

**ARCHITECTURAL DESIGN GUIDELINES
FOR BROOKWOOD SUBDIVISION
EAGLE, ADA COUNTY, IDAHO**

ARTICLE I
ADOPTION AND AMENDMENT

The Architectural Design Guidelines contained herein are promulgated this 22nd day of February, 2000, by the Board of Directors of the Brookwood Homeowners Association, Inc., and the Architectural Design Committee pursuant to the Declaration of Covenants, Conditions and Restrictions of Brookwood Planned Unit Development, recorded in the records of Ada County, Idaho, as Instrument No. 100013379, and may hereafter be amended upon the majority vote of said Board of Directors.

ARTICLE II
PURPOSE

These Architectural Design Guidelines shall guide and control the Architectural Design Committee's approval or denial of plans presented to it as required by the Declaration of Covenants, Conditions and Restrictions of Brookwood Planned Unit Development. Further, they are intended to provide property owners within the Brookwood Planned Unit Development 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 Architectural Design Guidelines 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 Architectural Design Committee. The Committee shall consider all such plans and specifications in light of Article IV of these Architectural Design Guidelines, 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 Brookwood Planned Unit Development encumbered by, or subject to, that certain Declaration of Covenants, Conditions and Restrictions of Brookwood Planned Unit Development, recorded as Instrument No. 100013379, records of Ada County, Idaho ("Declaration"), shall be subject to these Architectural Design Guidelines. The meaning of terms expressly defined in said Declaration shall have the same meaning if used in these Architectural Design Guidelines.

Section 3.02 Application for Approval. Any owner proposing landscaping or construction which is subject to the review and approval of the Architectural Design Committee 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 Architectural Design Committee 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. Location of existing structures on adjacent lots should be indicated.
 4. The driveway and walkway location, including any proposed turn-arounds and parking areas, and the width, grades, and proposed surface material of each.

5. Footprint of Improvement. Developer shall maintain master plan of footprints with the intent of keeping said improvements driveway-to-driveway and open area-to-open area wherever possible.
- (B) GRADING –Developer will provide builder a drainage plan. Said drainage plan shall not be altered without prior written consent by Developer.
1. Existing grades on the Lot, as well as proposed finished grades of any ground, shall not be altered.
 2. Any existing and proposed drainage channels and patterns, swales, culverts, catch basins or subsurface drainage systems shall not be altered.
 3. The location on the Lot of the benchmark used to set elevations shall not be altered.
- (C) ARCHITECTURAL DRAWINGS - including, but not be limited to, the following:
1. Floor plans at a scale of not less than 1/8"=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 1/8"=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. Cross-sections taken through the proposed improvement at its highest point indicating the height of the structure above both natural and proposed grade. Where pertinent, a section should be taken through the structure out to the street indicating grade differential that may exist and how that differential will be handled in gaining access to the proposed improvement.
 4. 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.
 5. Roof plan showing roof pitch (minimum 7:12 for Property Type A, minimum 6:12 for Property Type B - see attached Exhibit "A") 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.
 6. Exterior lighting should be indicated where it occurs, together with type of fixtures, direction of light to be emitted, and information on whether such lighting is recessed or surface mounted.
 7. The Architectural Design Committee 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. Landscape plans shall be prepared by a landscape architect or professional landscaping company and shall include:
1. A planting plan at a scale of not less than 1"=20' showing the arrangement of all trees, shrubs, groundcovers, seeded lawn areas, sodded lawn areas, natural grass areas, and areas to be re-vegetated after final grading and construction cleanup. A plant list or other indication of species, variety, size, quantity, spacing and location of all plant materials proposed for use on the project shall be included.
 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 Optional Preliminary Review. Prior to submitting any plans or specifications for approval, an Owner may obtain a preliminary review of any proposed construction or landscaping from the Architectural Design Committee upon request. The purpose of the preliminary review is to give the Owner, or its

representatives, an opportunity to discuss specific design concerns with the Architectural Design Committee, obtain interpretations and answers to questions concerning the Architectural Design Guidelines, or other relevant information.

This procedure is informal, and no preliminary approval by the Architectural Design Committee shall obligate it 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 Architectural Design Committee at the preliminary review stage shall be at the discretion of the applicant, which should include sufficient information and graphic representations to allow the Architectural Design Committee to be helpful in the development of an acceptable construction plan.

Section 3.04 Fees. The application for preliminary design review, or for final approval of any landscaping or construction plan shall be accompanied by a fee in an amount of \$200.00, and from time-to-time amended as deemed necessary by the Board of Directors of the Brookwood Homeowners Association, Inc.

Section 3.05 Inspection. Submittal of an application is authority for the Architectural Design Committee to make an onsite inspection of the Lot on which the improvements are proposed. Further, the Owner shall notify the Architectural Design Committee when the improvements have been completed, allowing the Architectural Design Committee to inspect and confirm that the improvements were completed in compliance with approved plans and specifications.

Section 3.06 Notification of Action. Upon receipt of a completed application for approval, the Architectural Design Committee shall have thirty (30) days in which to complete its review, and to notify the applicant, in writing, of its decision to approve or disapprove, and if disapproved to set forth the reasons therefore.

Section 3.07 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 Architectural Design Committee, which may be granted, in the sole discretion of the Committee, only if exceptional circumstances should warrant it.

Section 3.08 Application Form. Application for approval by the Architectural Design Committee 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 3.09 Limitations on Architectural Design Committee Approval. In considering and approving any application for architectural design review, the Architectural Design Committee 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.

ARTICLE IV DESIGN CRITERIA

4.01 Building Types. The Architectural Design Committee 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 Brookwood Planned Unit Development are discouraged and may be allowed only if the Architectural Design

Committee 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 subdivision 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. (The foregoing sentence shall not, however, apply to, or restrict, the repeated use of the same or similar plans for residential structures in cohesive homogeneous or “clustered” developments within the Brookwood Planned Unit Development, including, but not necessarily limited to, “townhouses”, “cottage homes”, “patio homes”).

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 requirements for Type A lots shall be: the enclosed living space of the ground floor of the primary residence structure (excluding decks, patios, covered walkways, and garages) shall not be less than 2000 square feet. If home is of a two-story design, the total square footage of living space shall not be less than 3000 square feet. Minimum square footage requirements for Type B lots shall be: the enclosed living space of the ground floor of the primary residence structure (excluding decks, patios, covered walkways, and garages) shall not be less than 1400 square feet. If home is of a two-story design, the total square footage of living space shall not be less than 1800 square feet. 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. See 4.17 for corner lot restrictions.

4.03 Roof Design.

- (A) Shape. The following roof types are not permitted: Mansard, zero-roof overhangs, domed, flat (no less than 7:12 pitch for Type A lots, or 6:12 pitch for Type B lots) and A-frame unless otherwise approved.
- (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 wooden shingles, tile or architectural grade composition shingles (which are classified, at a minimum, at 40 years for Type A Lots, and, at 25 years for Type B Lots). The Greencreek I Neighborhood is the exception to this requirement: even though the lots in Greencreek I are Type “A” lots, the roof surfacing materials, if composition shingle, can be a 25-year architectural grade. Exterior roof construction of tarpaper, metal or gravel is prohibited. Other roof materials may be considered by the Architectural Design Committee 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.

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 Architectural Design Committee. All plans and specifications that are submitted shall show clearly the location, materials and appearance of all roof projections and appurtenances.

4.05 Fascias, Soffits and Vents. Vinyl and metal-clad vents, fascias and soffits shall be permitted, if the color and materials proposed are non-reflective, 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 dormer vents are preferred, and metal vents and vent caps projecting from the roof surface are discouraged. All fascias shall be a minimum of one (1) inch by eight (8) inches in width unless otherwise approved by the Architectural Design Committee.

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 Architectural Design Committee. Exterior siding materials may be of natural or synthetic wood (Type A Lots shall be true-lap), natural or synthetic stone, brick, stucco or vinyl. No metal or concrete block shall be permitted. If a façade of stone, brick or other masonry material is proposed for the front or other elevation facing a street, the facade shall wrap around not less than two (2) feet on each end.

4.07 Window Penetrations. Windows may be constructed of wood or colorfast vinyl. The Architectural Design Committee may allow aluminum or other metal windows provided they are factory-plated or colored in a non-reflective finish.

4.08 Retaining Walls. All proposed retaining walls are subject to Architectural Design Committee approval. All foundation walls or retaining walls with more than 12" of vertical surface visible above grade shall have a surface treatment on the exposed portion as approved by the Architectural Design Committee.

4.09 Driveways. Driveways shall be constructed of concrete; masonry pavers or such other hard surface material as may be approved by the Architectural Design Committee. 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.

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 Architectural Design Committee for residential structures shall include the location of such utility appurtenances, and the proposed method of screening.

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 so as to obscure them from view from neighboring lots or adjacent streets. All such pet enclosures shall receive approval by the Architectural Design Committee prior to construction.

4.12 Exterior Lighting. Exterior lighting can detract from the quality of living within the Brookwood Subdivision, 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. In general, light sources should be shielded and directional, and the light source should not be visible from neighboring properties or adjoining streets. Lighting of large areas should only occur where it is absolutely required for safety considerations, and should be of limited duration, i.e., the area should not be illuminated all night. All exterior lighting shall require the approval of the Architectural Design Committee 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 Architectural Design Committee in reviewing the application.

4.13 Signs. No more than one (1) sign shall be permitted on any Lot at any one time, and no signs shall be placed by a Lot owner, or its agents, on common area or on any Lot belonging to another. Signs shall conform to the specifications set forth by the Architectural Design Committee and shall be properly maintained at all times and be kept in an upright position.

4.14 Mailboxes. All mailboxes and mailbox stands shall conform precisely in a size and style to one that will be approved by the Architectural Design Committee, the specifications for which are available from said Committee. Mailboxes and stands are provided by the Developer, installation is responsibility of builder.

4.15A **Landscaping for all lots located north of Old Barn Road and the north side of N. Brookwood Drive.** (commonly known as the “estate lots”. 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:

- (A) **Front Yard Landscaping.** 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. The total front yard area is to be landscaped. All front yard landscaping shall be completed within thirty (30) days after completion of the primary residence and in any event prior to occupancy, weather permitting. Special consideration and extensions will be granted from December 1 to April 1 upon written approval of the Architectural Design Committee. Front yard landscaping shall, at the minimum, include the following:
 - 1: At least 60% of the total front yard area must be planted in grass, and all grass that is planted must be **turf-sodded. *Hydroseeding in front yard is NOT ALLOWED.**
 - 2: Not less than four (4) trees at least two (2) inches in diameter (i.e. 2” caliper).
 - 3: Sixteen (16) five-gallon shrubs and sixteen (16) one-gallon shrubs shall be planted within the front yard.
- (B) **Side Yard Landscaping.** Landscaping side yards shall be completed within sixty (60) days after completion of the primary residence and shall, at the minimum, include the following:
 - 1. All grassed areas shall be turf-sodded or hydroseeded with prior consent by Architectural Design Committee.
 - 2. Not less than two (2) trees at least two (2) inches in diameter (i.e. 2” caliper).
 - 3. Eight (8) five gallon shrubs and Eight (8) one gallon shrubs.
- (C) **Rear Yards.** The rear yard is defined as that portion of a Lot, which is between the back property line and the rear plane of the residential building. Landscaping rear yards shall be completed within sixty (60) days after completion of the primary residence and shall, at the minimum, include the following:
 - 1. All grassed areas shall be turf-sodded or hydroseeded with prior consent by Architectural Design Committee.
 - 2. Not less than two (2) trees at least two (2) inches in diameter (i.e. 2” caliper)
 - 3. Eight (8) five gallon shrubs and eight (8) one gallon shrubs.
- (D) All landscaping shall, at all times, be irrigated and maintained as necessary to keep it in excellent condition and appearance.

4.15B **Landscaping all remaining lots.** All remaining lots not included in above description shall conform to the approved landscape plan and shall contain the minimum requirements for each Lot on which a residence has been proposed:

- (A) **Front Yard Landscaping.** 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. The total front yard area is to be landscaped. All front yard landscaping shall be completed within thirty (30) days after completion of the primary residence and in any event prior to occupancy, weather permitting. Special consideration and extensions will be granted from December 1 to April 1 upon written approval of the Architectural Design Committee. Front yard landscaping shall, at the minimum, include the following:
 - 1: At least 60% of the total front yard area must be planted in grass, and all grass that is planted must be **turf-sodded. *Hydroseeding is NOT ALLOWED.**
 - 2: Not less than two (2) trees at least two (2) inches in diameter (i.e. 2” caliper).
 - 3: Eight (8) five gallon shrubs and eight (8) one gallon shrubs shall be planted within the front yard.
- (B) **Side Yard Landscaping.** The side yard shall be treated the same as the front yard and landscaped as follows. Side yard landscaping shall be completed within sixty (60) days after completion of the primary residence and shall, at the minimum, include the following:
 - 1. All grassed areas shall be **turf-sodded. *Hydroseeding is NOT ALLOWED.**
 - 2. **Not less than one (1) tree at least two (2) inches in diameter (i.e. 2” caliper).
 - 3. Four (4) five gallon shrubs and four (4) one gallon shrubs.**If the side yard does not abut a street or common area, the minimum requirement of trees shall be excluded; however, grass & shrub plantings must be completed within allotted time.
- (C) **Rear Yards.** The rear yard is defined as that portion of a Lot, which is between the back property line and the rear plane of the residential building. Landscaping on rear yards shall be completed within sixty (60) days after completion of the primary residence and shall, at the minimum, include the following:
 - 1. All grassed areas shall be **turf-sodded. *Hydroseeding is NOT ALLOWED.**
 - 2. Not less than one (1) tree at least two (2) inches in diameter (i.e. 2” caliper)
 - 3. Four (4) five gallon shrubs and four (4) one gallon shrubs.

- (D) All landscaping shall, at all times, be irrigated and maintained as necessary to keep it in excellent condition and appearance.

When submitting your landscape plan, you must include the application form included in the back of these guidelines.

4.16 Fencing. The following types of fencing are required and/or permitted within the Brookwood Planned Unit Development:

- (A) For Type A lots, the Owners of said Lots may construct, at their sole discretion, a wrought iron fence, five (5) feet in height, as described in Exhibit "B".
- (B) For Type B lots, where residential lot lines abut other residential Lot lines, the Owners of said Lots, may construct a fence (Privacy Fence), not to exceed six (6) feet in height, of natural cedar or redwood material only; as described in Exhibit "B". No fence shall be permitted to extend along any side Lot line past the front plane of the primary residence on the Lot.
- (C) For Type B Lots, where any Lot line abuts a Common Area, separating that Lot from a street or road, including Floating Feather Road, Eagle Road, Brookwood Drive and Old Barn Drive, the Lot Owner shall be required, without exception, to construct a wrought iron fence (Common Area Fence), five (5) feet in height, as described in Exhibit "B."
- (D) For Type B Lots where Lot lines abut Common Area, except as described in paragraph (C) above, the Lot Owner shall be entitled, but not required, to construct a wrought iron fence, 5' in height as described in Exhibit "B".
- (E) Notwithstanding the foregoing, where any Privacy Fence intersects with a Common Area Fence, it shall, from a point twenty (20) feet from the point of intersection, taper down in height, and transit to a Common Area Fence as described in Exhibit "B".

4.17 Setbacks. Minimum Building setbacks shall be consistent with those established for the Brookwood Planned Unit Development by the City of Eagle in its approval of the conditional use permit for said development. ***Setbacks may differ from the standard setbacks established by the City of Eagle, and vary from neighborhood to neighborhood.*** Please verify with the City Building Official or the Brookwood Information Center for questions regarding setbacks. To mitigate any "Tunnel Effect" at intersections within the community, corner Lots shall not be permitted to have a two-story portion of the home abutting the street side.