

# Settlers Bridge

## Architectural Control Guidelines

**All plans and colors must be submitted for prior approval to:**

Coldwell Banker, 595 E. State St., Boise, ID 83616 or  
 Capital Development 6200 N, Meeker Place, Boise, ID 83713

<b>Architectural Control Compliance Fee:</b>	\$650.00 (\$150.00 for plan review, \$500.00 refundable after ACC compliance)	
	<i>Architectural Plans to include:</i> (2 full sets required)	<i>Plot plan</i> <i>Elevations – Front, Rear, Sides</i> <i>Floor Plan – No split entry plans</i>
<b>HOA Dues:</b>	<b>\$475.00 for 2007</b> Prorated to end of calendar year, billed annually thereafter	
<b>Set up Fee:</b>	\$250.00 one time	
<b>Transfer Fee:</b>	\$100.00 each time home sells – charged to buyer	
<b>Street Sweep/Portable Restroom:</b>	\$250.00	

### EXTERIOR

<b>Siding:</b>	No vinyl, use of different sidings strongly encouraged. Boxed or return soffits <b>required</b> . No cottage lap in highly visible areas of front elevation.
<b>Focal features:</b>	Decorative applications such as corbels, crown or dentil molding or columns <b>required</b> . Dormers, gables, bayed windows and porches are encouraged.
<b>Stone/Stucco:</b>	Minimum – 60% exterior stone or stucco required on front elevation with corners wrapped a minimum of 2 feet. (No brick)
<b>Fascia:</b>	8” width minimum
<b>Front Door:</b>	Thumb latch <b>and</b> kick plate or upgraded front door required. An upgraded front door has decorative glass insert or is stain grade wood or is otherwise improved.
<b>Colors:</b>	To be submitted prior to application, includes stone/brick (Colors to be as per CC&R’s “Colors” – Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark colors (i.e., blue, red, yellow) shall not be allowed.
<b>Chimneys:</b>	Chased
<b>Chimney Caps:</b>	Required

### ROOF

<b>Pitch:</b>	6/12 minimum – 4/12 allowed for egress to 2nd story
<b>Shingles:</b>	Architectural Relief shingles – P-25 minimum <b>built up hip and ridge required</b>
<b>Colors:</b>	Charcoal black, weathered wood, driftwood gray (charcoal black, strongly encouraged)
<b>Pipes:</b>	Hidden – painted to match roof color – attempt to place on backside of home encouraged

### LIGHTING

Garage column and at least one of the following required: *(can down lights highly encouraged)*

1. Entry lighting - **Preferred**
2. Landscape lighting - **Preferred** (MUST BE APPROVED PRIOR TO INSTALLATION)
3. Pole light w/custom base matching brick, stone or stucco of home

**Exterior Lighting must be on a photocell**

	SQUARE FOOTAGE	SETBACKS
<b>Lot Category:</b>	A++ - 3,000 min. sq. ft. A+ - 2,800 min. sq. ft. A - 2,500 min. sq. ft. B - 2,000 min. sq. ft. C - 1,600 min. sq. ft. (2 story main floor: 1,000 sq. ft. allowed)	<b>Front living area:</b> 15’ (15 feet) <b>Front face of garage to sidewalk:</b> 20’ (20 feet) <b>Interior side:</b> 5’ (5 feet) <b>Rear:</b> 15’ (15 feet) <b>Street side:</b> 15’ (15 feet) <b>Interior side:</b> ( <u>attached</u> common wall) 0 feet
<b>Patio Home or Townhome:</b>	<b>1,301 min. sq. ft.</b>	

**LANDSCAPE PLAN TO BE SUBMITTED PRIOR TO INSTALLATION**

**Landscape Requirements:**

**Street Trees:** Builder will install one (1) street tree to be placed in the landscape strip on the left side of each home. Corner lots will require two (2) street trees. Lots without landscape strips will be required to install the street tree in the left corner of the front yard as close to the sidewalk as possible. **Trees are street specific; Contact Developer (377-3939) for tree type required and for placement location on all Lots.**

**Completion Date:** Front Yard: 30 days from completion or occupancy whichever comes first.  
Back Yard: 60 days from completion or occupancy whichever comes first.

**Tree Count:** Front Yard: 2 - Deciduous – 2 1/2” caliper or 2 Evergreen - 8’ minimum  
Back Yard: 1 - Per 1500 sq. ft.  
Corner lot - side yard: 1 - Deciduous – 2 1/2” caliper or 1 Evergreen - 8’ minimum  
**(tree count requirements are in addition to street trees listed above)**

**Shrub Count:** Front Yard: 10 five gallon  
Back Yard: 5 five gallon  
Corner lot – side yard: 5 five gallon

**Planter Beds:** Front Yard: 20% minimum; 50% maximum  
Back Yard: 15% minimum  
Corner lot – side yard: 20% minimum

**Auto Sprinklers:** Required – Full Yard (Not required to submit sprinkler plan for approval prior to installation)

**Sod:** Front Yard: Required (to include both sides of the driveway)  
Back Yard: Sod or Hydroseed

**Gravel:** Gravel is not approved for landscaping, unless the gravel is screened by a fence.

**GARAGE** - Two car garage minimum Three or four car tandem – allowed  
(three car to have relief, shadow box, or design)

**CONCRETE** - Concrete walks and driveways must be colored, have curved lines or a stamped pattern at edge.

**FENCING** - Black wrought iron or solid vinyl color to match subdivision fence. Maximum height of 6’ is allowed on lot lines that are not adjacent to common area, pathway, park. Fencing to be a minimum of 5’ back from the front corners of the home. Fencing to comply with Ada County Highway District vision triangle and the City of Meridian.  
**5’ wrought iron only** allowed along park and pathway. (Reference CC&R’s for detailed setback requirement details)

**MAILBOX and STAND** - Developer provides initial box and stand; responsibility of Builder/Owner thereafter

**Utility Meters** – Hidden or screened

**AC units** – Hidden or screened

**Lot Signage** - 2’ x 3’ maximum size, 1 Builder sign and 1 Realtor sign only (not to exceed two)

**\* BUILDERS PLEASE NOTE \***

**Lot Drainage** is a builder responsibility. The grading of all lots should provide a 2% grade from the rear of the lot to the front of the lot in order to prevent pooling on the side and rear lot lines or a drain should be installed to take care of nuisance water. **(ENCOURAGE SHRUB BED AROUND PERIMETER OF HOME)**

**Clean Site** all builders are **required** to provide a large debris box to contain garbage. Weeds are to be kept trimmed and properly disposed. **\* Builders who do not adhere to lot cleaning rules will be subject to a fine equal to the cost of lot cleanup plus 15%.**

**Enforcement:** Builder shall be assessed an enforcement fee for non-compliance of the CC&R’s and ACC Guidelines. Fee is due within 15 days of notice if not corrected immediately.