

ALPINE POINTE - ACC GUIDELINES

FEES:

Annual Homeowner's Association Fee.	\$425
Homeowner's Start-up Fee	\$200
Homeowner's Association Transfer Fee	\$50

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

SETBACKS:

Front	20 feet
Rear	15 feet
Side	5 feet
Two story side	5 feet
Corner	20 feet
Side entry garage – front set back	15

ARCHITECTURAL CONTROL:

Prior to start of construction, Builder must submit a completed ACC form and one set of plans to Dorthy McKay at 13967 W. Wainwright St, Suite 102, 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. As a minimum, 60% of the front elevation of the home shall be brick, stone or stucco. Any brick, stone or stucco applied to the house must wrap a minimum of 24".

It is encouraged that at least one of the following be included on the front elevation: decorative wood applications such as rough sawn timbers, columns, corbels, crown and dentil molding and porches, boxed or returned soffits. Other features might include windows with rounded tops, bay windows, or pop-out box windows if they are incorporated into the roofline plans for each home will be reviewed individually for overall appearance of the elevation when the plans are submitted to the Architectural Control Committee.

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.

Shingles must be 35 year Pabco or comparable architectural relief shingles in Black or Weathered Wood.

Broken roof lines, gables, hip roof, etc., are strongly encouraged.

All flashings and chimneys must blend with the roof color.

All roofs must be approved by the Architectural Control Committee along with exterior colors of the exterior of the house.

DRIVEWAYS/SIDEWALKS:

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

EXTERIOR COLORS:

Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark body colors (i.e. blue, red, yellow) shall not be allowed. Approval of exterior colors must be obtained from the Architectural Control Committee.

Paint colors to be chosen from the Alpine Pointe color book. 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 Dorthy McKay at 13967 W. Wainwright St, Suite 102, 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. Front yard is to include a berm or sculptured planting area and at least 50% of the yard to be sodded. Grass or hydro seeding must be done in the backyard within 90 days of occupancy. It is the Builders responsibility to keep the weeds down during the marketing period.

Front lot landscaping must include sod and sprinklers, at least two (2) large trees a combination of deciduous, with a minimum caliper of 2.5" or pine trees of at least eight (8) feet tall and a minimum of ten (10) 5-gallon bushes and/or shrubs.

(2) Trees (nonbearing pear trees) will be required to be put in by builder in the common strip between the curb and sidewalk, unless a pie shaped lot prohibits two trees, in that case, only one tree will be required.

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

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 must have written ACC approval.

- 1) The fencing not to exceed (6) feet and to be vinyl. Color to match subdivision fence.
- 2) All fencing must meet Meridian City Code and ACHD vision triangle.
- 3) All fencing must have Architectural Committee approval.

SQUARE FOOTAGE:

Minimum square footage is 1500 square feet on the main level, and 2200 square feet total excluding the area of the basements, eaves, steps, open porches, garages and patios.

GARAGES:

Each home must have a 2-car garage. Three car garages are encouraged.

SHOPS AND OUTBUILDINGS:

Only one outbuilding per Lot will be allowed. All outbuildings shall be constructed of quality building material, completely finished with the same shingles, including color, that were applied to the house and painted on the outside to match the body color of the house, and shall be of quality and character that will be in harmony with the house on said Lot. All outbuildings will comply with Meridian City codes and ordinances and are subject to Architectural Control Committee approval prior to construction.

MAILBOXES:

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

LIGHTING:

All homes will have front yard lighting on a photocell with one or more of the following: decorative post lighting with a photocell, soffit lighting with photocell, upgraded landscape lighting on photocell, or upgraded garage light fixture on photocell (no switch) all with a minimum bulb power of 40 watts. Completion is the specific responsibility of the builder.