

CORRENTE BELLO SUBDIVISION NO. 2

ARCHITECTURAL CONTROL APPROVAL APPLICATION

Please submit all email applications to cbhoaboard@gmail.com or mail plans to:

Corrente Bello HOA

P.O. Box 1891

Eagle, ID 83616

No other party has authority over the Architectural Control Process.

**DESIGN REVIEW SUBMITTAL CHECKLIST
CORRENTE BELLO SUBDIVISION No. 2**

Phase 2: Lot _____ Block _____ Address _____

LOT OWNER

BUILDER

Name: _____ Company: _____

Mail To: _____ Contact: _____

_____ Mail To: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Date Plan Submitted: _____

Plan Review Fee: \$1200 Make check to: Corrente Bello HOA

Date: _____ Check #: _____ Amount: _____

Additional reviews to accommodate changes or serious conflicts with the *Design Guidelines* may incur additional charges at the rate of \$60 per hour for review and management.

Construction Completion Deposit: \$4000 Make check to: Corrente Bello HOA

Date: _____ Check #: _____ Amount: _____

Construction Completion Deposit must be paid when Design Review is approved. No work may begin until Design receives final approval and \$4000 Construction Completion Deposit is paid. Construction Completion Deposit refund is subject to return with compliance and completion of project.

Proof of Liability and Worker's Compensation Insurance

Worker's Comp. Certificate Provided: _____

Liability Certificate Provided: _____

Contractor must provide proof of liability and worker's compensation insurance, listing Corrente Bello HOA as additionally insured. Corrente Bello listed as:

Corrente Bello HOA
P.O. Box 1891
Eagle, ID 83616

ACC REQUIREMENTS

All Architectural plans must be provided to the Corrente Bello ACC for approval. No plans will be reviewed until all portions of the application are submitted. All approvals must be in writing. Verbal or any other type of approval will not be considered valid or legal. Plans can be provided to the cbhoaboard@gmail.com address, but due to the file size, it is likely they must be provided in a zip file or with a link to the documents stored in the cloud.

Attached requirements are for ease of architectural review and do not substitute for the requirements delineated in the *Declaration of Covenants, Conditions and Restrictions for Corrente Bello Subdivision No. 2* and the *Corrente Bello Subdivision No. 2 Development Submittal Requirements, Design and Landscape Standards, and Construction Requirements*. If any requirement on this submittal form is in conflict with the documents indicated above, the documents above shall rule.

SITE PLAN (Minimum scale 1" = 20')

1. Show Lot boundary, proposed location of home and all other structures and improvements including monument light, fences, walls, sidewalks, pools, curb cuts, driveways, parking areas.
1. Building Area Limitations:
 - a. 10 foot from interior lot line, except 2-story which requires 15 feet on side or residence that is 2-story
 - b. 30 feet from back of sidewalk line
 - c. 20 feet from street side lot line
 - d. No building or permanent structure shall be constructed on any easement depicted on the Plat.
2. Grading & Drainage: Indicate with a Grading & Drainage Plan
3. Acknowledge and plan for a required 4-inch pipe to be installed under the driveway apron. The pipe allows the HOA to run wire and pipe under your driveway in the case of damage or break in lines.
4. Fencing: Fences must adhere to CCR requirements (see Exhibit E Tube Steel Fence Detail).

BUILDING PLAN: (Minimum scale 1/4" = 1')

1. Construction Blueprints—Please submit plans in half size (12"x18") & digitally in PDF format
2. Building Floor Plans for all Structures
3. Elevation drawings for north, south, east and west sides for all buildings
4. Detailed exterior specifications for:
 - a. Materials
 - b. Roof, garage doors, windows, front doors, etc.
 - c. Masonry, rock, etc.
 - d. Colors
5. Exterior Lighting Plan - must show monument light and indicate photosensitive switches

LANDSCAPE PLAN: (Minimum scale 1/4" = 1')

1. Grading Plan: Should be presented with Site Plan
2. Landscape Plan: shall conform to the common area theme and shall be designed by someone knowledgeable in landscape design.
3. Planting Plan: Include Plant Material Legend that indicates common name and botanical name, plant sizes and plant quantities. Locate landscape rocks, lot topo graphical features, decks, paved surfaces, utility screening, fences, etc...
4. Lighting Plan: Locate all proposed outdoor lights. Indicate direction of lights and light control strategies. Provide pictures of all lights. Show placement of photocell lights.
5. Irrigation and Water Control Plan.
6. Other: Fountains, fences, art/sculpture, etc.

Material Specifications Form

Date: Lot/Block:

Address:

Owner/Contact & Company:

Phone: Email:

Item/Structure (indicate location if applicable)	Manufacturer/Material	Color

Comments:

_____ I understand that any variation from the above must be approved in writing.

Signature of Builder: _____

Signature of Owner: _____

(Owner signature required for review.)

GENERAL CONDITIONS

1. Maintain clean job site and ensure that debris does not go into other lots or the street. If excessive dirt and/or debris is transferred onto the roads, a street sweeper will be hired to clean it up at the lot owner's expense.
2. Maintain dumpster, minimum of 8X8, and ensure that it is emptied prior to topping.
3. Maintain toilet facilities on-site on dirt or grass.
4. Clean-out of concrete is allowed only in the designated washout area.
5. No pets on-site.
6. No loud music — please control sound to only be heard on the construction site.
7. No alcohol or drugs
8. Mow Strips: Be aware of the irrigation lines already placed in the mow strips and ensure that no heavy equipment rolls over these lines. Damage to irrigation lines must be repaired prior to irrigation season and in such case as repairs are not made promptly, the Corrente Bello HOA shall have repairs made and charge the repair to the Lot owner. All irrigation lines must be repaired within 24 hours of damage or be they will be repaired by the HOA at the lot owner's expense.
9. Corrente Bello Subdivision 2 will adhere to the following noise and construction hours:
 - a. October through May
 - 7:00am to 9:00pm Monday-Friday
 - 8:00am to 9:00pm Saturday and Sunday
 - b. June through September
 - 6:00am to 9:00pm Monday-Friday
 - 8:00am to 9:00pm Saturday and Sunday
10. All construction materials will remain on the lot where construction takes place.
11. One builder's or real estate sign is allowed on a lot during the construction phase and must be of a typical size similar to a real estate sign, not to exceed a total of 6 square feet. No trespassing signs are allowed in addition to the builder or real estate sign.

Please initial:

_____ I have read and agree to the General Requirements above,

_____ I have received the *Corrente Bello Subdivision No. 2 Development Submittal Requirements, Design and Landscape Standards, and Construction Requirements* (a single document dated January 2011). I have access to the *Declaration of Covenants, Conditions and Restrictions for Corrente Bello Subdivision No. 2*.

Signature of Builder: _____

Signature of Owner: _____

(Owner Signature Required for Review)

CORRENTE BELLO SUBDIVISION NO. 2 DEVELOPMENT SUBMITTAL REQUIREMENTS, DESIGN AND LANDSCAPE STANDARDS, AND CONSTRUCTION REQUIREMENTS

I. INTRODUCTION

Pursuant to the Declaration of Covenants, Conditions and Restrictions for Corrente Bello Subdivision ("CC&R's"), the Board is authorized to promulgate design standards that it deems appropriate to carry out the purposes of the CC&R's, in general and in particular, to insure the building of quality and attractive homes that will produce a development with a harmonious appearance.

Owners and their builders and architects and/or home designers are encouraged to submit for approval a residence that resembles styles and designs of residential Italian villas. The Board has adopted these design standards to be utilized by the architectural control committee (the "ACC") to review plans and specifications for the proposed estates to be built in the Subdivision. These design standards are intended to be applied consistently in an impartial yet flexible manner. These design standards, like all standards, cannot be applied without the exercise of balance, judgment and common sense. The Board has empowered the ACC to utilize its discretion when in the judgment of the ACC the strict and arbitrary application of specific design criteria will not promote a harmonious development of the highest quality. The design standards set forth below are to assist home buyers and their builders in preparing plans and specifications for the construction of residences in the Subdivision.

II. SUBMITTALS REQUIRED FOR ARCHITECTURAL COMMITTEE APPROVAL

1. **Submittal Required.** No home, building, fence, wall or other structure or substantial landscaping or screening planting shall be undertaken, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials and location of the project shall have been submitted to and approved in writing by the ACC. If construction is commenced prior to the ACC's written approval, the Owner's fees and/or deposits shall be forfeited and the Board, in addition to all other remedies, shall be entitled to file suit to enjoin further construction.
2. **Submittal List.** All applications must contain, or have submitted with the application, the following material (collectively called "Plans and Specifications") prepared in accordance with these design and landscape standards and in a format consistent with architectural standards for high quality residences:
 - a. Site Plan. A site plan showing the lot boundary and the proposed location of the home and all other structures and improvements. The site plan must be drafted to scale and indicate: the outline and location of the home and any outbuildings and other permanent structures, including fences, walls, swimming pools, curb cuts, driveways, and parking areas. The site plan shall indicate the proposed grading and

drainage.

- i. **Building Area Limitations.** Any permitted two-story residence shall be set back a minimum of 15 feet from the interior lot line on the side of the residence that contains a second floor. Otherwise, any residence shall be set back 10 feet from any interior lot line. All buildings shall be set back a minimum of 30 feet from the street (front) lot line and, where applicable, 20 feet from the street (side) lot line. No building shall be constructed on any portion of any easement depicted on the Plat.
 - b. **Building Plan.** A building plan which shall consist of the proposed construction blueprints, elevation drawings of the north, south, east and west sides, and detailed exterior specifications which shall include, by sample if required by the ACC, all exterior colors, materials and finishes, including roof, to be used. An exterior lighting drawing shall be included. Existing exterior specifications are set forth in Section IV.3 below.
 - c. **Landscape Plan.** A landscape plan that conforms to the common area theme of the Subdivision shall be designed by someone knowledgeable in the field of landscape design. The landscape plan shall show the location, type and size of trees, plants, ground cover, shrubs, berming and mounding, grading, drainage, sprinkler system, water features, fences, freestanding exterior lights, driveways, parking areas and walkways. Such exterior landscaping and other amenity requirements are set forth in Section V.I below.
3. **Application Fee.** The ACC has the right to charge fees and deposits associated with its design review activities. To qualify for a deposit refund, if any, the Owner/Builder must have 1) Completed the proper application for construction and gained proper approvals, 2) Properly requested and received approval for any changes prior to commencement of change order work, and 3) Obtained final inspection approval including landscaping. Any additional meetings once the plans are accepted, further reviews, or enforcement actions, considered to be non-standard, will reduce the refund as determined by the ACC.

III. REVIEW AND APPROVAL

1. **Review.** The ACC will not be required to commence its review of the application unless and until the submittal application consists of a complete submittal form, the application fee, and includes a complete submittal of plans and specifications required.
2. **Decision.** In reviewing the application and the plans and specifications submitted therewith and in reaching a decision, the ACC will use its best efforts and judgment to assure that all improvements shall produce and contribute to an aesthetically complementary design and appearance and be of the quality required to maintain a high quality residential development. The ACC may, in its discretion, require the builder to furnish additional materials beyond those required herein.

Unless extended by mutual consent of the builder and the ACC, the ACC shall render its decision with respect to an application within thirty (30) days after the receipt of a properly and fully submitted application. The decision of the ACC can be in the form of an approval, a conditional approval or denial. The decision of the ACC shall be in writing, signed by a member of the ACC, dated, and a copy thereof mailed to the builder at the address shown on the application.

A conditional approval shall set forth with particularity the conditions upon which the application is approved and the builder shall be required to affix a copy of said conditions to the working drawings or blueprints which are to be kept on the job site during the entire course of the work to which said plans relate.

IV. DESIGN STANDARDS

1. **Minimum Square Feet.** No residence shall be constructed or placed on any lot containing a total floor area on all floors intended and suitable for use as living area, not including a garage, of less than 2,000 square feet measured from the outside of the exterior walls for single story residence and no less than 2,500 square feet for two-story residences, and such two-story residences shall have no less than 1,750 square feet on the ground floor. The foregoing size limitation is an absolute minimum but shall not be construed to permit residences meeting these minimum sizes. The gross square footage of any residence, including all floors, garage square footage and any other non-living area square footage, shall not exceed more than forty percent (40%) of the total square footage of the lot. Any residences proposed with the gross square footage equal to or greater than 9,400 square feet shall be required to have an interior fire sprinkler system approved by the City of Eagle Fire Department.
2. **Height.** Current City of Eagle zoning requirements prohibit residences taller than 35 feet from grade. Residences on Lots 24, 25, 27, 32 and 33, Block 1 of Corrente Bello Subdivision No.2 shall not exceed one story in height, or exceed twenty-five (25) feet maximum height from grade, excluding however daylight basements.
3. **Exterior Finishes and Colors.** The main exterior finish of the residence shall be stucco, together with the minimum masonry requirement set forth below. True lap siding may be used as accents only and in no event shall the application of any permitted siding such as hardboard, accent shakes, wood planks and timbers, consist of more than 30 percent of the exterior surface of any Building. All exterior colors shall be approved by the ACC, including, without limitation, the proposed colors or any exterior painted surface, roof color, siding color, masonry, and other exterior finishes. All exterior finishes must have a rating for a minus 10 degree Fahrenheit application.
 - 3.1 **Masonry.** All homes, except as noted below, shall be required to incorporate at least thirty percent (30%) of the front elevation in brick, stone or other masonry products acceptable to the ACC. Stucco does not count toward this masonry requirement. Architectural and aesthetic balance shall be a primary concern in determining how much masonry will be required. No masonry product that has not been approved by the ACC in writing shall be utilized.
 - 3.2 **Window and Door Frames and Trim.** Wood frame or aluminum clad wood frame windows and doors must be used in colors approved by the ACC.
 - 3.3 **Fascia Trim.** Fascia trim shall be a minimum of 8 inch by 1 1/4 (8"x1.25") inch with a minimum of 2 inch by 6 inch (2"x6") sub fascia. Wider fascia in a tiered stepped down design is highly encouraged. Fascia trim color shall, as with all other exterior surface colors, be approved by the ACC with such approval designated on the ACC's approval form.
4. **Roof.** All roof pitches must be approved in writing by the ACC for alignment and continuity with the home style in particular and compatibility with the Development in general. Mixing of different roof pitches on the same elevation is discouraged; however, 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. All ventilation pipes, shingle molding and any other galvanized metal shall be painted the same color as the roof

shingles or black. Roofs shall be covered with slate, tile, or by other shingles, only if approved by the ACC. Slate and tile shall be rated for a minus 10 degree Fahrenheit application. Composition shingles are not permitted. Although masonry fire places are not a requirement, each residence shall have as a design element one or more chimneys that shall include a stone or brick cap or chimney pot.

5. **Detached Storage Facilities and Equipment.** Detached storage facilities, if permitted by the ACC, shall be of the same construction, finish and color as proposed and approved for the house, and integrated architecturally with the design of the residence and constructed at the time the residence is constructed. 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, or interfere with the view of any neighboring property owner. If permitted, any such structure when combined with the gross square footage of the residence shall not exceed 40 percent of the total square footage of the Lot. Metal storage sheds or other similar structures will not be approved. Small trailers and garden equipment may be stored in areas entirely screened from view in all directions, provided that the location and construction of such screening is approved by the ACC. Any vehicle, trailer, boat, camper, or any other equipment which projects above or beyond the approved screening shall not be permitted for storage on the lot. The ACC encourages the storage of these items in offsite storage facilities.
6. **Fences.** Fences, if permitted, shall be wrought iron in accordance with the CC&R requirements. (see Exhibit E Tube Steel Fence Detail).
7. **Walls.** The construction of non-boundary walls, such as retaining walls, courtyard walls and privacy walls, may be permitted subject to approval of the ACC. Walls, if permitted, shall be constructed of brick, stone, or stucco matching the approved exterior finish of the house. Prior to the construction of any fence or walls, plans shall be submitted to and approved in writing by the ACC. The submittal shall locate the fence or wall on the lot's site plan and shall designate the wrought iron fence and/or wall style and color and height of fence proposed.

V. LANDSCAPING AND OTHER EXTERIOR FEATURES AND FACILITIES

1. **Landscaping.** A landscape plan shall be prepared and submitted to the ACC for approval. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with the home. The use of berms, rocks, and clustered planting groups such as garden beds with trees, shrubs and flowers is encouraged. In connection with the ACC's review of the landscaped plans, the ACC may require that the perimeter portion of the landscaped design on one lot be compatible and/or continuous with the adjacent landscaped design on the neighboring lot so that there is an appearance of a seamless continuation of the landscaped border from one lot to another. The minimum landscaping set forth below must be installed within 30 days of substantial completion of the residence.
 - 1.1 An automatic underground sprinkler system shall be installed sufficient to irrigate all lawns and landscaping. The sprinkler system shall be designed so as to prevent any overspray beyond the borders of the lot, particularly preventing overspray onto sidewalks and road areas.
 - 1.2 Except at garden, tree and shrub bed locations, sod shall be laid throughout the permitted landscaped area. Hydroseeding is not permitted.

1.3 The following minimum number and size of trees and shrubs shall be shown on the landscaping plan and installed:

Front Yard. Planter beds shall consist of a minimum of 20% of the total square footage of the front yard after excluding driveways and sidewalks. These planter beds shall include a minimum of:

(5) 5 gallon Shrubs, (10) 2 gallon Shrubs, (10) 1 gallon Shrubs. The front yard shall also include at least one (1) 8' conifer tree (8' after planting) and two (2) 2.5" caliper deciduous trees (caliper measured 4.5' from ground).

Rear Yard. Planter beds shall consist of a minimum of 15% of the total square footage of the rear yard after excluding walks and patios. These planter beds shall include a minimum of:

(5) 5 gallon Shrubs, (10) 2 gallon Shrubs, (10) 1 gallon Shrubs. The Rear yard shall also include at least one (1) 8' conifer tree (8' after planting) OR one (1) 2.5" caliper deciduous tree (caliper measured 4.5' from ground) per 1,500 square feet of entire rear yard area.

Side Yard. All lots with a side yard facing the street shall be required to provide planter beds consisting of a minimum of 20% of the total square footage of the side yard. These planter beds shall include a minimum of:

(5) 5 gallon Shrubs, (15) 2 gallon Shrubs, (10) 1 gallon Shrubs. The side yard shall also include at least two (2) 8' conifer trees tree (8' after planting) OR two (2) 2.5" caliper deciduous trees (caliper measured 4.5' from ground).

Tree Quality. All 2.5" caliper shade class trees and 8' large conifers installed shall have straight trunks and leaders, uniform head shape, and be free from damage, scars or disease.

Added Amenities. It is highly encouraged that "natural" rocks are used for aesthetic features, walls and water features. Berming and shaping to give the yard a pleasing contour and shape is also encouraged.

1.4 No existing trees shall be removed. Removal of such trees is a violation of the Development Agreement with the City of Eagle and removal of such trees shall expose the builder and/or homeowner to damages resulting from the removal of any trees.

1.5 No landscaping, or materials of any kind, shall be installed by lot owners on the portion of any lot that has a storm seepage bed.

2. Exterior Lighting. Exterior lighting design is integral to a home's night appearance and an exterior lighting plan must be submitted and approved by the ACC as part of the building plan submittal. The use of exterior wall wash and landscaped lighting shall be incorporated into the exterior lighting design. There shall be at least one (1) monument driveway approach light. All exterior and access lighting shall be installed with a photosensitive switch that automatically activates the lights from dusk to dawn. Translucent light shades shall be encouraged so as to prevent any direct lighting impact on neighbors. Other approved exterior lighting shall include normal front door entrance, garage and other entries to the home, providing they do not exceed 100 watts each and

do not otherwise illuminate neighboring properties. High watt fixtures intended for lighting back yard play areas may be permitted on a limited basis, 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 cause a nuisance to neighboring property owners.

3. **Exterior Concrete Surfaces.** Any patios, entries or paths proposed to be installed in concrete shall utilize colored concrete and/or be stamped. The location and color and design of such concrete surfaces shall be part of the building plan submitted to the ACC for approval.
4. **Driveways.** All driveways, including all driveway approaches from the back of the curb to the edge of the sidewalk, shall be constructed of concrete, brick or pavers. The driveway apron width shall be approved by the ACC. Conduits shall be constructed underneath the driveway in the Mow Strip to facilitate the running of sprinkler pipe. **A 4-inch pipe, which allows the HOA to run wire and pipe under your driveway in the case of damage or break in lines, must be installed under the driveway apron.**
5. **Recreational Facilities.** Basketball hoops attached to any structure shall not be permitted. Free standing basketball hoops are permitted. No skateboard ramps or related facilities shall be permitted on any lots. Tennis courts or other racket courts will be permitted, only if the ACC's review of a site plan determines that a proposed racket court will not constitute an imposition on neighboring lots. No other play equipment shall be permitted unless approved by the ACC; and no play equipment shall be approved by the ACC unless such equipment is constructed with earth tone finishes, including any roof canopy.
6. **Swimming Pools.** The ACC will not permit the installation of swimming pools unless the site plan and building plan submittal sets forth the proposed location design and specifications for the pool and the pool pumping facility. Solar pool heating panels will be permitted only if the ACC determines that such heating panels are appropriately hidden from view. Any gas pool heaters, together with the pool pumping facility, including pumps, filtration and valves, shall be concealed from view.
7. **Dog Runs.** The location, type and construction of any proposed dog run must be approved by the ACC. The ACC will not approve any dog run constructed with any material other than wrought iron fencing and may decline approval if the dog run's location, size and style is in the ACC's discretion not compatible with the design of the residence or is otherwise deemed to be insufficiently integrated or camouflaged.
8. **Mailboxes.** After installation, the builder shall protect the mailbox posts during construction and the owner shall maintain the mailbox thereafter. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner. Any replacement mailbox shall be of the same type as originally installed.
9. **Garages.** The CC&R's require a two car minimum garage. No RV/motor home garages or garage bays shall be permitted. The location, orientation, approach and garage size must be approved by

the ACC as part of the building plans. Builders are strongly encouraged to use side load garages and to install several windows in the garage walls for appearance. Garage doors must be decorative wood or a material approved by the ACC. The garage door locations, sizes and style shall be submitted to the AC for its approval. The minimum finish requirements for garage interiors shall be drywall, taped and painted in an earth tone color.

10. Residential Address. The size, color and design of house numbers shall be submitted for approval to the ACC, which shall have discretion in approving the submittal and may require a standardized design for house numbers.

11. Antennae. Only direct small size satellite dishes shall be permitted and only if they are attached to the rear or side walls of the home in an unobtrusive manner.

VI. CONSTRUCTION OBLIGATIONS

- 1. Construction Time Frame.** The lot owner or their builder shall commence construction no later than twenty-four (24) months from the purchase closing date and shall substantially complete construction no later than thirty-six (36) months from the purchase closing date.
- 2. Damage and Repair.** The builder shall not damage any portion of the subdivision including but not limited to street curbs, sidewalks, pedestrian ramps irrigation fixtures, utility lines, or any trees, or any other landscaping installed in the Development. The builder shall, at its sole cost and expense, repair any damage to streets, curbs, fences, utility facilities or any other improvement on the lots or property adjacent thereto caused by the builder or resulting from the construction activities of the builder, its agents, subcontractors, employees or other persons acting on its behalf. No driving on adjacent lots or on pedestrian ramps is permitted, cost to- grade or repair will be taken out of any fees and/or deposits.
- 3. Clean Job Site.** During construction of improvements the builder agrees to perform all work in a neat and workman-like manner and shall not allow dirt, debris or other waste material to remain on the lot or to be scattered on adjacent properties. The builder agrees to remove from the lots all excess excavation materials, trash, excess construction material and any other material or debris resulting from the builder's construction activities. At all times during construction the builder shall have on the job site a minimum 8' x 8' trash box or dumpster, which the Builder shall use to deposit debris or other waste material generated from the construction. Builder is required to furnish their own restroom facilities on the building lot for the use of subcontractors at all times during construction. Restroom facility must be placed out of the ACHD right of way behind the sidewalk on either dirt or grass. Cleanout of concrete and other debris is only allowed in the designated washout area. Builder will be responsible for the cost of removing any debris or concrete left outside of the designated area.
- 4. Grading/Drainage.** In grading and site improvement work, the builder will make adequate provisions to handle the run off of surface waters from irrigation and/or storm runoff in a manner that will not damage, deface or drain onto adjacent lots and the builder will at all times conduct its construction activities in a manner to preserve lateral support for the adjoining properties. The finish grading must convey all water to either the front or rear of the lot, and the lot shall be graded

in a manner that insures that no standing water shall be captured in the crawlspace of the residence. If French drains or other drainage devices are necessary, an as built site plan shall be provided by the builder indicating the location of such drainage devices.

5. **Mow Strip, Landscaping, Irrigation and Curb Cut.** Due to requirements by The City of Eagle, lawn, trees and irrigation have been placed in the strip between curb and sidewalk. Irrigation lines have been placed 12" below grade to prevent damage. Builder is responsible for any damage to landscaping or irrigation lines. A 4" PVC pipe must be placed under the driveway apron; this shall act as a sleeve for any future repairs that are needed. Curb cuts must be made by an ACHD approved and Bonded Contractor.

6. **Building Codes and Regulations.** In addition to the building requirements set forth in the CC&R's and these design standards, the construction of all buildings within the Development shall conform to the requirements of all applicable building codes, including without limitation, the International Fire Code, the International Building Code, the International Plumbing Code, the City of Eagle's building requirements, City of Eagle zoning ordinances, and any other requirements proposed by the City of Eagle in connection with its approval of this Development. Due to requirements by The City of Eagle Fire Department homes of a certain size shall require sprinkler protection. Check with the Eagle Fire Department for more details. Further, all buildings shall be constructed to meet the specific requirements from all jurisdictional review agencies, including without limitation the Ada County Highway District

7. **EPA Requirements.** The Environmental Protection agency requires that no sediment or construction debris enter the storm drain system. Fines for discharge can reach \$30,000. No dirt ramps shall be constructed in the roads. If a ramp is constructed it must consist of a 2" drain pipe laid in the gutter with clean rock or equivalent as the ramp. Builder is responsible for containment of sediment as well as any assessed fines.

8. **Signs.** A single builder sign may be allowed on any lot with the prior written consent of the ACC.

These are the minimum design review standards. These design review standards can only be amended consistent with amendments to the CC&Rs. Notwithstanding the foregoing, the ACC, at its discretion, shall have the right to impose and enforce additional design review standards not inconsistent with these minimum design review standards whether contained in writing or not.

Builder/Owner Understanding and Acceptance of DESIGN REVIEW GUIDELINES

For Lot _____ Block _____

Builder Signature

Date

Date

Owner Signature (Required for Review)

NOTE: Turn in signed Design Review Guidelines and keep a copy for you to refer to.

Landscaping-General

- All landscaping must be installed within 30 days of completion of home construction, unless an extension has been granted in writing from the ACC.
- No existing trees may be removed per agreement with the City of Eagle
- Berming and shaping are encouraged.
- It's encouraged to use natural rocks as aesthetic features, waterfalls, & water features.

Front Yard

- Planting beds must cover at least 20% of the total square footage of the front yard
- Sod must be installed in all areas that are not planting beds
- Five – 5 gallon shrubs
- Ten – 2 gallon shrubs
- Ten – 1 gallon shrubs
- One - 8' tall conifer tree
- Two – 2.5" deciduous trees (caliper measured 4.5' from the ground)

Rear Yard

- Planting beds must cover at least 15% of the total square footage of the rear yard
- Sod must be installed in all areas that are not planting beds
- Five – 5 gallon shrubs
- Ten – 2 gallon shrubs
- Ten – 1 gallon shrubs
- One - 8' tall conifer tree OR One – 2.5" deciduous trees (caliper measured 4.5' from the ground) PER every 1,500 square feet of rear yard

Side Yard

Only applicable if side yard faces the street

- Planting beds must cover at least 20% of the total square footage of the side yard
- Sod must be installed in all areas that are not planting beds
- Five – 5 gallon shrubs
- Fifteen – 2 gallon shrubs
- Ten – 1 gallon shrubs
- Two - 8' tall conifer tree OR Two – 2.5" deciduous trees (caliper measured 4.5' from the ground)

Exterior Lighting

- REQUIRED - At least 1 monument driveway light w/ photosensitive switch that automatically turns light on from dawn to dusk
- Recommended – Exterior landscape lighting

The preceding are for ease of architectural review and do not substitute for the requirements delineated in the *Declaration of Covenants, Conditions and Restrictions for Corrente Bello Subdivision No. 2* and the *Corrente Bello Subdivision No. 2 Development Submittal Requirements, Design and Landscape Standards, and Construction Requirements*. If any requirement on this submittal form is in conflict with the documents indicated above, the documents above shall rule.

Architectural Control Committee Additional Requirements

These are requirements of the ACC that may not be specifically documented in the Design Guidelines, but that the ACC feels are necessary to “promote a harmonious development of the highest quality”, as required by the Design Guidelines.

- Roof pitch MUST be between 4/12 and 5/12
- Gutters must surround the house
 - Front downspouts need to be chains, unless a pipe is necessary for drainage
 - 5” minimum gutters are required
- The Air Conditioning pad must either be screened from sight by one of the following methods:
 - Landscaping involving evergreens
 - A decorative wall that matches the appearance and materials of the house, as required
 - by section 4.7 of the Design Standards
 - Placed at the rear of the property out of the view of the street
- Driveway and driveway apron in the common area must be excavated and filled with gravel at the beginning of construction to give construction personnel a clear access point to the lot, so they are not driving over common area to reach the lot. **A 4-inch pipe, which allows the HOA to run wire and pipe under your driveway in the case of damage or break in lines, must be installed under the driveway apron.**
- Any damage to common area must be remedied immediately, weather permitting, at the owner/builder’s expense. If the irrigation lines in the common area are damaged by an owner/builder and not corrected within 24 hours, the HOA will have their landscaper make the repairs and bill the owner/builder for the cost of the repairs.
- NO refund of the construction deposit will be issued until a house is given the final approval, in writing, of the ACC. The builder is responsible for contacting the HOA to notify them of the home’s completion.
- Specify monument light dimensions and construction materials. A picture or sketch of the proposed light is required. The monument light must match the materials and style of the home.
- Home footprint should be varied to avoid flat, monotonous planes. Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief.
- Fencing: Fences must adhere to CCR requirements (see Exhibit E Tube Steel Fence Detail).

Architectural Control Committee Review Checklist

Initials _____

Lot _____ Block _____

_____ **Site Plan –**

- Shows home in relation to building envelope
- Grading and Drainage
 - Existing elevations at lot corners
 - Finished Floor Elevation(s)
 - Top of Foundation Elevation(s)
 - Finished Grade at House
 - Garage Floor Elevation(s)
 - Gutter/Downspout Discharge Locations
 - Proposed Drainage Swales or underground features and details
 - Back of Curb Elevation at Driveway
- ONE Story Set Back Requirements:
 - 10 feet from interior lot lines
 - 30 feet from edge of sidewalk in front
 - 20 feet from edge of sidewalk on any side streets
- TWO Story Set Back Requirements:
 - 15 feet from interior lot lines
 - 30 feet from edge of sidewalk in front
 - 20 feet from edge of sidewalk on any side streets

_____ **Building Plan:**

- Construction blueprints
- Elevations depicting all exterior walls
- Relationship Of Openings In The Buildings: Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief. Avoid monotonous flat planes.
- Detailed Exterior specifications, including fascia detail
- Exterior Lighting drawing

_____ **Landscape Plan:**

- Shows location and size of plants
- Details any:
 - mounding/berms
 - grading & drainage – must retain moisture on site
 - water features
 - fences
 - freestanding exterior lights
 - driveways
 - parking areas
 - walkways

□ **Square footage**

- ONE story:
 - Greater than 2,000 square feet of livable area (not including garage)
- TWO story:
 - Greater than 2,500 square feet of livable area (not including garage)
 - Greater than or equal to 1,750 square feet on ground floor o ALL:
 - Covers no more than 40% of the lot

□ **Height Requirements:**

- No taller than 35 feet from grade (per City of Eagle)
- LOT 24, 25, 27, 32, & 33 Block 1 – One story only (excluding daylight basement) – 25' Maximum Height

□ **Exterior Colors & Finishes**

- Stucco
- Accent siding (ex: hardboard, accent shakes, wood planks and timbers) covers less than 30% of exterior
- Stucco color
- Roof color
- Accent siding color
- Window/trim color
- Garage/front door color
- All paint/finishes rated for -10 degree applications

□ **Masonry**

- Masonry (excluding stucco) covering 30% of front elevation
- Masonry material
- Masonry color

□ **Window & Door Frames**

- Wood frames used
- Manufacturer & color

□ **Fascia Trim**

- Minimum 8"x1.25" w/ a minimum 2"x6" sub fascia
- Fascia color(s)
- Encouraged (but not required) : fascia in a tiered step down design

□ **Roof**

- Pitch approved – multiple pitches discouraged, but not prohibited
- Vents/pipes located on rear elevation (unless impractical)
- Vents/pipes NOT on rear elevation as inconspicuous as possible
- Roof materials: slate, tile, or shingles (shingles require special approval of ACC)
- No composition shingles
- Slate & tile are rated for -10 degrees Fahrenheit
- Chimney with either a stone or brick cap, or a chimney pot

□ **Detached Storage Facilities & Equipment**

- Has same construction/coloring as house
- Doesn't crowd neighboring property

- Combined square footage of house and storage doesn't exceed 40% of property
- No metal storage shed

□ **Fence**

- Wrought iron
- Meets CC&R Requirements (see Exhibit E Tube Steel Fence Detail)

□ **Walls**

- Non-boundary walls only
- Made of brick, stucco, or stone
- Matches home color
- Style shown
- Height indicated

□ **Landscaping (detail)**

- Flows well into neighboring lots
- Must be installed within 30 days of home completion
- Automatic sprinkler system
 - Installed to cover 100% of property
 - Covers all of property without overspray onto sidewalks/roads
- Sod installed on all areas not designated as planting beds or tree locations

Minimum planting requirements:

- FRONT:
 - Planting beds cover at least 20% of the total square footage
 - 5 – 5 gallon shrubs
 - 10 – 2 gallon shrubs and 10 - 1 gallon shrubs
 - 1 - 8' tall conifer tree
 - 2 – 2.5" deciduous trees (caliper measured 4.5' from the ground)
- REAR:
 - Planting beds cover at least 15% of the total square footage
 - 5 – 5 gallon shrubs
 - 10 – 1 gallon shrubs and 10 - 2 gallon shrubs
 - 1 - 8' tall conifer tree OR 1 – 2.5" deciduous trees (caliper measured 4.5' from the ground)
PER every 1,500 square feet of rear yard
- SIDE (if side yard faces the street only):
 - 5 – 5 gallon shrubs
 - 15 – 2 gallon shrubs
 - 10 – 1 gallon shrubs
 - 2 - 8' tall conifer tree OR 2 – 2.5" deciduous trees (caliper measured 4.5' from the ground)
 - o No existing trees are being removed.
- No landscaping is being installed on areas designated for storm seepage

□ **Exterior Lighting**

- Exterior wall wash and landscaped lighting shall be incorporated into the exterior lighting design.
- At least one (1) monument driveway approach light.
- All exterior and access lighting to be installed with a photosensitive switch that automatically activates the lights from dusk to dawn.

- Translucent light shades are encouraged
- Other approved exterior lighting (front door entrance, garage and other entries)
 - Do not exceed 100 watts each.
 - Do not otherwise illuminate neighboring properties.
- High watt fixtures intended for lighting back yard play areas
 - Mounted in an unobtrusive manner
 - Don't illuminate neighboring properties

_____ □ **Exterior Concrete Surfaces**

- Either stamped and/or colored (must be one or both)

_____ □ **Driveways**

- Constructed of brick, concrete, or pavers
- Location
- Color
- 4-inch pipe is installed under the driveway apron

_____ □ **Recreational facilities**

- No basketball hoops attached to home
- No skateboard ramps
- Tennis or other racket courts
- Other play facilities
- Earth tone finishes

_____ □ **Swimming Pools**

- Location
- Solar panels? Location?
- All pool equipment concealed from view

_____ □ **Dog Runs**

- Wrought iron
- Compatible design to home & subdivision

_____ □ **Garages**

- Minimum 2 car
- No RV/motor home garage/garage bays
- Location/orientation
- Approach
- Size
- Decorative wood door/other AC approved material
- Windows encouraged

_____ □ **Residential Address**

- Size
- Color
- Design

_____ □ **Builder signs**

- One sign approved

I have read the checklist and understand the requirements. I agree to provide the necessary documentation and materials necessary to verify that I am compliant with the CC&R's, Design Guidelines, and any additional

restrictions the Architectural Control Committee places on my application.

Architect/Builder

Date

Key visual components include:

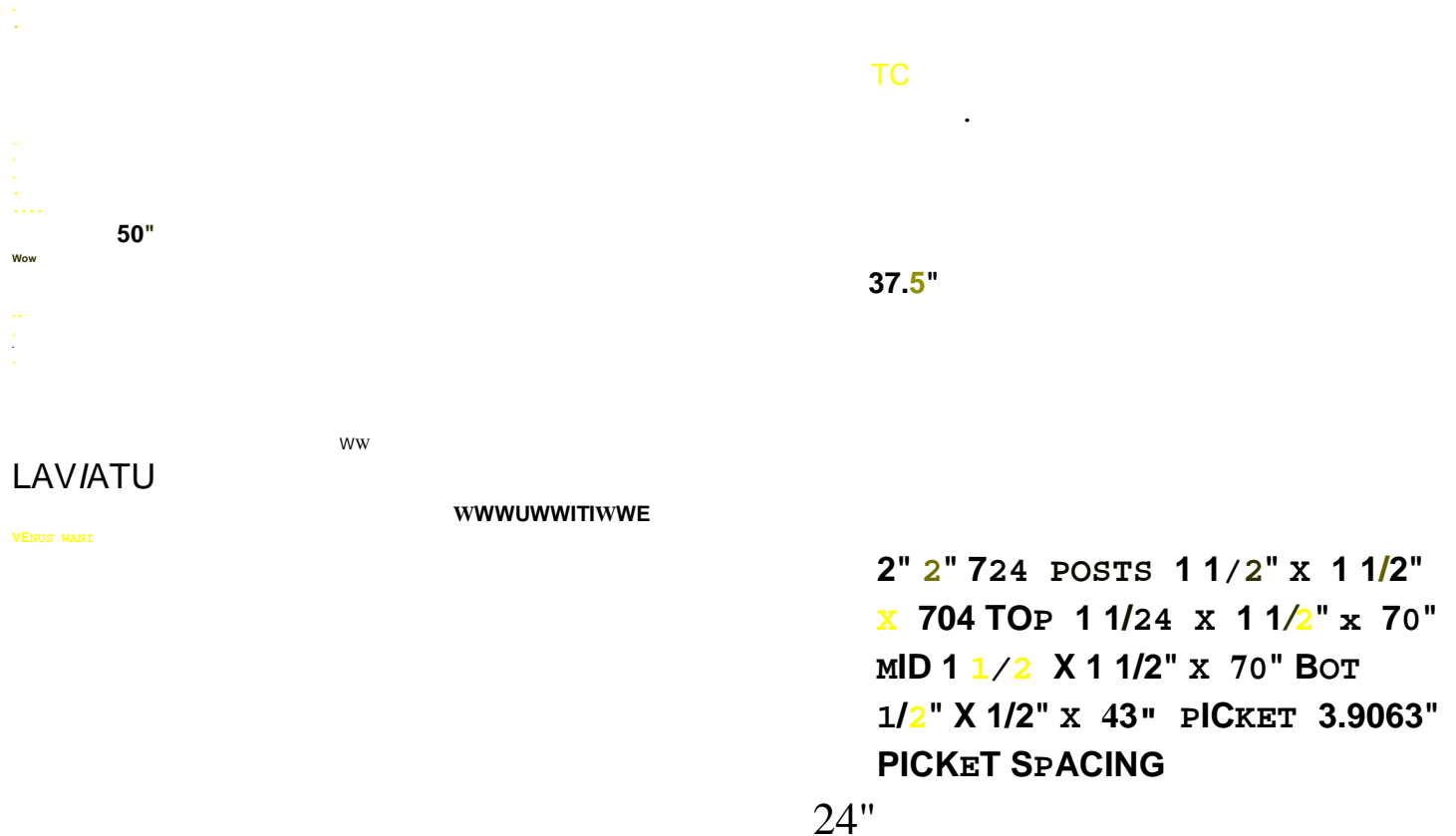
1. Low-pitched or flat roofs; roof is frequently hipped
2. Required roof pitch is no greater than 5/12
3. Projecting eaves supported by corbels
4. Pedimented windows and doors
Arch-headed or pedimented windows with pronounced architraves and archivolts
5. Tall first floor windows
6. Attics with a row of awning windows between the eave brackets
7. Glazed doors
8. Belvedere or machicolated signorial towers
9. Loggias
10. Balconies with wrought-iron railings, or Renaissance balustrading
11. About 15% of Italianate houses in the United States include a tower

Photos

Excavated mow strip construction access with road mix

Damaged mow strip construction access

**CORRENTE BELLO FENCE
REQUIREMENTS JOB ADDRESS
HOMEOWNERS NAME
HOMEOWNERS SIGNATURE FENCE
COMPANY NAME FENCE CO.
SIGNATURE THE ABOVE
UNDERSTANDS AND AGREES TO
BUILD FENCING AS SPECIFIED
BELOW.**



*

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16
to

RAW WWB

NOTE: 1) Finish shall be manufacture's black polyester powder coating. 2) Concrete post footings: 9" dia. min. x 24" deep concrete footing. 2500 PSI concrete. 3) Field welds: all field welds shall be ground smooth and painted to match adjacent surfaces.

AX NOVA.

Tube Steel Fence

Scale: 7=160

W

5-9-06 06057

Corrente Bello estions & Engineering || Tube Steel Fence

THE LAND GROUP, INC.

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Engineering *Syte Planning* *Got Courel*
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Communication *the fisher to see*
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**DRAWING DIMENSIONS
CORRECTED 10-20-2017 IB**