



## NEW CONSTRUCTION ARCHITECTURAL REQUEST PHASE 1

DATE: \_\_\_\_\_ OWNER/BUILDER: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ PH: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**ALL APPROVALS MUST BE IN WRITING. VERBAL OR ANY OTHER TYPE OF APPROVALS WILL NOT BE CONSIDERED VALID OR LEGAL. EVERY ATTEMPT IS MADE TO COMPLETE A FULLY INCLUSIVE REVIEW BY THE COMMITTEE HOWEVER UNLESS A SPECIFIC VARIANCE IS LISTED AS BEING GRANTED IT IS EXPECTED THAT REGARDLESS OF PLAN NOTATIONS ALL MINIMUM ARCHITECTURAL REQUIREMENTS BE MET AS OUTLINED IN EACH SUPPLEMENTAL CC&R/ACC POLICIES.**

SUBMIT REQUESTS WITH \$1000 ACC DEPOSIT PAYABLE TO LAKEMOOR HOA TO: 9601 W STATE ST #203, BOISE, ID 83714. YOU MAY EMAIL AN 11x17 PDF PLAN SET TO [SHURIE@DEV-SERVICES.COM](mailto:SHURIE@DEV-SERVICES.COM) AS WELL. COLOR/LANDSCAPE/FENCE REQUESTS ARE SEPARATE.

| Site Plan  | Floor Plan(s)                         | Elevations (all sides)  |
|--|---------------------------------------|---|
| <input type="checkbox"/> Setbacks - <u>Single Level</u> 7.5' side yard, 30' front yard, & 25' rear yard, 15' street side; <u>Two Story</u> 12.5' side yard, 30' front yard, & 30' rear yard; <u>Transitional</u> 7.5' single story side yard, 12.5' two story side yard, 30' front yard, 30' rear yard; <u>Lots bordering common areas</u> : treated as regular lot setbacks. <u>Corner Lots</u> 20' from corner side of yard. | <input type="checkbox"/> Main Floor   | <input type="checkbox"/> Roof - Slate, tile, 50 year Certainteed Presidential shakes asphalt shingles, ornamental copper or such other materials/colors as may be approved by the ACC. All roofs shall include hips, dormers and/or gables in order to present heightened architectural features and shall be a minimum 8/12 pitch. |
| <input type="checkbox"/> Easements (if applicable)   | <input type="checkbox"/> Second Floor | <input type="checkbox"/> Garage - <u>INTERIOR FINISH</u> : Taped, Sanded and Painted. <u>LOCATION</u> : Side entry. Setback from street per city code requirements. Garage doors should not be the predominant features of the front elevation. <u>EXTRA VEHICLES</u> : Enclosed Only   |
| <input type="checkbox"/> Structure Footprint   | <input type="checkbox"/> Bonus Room   | <input type="checkbox"/> Lap Siding - Wood (Redwood, Cedar or Spruce—may be stained or painted), Masonite or Cement Fiber Board Trulap Siding with 6-8 inch reveal. Batt on Board   |
| <input type="checkbox"/> Driveway location - <u>CONCRETE RESTRICTIONS</u> : Curved, Accented with brick or Stone Pavers or Stamped Concrete (colored).<br><input type="checkbox"/> Entry Walk location   | Total SF<br>_____<br>Min 2400 SF      | <input type="checkbox"/> Building elevation adjacent to common areas include arch detailing comprised roof dormers, brick, stone, & stucco accents & enhanced window design.  |
| <input type="checkbox"/> Grading/Drainage – Buyer agrees to complete all finish grading in a manner that will convey all water from sprinklers and storm run-off to the front of the lot and then to the front yard street, or in the case of a corner lot, the side yard street. All common areas must be considered.   |                                       | <input type="checkbox"/> Masonry - Front elevation must have extensive exterior brick, stucco, stone, cultured stone with front corners wrapped a minimum of 2 feet   |
| <input type="checkbox"/> Foundation - <b>MINIMUM 24 INCHES</b> above sidewalk grade to a <b>MAXIMUM 30 INCHES</b> above sidewalk grade, or 24 INCHES above the base flood elevation.   |                                       | <input type="checkbox"/> Windows - anodized type, wood, vinyl, or better.   |
| <input type="checkbox"/> Lighting – <u>YARD LIGHT</u> : Photosensitive within 10 feet front property line. Min 2'x2'x2'. Integrated with design of home. <u>GARAGE</u> : minimum of three garage door exterior lights, which may be recessed into soffit or by non-glare fixtures.   |                                       | <input type="checkbox"/> Fascia - 5/4 x 12 inch width minimum   |

### OTHER REQUIREMENTS:

- **PORTABLE TOILET**: Builder agrees to provide a portable toilet during construction.
- **DUMPSTER**: Builder to provide a 4'x 8' box or dumpster to contain any and all debris.
- **SIGNAGE REQUIREMENTS**: Only authorized and approved Lakemoor lot and open house signage will be allowed. One real estate sign advertising the home/Lot for sale and/or one ACC PRE-APPROVED high quality builder sign may be allowed. Builders and MLS Realtors shall be allowed periodic weekend open houses and shall not be allowed to establish any form of on-site marketing offices or sales centers. The only on-site sales center allowed shall be that designated by Developer.
- **COLORS**: Exterior colors must be submitted separately and written approval obtained from the Architectural Control Committee PRIOR TO Installation/Application. Forms available [www.dev-services.com](http://www.dev-services.com).

- **LANDSCAPE & FENCING:** Landscape and fencing plans must be submitted separately and written approval obtained from the ACC prior to installation. Forms available [www.dev-services.com](http://www.dev-services.com). Landscaping must be installed by the Builder or Owner within 30 days, weather permitting, after completion of residential dwelling. Landscape plans must include the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler system, fences, free-standing exterior lights, driveways, parking areas, and walkways. In addition to the foregoing, each lot shall have fully automatic underground sprinklers in the front, rear and side yard and all turf area shall be comprised of rolled sod.
- **FENCING: TYPE:** Wrought Iron, **HEIGHT:** 4 foot to 5 feet high, **STYLE:** Black or as approved by the ACC in writing. Invisible pet fences must receive prior ACC approval. **PRIVACY SCREENS:** ACC Discretion as approved by the ACC in writing only.

**Restriction:** Conveyance is subject to the condition that Seller shall not be responsible to insure that the finish grade and elevation of this lot is properly constructed so as to prevent the migration of accumulation thereon, of drainage waters from any subdivision common areas or any other adjoining lots within the subdivision. The seller shall have no liability or responsibility for any damages, which may be caused as a result of the failure of any subsequent owner to provide for proper drainage from common areas or adjoining lots. Seller shall reserve to itself any and all appurtenant water rights in: Eagle Island Water Users Association, Warm Springs Irrigation Ditch Co., Thurman-Mill Ditch Co.

**ADDITIONAL CONSTRUCTION REQUIREMENTS: The builder or lot owner agrees to the following terms and conditions during construction:**

- a. No animals or children to be on the job site at any time during construction.
- b. A trash container will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builders expense.
- c. Job sites are to be kept neat and orderly at all times.
- d. A portable bathroom will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builders expense. No placement on sidewalk or in street.
- e. No loud music at any time. Noise ordinance is followed.
- f. No sidewalks, driveways, or mailboxes or streets will be blocked at any time.
- g. No signs of any kind other than the lot sign approved by the developer.
- h. Street traffic must be able to pass in both directions at all times.
- i. No materials may be dropped off or stored in the public streets.
- j. No use of other lots in the area for parking, storage of materials or dumping of debris.

\_\_\_\_\_ **APPROVED AS SUBMITTED \***

\_\_\_\_\_ **APPROVED AS SUBMITTED \* WITH THE FOLLOWING CONDITIONS**

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BY: \_\_\_\_\_  
Lakemoor Architectural Control Committee

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Lakemoor Architectural Control Committee

DATE: \_\_\_\_\_

\*New Construction, Color and Landscape Plans must be submitted prior to application/installation.

\_\_\_\_\_ **NOT APPROVED**

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