsafe driving.

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.

At their own discretion, builders may seek a Temporary Right-of-Way Use Permit from Ada County Highway District (ACHD) to temporarily block the sidewalk in front of a home under construction. For more information and specific requirements, please call 387-6280.

All complaints will be conveyed to the Builder, who is responsible for compliance with these guidelines. The Builder is responsible to the developers of The Estate Lots at SpurWing Greens and The Estate Lots at SpurWing Greens Owners Association??? for the compliance of their contractors and subcontractors with these jobsite guidelines. It is important that the SpurWing Rim experience be a positive one for builders, contractors, residents and their families.

E. Appeals Procedure

The owner has the right to appeal decisions made by the Design Committee. The Owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The Design Committee will set a meeting date to review the appeal and notify Owner of such date.

F. Subsequent Changes

Additional construction, landscaping or other changes in the improvements that differ from the approved final design documents must be submitted in writing to the Design Committee for review and approval prior to making changes.

G. Right of Waiver

The Design Committee recognizes that each Homesite has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the Design Committee has the authority to approve deviations from any of the design standards in these Guidelines. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the Design Committee, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the Design Committee approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these guidelines and that the deviation will not adversely affect adjoining Homesites or Spurwing Rim as a whole.

IV. Construction and Building Regulations

The construction of any Improvements on a Homesite will occur in a safe and timely manner without damaging the natural landscape of Spurwing Rim or disrupting residents and guests, these regulations will be enforced during the construction period. Construction will not begin until final plan approvals have been issued from the Design Committee and all required building permits have been obtained.

A. Construction Staging and Conduct

Final Review Application shall designate at least one staging area for a Homesite subject to approval by the Design Committee. Building materials and construction vehicles shall be kept completely on the construction site unless prior approval of the Committee is obtained. Under no circumstances are building materials, waste materials or construction

vehicles permitted on Common Areas, Restricted Areas or adjacent Homesites. The construction site shall be kept free of litter and debris. Loud music and stray animals will not be allowed.

B. Construction Trailers and Temporary Structures

Any Owner or builder who desires to bring a construction trailer or the like to Spurwing Greens Rim must obtain written approval from the Design committee and the city of Meridian. The Design Committee will work closely with the Owner and/or builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Homesite Owners. Temporary living quarters for the Owner, builder or their employees will not be permitted.

C. Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent Homesites, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite. Upon completion of construction, each Owner and builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Design Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the Design Committee or the Master Association and not reimbursed by the builder will be charged against the Owner as a Limited Assessment.

D. Violation

When an Improvement has been built that is in conflict with the documents submitted and the approval or conditioned approval of the Design Committee, the Design Committee shall consider this a violation and withdraw its approval, whether or not the Design Committee or the Design Representative might consider the change superior to the approved plan. Approvals shall not be granted by the Design Committee after the fact, following construction. When a violation is deemed to have occurred, the matter shall be transferred from the jurisdiction of the Design Committee to disposition by the Neighborhood Association itself, which may or may not require a remedy to the violation. Changes desired during construction to any exterior element or the project must be submitted to the Design Committee for review and approval prior to construction of such element, in accordance with the requirements of the final design review process.