

# OUTLINE

## Architectural Design Standards and Construction Guidelines for Surprise Valley Subdivision (Phase 1 Townhouses and Phase 1 Golf course Homes) Dated: Tuesday, July 20, 2004.

1. Guidelines (**recommendations**) to be used by the Architectural Control Committee (ACC) for reviewing plans for Construction. ACC reserves the right to grant variances when it deems appropriate.
2. Plans to submit: Site plan, Floor plan, Elevations, Specification of materials, Landscape.
3. Design Standards:
  - a. Houses: Square Feet 2 car garage 2 level = 2000 finished - Square Feet 2 car garage 1 level = 1750 finished - Square Feet 3 car garage 2 level = 1900 finished - Square Feet 3 car garage 1 level = 1550 finished - Square Feet 3 car garage 3 level = 1900 finished  
Townhouse: Townhouse Square Feet 1 level = 900 finished - Townhouse Square Feet 2 level = 1400 finished - Townhouse Square Feet 3 level = 1400 finished
  - b. Exterior Elevation are encouraged to have jogs, batten boards and trim to break flat surface lines. 5/12 roof pitch or steeper with architectural shingles.
  - c. Exterior Finishes & Color: Front is to incorporate brick, stone, or stucco. Masonite, or Hardyboard siding is encouraged. Steel siding must have wood texture and sample submitted for approval. Exterior colors are natural or earth tones and approved by ACC. Roof fascia shall be a minimum of 8" and incorporate stacked trim.
  - d. Interior Garage sheet rocked. RV behind fences or offsite and sheds to match home finish.
  - f. Fences are to be planed between homes with finished side facing street view.
  - g. Sprinkler system, with landscape plan to be approved by ACC. 5 or more trees, planted burms and shrubs in front yard are encouraged.
  - h. A front yard light pole on single family and two wall mounted photosensitive lights on Townhouses are required.
  - i. Postal boxes will be provided by developer.
  - j. Basketball backboard will be on fixed poles adjacent to driveways not on house.
4. During construction call digline to protect utilities, clean up debris to protect neighbors and retain water during construction as per city codes.

### **Summary for Declaration of Covenants, Conditions and Restrictions are:**

- Declarants plan to expand this subdivision to an entrance on Fairway drive (3phases) with more residential houses, townhouses, water retention and screened RV Storage (if permitted by City).
- Minor Home Occupations are to be in entirely within a residence and cannot increase traffic. (Sec.6.1)
- Set backs are same as city requirement. Landscape, fences, and retaining walls are to be submitted for approval by the ACC.
- Satellite dish (small) AC and Pet runs are to be screened from street view.
- ACC shall review plans prior to construction.

### **Surprise Valley Homeowners Association.**

- Homeowners Association shall maintain common area landscaping and water retention areas.
- Fees to set up on annual budget and will be adjusted per actual cost each year.
- Initial Fee is \$10.00 per month and will be accessed when house is finished or one year after purchase of lot.