

**RED LEAF HEIGHTS #3
ACC GUIDELINES**

FEES:

Annual Homeowner's Association Fee.	\$ 720	Billed Quarterly
Homeowner's Start-up Fee	\$200	
Homeowner's Association Transfer Fee	\$50	

Pro-ration of Owners Association Regular Annual Assessments, Property Taxes, and Irrigation Taxes shall be from closing date.

ARCHITECTURAL CONTROL:

Prior to start of construction, Builder must submit a completed ACC form and two sets of plans to Jeanne Williams (287-0396) or Russ Metzger (287-0465) at RE/MAX West, 6206 N. Discovery Way Suite C Boise, ID 83713. Plans need to include a plot plan, all elevations with exterior specifications, floor plan, and landscape plan.

FASCIA/TRIM/ACCENTS:

Fascia must be a minimum of 8" wide. Mixtures of both 4" and 6" trim are encouraged. If substantial wood trim is applied the brick, stone, or stucco may be waived. Any brick, stone or stucco applied to the house must wrap a minimum of 12".

Front windows must have relief or additional trim material to give definition.

SIDING:

Use of different sidings is highly recommended. Boxed or returned soffits. Garages must have improved elevations with vents, arches or other accents.

ROOF:

Minimum roof pitch of 6/12..
25 year Architectural Shingles are required with Weathered Wood or Black as the color.
All flashings and chimneys must blend with the roof color.

DRIVEWAYS/SIDEWALKS:

Cuts, stamping, coloring is encouraged on the driveway and walkways.

EXTERIOR COLORS:

Paint colors to be chosen from the Red Leaf Heights #3 color book. The book can be checked out from the ACC listed below. Brick, stone or stucco colors must be submitted with their application for approval. All exterior colors MUST have written ACC approval. A minimum of three paint colors must be used on the exterior. Builder to submit a completed Exterior Color form to Jeanne Williams (287-0396) or Russ Metzger (287-0465) at RE/MAX West, 6206 N. Discovery Way Suite C Boise, ID 83713.

LANDSCAPING:

A landscape plan showing the five foot landscape strip and all other landscape portions of the lot must be submitted to the ACC prior to landscape construction. It shall show the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler systems, fences, freestanding exterior lights, driveways, parking and walkways.

Front lot landscaping must be installed immediately upon substantial completion with a reasonable extension for extreme weather conditions. We recommend that the landscaping be done as soon as possible for marketing. Grass or hydro seeding must be done in the backyard within 90 days of occupancy.

Front lot landscaping must include sod and sprinklers, at least one tree with a minimum caliper of 2", and a minimum of five 5 gallon bushes and/or shrubs. Berms and sculptured planting areas are encouraged.

In addition to the front landscaping requirements, the back must have automatic sprinklers and seed or sod.

FIVE FOOT LANDSCAPE STRIP REQUIREMENTS:

The landscaping of the five foot strip must be done prior to occupancy. The strip must be sodded with grass turf and sprinklered. The seller is installing the city required trees in the five foot strip

GRADING:

Any excess dirt remaining after foundation construction and backfill is the Builders responsibility to remove from site. DO NOT dump it on another lot. The lot must also be graded in a manner to dispose of water properly. The grading should be done in a manner that lot drainage does not go to adjacent lots.

FENCES:

All fencing and stains must have written ACC approval.

*Wood Fence stain color: Kelly Moore Paint
100% acrylic Acry Shield
1245-555 / 5015-1691*

- 1) The fencing materials will be a 1 X 6 cedar board.
- 2) All street facing portions must be picture framed. The picture framing is a 6" top board and a 4" bottom board.
- 3) All fencing must have architectural committee approval and shall not vary from a 1 X 6 cedar fence.
- 4) Any stains must be a clear finish and must have architectural committee approval prior to applying the stain.

Wrought iron may be approved with ACC approval only. NO EXCEPTIONS

SQUARE FOOTAGE:

Minimum square footage is 2000 square feet, excluding the area of the eaves, steps, open porches, garages and patios. Each home must have a 3 car garage.

SETBACKS:

Front	30 feet
Rear	25 feet
Side	7 1/2 feet
Two story side	12 1/2 feet
Corner	20 feet

MAILBOXES:

The mailbox stand, mailbox and paper box will be provided by the developer.

LIGHTING:

Upgraded exterior lighting or soffit lighting is required

WINDOWS:

- 1) All windows to be Almond or White in color.
- 2) All street facing portions of the homes must have gridded windows.