

# **Design Guidelines for Oakridge Estates Homeowners Association**

## **Introduction**

The Oakridge Estates Design Guidelines are made effective April 16, 2021, pursuant to the Declaration of Covenants, Conditions, and Restrictions for Oakridge Estates Subdivision.

These guidelines are assembled by the Architectural Design Review Committee (“ADRC”) to set a standard of quality for the Oakridge Estates Subdivision, yet the intent is to encourage the Owners, Designers, and Builders to be creative in giving this subdivision appealing personality within the guidelines provided. The Design Review Committee is open to good design ideas and stresses the importance of meetings early in the design process, in order to expedite the process of approvals, which will eliminate delays in the construction starts and schedules.

The primary goal of Oakridge Estates ADRC is to create unique quality Design, which is more than just the actual buildings, but also how those structures blend with the overall design of the community to improve property values and quality of life for all concerned. This can also be greater achieved through attention to landscape design and how it will flow from property to property. With the open vision and feel of this subdivision, it is important that not just the front elevations and sometimes rear elevations are addressed with quality materials. All elevations will be visible throughout this community and shall be treated with quality in mind.

## **Submittal Procedures**

***Submittal:*** It is encouraged to have exterior material selections and the landscape plan available for submittal with building plans, however the ADRC may postpone review of those specifications at its discretion. An ADRC application form must be included with any submittal as well as any fees called out within these Design Guidelines. This process will greatly assist in working toward a simplified issuance of a signed Construction Approval. Please provide one set of plans (11”x17” size), which will be retained by Design Review.

Plans, application forms, fees and any other necessary specifications can be delivered to Oakridge Estates HOA via the following address.

Oakridge Estates HOA

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

***Appeals:*** Appeals of any decisions by the Design Review Committee can be submitted in writing to Oakridge Estates HOA for its review and final say on Design Review matters.

## **Final Construction Document Approval**

***Purpose:*** The Owner/Builder must obtain a signed Construction Approval from the Design Review Committee prior to making ANY improvements to any lot in Oakridge Estates Subdivision. The Design Review submittal shall include a copy of the signed Design Guidelines for Oakridge Estates Subdivision, Design Review Fee of \$500.00, deposit of \$1000.00, and the necessary construction documents. Drawings and construction documents shall be **exactly** as the improvement is to be built. If, during construction, there are exterior changes wishing to be made, sufficient notification is required for review and response, prior to making the modifications. Drawings of the requested changes will need to be submitted in most cases or in some cases of small changes; a meeting can be set to discuss the matter. The

Design Review Committee will determine proper action. It is the intent of the Design Review Committee to work diligently in their efforts not to cause any undo delays in the projects while at the same time protecting the value of others in the subdivision.

**Revisions:** Conditional approvals may be given as to not impede progress of the overall project thus giving the builder the opportunity to continue work as proper documents are obtained. The documents would be required within (10) days of request of desired change.

**Design Review Fees:** The Submittal Fee is \$500.00 paid to the Developer for plan review. A deposit of \$1000.00 will also be due with plan submittals is refundable following the final inspection depending on the degree of compliance and completeness of the original application. To qualify for the refund, the Owner/Builder must have, 1.) Completed the proper application for construction and gained proper approvals. 2.) Any changes must have been properly requested and approved prior to commencement of change order work. 3.) Obtain Final Inspection approval including landscaping. 4.) Complied with construction regulations.

**Violations:** Any work done on the project in contradiction of the construction documents submitted shall be considered a violation even if the change is considered an improvement to the original proposal. The matter will first be addressed directly between the Design Review Committee and the Owner/Builder in an attempt to rectify the situation. If the matter is not immediately resolved on this level, it will automatically be transferred to the Oakridge Estates Homeowner's Association for whatever action they deem necessary, including but not limited to the assessment of fines provided by the aforementioned Association.

### **Architectural Provisions**

**Antennas:** No exterior antennas, aerials or satellite dishes (except satellite dishes 19" or less in width) shall be permitted on any part of the Real Property unless approved by the ADRC as to placement. Satellite dishes shall be placed in the least conspicuous location available without inhibiting signal. Clotheslines and other service facilities shall be screened so as not to be viewed from the street.

**Approach, Driveways and Walking paths:** All parking areas and driveways shall be constructed and maintained as approved in writing by the ADRC. Installation of required culverts, and construction of an approach onto a Lot from a public road, will be completed prior to excavation or construction of any structure on that Lot. During initial home construction a 12" culvert will be required and installed by Declarant over the roadside swale so as not to disturb the swale and to continue to allow water flow. Cost for such installation shall be due to the Declarant from the initial Lot Owner at the time of Lot purchase. Any damage caused to roadside swales will be the responsibility of the adjacent property owner to repair.

The driveway will be fully improved before the residence on the Lot is occupied. Owners shall pave their driveways with either concrete, or brick pavement from the garage entry to the public road. All driveways shall include a decorative application (for example, brick or stone pavers, or stamped concrete) at the entrance from the public road. Accented walkways and driveways are encouraged, such as a decorative application of washed gravel, stamped concrete, colored concrete, curved and accented walkways, and/or brick or stone pavers. Asphalt driveways and walkways may be approved with proper accenting and in keeping with the intent to blend the aesthetics within the community, at the sole discretion of the ADRC.

**Basketball Hoops:** At a minimum, backboards shall be constructed of Plexiglas or acrylic materials and shall be supported by metal posts. Backboards must be perpendicular to and adjacent to the driveway or to the side of the house. Portable basketball stands must have a backboard constructed of Plexiglas or acrylic materials, must not be put on public or Association owned sidewalks and/or streets and must be kept in an upright position.

**Building Timing:** Start of construction within one year of lot closing or extensions approved by ADRC.

If construction has not started within (18) eighteen months of lot closing, then it will be the requirement of each lot holder to install an automatic sprinkler system and seed the property. Upon completion of lot seeding, it will then be the requirement of the lot owner to maintain the grass height to not more than 4” and maintain a green, healthy lawn with not more than 10% weed content. Weather will play a factor in the start date required for seed planting and at the determination of the ADRC. If the work is not completed in a timely manner, then the ADRC has the right to order the work done on behalf of the lot owner and the lot owner will be billed accordingly.

***Chimneys, Roof Piping and Gas Venting:*** All fireplace chimneys must be masonry or metal, and if metal, shall be wrapped with the same materials as exist on other areas of the exterior of the unit within one-foot (1’) of the top cap. A chimney chase enhancer or similar device shall screen each chimney pipe from exterior view. Other pipes and venting to be black or color to match roofing materials. All pipes and vents to be routed to rear slopes of roof away from front elevation. In the event pipes must be on front elevation side of roof, a request must be made at time of installation for review. Otherwise, pipes will need to be rerouted after installation prior to project completion.

***Drainage, Gutters and Downspouts:*** Gutters and Downspouts. Chains recommended on front elevations. Complete Gutter installations required. Conveyance of each lot is subject to the condition that Declarant and HOA shall not be responsible to insure that the finish grade and elevation of the Lot is properly constructed so as to prevent the migration or accumulation thereon of drainage water from the Common Area or any other adjoining Lots within the Properties. Each lot owner is to complete all finish grading in a manner that will convey all water from sprinklers and storm run-off to the appropriate drain facility and shall not allow migration of water from their lot to any adjoining lots.

There shall be no interference with the established drainage pattern over any portion of the Property unless an adequate alternative provision is made for proper drainage and is first approved in writing by the ADRC and the Canyon County Highway District (“CCHD”). For the purposes hereof, “established” drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Declarant, or that drainage which is shown on any plans approved by the ARDC and or CCHD, which may include drainage from Common Area over any Building Lot in the Property. Roadside swales within CCHD right-of-way and the roadside swale easement shall be protected with an erosion control/weed barrier fabric and 1.5” perma-bark. The bottom of the swale shall contain 3-6” rip rap, and 2” rock shall be placed down the middle. An example of the approved swale design is attached to the CC&Rs as EXHIBIT C. All roadside swales containing perma-bark shall be maintained uniformly by the adjacent property owner(s) after Declarant installation. Cost for such installation shall be due to the Declarant from the initial Lot Owner at the time of Lot purchase.

***Exterior Colors:*** Must be presented prior to painting. Exterior colors must be approved in writing by the ADRC and shall include a minimum of three (3) paint colors for the body, trim and accents unless otherwise determined by the ADRC. No bright colors allowed. White shall not be the predominant color of the body of any structure.

***Exterior Design:*** The exterior of all Structures on any Lot shall be designed, built and maintained in such a manner as to blend in with the natural surroundings, existing Structures and landscaping in the Subdivision. Siding of either hardboard, concrete composite lap or shingle siding, stucco or “drivet” type siding, board and batten may be allowed by the ADRC provided that it is consistent with an overall style and design of the homes in the subdivision, or other material approved by the ADRC. Exterior trim, fences, doors, railings, decks, eaves, gutters, and the exterior finish of garages and other accessory buildings shall be designed, built and maintained to be compatible with the exterior of the Structure they adjoin. Vinyl siding is prohibited. Stucco board, T-111 type plywood, or other pressed wood sheet, or vinyl lap siding will not be permitted.

Care will be taken during the review process to enhance the use of the stone materials. Stone is an architectural requirement, and the ADRC will have final say on the amounts required after reviewing the

plans with a limit of, not to exceed 30% required as a guideline. No “River Rock” will be allowed.

Exterior architectural features such as shutters, dormers, decorative gable vents, columns, and archways are strongly encouraged. The structural design of the project itself is as important as the materials selected to cover the exterior. 5-1/4” x 12” minimum fascia required on all elevations. Layering preferred.

***Exterior Energy Devices and Solar Panels:*** No energy production devices, including but not limited to generators of any kind and solar energy devices, shall be constructed or maintained on any portion of the Property without the written approval of the applicable ADRC, except for heat pumps shown in the plans approved by the ADRC. Generators may only be utilized in the case of emergency or power outage.

## **Solar Guidelines**

### 1. Introduction

The laudable goal of saving energy and incorporating equipment and systems into and onto homes or lots which do so has resulted in increased interest in the installation and use of solar energy devices and equipment. The Association would prefer to allow the use of such devices, but it is important to ensure that such equipment is reasonably controlled as to appearance and location of installation, so as to protect neighbors and the community as a whole from unsightly equipment and/or installation. Accordingly, the purpose of these Rules about solar energy devices and equipment is to create options for the use of such equipment through creative design and screening. The Association, via the ADRC, can approve or deny any solar equipment/system at its full discretion.

### 2. Policy

These rules, regulations and guidelines apply to all solar energy devices including without limitation solar panels and their associated components, solar tubes, solar skylights, or other solar energy devices (collectively referred to in this Rule as “devices” or “systems” or “equipment”) which due to installation and use location are or may become “visible from neighboring property”.

### Approval of Installations

- a. Detailed plans for installation and placement of any solar panel / energy device must be submitted for review and receive written approval from the ADRC prior to such installation.
- b. An illustrated drawing of the proposed system, which depicts the materials to be used, and drawings showing the location and number of collectors, the attachment to the building structure, screening elements including landscaping and the location of exterior system components, shall be submitted with the Architectural Request.
- c. Device brochures and/or images must be part of the submittal.

### Types

- a. Only commercially or professionally made devices will be considered. “Homemade” devices will not be permitted due to the safety and aesthetics aspects of such devices.
- b. Ground -mounted solar panels are preferred.
- c. Roof-mounted or wall mounted solar panels.

### Location/Placement

#### Ground-Mounted Solar Panels

- a. The equipment must be installed in the rear yard with no portion of the equipment visible from the street or adjacent homes. The equipment must be screened from view via a privacy wall and/or landscaping. Screening walls must meet all the conditions of the CC&R’s and be part of the ADRC approval.
- b. Ground-mounted solar collectors shall be within the setback lines in accordance with Canyon County, the CC&R’s and concealed from neighbor’s view.

#### Roof-Mounted Solar Panels

- a. Visibility of devices and their components must be minimized from public view and will be required to be screened from neighboring property in a manner approved by the ADRC.

#### Construction/Finish

- a. All roof mounted equipment, excluding the face of the solar panel, must match or blend with the color of the roof material. No wind turbines allowed. Exposed surfaces such as any frame for panels but excluding the exposed collector panel face itself must be factory painted (or color anodized) to match or blend with, or the color of the materials used must match or blend with, the surface on which it is mounted. Supports may be similarly field painted.
- b. All exterior plumbing lines shall be painted to match or blend with, or the color of the materials used must match or blend with, the color of adjacent roof material and walls.
- c. Aluminum trim, if used and visible, should be color anodized or otherwise factory color treated to blend into the surroundings.

**Fencing, Hedges and Trees:** Each Owner at the time of initial home construction will be required to install a solid 6-foot fence on any portion of a Lot that serves as the perimeter boundary of the community as per EXHIBIT A attached hereto. Otherwise, open view 3'-6' wrought iron fencing is encouraged for additional, non-perimeter fencing for any Lot. Black - Patina in color. No fences, hedges, shrubs, walls, or other barriers shall be so situated as to unreasonably obstruct with the view and use of neighboring Lots, at the sole discretion of the ADRC.

Additionally, landscaping is encouraged for privacy screening subject to any view encroachment restrictions which may be imposed at the sole discretion of the ADRC. Any fence or hedges installed in the front yard or on side Lot lines forward of the building line with the greatest setback on the Lot or the adjoining Lot, shall not exceed three (3) feet in height. Any fence or hedge installed on the remainder of the Lot shall not exceed six (6) feet in height, nor have vertical rails closer than six inches (6") apart, as approved by the ADRC. Privacy screening walls, panels or landscape shall be submitted prior to installation for approval and must blend with the materials and colors of the home. Architectural detailing and creativity is encouraged. Privacy screening shall not be a predominant feature. Additional landscape may be required to soften screening materials.

There shall be no vinyl, wood or chain link fences on any Lot, excepting any perimeter community fencing that may be installed by Declarant. Any fence installed on a Lot (either by Owner or Declarant) shall become the responsibility of the Owner to maintain.

No hedge, shrub, tree or fence shall be permitted or maintained which shall interfere with traffic safety sight triangles or clear zones as identified in the County ordinance or highway district standards applicable at the time.

**Flags and Flagpoles:** All flags, in-ground flagpoles or other monuments must be approved by the ADRC before installation. The impact on neighbors should be considered when selecting the location for the flagpole.

- Only the United States of America, State of Idaho, POW/MIA, or Branches of the USA Military flags may be flown.
- Flags may be displayed either on a removable pole, secured to the residence by a bracket or on a permanent flagpole.
- Only one resident mounted or permanent flagpole per residence is permitted.
- Flagpole – telescoping, removable, or a fixed height pole.
- Material – wood or aluminum when mounted on the residence; must be aluminum for permanent flagpoles.
- Color – aluminum, white, black, or bronze.
- Height – does not exceed the ridgeline (highest point of the roof) of the residence.
- Base size – maximum 2 ½ inches.

- Halyard – external halyard (nylon ropes) not permitted.
- Hardware must be of materials that prevent noise in the wind.
- MAXIMUM FLAG SIZE– 3 FOOT BY 5 FOOT.
- Quantity – one per household.

The US Flag must be clean and in good condition and comply with generally accepted flag etiquette. A flag should be flown from sunrise to sunset. However, a flag may be displayed 24 hours if properly illuminated during the hours of darkness. Flags should not be displayed on inclement weather days, except when an all-weather flag is displayed (all weather – nylon or non-absorbent material).

**Garages:** Each Residence shall have an attached or detached fully enclosed garage having minimum three (3) vehicle capacity. All garages shall be stick-built and constructed of similar or compatible exterior materials with the Residence so as to be aesthetically compatible therewith. No metal garages will be permitted. No carports will be allowed. All garages constructed on a Lot shall follow the applicable ordinance of Canyon County, Idaho.

Side entry garages and recessed garage doors are preferred, such that garage doors are not the predominant feature of the front elevation of the Dwelling. Architectural details such as recessing openings 12”, arches, and enhanced garage doors will be recommended if facing front. If the garage is attached, then one (1) outbuilding is permitted, if desired and as may be approved by the ADRC subject to the Design Guidelines. If the garage is detached, then that counts as the one (1) outbuilding. Interiors of garages are to be sheet rocked, taped, textured and painted. All vehicles must be parked inside the garages.

**Heating and Cooling:** All exterior heating and cooling systems must be screened from the view of the neighboring property, streets, and common areas.

**Height Restrictions:** No Dwelling shall exceed thirty-five (35) feet in height, above grade at its highest point or as required by Canyon County, whichever is less. No other Structure shall exceed fifteen (15) feet in height, above grade to its highest point, unless the ADRC approves the same in writing.

**Landscaping:** A landscape plan is required to be submitted to the ADRC for approval. Landscaping plans must be received prior to commencement of installation. Plans by Landscape Designers are recommended and preferred, but “concepts” will be reviewed on a case-by-case basis. The Owner is required to follow all guidelines set forth for landscaping by the ADRC.

All landscaping (including automatic sprinklers) on the front and side yards of a Lot, must be completed upon substantial completion of construction of a Residence on the Lot, and other required landscaping of a Lot must be completed within ninety (90) days from substantial completion of a Residence. All front and side yard landscaping must be completed prior to occupancy, and if a spec house, within ten (10) days of completion of the residence. Completion of the residence shall mean a state of completion sufficient to obtain an occupancy permit. All other landscaping to be completed within 30 days of occupancy. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time, but only to the extent permitted by applicable law, upon written approval of the ADRC. Landscaping shall also include provisions for adequate surface water drainage to prevent unnecessary discharge onto adjoining Lots.

The following are the minimum standards set for landscaping of the projects.

**Full yard:** All yard areas must contain sod. Front and rear yard automatic sprinkler system required.

**Tree count:** Front yard, (6) specified species with a minimum (2.5” caliper 42” off root ball, all trees Deciduous. And Evergreens 8’ minimum height measured from ground). Rear yard (1) tree per 5000 sq ft of yard.

**Shrub count:** Front yard, minimum (12) two-gallon shrubs. Back yard, minimum (12) two-gallon shrubs. Corner side yard, minimum (12) two-gallon shrubs. Planter bedding areas: Front yard minimum 20%, Corner side yard minimum 20%, and rear yard minimum 15%.

**Ground Cover:** Natural grass and natural mulch are the only approved ground covers. Use of any other ground cover, requires the approval of the ADRC, in advanced of the work being performed. Natural grass must be the predominant ground cover used. Mulch cannot be used to cover significant areas of the lot. Significant is at the discretion of the ADRC.

Use of artificial grass, perma-bark, glass, plastic, rubber or any other material, other than natural grass; natural mulch or natural rock requires the specific approval of the ADRC. The ADRC may approve, at its discretion, the use of rocks in lieu of grass or mulch as a ground cover. The rocks used must be no more than approximately 2 inches in size, and dark to moderate in color. Use of white or light-colored rock is not permitted. Where rocks are used in lieu of mulch, appropriate plants must be planted every four feet.

Large rocks used as a landscape feature, must be approved in advance of the work being done, by the ADRC.

**Mailboxes:** Declarant will install mailbox cluster boxes per the United States Postal Services requirements. Each lot will be assigned a box and will be responsible for rekeying their box should the keys be misplaced or lost. The HOA will maintain the cluster box units otherwise, barring any negligent use by users. No individual mailboxes will be permitted on a residential lot.

**Outbuildings:** If the garage is attached, then one (1) outbuilding is permitted, if desired and as may be approved by the ADRC subject to the Design Guidelines. If the garage is detached, then that counts as the one (1) outbuilding. Outbuildings, separate garages, and sheds may be constructed only simultaneously with or after a Residence has been constructed on the Owners Lot. All outbuildings shall be stick-built and constructed of similar or compatible exterior materials with the Residence so as to be aesthetically compatible therewith. No metal buildings will be permitted. All outbuildings constructed on a Lot shall follow the applicable ordinance of Canyon County, Idaho.

**Outdoor Lighting & Addressing:** A photosensitive front yard light is required to be placed within 10' of the street. It is encouraged to be built with integrating the exterior design of the home in mind and must incorporate masonry. Owners will affix address numbers to their photosensitive yard light for proper illumination and visibility from the street.

Each home to be equipped with minimum of two (2) garage door exterior lights. 60-watt non-glare fixtures are recommended, and recessed lighting is encouraged where possible.

No exterior lighting shall be installed or maintained on any Lot or structure thereon, which interferes with the use and enjoyment of adjacent Lots, nor without prior written approval of the ADRC. All exterior lighting shall follow the applicable ordinances of Canyon County and the Design Guidelines.

**Outdoor Storage:** The exterior of the homeowner's property is to be kept neat and clean and is not to be used as permanent staging or storage area for, but not limited to, such items as: debris, tools, toys, bicycles, vehicles of any type, gardening supplies and equipment.

Barbecue unit storage may be permitted with the following guidelines for screening. All screening must be submitted to and approved by the ADRC prior to storage.

- All BBQs must have a cover when not in use.
- There must be screening from street view. This may be plant(s) or a built screen wall.

The option is to allow flexibility for homeowner, particularly in Phases with narrow side yards that shouldn't have a hard wall.

- BBQ locations are to be within rear third of house to place them well away from front of house. Our observation is that BBQs will generally be adjacent to, or nearby, rear patios.

**Pet Enclosures:** All pet enclosures to be approved by the ADRC. All dog runs, pens, and other pet enclosures shall be immediately adjacent to the dwelling or outbuildings and landscaped or otherwise screened so as to obscure from the neighboring property streets, or common areas. Any kennel/coop for animals on any Lot must be 1) screened from view in a location and of construction approved by the ADRC; 2) located and maintained in a manner to avoid any endangerment or nuisance to adjacent Lot Owners; and 3) maintained in a clean, odor free and insect free manner.

**Pet Fencing (Invisible):** Invisible fences for pets require ADRC approval prior to any installation and must be setback a minimum of 10 feet: 1) when installed adjacent to any public rights-of-way, including sidewalks, pathways and streets; or 2) when installed on a Lot near a neighboring property line where no other fence is installed outside of the invisible fence.

**Roof:** All Structures shall have roofs constructed of composite shingles with high-definition ridges, with a 40-year architectural composition. The ADRC may permit additional high quality roof materials as per the Design Guidelines. No metal roofing will be permitted. All roof colors are subject to the approval of the ADRC. Roof color may not be changed without prior written approval of the ADRC. Patio roofs shall be of uniform design and color, unless otherwise approved by the ADRC.

**Setbacks:** Per applicable ordinance of Canyon County, Idaho.

**Signs:** The ADRC has full authority to set rules and regulations relating to signage. Review of sign applications is upon sole discretion of the ADRC. To limit the proliferation of signage, the HOA is instituting the following guidelines for sign placement. **HOA will remove all signs, flags, balloons, and misc. that do not comply with HOA guidelines.**

### **Open House Sign Policy**

- NO signs can be placed on any round-a-bout or island within the subdivision.
- NO signs may impede vehicular or pedestrian traffic.
- NO flags or balloons are permitted on real estate signage.
- Open house signs may be placed only on days and during the time in which an open house is occurring. They must be removed immediately after the close of the scheduled open house.
- ONE sign may be placed at the main entry to the area of open house.
- ONE open house sign total may be placed at any main entryway.
- ONE sign may be placed at the entry to the road on which the open house is occurring.
- ONE sign may be placed in the driveway or yard at the property with an open house.

\*\*In addition to the open house sign guidelines above, please review the following supplementary sign guidelines that need to be followed. We thank you in advance for your assistance in following this policy and monitoring activity related to such.

### **Election Sign Policy**

Election signs are permitted within the community and must adhere to the following rules:

1. Sign must be placed on the Homeowners property. Signs of any type are not permitted on HOA common grounds.
2. Only one sign per property is permitted.
3. The sign can only be displayed 14-days in advance of the election and must be removed the day following the election.
4. Sign cannot be bigger than 20 inches by 30 inches.
5. Sign must only state vote for a given individual, (Vote for John Doe), or yes or no on a given issue, (Vote Yes on School Bond).
6. Sign must not be offensive or in poor taste.



## General Sign Policy

- \* The developer Lot sign must be in view on vacant and building Lots. This sign may contain builder and realtor contact information (as shown on the following page).
- \* The ADRC is willing to review individual submittals for Lot owners regarding adding an additional builder sign that is of good quality (not standard metal frame styles).
- \* Driveway barricades of good quality are allowed during the time they would normally be utilized.
- \* No other subcontractor, amenity or other sign types are allowed. (e.g., NW Energy Star, separate Model Home, \_\_\_\_\_ Painting, etc.)
- \* Real estate signs may designate a Lot as being sold however the sold sign should be removed no later than 30-days after the sale is completed, or upon occupancy of the home, whichever occurs first.

## Private Residence Sign Policy

The ADRC grants approval for small sized alarm company signs to promote safety in the neighborhood. These signs may not be larger than 12 inches x 12 inches and must be placed back from the front of the property and sidewalk/street area so that it is only conspicuous upon approach to the entryway.

The ADRC will evaluate, upon their sole discretion, submissions for signs in front of residences using the following criteria:

- \* Content on signage should be limited to names of the residents. Other information, other than names, is discouraged. \*Private Residence signs may be considered on a case-by-case basis for occupied residences which may be adversely affected by neighboring model homes or open houses.
- \* The colors of the sign, including background & text, should be compatible with the residence itself. More neutral colors such as browns, beige, grey is encouraged for background as well as muted colors for the lettering. No integral lighting or fluorescent colors are to be included in the sign. Colors should be identified to ADRC in approval form.
- \* Identify materials to be used in sign when submitting the approval form. Acceptable materials include wood & stone as natural materials. Other materials proposed to be compatible with the specific residence.
- \* Overall size of sign to be no larger than 500 square inches. Width of sign to be larger than height for a horizontal format for the sign.

If you would like to submit for approval on a builder sign of good quality, please return an architectural request form along with the design specifications to the HOA. Forms are available at \_\_\_\_\_ . Requests for Private Residence signs may be sent to \_\_\_\_\_ for ADRC consideration. Please include an explanation of the need for the sign.

**Square Footage Minimum:** The minimum square footage of living area within a Residence shall be 2500 square feet of living area; and if the Dwelling contains more than one story, the minimum square footage of living area shall be 3000 square feet. The square footage of the living area shall be based upon the finished interior living space at or above the grade of the Lot, exclusive of basement, porches, patios and garage.

**Swimming Pools:** Above ground swimming pools shall not be permitted. The installation of in-ground swimming pools will be permitted, provided their plans and specifications, location, and design have been approved in writing by the ADRC prior to their construction or installation; and provided further that the Residential Lot Owner holds the Declarant and Association harmless from any claims resulting from the Lot's suitability for installation of a swimming pool and claims resulting from use of the swimming pool. Lot Owners should obtain a certification from an Engineer that the Lot is suitable for installation of an in-ground swimming pool.

In-ground swimming pools may not be closer than 15' from any property line, must be compliant with all easements, and if not fenced must contain a lockable hard cover for safety. Landscape screening shall be required for all pool equipment and facilities. All in-ground swimming pools constructed on a Lot shall follow the applicable ordinance of Canyon County, Idaho.

**Trampolines:** In-ground trampolines will be reviewed on a case-by-case basis. No above ground trampolines will be permitted unless the location of such does not overly inhibit neighboring property views as determined at the sole discretion of the ADRC and provided a sufficient screening plan is approved by the ADRC in order to heavily screen the trampoline from public and neighboring property view.

**Trash Receptacle Screening:** All trashcans are required to be stored out of sight in the garage of the homeowner. If a homeowner desires to keep trashcans outside, they must be out of sight of ALL neighbors, by use of an aesthetically pleasing screen or wall that meets all CC&R requirements, and is APPROVED before construction begins, by the ADRC. Neighbors include any and all homeowners, who can from their property see the trashcans.

The screen or wall, along with use of an appropriate wall of the home, must completely surround and conceal the trashcans regardless of the material used. The fence or wall cannot exceed 6 feet in height. The wall or fence may be constructed of plant, wood, metal or solid vinyl material. A wood, metal or vinyl wall or screen must be of the highest quality and compliment and blend with the home's architecture. The color of the wall or screen must be either the base or trim color of the home.

Trash cans should be placed curbside after 4PM the evening preceding trash pickup and removed from curbside by midnight collection day.

**View:** No building or structure shall be placed on said properties so as to obstruct the windows or light of adjoining Lot Owners.

**Wells and Septic:** Plot map attached hereto as EXHIBIT B for placement for well and septic as per requirements from the engineering report approved by Southwest District Health ("SWDH"). Installation and maintenance of well and septic systems are the responsibility of and as a cost to the builder/homeowner. Neither the Declarant nor Association shall be liable for any aspect of these individual systems. New construction submittals should include proposed locations of these items.

Wells. Individual wells are subject to IDWR specifications/requirements. All property owners shall be required to test his/her individual well annually, for nitrates and other contaminants.

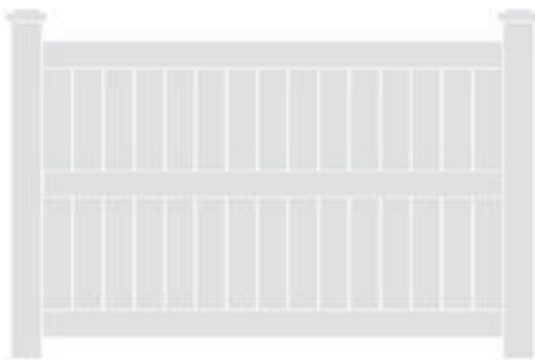
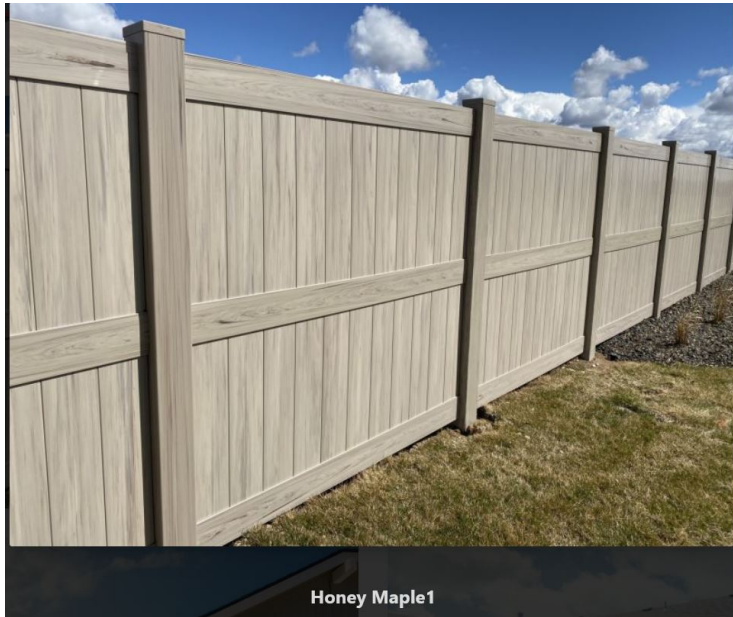
Septic. All advanced treatment septic systems will receive a diagram upon approval of SWDH as per the Idaho Department of Environmental Quality (IDEQ) and SWDH standards. Location and depth requirements based upon square footage of house. Permits will be issued upon construction permits as a cost to the builder/homeowner. All bathroom, sink and toilet facilities shall be located completely inside buildings.

**Windows:** Wood windows are preferred. Vinyl windows in Almond, Black, and Brown colors will be accepted. No White vinyl windows allowed. Exterior window wraps are required on all sides of homes. Windows shall be covered only by drapes, shades or shutters and shall not be painted or covered by foil, cardboard, sheets or similar materials.

**EXHIBIT A** – Community Perimeter Fence Specifications

6 Feet Height  
Vinyl Material  
Honey Maple1 Color  
Picture Frame Privacy Panel Style – as depicted below

\*\*April 2021: This fence style is available at Butte Fence. 208-953-2043  
<https://www.buttefence.com/vinyl-fencing/>

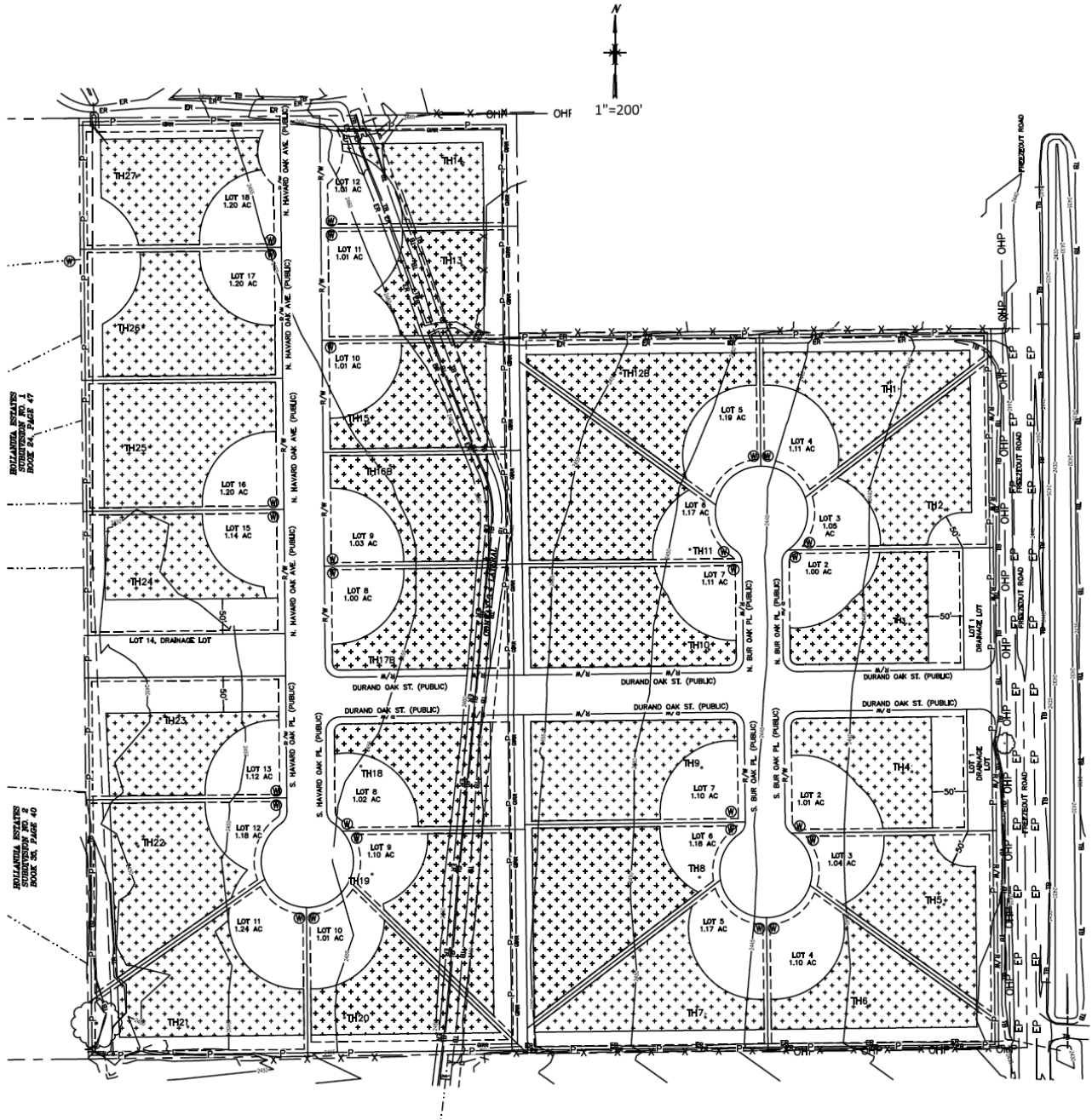


**Panel Privacy**

**EXHIBIT B** – Septic and Well Specifications – General

\*\*Per Lot schematics on file with the Declarant/HOA

DRAINFIELD PLACEMENT  
OAKRIDGE ESTATES  
SUBDIVISION



**LEGEND**

- P — PRESSURE LINE, 25' MIN. SETBACK
- D — DRAIN LINE, 10' MIN. SETBACK
- GIRR — GRAVITY IRR. LINE, 10' MIN. SETBACK
- LOT LINE, 5' MIN. SETBACK
- R/W — R/W LINE, 10' MIN. SETBACK
- 2370 — CONTOUR
- ① — BLOCK NUMBER
- ER — EDGE OF DIRT ROAD
- TB — TOP OF DITCH BANK
- EP — EDGE OF PAVED ROAD
- ① — LOT NUMBER
- ⊙ — DOMESTIC WELL, 100' SETBACK
- TH — TEST HOLE
- ▨ — PERMISSIBLE DRAINFIELD AREA

### 3 Standard Subsurface Disposal System Design

#### 3.1 Dimensional Requirements

Revision: July 18, 2013

Figure 3-1 shows the major horizontal separation distance requirements for a standard drainfield. Figure 3-2 shows the major horizontal separation distance requirements for a septic tank.

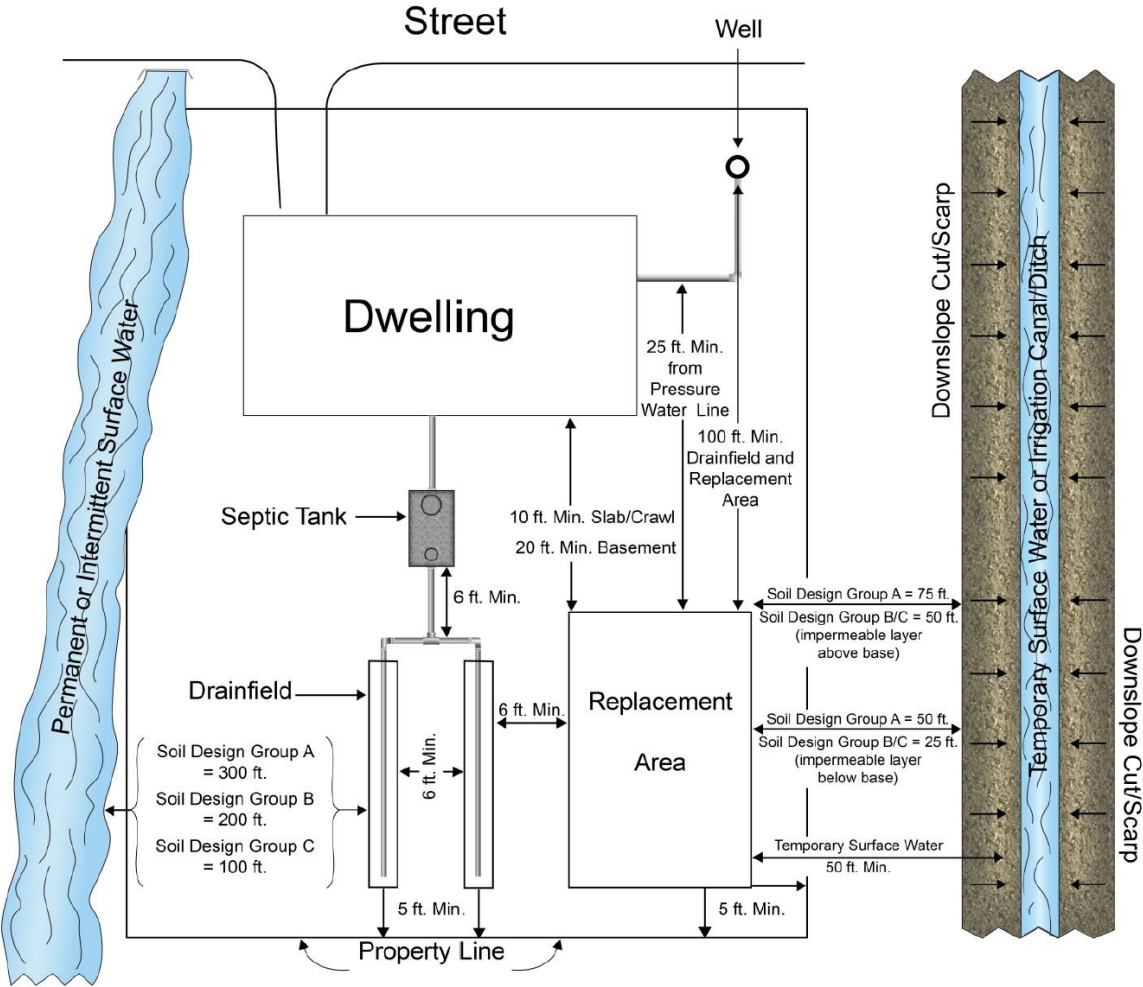


Figure 3-1. Horizontal separation distance requirements for a standard drainfield (IDAPA 58.01.03.008.02.d and 58.01.03.008.04).

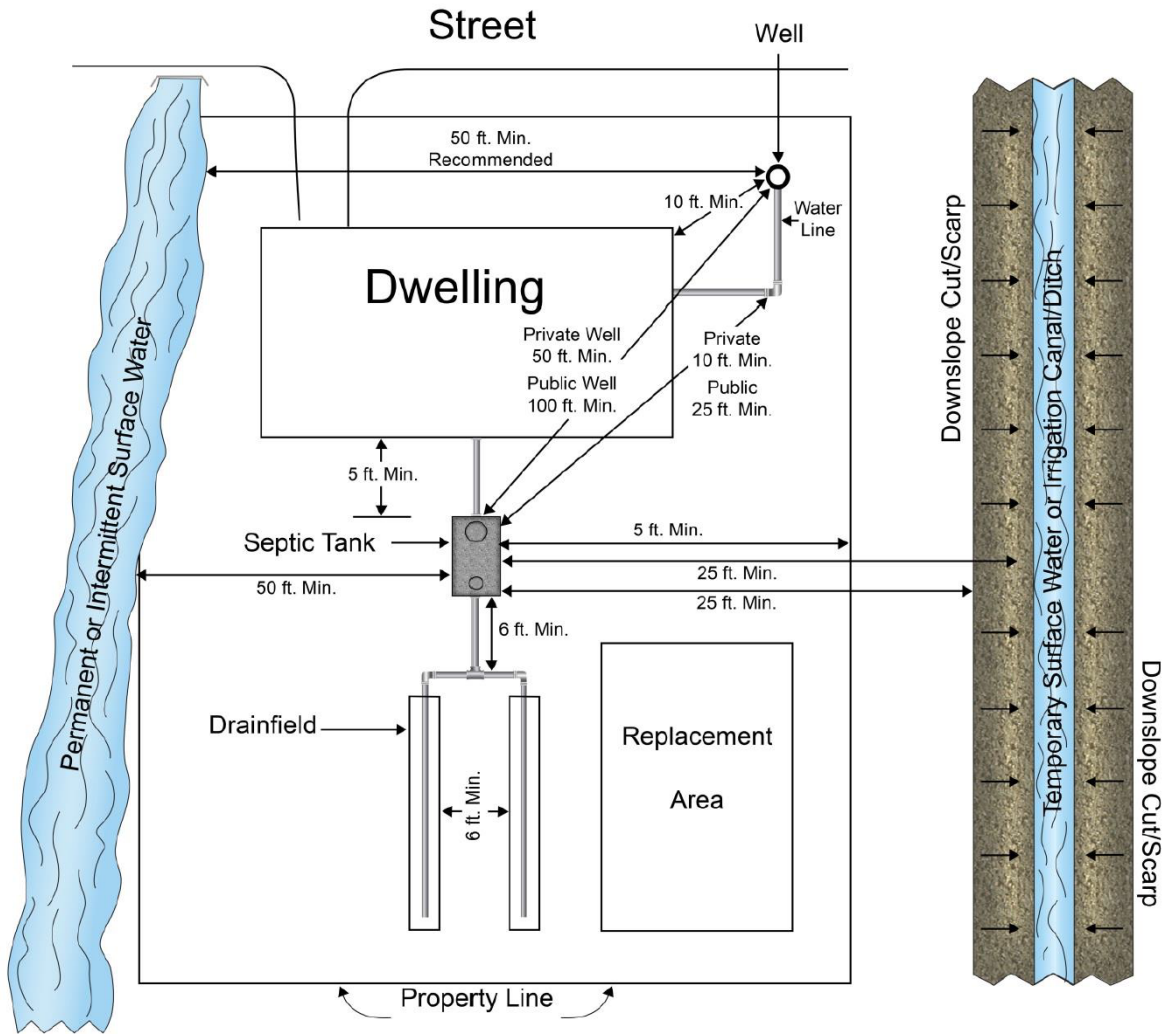
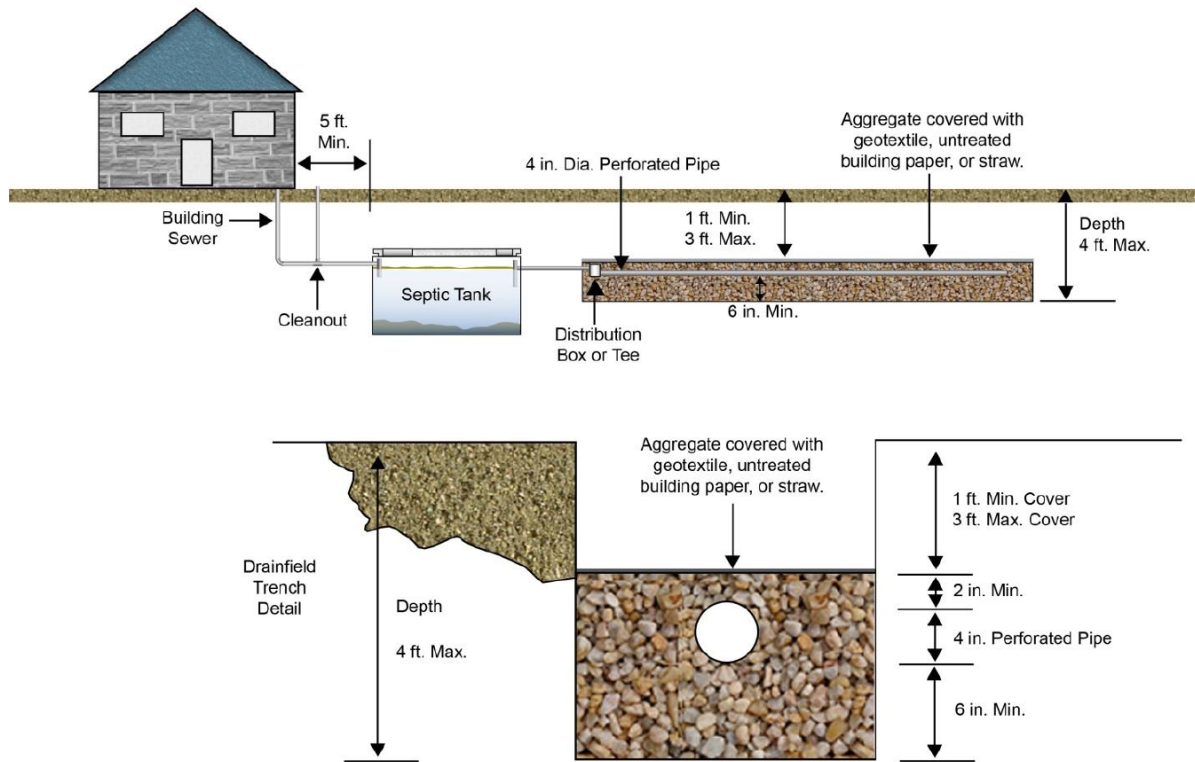


Figure 3-2. Horizontal separation distance requirements for a septic tank (IDAPA 58.01.03.007.17).

1. Minimum separation distance of 20 feet is required between a drainfield and a dwelling with a basement (IDAPA 58.01.03.008.02.d). If the basement is a daylight-style basement and the drainfield installation is below the daylight portion of the basement the minimum separation distance can be reduced to 10 feet.
2. Minimum separation distance of 6 feet is required between absorption trenches and from installed trenches or beds to the replacement area. Separation distance must be through undisturbed soils (IDAPA 58.01.03.008.04).
3. Minimum separation distance of 6 feet is required between the septic tank and the drainfield. Separation distance must be through undisturbed soils (IDAPA 58.01.03.008.04).
4. Minimum separation distance of 50 feet is required between an effluent line and a septic tank to a domestic well (IDAPA 58.01.03.007.17 and 58.01.03.007.22).

Figure 3-3 shows a cross-sectional view of a standard drainfield, along with trench dimensional installation requirements.



**Figure 3-3. Cross-sectional view of a standard drainfield and trench dimensional installation requirements.**

### Miscellaneous Fees

Mailbox Cluster Fee (Paid to Developer)	\$300.00
Plan Review Fee (Paid to Developer)	\$500.00
Drainage Swale Installation (Paid to Developer at time of purchase)	\$TBD based on swale length
ADRC Building Deposit (Reimbursable upon completion pending compliance)	\$1000.00
Annual Homeowners Dues (Subject to change)	\$1,600.00/year
Homeowner's initial setup fees	\$550.00
Homeowner's transfer of title fees	\$250.00

### Submittal Guidelines

Below are basic requirements for submittals to the ADRC for Oakridge Estates HOA. \*\*Note: ADRC request forms and guidelines are subject to interpretation/change by the HOA and are meant only as a reference point. Please review the CC&Rs and HOA Guidelines for further information.

NEW CONSTRUCTION - Driveway treatment to be called out on plans (colored-stamped concrete, detailed paver accents, etc.). Drain swale between street and property (if applies) may not be altered. Culvert must maintain water flow. No blockage under sidewalks/driveways.

1. New Construction ACC Request Form (for applicable phase)
2. \$1000 ACC deposit payable to Oakridge Estates HOA. Plans will not be forwarded to the Committee without the deposit.
3. SEPARATE CHECK for \$300 non-refundable street sweeping fee is due payable to Oakridge Estates HOA. Plans will not be forwarded to the Committee without this fee.
4. Email PDF copy of plans (full resolution – site, elevations, floor). Full size set should be available upon request.

### EXTERIOR COLORS/MATERIALS

1. Color/Material ACC Request Form (for applicable phase)
2. Color Elevation detailing materials/locations – OR – marked up elevation to show location for applications materials/colors. This is to include, but is not limited to, stucco, siding, paint, stone, roofing, windows.
3. Samples of colors/materials if no color elevation provided.

LANDSCAPE/FENCING/MISC. - Drainage - please note requirements in CC&Rs, Article X, Section 17 as well as provisions in these Design Guidelines. Drain swales may not be obstructed. Outbuildings/detached garages, dog runs, playsets, trampolines, other misc. exterior structures/items, and invisible/electronic fences also require prior approval.

1. Landscape/Fence ACC Request Form (for applicable phase)
2. Fence Plan (4-5ft. black wrought iron) – must include:
  - a. Site plan to show layout in relation to property lines and home
  - b. Fence example/specs including height.
3. Landscape Plan - Must include:
  - a. locations plants/shrubs/trees, their size and name;



- b. grass vs. planting areas, and ground cover proposed (see ADRC policies);
- c. stone base yard light location front;
- d. any walkways/pathways not on building plans;
- e. any water features or other structures/items;
- f. any patio/paver areas, including patio covers/pergolas;
- g. any raised garden planters/areas;
- h. any additional structures/items to be installed on the exterior

**Construction Rules**

- NO OPEN BURNING AT ANY TIME ON CONSTRUCTION SITES PER THE DEQ.
- Utility trailers, when necessary, should be parked on the building lot where applicable. Where there is not adequate room, the trailer may be parked in the street when in actual use. It must be coned off for safety reasons always.
- No animals to be on the job site at any time during construction.
- A trash container will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense.
- Job sites are to be kept neat and orderly always, including the street.
- A portable bathroom will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense. Units may not obstruct sidewalks or roadways.
- No loud music at any time.
- No sidewalks, driveways or streets will be blocked at any time.
- Street traffic must be able to pass in both directions always. Contractors should park on one side of the street only.
- No materials may be dropped off or stored in the streets.
- No use of other lots in the area for parking, storage of materials or dumping of debris, including the street.

**\*\*IF THE HOA HAS TO PERFORM CORRECTIVE MAINTENANCE DUE TO CONSTRUCTION INFRACTIONS, THE COST OF SAID MAINTENANCE WILL BE DEDUCTED FROM THE BUILDERS/OWNERS ACC DEPOSIT ON HOLD WITH THE HOA. FEES ABOVE THE DEPOSIT WOULD BE DUE THE HOA BY THE BUILDER/OWNER. THE HOA WILL GIVE NO LESS THAN THREE (3) DAYS NOTIFICATION TO RESOLVE INFRACTIONS PRIOR TO ANY CONSTRUCTION INFRACTION CORRECTIVE MAINTENANCE ACTION.**

The UNDERSIGNED specifically understands and agrees that the approval of plans, specifications, elevations and other documents required to be submitted is at the sole discretion of the Architectural Design Review Committee (ADRC) or their designated representatives.

Builder/Owner Understanding and acceptance of DESIGN REVIEW GUIDELINES for Lot \_\_\_\_\_, Block \_\_\_\_\_.

\_\_\_\_\_  
Owner/Builder

Date \_\_\_\_\_

**NOTE: Turn in signed Design Review Guidelines and keep a copy for your reference.**