

**ARCHITECTURAL DESIGN GUIDELINES  
FOR THE COMMUNITY OF SYRINGA SPRINGS  
FRUITLAND, IDAHO**

**ARTICLE I: ADOPTION AND AMENDMENT**

The Architectural Design Guidelines (“ADGs”) contained herein are promulgated this 29<sup>th</sup> day of May, 2006, by the Managing Members of Seven Oaks Development, LLC, developer of Syringa Springs, and the Architectural Design Committee (“ADC”) pursuant to the Declaration of Covenants, Conditions and Restrictions of Community of Syringa Springs, recorded in the records of Payette County, Idaho, as Instrument No. 329343, and may hereafter be amended upon the majority vote of said Managing Members.

**ARTICLE II: PURPOSE**

These ADGs shall guide and control the ADC's approval or denial of plans presented to it as required by the Declaration of Covenants, Conditions and Restrictions of the Community of Syringa Springs. Further, they are intended to provide property Owners within the Community of Syringa Springs with guidance in designing and planning residential construction and related improvements compatible and in harmony with neighborhood design characteristics and to address, to the extent possible, view corridors, drainage patterns, building separation, standard accessories, and proper location of unsightly utility facilities and similar elements for the mutual benefit of all residents of the development. It is not the intent of the ADGs to promote rigid homogeneity in architectural character, nor to stifle the development of a broad range of interesting, creative and innovative designs, materials, and construction applications, provided they promote and result in desirable and compatible neighborhood environments, and do not detract from the value or enjoyment of neighboring properties. The authority and discretion to approve or disapprove any plans or specifications submitted to it shall rest exclusively with the ADC. The Committee shall consider all such plans and specifications in light of Article IV of these ADGs, but may, in addition, consider such additional circumstances and facts, as it deems appropriate in arriving at its final decision to approve or disapprove.

**ARTICLE III: APPLICATION PROCEDURES**

**Section 3.01 – Jurisdiction of the Design Review Committee:** All property in the Community of Syringa Springs encumbered by, or subject to, that certain Declaration of Covenants, Conditions and Restrictions of the Community of Syringa Springs, recorded as Instrument No. 329343, records of Payette County, Idaho ("Declaration"), shall be subject to these ADGs. The meaning of terms expressly defined in said Declaration shall have the same meaning if used in these ADGs.

**Section 3.02 – Application for Approval:** Any Owner proposing landscaping or construction which is subject to the review and approval of the ADC shall submit the following items, to the extent applicable given the nature of the Lot to be developed and the landscaping or construction being proposed, together with such other and additional information as the ADC may request:

(A) SITE PLAN at a scale of not less than 1"=20' showing the Lot and including the following information:

1. Property lines and dimensions, as shown on the recorded plat.
2. Building envelope, if any, as shown on the recorded plat.
3. Location of the proposed improvement for which approval is sought and its relationship to property lines.
4. The driveway and walkway location, including any proposed turn-arounds and parking areas, and the width, grades, and proposed surface material of each.

(B) ARCHITECTURAL DRAWINGS - including, but not be limited to, the following:

1. Floor plans at a scale of not less than 1/4"=1' showing all floors, garages, basements, lofts and spaces intended to be used or occupied. Indicate room dimensions and square footage of each floor, and finished floor elevations on the main floor.
2. Exterior elevations at a scale of not less than 1/4"=1' showing all exterior elevations and surfaces of the proposed improvements, including the roof and any appurtenances thereto, such as skylights, chimneys and venting, and all proposed finish grades relative to each elevation as indicated on the grading plan.
3. Exterior walls - clearly show the texture, color and type of material, as well as the pattern or direction of any exterior wall surfaces. Also indicate the type, material and color of any trim, doors, windows, fascia, shutters, decking and handrails. Color and material samples are required.
4. Roof plan showing roof pitch, valleys, hips, gables and drip lines, materials, color, and the location of any protrusion beyond the surface of the roof, including, but not limited to, chimneys with chase enhancers, parapets, facades, antennas, skylights and solar panels. Color and material samples are required. No flat roofs will be allowed without written permission from the ADC.
5. Exterior lighting should be indicated where it occurs, together with type of fixtures, and information on whether such lighting is recessed or surface mounted.
6. The ADC may require submission of such additional plans and other information (including models), as it may deem appropriate to the approval process.

(D) LANDSCAPE DRAWINGS - All Lots on which any improvements are constructed shall be landscaped in accordance with an approved landscape plan as submitted to the ADC.

1. A planting plan at a scale of not less than 1"=20' showing the arrangement of all trees, shrubs, groundcovers, sodded lawn areas, and natural grass areas.
2. An automated irrigation system shall be installed for all landscaped areas.
3. Landscape features such as decks, retaining walls, privacy screens awnings, canopies, gazebos, benches, steps, etc., shall be clearly delineated on the plans in sufficient detail to adequately demonstrate their finished location and appearance.
4. Landscaping lighting fixtures shall be clearly delineated on the plan indicating location, type of fixtures, height and material.

**Section 3.03 – Architectural Review Process:** Owners shall obtain a preliminary review of any proposed construction or landscaping from the ADC, prior to the final review process. The purpose of the preliminary review is to give the Owner, or its representatives, an opportunity to discuss specific design concerns with the ADC, obtain interpretations and answers to questions concerning the ADGs, or other relevant information, and to allow the ADC the opportunity to provide feedback and direction toward architectural compliance. This preliminary approval by the ADC shall not obligate the ADC to approve final plans and specifications for the project after a formal submittal as provided for in paragraph 3.02 immediately hereinabove. The information, plans and specifications provided to the ADC at the preliminary review stage shall be at the discretion of the applicant, which should include sufficient information and graphic representations to allow the ADC to be helpful in the development of an acceptable construction plan.

**Section 3.04 – Inspection:** Submittal of an application authorizes the ADC to make an onsite inspection of the Lot on which the improvements are proposed. Further, the Owner shall notify the ADC when the improvements have been completed, allowing the ADC to inspect and confirm that the improvements were completed in compliance with approved plans and specifications.

**Section 3.05 – Notification of Action:** Upon receipt of a completed application for approval, the ADC shall have fifteen (15) days in which to complete its review, and to notify the applicant, in writing, of its decision to approve or disapprove. If the application is not approved, the reasons will be stated. In the event that the ADC fails to approve or disapprove any plans or specifications requested within

fifteen (15) days after receiving an application therefore, together with all additional information, plans or specifications requested by the ADC, approval of the ADC shall conclusively be deemed to have been given.

**Section 3.06 – Expiration of Approval:** Except as herein provided to the contrary for landscape completion, after approval of any development plan, the applicant shall commence the improvements within six (6) months, and shall complete them within one (1) year from the approval date. Failure to do so will cause the approval to expire unless, prior to expiration, the applicant petitions for, and receives, an extension from the ADC, which may be granted, in the sole discretion of the Committee, only if exceptional circumstances should warrant it.

**Section 3.07 – Application Form:** Application for approval by the ADC shall be completed on forms provided by said Committee, and shall be signed by all record owners of title to the Lot on which the proposed improvements will be constructed or installed.

**Section 3.08 – Limitations on Architectural Design Committee Approval:** In considering and approving any application for architectural design review, the ADC does not consider, and assumes no responsibility for, the following:

(A) The structural capacity of the proposed improvements, nor the suitability of any proposed materials, building techniques or other aspects of the improvements relating to habitability or suitability for the intended purpose of the Owner.

(B) Compliance with any applicable building codes, or any other statutes, ordinances, rules or regulations promulgated and made applicable to the applicant's property by any city, county, state or federal government, or any agency, department, bureau or other political subdivision thereof.

(C) Suitability of the proposed site of any improvements in relation to manmade or natural hazards, including, without limitation, geological instability, ground compaction, drainage or flood hazards.

**Section 3.9 – Building Timeline:**

(A) Owner shall, within one hundred eighty (180) days of the original Closing Date, commence construction of a single family residential dwelling on the purchased Lot in accordance with the requirements of the Syringa Springs Covenants, Conditions and Restrictions, and the ADGs as described herein.

(B) Owner shall not convey or attempt to convey any Lot to any third party without first having obtained approval from the ADC for the

dwelling to be constructed thereon and without first having commenced construction of such a dwelling in conformance with the Syringa Springs Covenants, Conditions and Restrictions, and the ADGs as described herein.

#### ARTICLE IV: DESIGN CRITERIA

**Section 4.01 – Building Types:** The ADC is encouraging homes, utilizing natural colors and materials such as stucco, stone, timbers and heavy fascias. The ADC shall not approve any design or construction style which it finds to be extreme or eccentric to the point of detracting from the aesthetics of the neighborhood, or which could diminish the value or enjoyment of neighboring properties, including, without limitation, "A-frames", "mineshaft houses", "Bauhaus", "round", or "oval." Multiple uses of house plans for single family residential structures with the same or similar exterior elevations or appearances within the Community of Syringa Springs are discouraged and may be allowed only if the ADC determines, in its sole discretion, that the exterior of any such proposed house, when viewed from any street or common area, has been made to appear significantly different from any similar houses in the Community through such means as altering roof types or lines; adding, deleting or significantly altering porches, windows, doors; significantly altering exterior materials and colors; or the reversal or “flipping” of the house plan. In addition, a high degree of architectural focus needs to be placed on the rear elevation of all houses.

**Section 4.02 – Scale and Orientation of Buildings:** It is important that the mass and orientation of any building relate to human scale and harmonize with the area in which it is situated, and existing natural features. Minimum square footage shall be: as noted in the CC&R’s as referenced earlier. The scale, including height and mass of a building, should be appropriate to the size of the Lot, and the location of the Lot in relation to adjoining open space and common areas, and the orientation of any proposed building or structure should consider existing improvements on adjoining Lots, and should, wherever reasonably practical, be designed to juxtapose compatible uses next to uses on adjacent Lots, such as the location of garages next to garages.

**Section 4.03 – Roof Design:**

(A) Shape: The following roof types are not permitted: Mansard, zero roof overhangs, domed, flat and A-frame, unless otherwise approved by the ADC.

(B) Overhangs: Roof overhangs generally protect walls and wall openings from the elements, and contribute to a building's character and longevity. Roof with overhangs of less than 12" are not permitted.

(C) Surfacing Materials: Roof surfacing materials are important as a means of blending residential structures with the character of the area in which they are situated. Roofs shall be of tile or architectural grade composition shingles (which are classified, at a minimum, of thirty (30) years. The color of the architectural shingles or roof tile be medium gray, black, or as approved in advance and in writing by the ADC. Exterior roof construction of tarpaper, metal or gravel is prohibited. Other roof materials may be considered by the ADC on a case by-case basis, taking into account such things as reflectivity, color, texture and compatibility with other roofs in the immediate area.

(D) Flashing: All roof flashing, vents, gutters and downspouts must be of a color or treated with a color harmonious with the roof and upper wall surfacing. Bright materials must be treated to reduce glare.

(E) Roof Pitch: The minimum roof pitch requirement is a 6:12 pitch, or as otherwise noted in the CC&R's, or that which may be approved by the ADC which is representative of the architectural style and theme of the design of the house.

**Section 4.04 – Roof Projections and Appurtenances:** Roof projections and appurtenances such as dormers, clerestories, skylights and light wells may create interesting and pleasant interior spaces, but their location on the roof can be critical in avoiding detracting unsightly or confusing interruptions in roof lines and appearances. Skylights should generally not extend to the eave line, nor should they project excessively above the roof surface. Only chimneys with chase enhancers, which are constructed of wood, stucco, concrete and masonry, and which are compatible with the building on which they are attached, shall be permitted, and no chimney caps, extensions or flashings shall be constructed of reflective metal materials. Roof-mounted solar collectors, satellite dishes, and similar appurtenances shall, to the extent possible, be screened from view of adjacent Lots and streets, and shall be reviewed and approved or disapproved on a case-by-case basis by the ADC. All plans and specifications that are submitted shall show clearly the location, materials and appearance of all roof projections

and appurtenances.

**Section 4.05 – Fascias, Soffits and Vents:** Vinyl and metal-clad vents, fascias and soffits shall be permitted, if the color and materials proposed are nonreflective, and compatible in color and texture with the remainder of the structure.

Roof and attic vents shall also be shown on building elevations, indicating the type, size, location and proposed design. A combination of ridge, soffit and gable vents are preferred, and metal vents and vent caps projecting from the roof surface should not face the street. All fascias shall be a minimum of six (6) inches in width, unless otherwise approved by the ADC.

**Section 4.06 – Exterior Wall Materials:** Changes in exterior wall materials can lend visual interest to a building, while the use of too many materials can make the wall visually discordant. The predominant tones should tend toward earthy hues, and the use of bright and/or dramatic accent colors on the exterior wall surfaces are discouraged, and may not be approved by the ADC. Exterior siding materials are encouraged to be of stucco and stone with timber accents. Exteriors may also be of natural or synthetic wood (true lap) – **NO Metal, Vinyl or T-111 siding is permitted on any portion of the home**), natural, cement board or synthetic stone, or brick.

**Section 4.07 – Window Penetrations:** Windows may be constructed of wood or colorfast vinyl. The ADC may, at its discretion, allow aluminum or other metal windows provided they are factory-plated or colored in a non-reflective finish. **At a minimum all street facing windows are to receive trim treatment as approved by the ADC.**

**Section 4.08 – Retaining Walls:** All foundation walls or retaining walls with more than twelve (12) inches of vertical surface visible above grade shall have a surface treatment on the exposed portion as approved by the ADC.

**Section 4.09 – Driveways:** Driveways shall be constructed of concrete, masonry pavers or such other hard surface material as may be approved by the ADC. No driveways shall be constructed of gravel or concrete blocks. Driveways shall be designed in a manner providing off-street parking for at least two (2) vehicles. Driveway aprons shall not exceed sixteen (16) feet in width where it crosses a drainage swale. Walkways, driveway borders, patios, and porches made of concrete and visible from the street will be created with a stamped, textured or colored appearance.

**Section 4.10 – Utility Appurtenances:** All utility meter panels, furnaces, heating units, air conditioning units, heat pumps and similar utility appurtenances shall be screened or fenced from view, and shall be located away from visibility from the street wherever possible. All plans submitted to the ADC for residential structures shall include the location of such utility appurtenances, and the proposed method

of screening.

**Section 4.11 – Pet Enclosures:** All dog runs, pens, and other pet enclosures shall be immediately adjacent to the dwelling, and landscaped or otherwise screened or fenced to obscure them from view from neighboring lots or adjacent streets. All such pet enclosures shall receive approval by the ADC prior to construction.

**Section 4.12 – Exterior Lighting:** Exterior lighting can detract from the quality of living within the Community of Syringa Springs, by obliterating night views and interfering with the use and enjoyment of neighboring property. All such lighting should be discrete, illuminating only that which needs to be lit. All exterior lighting shall require the approval of the ADC prior to installation, and all plans submitted for approval shall show clearly the location, and type of light fixtures proposed, together with any other information which may be helpful to the ADC in reviewing the application.

**Section 4.13 – Landscaping:** All landscaping shall conform to the approved landscape plan and shall contain the minimum requirements for each Lot on which a residence has been proposed. (The front yard of a Lot is defined as that area between the front property line and the plane of the surface of the residential building facing the front property line.) All landscaping shall be completed within thirty (30) days after completion of the primary residence, weather permitting. Special consideration and extensions will be granted from December 1 to April 1 upon written approval of the ADC. Landscaping shall, at the minimum, include the following:

**Tree count** (tree types and sizes must be defined on the landscape plan submitted for approval)

Front yard: Minimum of 2 deciduous tree

Back yard: Minimum of 1 deciduous or evergreen tree

**Tree Size** (the following are MINIMUM size requirements)

Deciduous: 1.5-inch caliper minimum

Evergreen: 8 feet high minimum

**Shrub count/size** (shrub types and sizes must be defined on landscape plan submitted for approval)

Front yard: 5 shrubs at a minimum size of 1 gallon

Corner lot/Side yard: additional 2 – 1 gallon shrubs as well as 1 deciduous or evergreen tree

**Lawn**

Front/side yard: Full sod

Back yard: Full sod or hydro seed unless a privacy fence is installed.

**Planter Beds**

Front yard: 20% minimum

Corner lot/Side yard: 20% minimum

**Section 4.14 – Fencing:** Fencing shall be white vinyl or wrought iron.

**Height:** 5 feet high for wrought iron or 6 feet high for vinyl

**Style:** Black or as approved by ADC in writing for wrought iron.

**Privacy Screens:** ADC discretion as approved by the ADC in writing.

**Section 4.15 – Setbacks:** Minimum building setbacks shall be consistent with those established for the Community of Syringa Springs by City of Fruitland in its approval of the development. Setback distances are measured from the property line:

**Front Setback:** Twenty-five (25) feet

**Rear Setback:** Ten (10) feet

**Side Setback:** Eight (8) feet

**Side Setback/Corner Lot:** Twenty-five (25) feet from the front boundary closest to the side road, or ten (10) feet from the property line, on the side of the residence.

**Easements:** No structure shall be permitted to be constructed over any platted easements.