



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Submittal Date: _____ Lot: _____ Block: _____

Property Address: _____

Builder: _____ Phone: _____

Email: _____

Mailing Address: _____

Lot Owner: _____ Phone: _____

Email: _____

Mailing Address: _____

The ACC committee reviews application within 30 days, typically less. The review process will not commence until a complete packet is submitted and the fee(s) and deposit paid. Processing may be delayed if additional information is required, or if application volume is high. Builders will be notified of the ACC's decision in writing. Construction may not begin without plan approval. All changes to the approved plans must be approved in writing before being implemented. Applications are considered **DENIED** if not approved within 30 days of submittal.



Attn: Shelli Barlett | 6149 N Meeker Pl, Suite 150, Boise, Idaho 83713
P: 208-323-1080 ext. 59508 | Email: sbartlett@sentrymgt.com



ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Materials Specifications Sheet

All variations from approved materials must be submitted for approval before implementing

LOT: _____ BLOCK: _____

Element	Manufacturer	Detail — Include model and color where applicable
Roofing Material		
Stone		
Brick		
Paint		
Stucco		
Siding		
Stain		
Windows		
Garage Doors		
Entry Door		
Driveway		

General Conditions

- Maintain clean job site. Developer will remove excessive dirt and/or debris from roads at the lot owner's expense if necessary.
- Maintain dumpster, minimum of 8X8, and ensure that it is emptied regularly.
- Maintain toilet facilities on-site on dirt or grass.
- Clean-out of concrete is allowed only in the designated washout area.
- No pets on-site.
- No loud music — please control sound to only be heard on the construction site.
- No alcohol or drugs
- All construction equipment consisting of twelve (12) tons gross vehicle weight (GVW) and over shall enter the construction site only between the hours 8 am and 7 pm, Monday through Saturday and prohibited on Sunday.
- Noise and Construction hours:
 - October through May: 7:00am to 9:00pm M-F / 8:00am to 9:00pm Sat and Sun
 - June through September: 6:00am to 9:00pm M-F / 8:00am to 9:00pm Sat and Sun

Please Initial:

_____ I have read and agree to the General Requirements above.

_____ I have received the Architectural Design and Performance Guidelines for Williamson River Ranch Subdivision and agree to comply with the said guidelines.



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

	<p>¹ Garage doors that face (are parallel to) the street. Setbacks for garage walls that are not the vehicle door are the same as the dwelling setbacks.</p>	
	<p>River Front Lots – the rear setback for Lots adjacent to the Boise River Flood Way are as defined by the City of Eagle as shown on the recorded plat (generally 100’ from the rear property line).</p>	
Height	<p>Maximum of 35’ (as measured by City)</p>	
Size	<p>Minimums: Single-level – 2,500 SF; Two-story – 3,200 SF with min. of 2,000 on main level (qualifying SF excludes patios porches, garages, and storage rooms)</p>	
Foundations	<p>Elevation of footing must comply with City and Federal Codes (BFE). Top of stem wall shall be 18” to 24” above top of sidewalk at middle of lot frontage and less than 10” different than adjacent houses.</p>	
Lot 2 Block 3	<p>Lot 2 Block 3 is restricted to a single-level house with maximum height of 28’</p>	

EXTERIORS		
Elevations – details & accents	<p>Exterior elevations shall be evaluated on the overall character, depth, style and balance of the design. Elevations adjacent to streets and common areas shall include substantial architectural details, breaks, windows, accents, pop-outs, consistent with the designated architectural style. In many cases, three-sided architectural detail will be required. Significant jogs and breaks in exterior walls is required. Large expanses of flat, unbroken horizontal and vertical surfaces are prohibited. Special attention shall be given to details (e.g. columns, corbels, crown, exposed rafters, etc.) that are true to and essential to the designated architectural style are required. Transitional two-story or 1-1/2 story homes may be required on corner lots with the single-story portion adjacent to the side street.</p>	



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Siding	<p>Subject to compatibility with the overall designated architectural style, each house shall incorporate masonry (stucco, stone, brick or other accent material enhancing the architectural style) into the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much masonry is required; this typically will equal at least 30% of the front elevation. Masonry shall wrap corners to the next exterior wall inside corner. If stucco is used the full exterior shall be stucco (except occasional accent areas) and shall include appropriate articulations (e.g. window accents, belly bands, and breaks in tall walls, etc.)</p> <p>Eight inch (8") true lap Hardi Plank or LP true lap in similar or better quality material, cedar shake and/or some board and batten is the standard for non-masonry siding provided such is true to the designated style. The ACC may approve different sizes of siding when architecturally appropriate. No cottage lap, steel, aluminum, vinyl or concrete siding. Window trim and corners shall be a minimum of six inches (6").</p> <p>Accent materials that deviate from these standard siding requirements may be approved by the ACC provided such are harmonious with the architectural style and deemed appropriate by ACC.</p> <p>The ACC may require additional and/or upgraded siding, and/or landscaping, and/or other design elements at its discretion.</p>	
Windows	Aluminum clad, or high-end fiberglass comparable to Pella brand windows shall be the standard. Vinyl and vinyl painted are not allowed.	
Front Door	Upgraded front doors are required and shall be appropriate in scale, material and color to the rest of the front architecture.	
Fascia	Gables shall include stacked trim detailing with 12" nominal as the base course. Hip roofs may be 8" nominal.	
Soffit	Hardi Plank, cedar or other rich materials that match the approved architectural style is the standard. No vinyl.	
Color	Exterior wall and trim colors require prior written approval by the ACC. Colors shall be in keeping with the overall aesthetic goals of WRR.	



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Roof	<p><u>Breaks</u> – Minimum of five roof breaks [planes] as seen from the front elevation. Corner lots shall have a minimum of four roof breaks [planes] as seen from the side street.</p> <p><u>Pitch</u> – The main body of structure shall be a minimum of 6:12 unless approved by the ACC as compatible with a particular ACC approved architectural design or style. Gables facing street shall be a minimum of 6:12 unless approved by the ACC as compatible with a particular ACC approved architectural design or style. No gravel or earthen roofs.</p> <p><u>Material</u> –</p> <ul style="list-style-type: none">- Roofs of enhanced or natural materials are encouraged. Accent roofs may incorporate true copper that shall patina, raised-seam metal, or other material with ACC approval- Main roof surfaces: Minimum of 40 year Dimensional/Architectural or better- Hip and Ridge Caps: Minimum of High-definition/ triple thickened edge/reveal <p><u>Color</u> – Shall be appropriate to architectural style and subject to the discretion of the ACC</p>	
Roof Penetrations	Roof penetrations shall be located on the rear elevation except where impractical and shall match the color tone of the roof. No penetrations shall be purely utilitarian in style or color.	
Chimneys	Chimneys – shall be constructed of enhanced materials Caps – all caps shall be enhanced. No spark arrestors	
Solar Panels	Approval by the ACC must be obtained prior to purchase and installation. Preferred locations are roofs surfaces that do not face a street or common area. Such must match roof color and be recessed (flush) into the roof with no visible piping.	
Rain Gutters/Lot Drainage	Complete rain gutter and downspouts installation is required and shall match the color of the material to which they are attached. Builder must install a perimeter French drain to manage water on the lot. Runoff shall be retained on-site (driveways may discharge to the street).	



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

<p>Garages</p>	<p>As a minimum, each residential lot shall include an enclosed two-car garage. Garage doors directly facing a street is discouraged. Garage doors shall not dominate the front elevation and architecture. Multiple garage doors shall not be on the same plane but shall incorporate a minimum 2' foundation jog.</p> <p>Garages with doors taller than 10' are subject to more detailed ACC review including, but not limited to: setbacks, prominence of tall (between 10' and 12') garage door, roof structure, proximity to other homes within WRR with garages, etc. Garage doors taller than 12' are prohibited.</p> <p>Garage interiors shall include full sheetrock, tape, sanded and painted</p> <p>Material – The standard shall be Wayne Dalton 7700 (wood) series, or 9700 (Carriage House Steel) series, or 9800 (fiberglass) series</p>	
<p>Driveways</p>	<p>Effort shall be taken to minimize the visual impact of driveways and shall include enhanced materials (e.g. narrowing of driveway in the grass/tree strip, stone, pavers, diagonal joints and saw cuts, grass medians, etc.). Plain, unenhanced concrete shall not be allowed. Driveways shall not extend toward the side property line more than two feet (2') beyond edge of a garage door. Driveways shall not be constructed until the plan for such has been approved by the ACC (see Required Submittals > Site Plan, above).</p>	
<p>Lighting:</p>	<p><u>Front entry</u> – one photocell controlled (not on a switch) dark sky or soffit canned light, soft 40-60W (or equivalent).</p> <p><u>Garage front</u> – two photocell only (not on a switch) dark sky or soffit canned lights, soft 40-60W (or equivalent)</p> <p><u>Yard light(s)</u> – photocell only (not on a switch), soft 40-60W (or equivalent) within 10' of back of sidewalk, within a 24" or higher masonry, stucco or other base material that matches house exterior materials, designed to illuminate the front walkway and sidewalk. Typically, one light structure is sufficient.</p> <p><u>Yard/Patio flood lights</u> – requires separate ACC approval. Must not cause a nuisance to neighboring owners. Must be mounted in unobtrusive manner, shall not illuminate neighboring property and not be operated during late hours.</p>	
<p>Utility items</p>	<p>Utility meters and AC units shall be screened from street view – screening walls are encouraged. Screening with plant material requires large enough plants at the time of planting to sufficiently screen. All parts of the utility meters, boxes, etc. that can be painted are to be painted to match the surrounding wall color.</p>	
<p>Landscape</p>	<p>Prior to installation of, or modification to landscaping on a lot, a plan must be approved by the ACC. The ACC reserves the right to require more site improvements based on lot size, and/or other pertinent factors.</p> <ul style="list-style-type: none"> • Full front, side & rear yard landscaping is required within thirty (30) days after house completion, (timing is subject to weather conditions). 	



ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

- Utilities and A/C units are to be screened.
- Ground cover for plant beds: Medium gray to black rock and/or black or dark brown natural bark is encouraged.

Front Yard:

- A variety of materials, plant types, textures, colors, sizes and heights is required.
- Trees: Five (5) minimum, at least one shall be coniferous. If deciduous – 2 ½” min. caliper; if coniferous - 8’ min. tall when planted
- Plants: Twenty-four (24) with a minimum of eight (8) 5-gallon
- Grass: Standard turf grass for at least 60% of lot’s non-building footprint area. No hydroseeding for lawn areas (sod only)
- Berming is encouraged (up to 3’ high) with trees and shrubs to provide additional landscape character and screening
- Grass Strips & Street Trees: Owner shall install regular lawn sod (no hydro-seeding) and approved trees in the strip between the curb and sidewalk. Trees are to be spaced at approximately 35 linear feet. Refer to the Approved Street Trees Selection Guide and Plan for more detail.
- The ACC may approve reduced front yard quantities for cul-de-sac lots and other lots with smaller front yards on a case-by-case basis.

Corner Lots (Side-Street Yard):

- Trees: Four (4) minimum, at least two (2) shall be coniferous. If deciduous – 2 ½” min. caliper; if coniferous - 8’ min. tall when planted
- Plants: Fifteen (15) with a minimum of six (6) 5-gallon
- Grass: Standard turf grass for at least 60% of lot’s non-building footprint area. No hydroseeding for lawn areas (sod only)
- Grass Strips & Street Trees: Owner shall install regular lawn sod (no hydro-seeding) and approved trees in the strip between the curb and sidewalk. Trees are to be spaced at approximately 35 linear feet. Refer to the Approved Street Trees Selection Guide and Plan for more detail. (see also fencing)

Rear and side (interior) yards - combined:

- Trees: Four (4) min. If deciduous - 2-1/2” min. caliper; if evergreen - 8’ min. tall when planted.
- Shrubs: Twenty (20) 5-gallon with a minimum of eight (8) 5-gallon.
- Grass: Standard turf grass for at least 60% of lot’s non-building footprint area (sod only)
- Yards adjacent to the Boise River corridor and within the 100’ floodway setback shall include additional trees - 1 for every 2,500 SF in the floodway setback area.

Beachfront Landscaping Adjacent to Common area Ponds:

Builder/Owner of select lots adjacent to common area ponds may modify the beachfront sand installed by the Grantor in the common area provided the landscape plan for the said area is approved by the ACC. The Owner of the adjacent select lot shall maintain the common area between the building lot and



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

	<p>the cobble rock of the adjacent pond. Examples of possible beachfront improvements, setbacks, materials, etc. are attached hereto as Appendix A, B & C.</p> <p>Other: ACC approval is required for landscape features and elements (including but not limited to, berms, arbors, trellises, garden boxes, etc.). Submit details such as location, style, dimension, materials, colors, etc.</p>	
Sprinklers	Underground, automated sprinklers are required.	
Fencing	<p>All fences shall be wrought iron fencing or extruded aluminum in conformance with the approved style. Iron Fences shall be “western three rail” (see photo below) and black in color and shall be five feet (5’) in height. Fences shall not extend into the front yard and shall be a minimum of two feet (2’) behind the front corner of the house/garage. Fences along a side street shall be offset from the back of sidewalk by a minimum of 5’ with landscaping approved by the ACC between the sidewalk and the fence. Due to high visibility of corner lots, additional landscaping in front of and/or behind the fence is required along the side street. (see also landscaping)</p> <p>Any perimeter fencing installed by the Grantor may be solid fence up to six feet (6;) in height, which may be removed (all or part) in the future by the Grantor or Assigns.</p>	
Antennae/ Satellite	Exterior television, radio or other antennae, and satellite dishes require prior written approval from the ACC.	
Trash Cans	Trash can shall be either kept in the garage or located outside behind an ACC approved wall and/or behind plants sufficient in height and foliage density.	
Basketball Equipment	All basketball equipment whether permanent or mobile may not be visible from any street at any time. The ACC may grant permission to install Basketball equipment in rear yards only. At the sole desecration of the ACC, written permission from neighboring property owners may be required.	
Boats, Campers, etc.	All vehicles, trailers, and equipment shall be stored out of view in an enclosed structure.	
Detached Outbuildings	Subject to separate ACC approval - Limit of one outbuilding, storage or garden sheds per lot. Must match house in materials, construction and color, be site-built of dimensional lumber on a permanent foundation and comply with same setbacks as listed above for dwelling, regardless of other city provisions. Additional landscaping may be required.	



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Swimming Pools	In-ground swimming pools are permitted provided the plans and specifications are approved by the ACC prior to start of construction. It is the Lot Owner’s responsibility to ensure the location and soils are suitable for construction of a pool. Plans for pools must be certified by an engineer. Pool equipment is to be screened from view of roadways, sidewalks/pathways and neighboring lots.	
Site Maintenance	Each lot owner is responsible to: <ul style="list-style-type: none"> ▫ Keep lot and streets clean of weeds, construction debris, garbage, dirt and mud, including during construction. ▫ Keep all site work contained to the lot and not encroach onto sidewalks or into gutter or street or onto adjacent lot(s)/land. ▫ Parties Contractors who violate these conditions will be responsible for the clean-up and may be fined up to \$500 by the Grantor or ACC. 	
Time for Construction	Construction of the main dwelling and garage shall commence within two years of lot purchase and shall be completed within one year of start of construction.	
OTHER		
Signage	Style shall be per the approved ACC standard.	
Variances	Variances may be granted by the ACC provided that the item being granted a variance is of a higher quality than the standards, and that such enhances and is true to the approved architectural style.	
Approved Builders	All new construction shall be performed only by ACC preapproved builders. The current approved list is limited to Legacy Homes, Paradigm Construction, Todd Campbell Construction, Tradewinds Construction, and Zach Evans Construction.	

[See Appendices – next pages]



WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

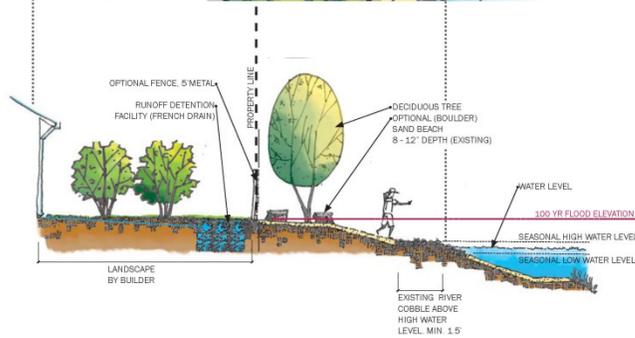
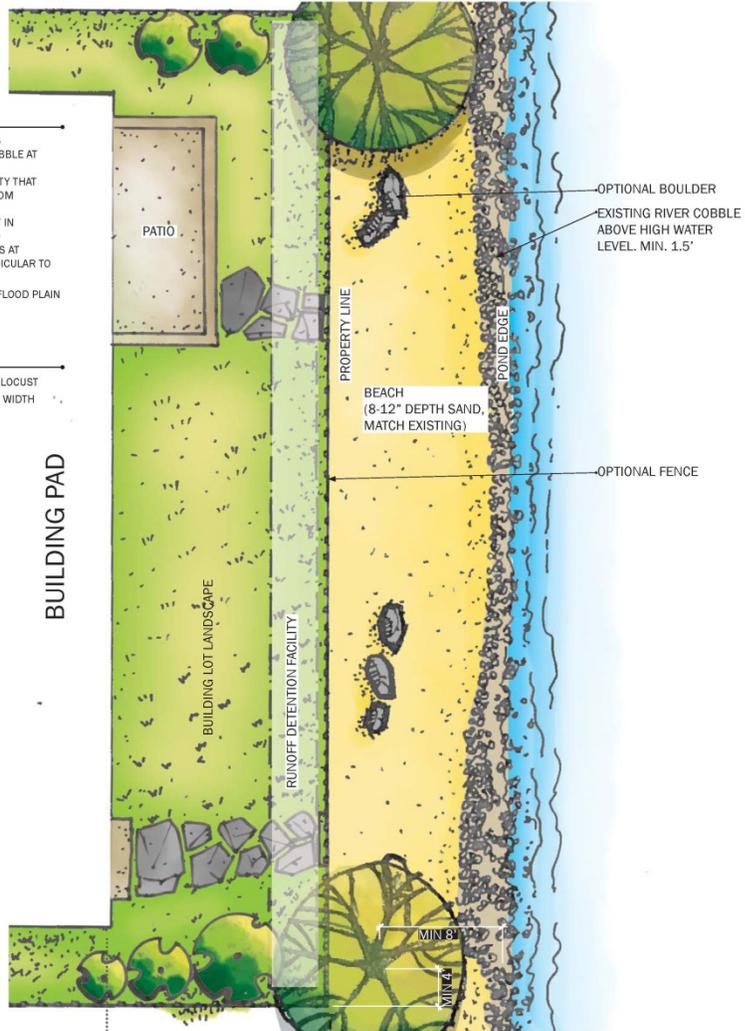
Appendix A

MINIMUM STANDARDS

- » (2) TWO DECIDUOUS TREES
- » RETAIN EXISTING RIVER COBBLE AT POND EDGE
- » RUNOFF DETENTION FACILITY THAT CAPTURES ALL RUNOFF FROM BUILDING PAD
- » MOWED / FERTILIZED TURF IN COMMON LOT PROHIBITED
- » RETAIN BEACH TRANSITIONS AT PROPERTY LINES PERPENDICULAR TO POND
- » NO NET RISE IN 100 YEAR FLOOD PLAIN

PROHIBITED TREE LIST

- » WILLOW, TREE OF HEAVEN, LOCUST
- » CONIFER TREES OVER 8' IN WIDTH



OPTION 1
EDGE | BEACH





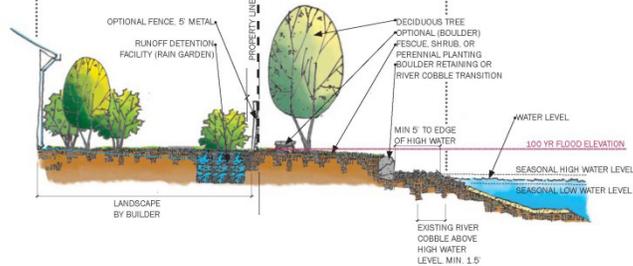
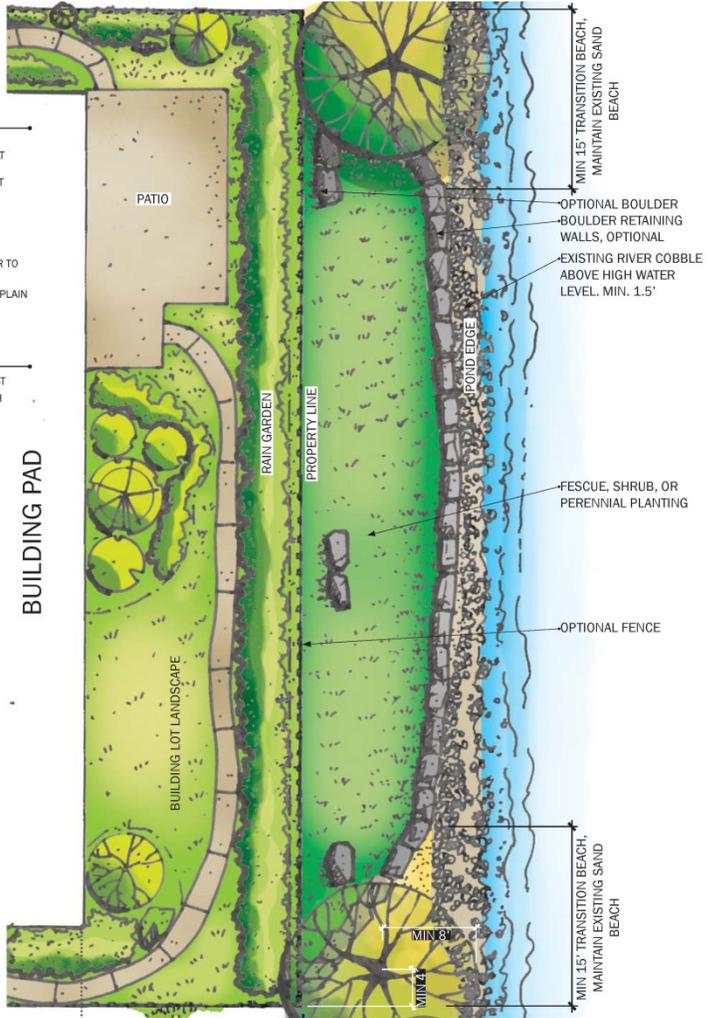
WILLIAMSON RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Appendix B

- MINIMUM STANDARDS**
- » (2) TWO DECIDUOUS TREES
 - » RETAIN EXISTING RIVER COBBLE AT POND EDGE
 - » RUNOFF DETENTION FACILITY THAT CAPTURES ALL RUNOFF FROM BUILDING PAD
 - » MOWED / FERTILIZED TURF IN COMMON LOT PROHIBITED
 - » RETAIN BEACH TRANSITIONS AT PROPERTY LINES PERPENDICULAR TO POND
 - » NO NET RISE IN 100 YEAR FLOOD PLAIN

- PROHIBITED TREE LIST**
- » WILLOW, TREE OF HEAVEN, LOCUST
 - » CONIFER TREES OVER 8' IN WIDTH



OPTION 2 EDGE | VEGETATED EXPANSION

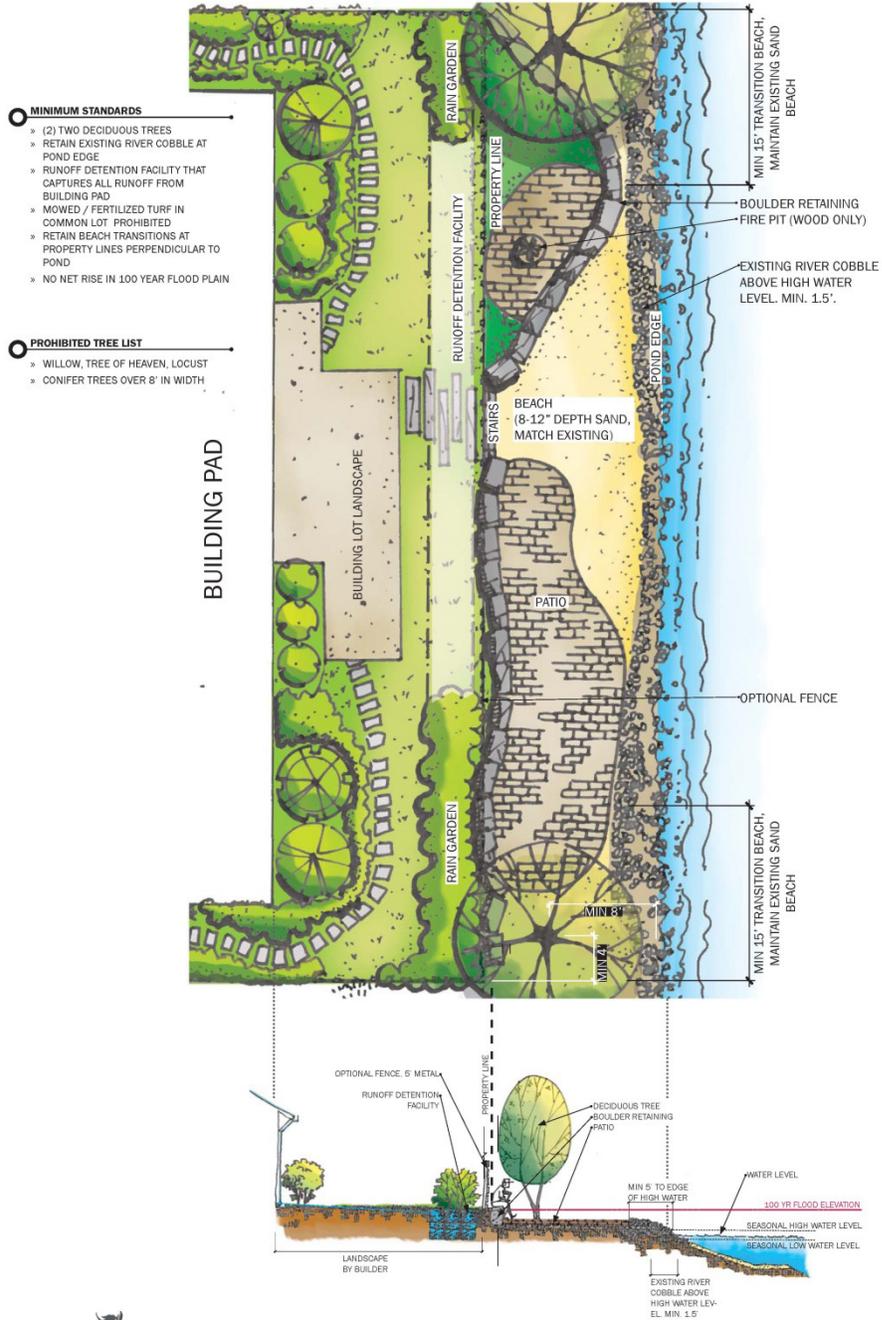




WILLIAMSON
RIVER RANCH

ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES

Appendix C





ARCHITECTURAL DESIGN & PERFORMANCE GUIDELINES



The general goal is to have the same street tree for 3-5 consecutive houses (on the same side of the street). This is subject to availability of trees.

March 4, 2019

Approved Street Tree Selection Guide

Williamson River Ranch | Eagle, Idaho
PN 117016

1. **Celtis occidentalis / Common Hackberry**
Acceptable Cultivars (select 1): *Chicagoland* or *Prairie Pride*
2. **Liquidambar styraciflora 'Ward' / Cherokee Sweetgum**
3. **Tilia / Linden (select 1)**
Tilia tomentosa 'Green Mountain' / Green Mountain Linden
Tilia Cordata 'Greenspire' / Greenspire Linden
4. **Ulmus / Elm (select 1)**
Ulmus parviflora 'Allee' / Allee Lacebark Elm
Ulmus americana 'Princeton' / Princeton Elm
5. **Zelkova Serrata Sawleaf Zelkova**
Acceptable Cultivars (select 1): *Village Green* or *Green Vase*
6. **Acer miyabei / Miyabei Maple**
Acceptable Cultivars (select 1): *State Street* or *Rugged Ridge*
7. **Ginkgo Biloba / Maidenhair Tree**
Acceptable Cultivars (select 1): *Princeton Sentry*, *Magyar*, or *Presidential*
8. **Liriodendron Tulipifera / Tulip Tree**
Acceptable Cultivars (Select 1): *Majestic Beauty*, or *Emerald City*
9. **Quercus palustris / Pin Oak**
Acceptable Cultivars (Select 1): *Sovereign* or *Crownright*
10. **Quercus rubra / Northern Red Oak**