ROBIE SPRINGS SUBDIVISION DESIGN GUIDELINES

PREFACE

The purpose of the Robie Springs Design Guidelines (Guidelines) is to enhance the overall value of the community by ensuring that all improvements are compatible with the design objectives and overall design vision of Robie Springs. These Objectives include preserving and enhancing the high desert, mountain and lake setting, ensuring designs that are appropriate to the uniqueness of the place, and creating and maintaining a unified design aesthetic throughout the community. The harmony between all designs throughout Robie Springs is extremely important. A number of illustrations are included in the Guidelines to assist Owners and their Consultants in understanding the objectives and vision of Robie Springs. These illustrations are intended to convey general design concepts and are not meant to impose specific plans or design solutions.

The appropriate set of Design Guidelines and procedures are to be used by all persons involved in the construction, renovation, addition, landscaping or alteration to any improvement withing Robie Springs. The Guidelines may be amended from time to time by the Declarant. It is the Owner's responsibility to ensure that they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the CC&R's.

The Guidelines will be administered and enforced by the Robie Springs Architectural Committee in accordance with procedures set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Robie Springs Resort Residential Areas (CC&R's). In the event of any conflict between the Design Guidelines and the CC&R's, the CC&R's shall govern and control.

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1.0 THE ROBIE SPRINGS VISION

Robie Springs's guiding design vision is to create an appropriate community carefully placed within the high desert and lake setting in a manner that is harmonious with and preserves the integrity of the natural landscape and wildlife habitat for future generations to enjoy.

To assist members of the community in the design of their homes, Robie Springs has established these Design Guidelines to help shape the architecture and landscapes built here.

1.1 DESIGN OBJECTIVES

There are four core **objectives** in designing buildings to preserve and enhance Robie Springs's rich history and natural environment:

1. ***Preserve, protect and enhance the existing landscape and ecology.*** Buildings are to be sited within prescribed building envelopes, surrounded by the natural or restored natural conditions. Tree removal is to be minimized to that necessary to accommodate buildings, create a fire free zone, create defensible space, comply with wildfire protection Guidelines, forest health measures and selectively frame views, thereby preserving the beautiful pine and sage landscape that provide the landscape or Robie Springs and the Lucky Peak Lake corridor. Grading and drainage designs are to minimize disruption of natural landforms and existing natural drainage flows and patterns.

2. Draw upon the traditional rustic Northwestern Mountain architectural vernacular characterized by the close integration of buildings to their environment.

Buildings and landscape are to reflect the natural environment within which they are located. Buildings are to be designed to step with and blend into the existing topography. Structures are to utilize natural and indigenous building materials that help strengthen the connection of buildings to the land. The unique landforms and vegetation patterns on each Homesite are to create unique, site-specific designs that create a variety of traditional and contemporary mountain homes.

3. ***Design buildings and surrounding outdoor Improvements to respond to the climate.*** Building orientation, roof forms, snow and ice management, window placement and sizes, and porch and deck locations are to respond to the local climate. Rain/snow fall, sun penetration and directions of prevailing breezes are all to be considered when siting building(s) and locating outdoor spaces, decks, and porches. The buildings are to respond to and follow the natural landform and large-scale site re- grading is to be avoided.

4. ***Maintain and enhance views of the landscape while minimizing and filtering views into private Homesites.*** Buildings and outdoor areas are to be sited to both preserve and take advantage of views of the landscape from the site, neighboring properties and public areas. Tree planting, trimming and removal are to be carefully studied to minimize and filter views from off-site and to knit the home and Improvements into the landscape.

2.0 SITE, PLANNING AND LANDSCAPE GUIDELINES

The following chapter sets forth Guidelines and standards for all site work relating to the Homesite, including grading, planting, siting of structures, design of outdoor areas and preservation and enhancement of the landscape and views.

2.1 SITE AND LANDSCAPE OBJECTIVES

- ***Preserve, protect and enhance the existing natural environment around Robie Springs.*** Houses are to be sited so that they preserve the integrity of the surrounding landscape by maintaining a natural buffer between the house and street, neighboring Homesites, Common Areas, and any other Privately Owned Amenity. Tree removal is to be minimized to that necessary to accommodate buildings, comply with wildfire protection, forest health measures and selectively frame views, thereby preserving the landscape framework for Robie Springs and Lucky Peak Lake corridor. Landscape design is required to promote water conservation.

- ***Incorporate unique solutions that are responsive and subordinate to the specific Homesite's topography, climate and environment.*** Buildings are to be sited to minimize grading and maintain a low, subordinate profile against the backdrop of the surrounding landscape. Outdoor areas are to be designed to take advantage of sunlight, provide wind protection and capture views.

- ***Design decks and outdoor spaces to emphasize the outdoor-oriented lifestyle of the Northwest.*** Landscape design is to blend the architecture with the natural environment. Natural/existing landscape features such as rock outcroppings, vegetation and topography are to be incorporated into landscape designs to help achieve the transition between the built and natural environments.

- ***Use natural and indigenous building materials for landscape structures, site walls and outdoor areas.*** Wood and stone building materials that complement both the architecture and the natural environment are to be incorporated into landscape designs.

- ***Contain storm water and snow melt within the Homesite and encourage natural infiltration on-site.*** Landscape and drainage design is to retain and infiltrate all storm water, snow melt and water from roofs and other impervious surfaces on-site.

2.2 BUILDING ENVELOPE

The Building Envelope is the area where all Improvements must take place, including all buildings, eaves, and overhangs, terraces, pools, fire pits, auto courts and/or garages. The building envelope is defined as a 30 foot maximum perimeter around all sides of AC approved structure not to include small outbuildings. All building envelopes must reside within proper lot setbacks as outlined in the sample homesite diagram.

The Natural Area:

This area of the Homesite is to remain essentially in a natural state to create screens that obscure built Improvements from neighboring Homesites, streets, and/or other Common Areas.

The Natural Area is to remain as "softscape" without any buildings or other hardscape elements, such as terraces, pools, spas, fences, auto courts, and/or landscape structures. Subject to AC approval, limited areas of pervious hardscape may be approved within the Natural Area provided they transition naturally to finish grade. If the area is judged by the AC to be significant, in excess of 100 s.f. adjustment is to be made in the configuration of the Building Envelope to assure there is no net loss of open space. Subject to prior AC written approval, limited tree thinning and/or pruning may be done to open up selective views. Restoration of plantings in this area are encouraged, as appropriate, and are required to be indigenous species. Driveways that cross the Natural Area are to be a maximum of 12 feet wide other than at street aprons. Any disturbance or damage within the Natural Area is to be mitigated and the area restored to its natural state to the satisfaction of the AC.

- Minimize grading;
- Maximize privacy;

- Minimize visibility of Improvements from Common Areas

- Minimize disruption of natural drainage patterns and contain runoff from impervious surfaces within each Homesite;
- Protect, extend and maintain the natural landscape throughout the community;
- Protect and enhance the distinctive natural landforms, wildlife and vegetation; and
- Preserve the dominance of the natural setting by siting buildings to blend with the surroundings.

2.3 COMBINING HOMESITES

Prior to combining two or more Homesites, approval is to be obtained from the Declarant during the Development Period or from the AC thereafter. When combining two or more Homesites, the AC will designate a new Building Envelope, maximum Building Square Footage, maximum Building Coverage and driveway access.

1. There shall be no net loss of natural open space (the area of the lot outside the Building Envelope).

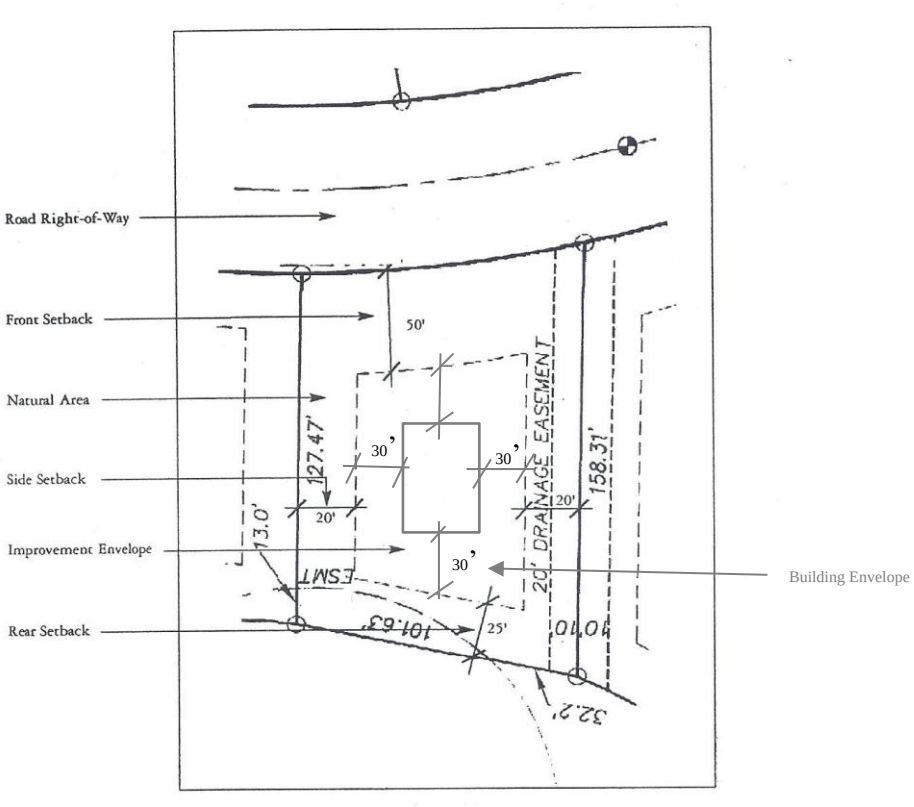
2. The perimeter setbacks for the combined lots shall be no less than in the original individual lots. The setback where the lots are attached shall be eliminated. Lots with unusual or irregular setbacks shall be considered on a case-by-case basis. Any setback adjustment available to the individual lots, such as a reduced geotechnical setback, shall be available to the combined lot.

3. The total Maximum Building Square Footage of structures on the combined lot shall be no more than 150% of the average of the Maximum Building Square Footage allowed on the individual lots.

4. The Maximum Building Square Footage of any individual structure shall be no more than 125% of the average of the Maximum Building Square Footage allowed on the individual lots.

5. Two curb cuts may be allowed onto the combined properties, subject to AC review to consider impacts on adjoining properties.

6. Payments of fees shall be as if the two lots were not combined.



Sample Homesite Diagram

2.4 GRADING

Objective:

- *Blend new Improvements into the site.*
- *Preserve natural drainage patterns*
- *Retain the character of the site's natural topography and existing vegetation.*

Guidelines:

Grading and drainage Improvements are to focus on minimizing impacts to the site and landscape, reducing water quality impacts, minimizing removal of the existing vegetation and understory, preserving existing rock outcroppings, and promoting the use of natural drainage systems within the Homesite.

A licensed Engineer or Landscape Architect registered in the State of Idaho is to prepare a full set of drawings including grading, drainage, utility locations, re-vegetation and sedimentation and erosion control plans for all new construction.

The following standards are to be integrated into all grading plans:

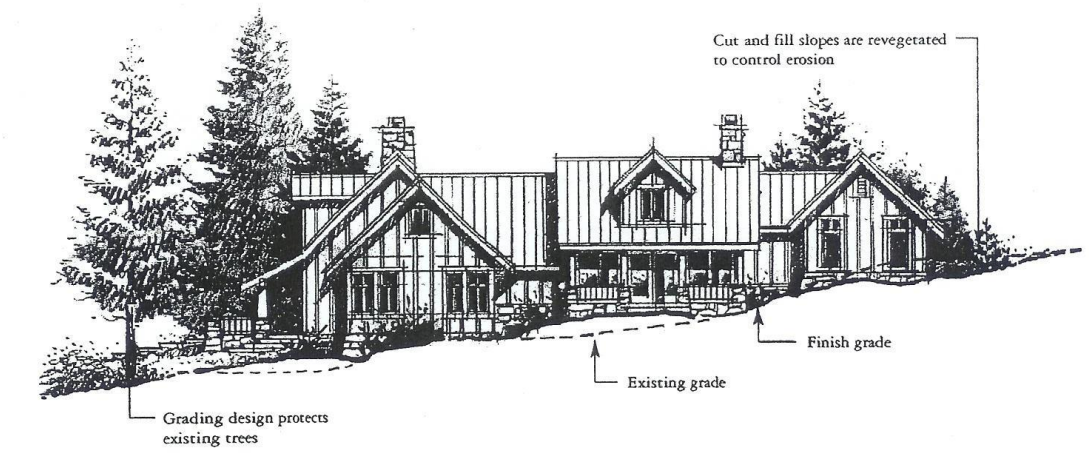
- The long axis of the building is to run parallel to existing contours in order to minimize site disturbance. Where feasible, building foundations and main floors are to step with the existing topography as it rises and falls to create split floor levels rather than one flat building pad. If owners desire to have one flat building pad, the request will be evaluated on a case by case issue. While it is required that building masses follow natural site contours, nothing in these Guidelines shall prohibit a single floor level provided that the intent of the building height, massing and grading Guidelines are met.
- Whenever feasible, natural slopes are to be used rather than retaining structures. When, in the opinion of the AC, retaining structures provide the only feasible solution.
- All cuts, fills and retaining walls are to create smooth transitions at the top and bottom of slopes that appear as extensions of the natural landform. Grading designs are to protect and retain as many existing trees, shrubs and rock outcroppings as possible.
- Slopes are not to exceed 2:1 unless it can be demonstrated that a steeper slope will not erode. Natural slopes are to be used instead of structures wherever feasible.

- Grading may not extend outside of the Building Envelope with the exception of that associated with driveways, minor paths, and utility Improvements. In rare cases, the AC may approve small extensions of landscape terraces and/or grading outside of the Building Envelope if it achieves a more natural- looking solution and/or enhances site design and compatibility.

- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site to blend them into the surrounding environment. Re-vegetation is to be completed as soon as possible and erosion control measures implemented upon completion of grading.

- Cut and fill quantities are to balance on site to the extent feasible.

- Fill may not be used to significantly raise the first floor elevation.



House foundations step with the natural topography

2.5 RETAINING WALLS

Objectives:

- *Minimize the use and height of retaining walls and their visual impact.*

- *Blend retaining walls with the natural topography.*

Guidelines:

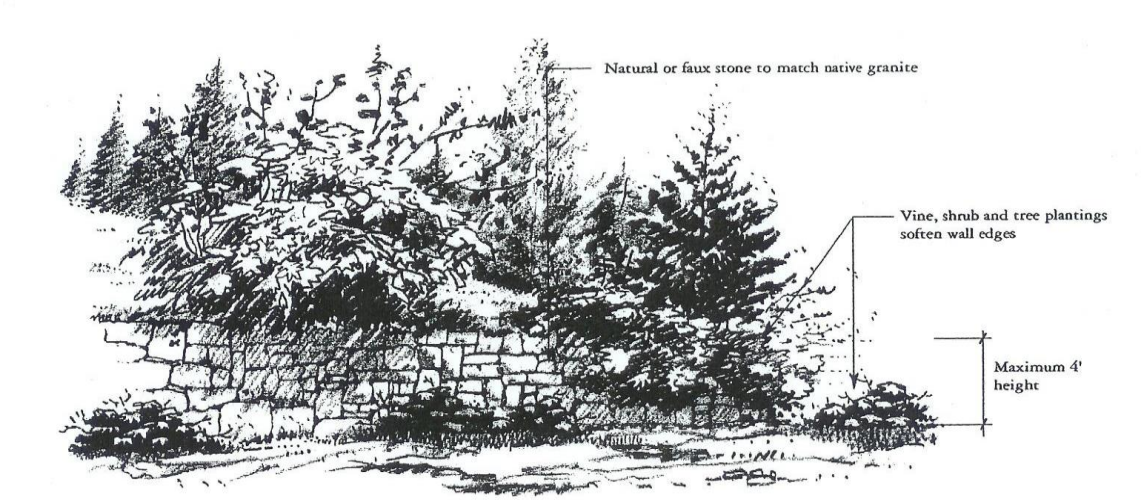
Graded slopes are preferred to retaining walls. When retaining walls are necessary, the following **Guidelines** apply:

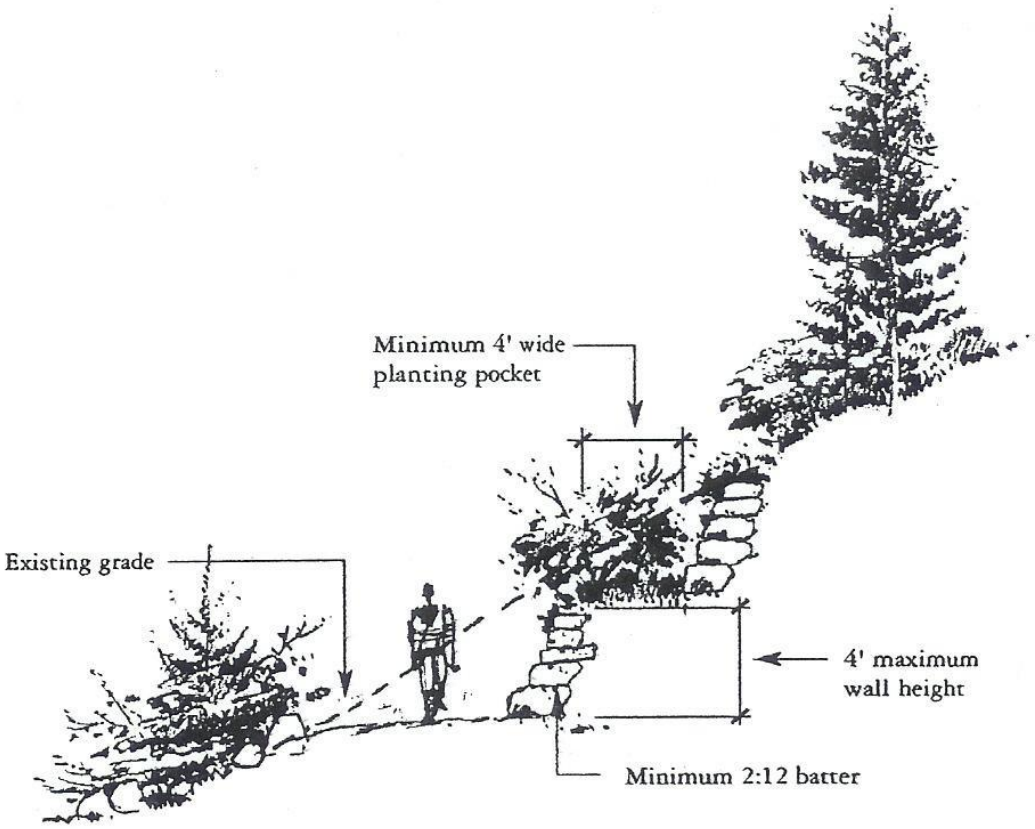
- All retaining walls which are visible from off-site are to be built of natural or cut stone laid so as to appear structural and not veneered. Concrete retaining walls may be used only with specific AC

approval. Block concrete retaining walls are not permitted.

- The tops of walls are to be shaped to blend with natural contours. Ends of walls are not to end abruptly, but are to create natural-looking transitions with existing landforms and vegetation.
- Retaining walls are not to exceed 4 feet in height. Where grade changes exceed 4 feet, stepped-back or terraced wall structures with ample planting terraces (4-foot minimum width) are to be used. Higher walls may be considered only if they are not visible from off-site, and if doing so significantly reduces overall impacts to the site and/or adjacent land.
- Retaining walls are not to be built within 5 feet of property lines with the exception of those required for driveway access.
- Walls exceeding 2 feet in height are to be designed with a minimum 2:12 batter.
- Shrubs and/or native plants are to be planted at the base and top of walls to blend them with the site.

Retaining walls are combined with plantings to blend them with the surrounding landscape





Terraced Retaining Wall Design

2.6 DRAINAGE

Objectives:

- *Maintain natural drainage patterns.*
- *Minimize any potential for erosion and downstream water quality impacts.*
- *Design drainage treatments to appear natural in form and materials.*

Guidelines:

- Drainage is to be designed by a licensed Engineer or Landscape Architect.
- Natural drainage courses and patterns are to be protected and maintained.
- Drainage is to be dispersed within the Homesite.
- Trenching for drainage lines is not to encroach within the drip line of existing trees.

- New drainage courses are to appear and function like natural drainage ways. Native vegetation cover is to be used to naturally filter runoff and promote infiltration and dispersion.

- Downspouts and gutters are not recommended.

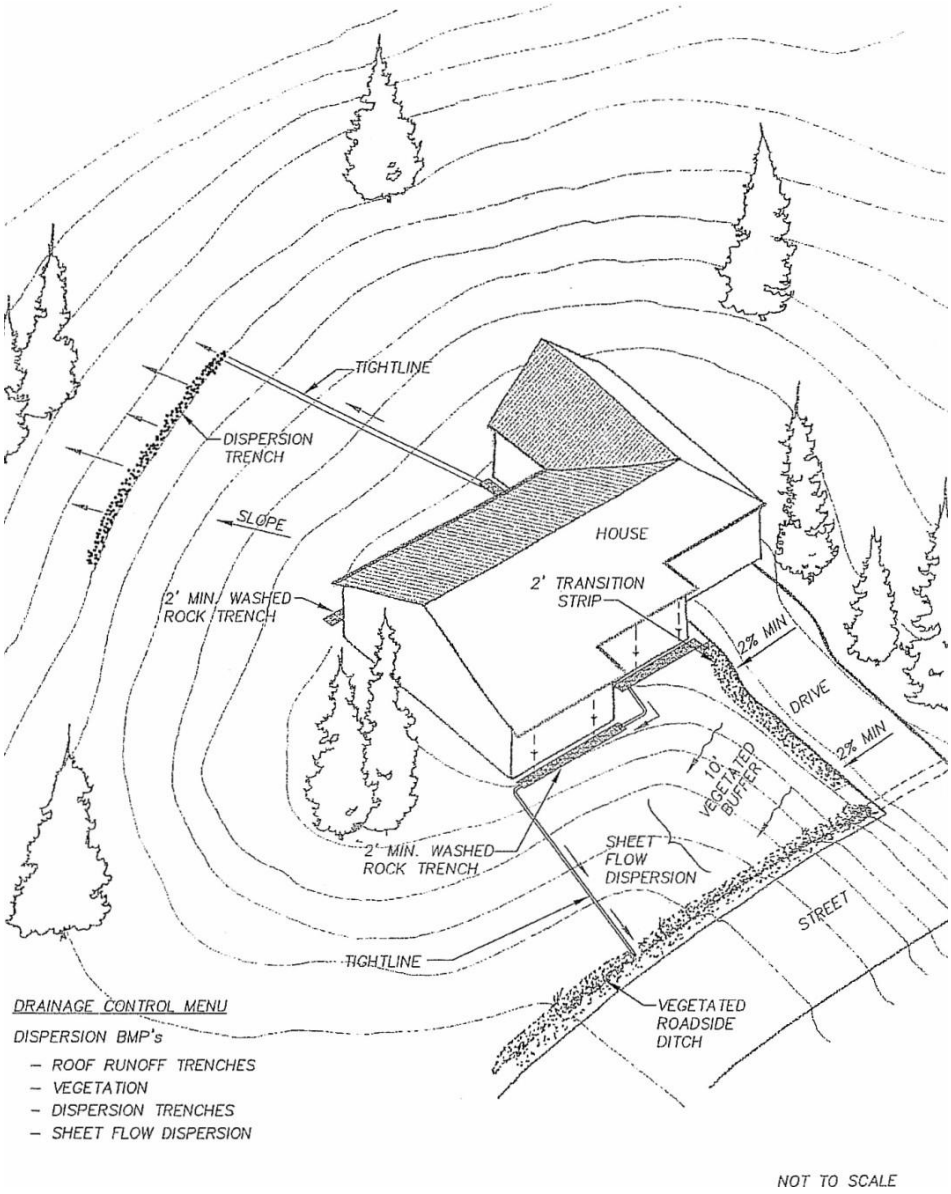
- Drainage and landscape designs should consider the effects of roof run-off and splash against the home.

- Impervious surfaces (such as asphalt and concrete paving) are to be minimized to the extent feasible to encourage water percolation into the ground. The use of more pervious (water permeable) materials, such as porous asphalt or open-celled pavers is encouraged.

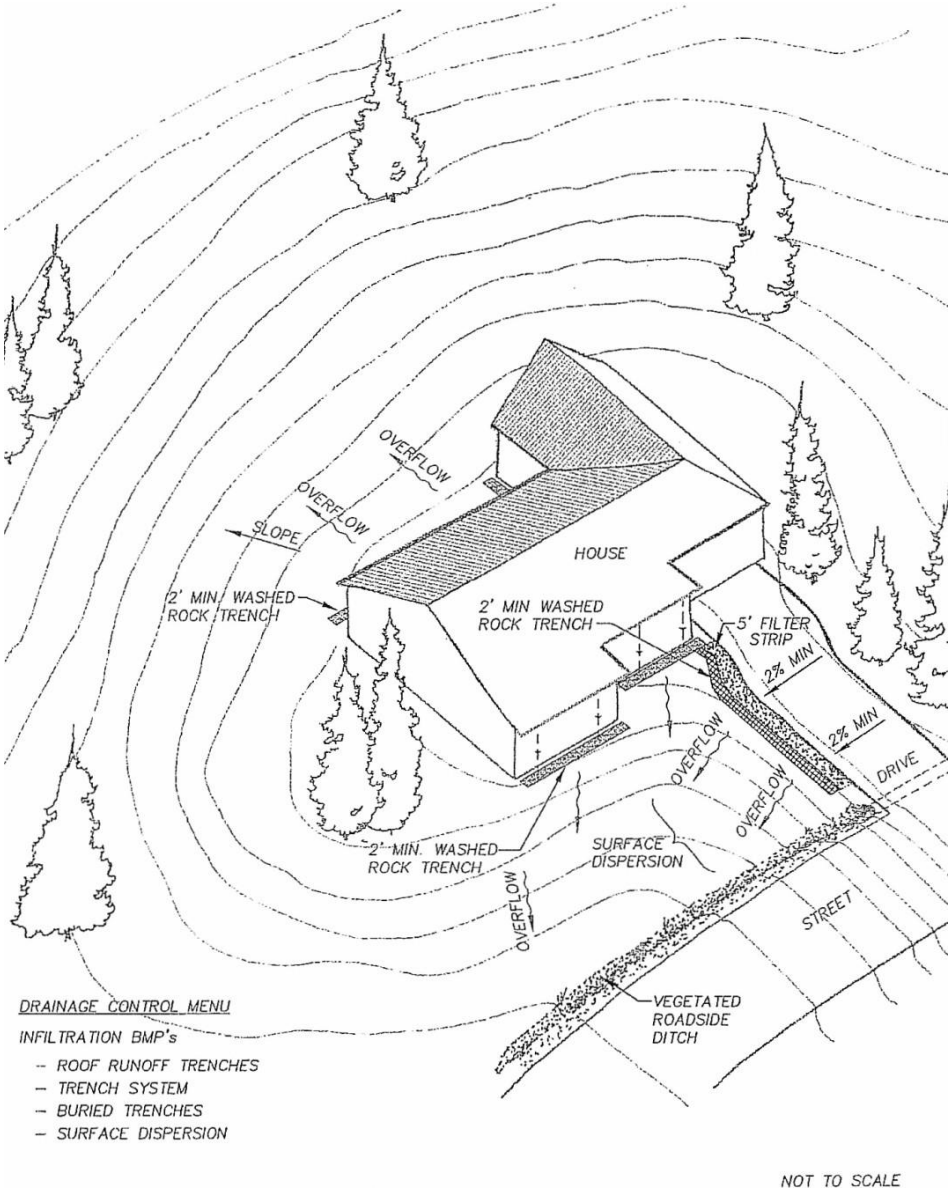
- Materials and sizes for all culverts, headwalls, visible drainage structures, and driveways are to be approved by the Architectural Committee to ensure structures appear natural and "disappear" into the landscape drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls that are similar to those used as part of the public infrastructure within Robie Springs.

- Drainage systems should be designed with clean-outs for maintenance.

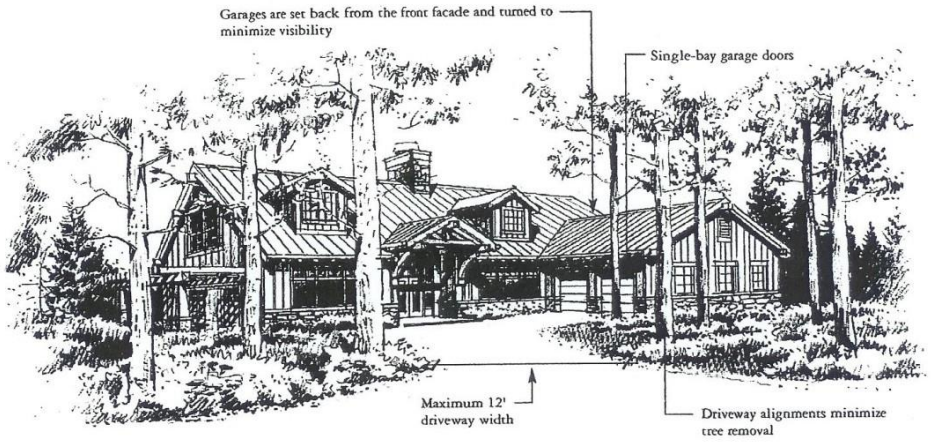
- Drainage design is to minimize any potential for erosion and consequent downstream water quality impacts.


TIGHTLINE
DISPERSION TRENCH
SLOPE
HOUSE
2' TRANSITION STRIP
2' MIN. WASHED ROCK TRENCH
2% MIN
DRIVE
2% MIN
10' VEGETATED BUFFER
2' MIN. WASHED ROCK TRENCH
SHEET FLOW DISPERSION
STREET
TIGHTLINE
VEGETATED ROADSIDE DITCH
DRAINAGE CONTROL MENU
DISPERSION BMP's
– ROOF RUNOFF TRENCHES
– VEGETATION
– DISPERSION TRENCHES
– SHEET FLOW DISPERSION
NOT TO SCALE

Residential Drainage BMP's till and Bedrock Area



Residential Drainage BMP's Till Outwash Areas



Garages and driveways are sited to minimize visibility.

2.7 DRIVEWAYS AND AUTO COURTS

Objectives:

- *Minimize visibility of paved areas from off-site.*
- *Accommodate all parking needs within the building envelope.*
- *Blend driveways into the terrain by following the natural grade.*
- *Utilize special, enriched paving materials on auto courts and parking areas.*
- *Use decorative paving, integrated landscape areas and other mechanisms to make parking areas aesthetically desirable.*

Guidelines:

Appropriate paving materials for driveways include:

- *Colored, stamped, exposed aggregate, broom finished and/or patterned concrete*
- *Native stone or faux stone to match native stone*
- *Asphalt*

Appropriate paving materials for auto courts include:

- *Colored, stamped, exposed aggregate, broom finished and/or patterned concrete*

- *Pre-cast concrete pavers*
- *Native stone or faux stone to match native stone*
- *Asphalt*

Inappropriate paving materials include:

- *Decomposed granite or gravel*

All driveways are to follow alignments that minimize grading, tree removal or other disruption of the site. Driveway alignments, parking and garage layouts are to minimize visibility of garage doors, driveways and parking from off-site. Plantings of trees, shrubs and other vegetation are to be incorporated to screen driveways, garages and auto courts and to protect the residence and neighboring homes from car headlights.

- Driveways are to be a maximum of 12 feet in width, except at the driveway apron, garage entrances, guest parking areas, and/or where they provide a turnaround.
- Buffers up to 2 feet in width on each side of driveway are recommended for drainage and for maneuvering vehicles. Stone must appear to be sourced from the region. AC must approve rock selection in writing. Please consult the AC for acceptable samples.
- Parking and turnaround areas must be located within the Building Envelope and screened from off-site views by supplementary plantings as approved by the AC as part of the Landscape Plan. Decorative borders are not permitted. Additional parking areas that use permeable pavers may be approved on a case-by-case basis.
- Driveways are not to be located within 30 feet of neighboring driveways unless otherwise approved by the AC. Shared driveways are discouraged but may be permitted as approved by the AC subject to submission of recorded easement and mutual maintenance agreements.
- A maximum of one driveway entry/cut will be permitted for each Homesite except for combined Homesites (see section 2.3).
- Driveway pavement is to be joined to roadways by a full depth cut with a tack coat to form a full-depth butt joint.
- Driveway aprons are to match community road paving material.
- Driveway curbs are not allowed.

- Driveway gradients are not to exceed 12%. Owners with steep driveways may want to consider a snowmelt system.

- All driveways are to comply with local governmental and emergency response requirements.

2.8 GARAGES AND PARKING

Objectives:

- *Minimize visibility of parking areas.*

- *Accommodate all parking needs within the Building Envelope.*

Guidelines:

- Garages are for the parking of vehicles and are not to be converted to living spaces.

- All Homesites are to provide a minimum of two enclosed parking spaces and two guest parking spaces which can be on the apron in front of the garage. Enclosed parking spaces shall be adequate to handle the parking needs of the Owners and their family.

- To help break up building Masses, side-loading garages are strongly encouraged. Detached garages are also encouraged.

- Garages, particularly garage doors, are to be sited and located to minimize visibility from off-site. Three car garages may not face the street. At the AC's discretion, one- and two-car garages with doors facing the street may be approved, if site conditions warrant the deviation.

- No mobile home, recreational vehicle (including campers), snowmobiles, all-terrain vehicles, dirt bikes and other vehicles designed primarily for off road use, commercial vehicles, any vehicles exceeding 9,000 pounds in gross vehicle weight, any trailer of any kind, any truck with a rated load capacity greater than one ton, or any boat, shall be kept, placed, maintained or parked except in an enclosed garage for more than 48 hours within any 30-day period.

- Parking is not permitted on roadways, road shoulders, along the cul-de-sacs, in Open Spaces, on vacant properties or in the natural or landscaped areas of a property. Parking is permitted only in driveways,

  Auto courts or parking lots. Note: Special temporary parking permits will be issued for special needs

or events.

- Items in garage must be screened from external view.
- Gravel parking areas including roadside gravel strips are prohibited.
- **Garages must be able to accommodate no less than two standards sized vehicles. There can be absolutely no conversion of garages into living space.**

2.9 EXTERIOR HARDSCAPE DESIGN – OUTDOOR STAIRS, PATHS, AND TERRACES

Objectives:

- *Create outdoor "rooms" as extensions of indoor rooms.*
- *Design outdoor spaces that take advantage of the climate.*
- *Design outdoor Improvements to respond to the Homesite's topography and landscape characteristics.*

Guidelines:

Appropriate paving materials for exterior hardscape areas include:

- *Native stone*
- *Faux stone that has the appearance of native stone*
- *Colored, stamped, exposed aggregate and/or patterned concrete*
- *Pre-cast concrete pavers*
- *Approved decomposed granite or gravel*

Inappropriate paving materials for exterior hardscape areas include:

- *Clay tile*
- *Bricks*
- *Non-colored, un-patterned concrete*
- *Asphalt*
- *Crushed concrete*

- Designs are to minimize the use of several different types of paving materials in order to produce an

understated, unified design. Materials are to augment and complement architectural materials.

- The spatial organization of the Residence and that of outdoor rooms and terraces is to be designed as one unified whole and is to relate to existing site and topographic conditions.

- Outdoor spaces are to transition gradually from the more formal, geometric lines associated with buildings to the more organic forms of nature. Terraces are to respond to existing trees and/or outcroppings, which may be used to create a gradual transition from the built to the natural environment.

- Patios and terraces are to take into consideration shade, sun wind and snow shedding requirements. Plant materials, walls, architectural devices and/or landscape structures are to be incorporated into the design of outdoor spaces.

- Designing a terrace or outdoor room around a focal point such as a shrub, rock outcropping, or natural looking water feature is encouraged.

- Impervious surface areas are to be minimized and kept close to the house. Moving away from the house, there is to be a transition to pervious or "softer"' surfaces such as compacted earth, decomposed granite, and/or non-wood mulch. Bark is not permitted.

- Hardscape elements, paths, outdoor stairs, and terraces are to be located within the Building Envelope. Pervious paths may, with written AC approval, be located outside of the Building Envelope provided they follow natural contours and utilize pervious materials.

- Approved footpaths through the Natural Area are restricted to a maximum width of 5 feet. Paths may not encroach into common area open spaces.
- It is recommended that a pathway be constructed in the fire free zone for safety access.

2.10 WALLS, FENCES AND GATES

Objectives:

- *Minimize the use of site walls, fences, and gates.*

- *Construct high quality walls and fences out of stone or wood in a design that is complementary to the architecture of the home.*
- *Where they are necessary for screening of spas, equipment, etc. or by code, minimize the visibility of walls, fences and gates*

from off-site views.

Guidelines:

- Fences, unless required by code or explicitly approved by the AC, are prohibited.
- Pool and spa fences required by code may require additional detailing and landscape treatments, as specified by the AC, to mitigate off-site visibility. If allowed by Boise County, the use of non-fencing solutions, such as locking pool covers, should be explored.
- Approved fencing, as mentioned above, in areas visible from off-site is not to exceed 48 inches in height or as required by Code. Deer/wildlife fencing that is not visible from off-site and fencing that extends from the house to manage pets, create a private terrace, such as to conceal a hot tub, may extend up to 6 feet in height, with written approval from the AC. Transitions in fence and/or wall heights are to be gradually stepped.
- Privacy or screen fencing is to be used to block views of utilities, mechanical equipment, and outdoor work areas, and may extend up to 5 feet in such areas, if the fence is close to the house and does not adversely affect off-site views.
- Fences, walls and gates must be contained within the Building or Secondary Envelopes and are to relate to the residence and site topography rather than to property and/or setback lines. **Perimeter fencing is prohibited.**
- Fencing materials are to complement and/or extend from the principal building walls, site walls and/or landscape structures.

Appropriate fence types include:

- "Open" (non-solid) wood fences, such as horizontal board
- Low stone walls not to exceed 4 feet in height
- Wing wall extensions that match building materials

Inappropriate fencing materials/types include:

- Concrete block
- Formal hedges
- Chain link
- Picket fences
- Stucco
- Wrought iron
- Brick

- Solid board
- Split rail
- Wooden fences and gates are to be treated, stained and so that they blend with surrounding trees and vegetation.
- Fences and walls visible from roads, paths, parks, public spaces, or other common areas are to incorporate plant materials to cover at least 50% of structural components at plant maturity.
- Dog runs are permitted provided they are constructed of materials that are complementary to the principal building walls, site walls, and/or landscape structures. Dog runs shall be attached to residences and not free standing and are limited to an area of 200 square feet. Dog runs shall be screened from the street and must be contained within the Building or Secondary Envelope.
- Pool and spa fences required by code may require additional detailing and landscape treatments, as specified by the AC, to mitigate off-site visibility. If allowed by Boise County, the use of non- fencing solutions, such as locking pool covers, should be explored.
- Fencing in areas visible from off-site is not to exceed 48 inches in height. Deer/wildlife fencing that is not visible from off-site and fencing that extends from the house to create a private terrace, such as to conceal a hot tub, may extend up to 6 feet in height. Vegetable and ornamental gardens visible from off- site but within either the Building or Secondary Envelopes, however, may be fenced with up to 6 feet tall wood structure and steel mesh fencing per approval by the AC. The fencing for such installations must be designed to appear commensurate with the architecture of the home and the rigorous standards for quality of design and construction of these Guidelines**.** Transitions in fence and/or wall heights are to be gradually stepped.
- Privacy or screen fencing is to be used to block views of utilities, mechanical equipment, trash enclosures and outdoor work areas, and may extend up to 6 feet in such areas, if the fence is close to the house and does not adversely affect off-site views.

2.11 LANDSCAPE STRUCTURES, SITE FURNISHINGS AND OUTDOOR ART

Objectives:

- *Design landscape structures that appear as extensions and/or additional building components of the main Residence.*
- *Incorporate landscape structures to help ameliorate the climate and create shade, shadow and texture*
- *Screen outdoor art and other ornamentation from off-site views.*
- *Incorporate landscape structures such as trellises to provide summer shade on the residence and to create shadow and texture.*

Guidelines:

- Outdoor art includes, but is not limited to, statuary, fountains, weather vanes, and banners and flags. The American flag may be flown, according to flag etiquette, but night-lighting of the flag is not permitted under Dark Skies. Flag pole location, pole height, color and material must be approved by the AC.
- ***The color, materials and style of outdoor structures and furniture are to be the same or similar to that of the Residence.***
- In general, the same **Guidelines:** that apply to architecture apply to the design of the landscape structures.
- Play structures are to be primarily constructed of natural materials and finished so that they recede into the landscape. Brightly colored play structures if visible from off-site, will not be approved.
- Sports courts and related equipment/structures will not be allowed.
- Portable sports poles, hoops and related structures will be allowed only to the extent that they can be stored inside the garage. Portable sports equipment may not be left outdoors overnight or when not in use.

Secondary Envelope Requirements

- Pathways, freestanding site furnishings, outdoor art approved by the AC, terraces and patios that are less than 4 feet (including perimeter walls) in height from existing or final grade - whichever is lower - are permitted in the Secondary Envelope. Wood decks supported by columns are not permitted in the Secondary Envelope.

2.12 WATER FEATURES, SPAS AND POOLS

Objectives:

- *Locate pools and/or water features so that their visibility is minimized from Common Areas.*
- *Design pools and water features that augment outdoor spaces and extend the architectural style of the residence.*

Guidelines:

- Pools, spas and other water features are to be located within the Building Envelope, visually connected to the Residence and designed as an integral part of the house's exterior design.
- Water features are to appear natural and not contrived.
- Swimming pools will be approved on a homesite-by-homesite basis. Pool safety measures are to be taken in accordance with local governmental regulations. Design solutions that eliminate the need for

a pool fence while complying with safety code issues are encouraged.

- Pool and spa covers are to be natural in color to recede from view. Locking pool covers are encouraged.
- Spas are to be set down into the ground, or decks. Above-ground spas are permitted if they are screened from off-site views through the use of berms, stone walls, fences, screens, natural topography or vegetation. All pool fencing must be pre-approved in writing by the AC.
- Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.
- Water features are to be designed using recirculating water. Standing water on-site, including storm water run-off, is not permitted.

2.13 PLANTING DESIGN

Objectives:

- *Utilize new plantings to preserve and extend the forest landscape and enhance the natural setting for each home.*
- *Use plants that are adapted and native to the climate, since they are less invasive and require less water and maintenance.*
- *Use plants to frame outdoor spaces, lessen impact of new structures, enhance privacy and screen use areas.*

Guidelines:

- Existing trees and major shrubs are to be preserved in accordance with Firewise and Forest Health best practices.
- Manicured or groomed areas are restricted to spaces confined by buildings, walls and plantings or other well-defined edges so as to not be visible from off-site. As one moves away from the house, into the Natural Area, irrigated planting areas are to abruptly transition to a native landscape so that a buffer of native vegetation surrounds the Residence. Non-native plant species must be contained in either pots or containers. The AC will disallow any plant it deems to be incompatible with the native plants or which is considered invasive. Landscape materials should be used to blend the new plantings into the Natural Area.
- The AC will disallow any plant it deems to be incompatible with the native plants or which is considered invasive. Landscape materials should be used to blend the new plantings into the Natural Area.
- Only native plantings that are the specific genus and species are allowed.
- Plant materials are to use a mix of sizes and be spaced in natural, informal patterns. New plants should be blended into the Natural Area to obscure the edge of the Building Envelope. Plant spacing should

consider snowshed especially from metal roofs.

- Shrubs and ground covers are to be used to soften and reduce the perceived height of foundation walls.
- Landscape design should consider the impact of snow shed; snow and ice accumulation; and snow and ice buildup from driveway plowing during heavy snow years.
- Tree and shrub plantings are to be of a sufficient quantity and size to effectively continue the native landscape. Shrubs and trees should be spaced to prevent continuous masses that could contribute to fire spread.
- Disturbed native areas are to be restored to the native condition or planted to the satisfaction of the AC. Temporary irrigation, for a maximum of two growing season, unless extended by written consent of the AC will be required to ensure restoration is successful.
- Trees and other vegetation are to be planted so that they define outdoor spaces, buffer views of buildings and frame views. Proposed trees that will mature to a tall height are to be planted sufficiently outside of the Defensible Space.
- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site to blend them into the surrounding environment.
- Plant materials are to be grouped according to water consumption needs. Areas of irrigated landscape are not to exceed 20% of the Homesites allowable maximum Building Coverage.
- The use of plant materials that are resistant to deer, elk and other wildlife is encouraged.
- Landscape plans are to comply with the Boise County noxious weed control program.
- Berms, though not encouraged, must be located within the building envelope and be no greater than 2 feet high. The size and location must be shown on the landscape plan and approved in writing by the AC.

2.14 TREE / SHRUB PROTECTION, REMOVAL & THINNING

Objective:

- *Maintain and enhance the native landscape throughout Robie Springs.*

Guidelines:

To assist in the enhancement of existing understory, thinning of vegetation or removal of any tree in the Natural Area must be approved by the AC.

- The removal of any tree that has a trunk diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, must be approved in advance by the AC.
- Any tree designated as a Wildlife Tree, as marked by a card attached to the tree, may only be removed with

the written approval of the AC. If permitted, relocation, reuse or mitigation will be required.

- Removal of any trees and/or shrubs of the above-mentioned size, whether during or after construction must be approved by the AC. Failure to obtain AC approval for tree/shrub removal will result in a fine per tree/shrub and/or additional tree/shrub mitigation as specified by the AC. The AC reserves the right to periodically adjust fines for unapproved tree/shrub removal.
- Periodic thinning and grooming may occur based upon the Firewise Program or such other written plan as approved by the AC. Periodic thinning and grooming may occur based upon the Firewise Program or such other written plan as approved by the AC. **All thinning, grooming, fire fuel reduction and down tree removal must be by hand (chainsaws are not permitted except by a licensed and insured contractor).**

Tree Removal in the Building Envelope and Secondary Envelope

The restrictions limiting tree and shrub removal or pruning are consistent within both the Building Envelope and the Secondary Envelope.

Within these envelopes, trees, and shrubs can be removed to accommodate the foundation of the new home and its ancillary structures. Outside of the area required for construction, existing high-quality trees are to be incorporated into the landscape plan as best possible and in accordance with the current Firewise Guidelines. Owners may clear the majority of the envelopes but must leave a significant minority in place to accomplish two goals. First, the envelopes are composed with straight lines, but trees may not be removed such that a wall or corridor is created; the edge must be softened with undulations in the clearing limits. Second, the natural landscape must be integrated into the landscape design around the home.

The removal of any tree that has a diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height, must be approved by the AC.

Failure to obtain AC approval for tree/shrub removal may result in a fine up to $2,500 per tree/shrub and/or additional tree/shrub mitigation as specified by the AC. The AC reserves the right to periodically adjust fines for unapproved tree/shrub removal.

The AC is asked to work with Owners to encourage the preservation of particularly large and high-quality trees and may require an adjustment in the location of an improvement to achieve this goal, provided the requirement does not prevent the reasonable use and enjoyment of the Homesite. Owners and architects are required to make a reasonable attempt to preserve such trees and to work with the AC towards this important goal.

Pre-Construction Site Thinning and Clean-up

In response to owner requests to perform tree and shrub thinning and maintenance on their Homesites in advance of AC approval of architectural and landscape plans for the Homesite, the AC has created the following policy.

Owners and/or their contractors must present a plan to the AC that includes the following:

- A cover letter requesting permission for Pre-Construction Site Thinning and Clean Up
- A plan showing the area in which the proposed thinning and maintenance work is to be performed including the access route from the street.

Subsequent to receiving written approval from the AC, work may proceed within the approved work areas with the following restrictions:

- Removal of trees less than 4" in diameter as measured at 4' above grade.
- Removal of shrubs less than 5' in height.
- Removed trees and shrubs must be cut at ground level or lower and be removed from the site or chipped on site and spread evenly within the work area.
- Branches of trees in excess of 25' in height may have lower limbs removed up to 7' from the base of the trunk. Trees less than 25’ in height may have lower-level limbs removed up to 1/3 the total height of the tree from the base of the trunk.

When complete, the work area must be returned to a state that resembles the pre-existing condition. Any ruts or other damage to the forest or meadow floor must be repaired. The AC reserves the right to require that the Owner re-vegetate the work area using the approved seed mix.

Prior to commencing work, Owner must submit to the AC a deposit equivalent to 50% of the current Damage and Compliance Deposit that is subject to the same requirements and policies as the standard Damage and Compliance Deposit required for home construction. **Additionally, removal of unapproved plant materials will result in automatic forfeiture of the Deposit.**

The Owner and their contractor are subject to all other Construction **Guidelines:** including the section on Damage Repair and Restoration.

Unless otherwise specified by the AC, such thinning and clean-up work shall not exceed 30 days.

If the Owner is interested in removing trees or shrubs in excess of the previously described maximum sizes, Owner may seek written approval on a case-by-case basis from the AC. For such approvals, Owner must submit a site plan indicating the location of the item(s) to be removed and a photograph(s) of the proposed item(s). If helpful, a description of why the item should be removed is also welcomed.

Framed Openings

Existing vegetation on the perimeter of Homesites must be maintained and enhanced in order to create visual privacy between the home and neighboring proper- ties and open spaces. The AC will, however, allow owners to create openings, on their Homesite, that allow framed views from the home to important features such as the lake and mountains across boundaries that are not adjacent to other Homesites - typically the rear and front property lines. Views to the home or its ancillary structures from off of the Homesite are, however, to be filtered as best possible.

Owners are required to maintain the natural areas on their Homesites in a manner that will both maximize vegetation health and minimize fire risk.

Any cutting, pruning or clearing of trees, shrubs or vegetation within the Conservation Easement Open Spaces without prior explicit written permission of the AC will be considered trespass and civil or criminal penalties may apply.

2.15 FIRE PREVENTION AND SAFETY

Objective:

- *Reduce the amount of potential fire fuel immediately surrounding the home and enhance the general fire protection plan within Robie Springs. Currently the Fire prevention and protection plan includes an annual assessment of fire risk areas to be thinned and fireswised; a fire hydrant system throughout the community.*

Authority:

The Robie Creek Fire Department is the controlling authority for fire prevention and regulations. The Department of Natural Resources, the Conservation District and the Fire District are additional resources.

Guidelines:

No charcoal or open fires are allowed. Use of charcoal grills is strictly forbidden.

Other

It is understood that there will be exceptions to some of these Guidelines based on the location of individual lots. For a departure from these Guidelines, Owner must submit a request for variance in writing to the AC.

At times of extreme fire danger or threat some these Guidelines may be modified by Board approval to adapt to the particular situation.

A process for mandatory inspection of properties may be established at the discretion of the Board of Directors.

2.16 IRRIGATION / WATER CONSERVATION

Objectives;

- *Minimize the amount of landscape irrigation required through water sensitive landscape design.*
- *Utilize automated irrigation systems that provide efficient water coverage and minimize water usage and eliminate runoff.*

Guidelines:

- Irrigation design is to comply with local water conservation requirements.
- All irrigation installations are to comply with applicable codes, including the use of approved back flow devices and anti-siphon devices.
- If permanent irrigation is contemplated, these areas must be shown graphically on the preliminary landscape plan for approval and area calculations included.
- Irrigation systems must not encroach in the roadway right of ways.
- In order to conserve water for the present and preserve water for the future, areas of permanently irrigated landscape are not to exceed 10% of the Homesite's designated maximum Building Coverage with the exception that Owners may have a separate and extended sprinkler system that may only be operated when Owners are notified that fire danger level is a Level 3 or Level 4. Water use will be monitored in order to verify that Owners are complying with water conservation efforts.
- Mulch mixed 1:1 with original native top soil is to be installed on all new planting areas, to a minimum of 2 inches to retain soil moisture and reduce erosion. This is to aid re-establishment of natural grasses and wildflowers from the Homesite.
- No permanent or temporary irrigation may be located in the road right of way.
- Chipped material is prohibited to be used as a finish topping or mulch.
- Non irrigated plants, landscape and hardscape is encouraged.

General Requirements

- Permanently Irrigated Areas
    - These areas are typically immediately adjacent to the home or other site improvements. Homes are not required to have Permanently Irrigated Areas, but many owners desire to maintain fine landscaping and plantings that requires irrigation.
    - Owner must apply to the HOA board if on a private well or the shared well board if part of

the community system for review and approval of proposed irrigation plans during the Design Review process.

- Installation of the irrigation system will be inspected as part of the building final inspection process to ensure compliance with the Intent and General Requirements.
- The area of irrigated landscaping shall not exceed 10% of the combined area of the Building and Secondary Envelopes. For example, if the combined Building and Secondary Envelope area is 14,000 sf, the permanently irrigated landscaped area shall not exceed 1,400 sf.
- Permanent irrigation systems are to be below ground, fully automatic, and in compliance with local water conservation requirements. The use of water conserving systems, such as drip irrigation and moisture sensors, is required. **Permanent pop up sprinkler systems are not allowed**. Trees and shrubs are to be irrigated on a bubbler system except where planted in irrigated lawns.
- Trenching for irrigation lines is not to encroach within the dripline of existing trees. Plant materials should be grouped according to their water consumption needs. Mulch all new planting areas, including trees in lawn areas with a minimum of 3 inches to retain soil moisture, reduce erosion and provide for weed control.
- Any revision to any portion of the approved irrigation plan must be resubmitted for approval by the AC along with an additional review fee. Failure to follow this process will result in a fine as defined in the current Schedule of Fines and be brought into compliance with the Design Guidelines.

- Temporarily Irrigated Areas
  - These areas typically include portions of the home site and Natural Areas that have been disturbed by construction related activity and require reestablishment of vegetation, but do not include the Permanently Irrigated Areas as defined above.
  - Temporary irrigation systems are required as necessary to reestablish vegetation in areas disturbed by construction activity.
  - Irrigation systems in the Temporarily Irrigated Areas shall be completely removed once plantings have been clearly established, or after a one year, whichever is sooner. An inspection of the property after initial installation of the system shall be conducted to ensure compliance and to verify that landscape materials have been re-established.
  - An extension of the one year time limit for temporary irrigation systems may be approved in writing by the AC if planting reestablishment has not been successful.
  - A typical temporary irrigation system would include above ground installation of black poly pipe, “pop-up” sprinkler heads, and control via an electronic timer.

- Once plantings are established and permission is given for removal of temporary irrigation, these lines must be removed, not abandoned.

2.17 EXTERIOR SERVICE AREAS, STORAGE AREAS & UTILITY LOCATIONS

Objectives:

- *Screen service area and utility boxes from off-site views.*
- *Provide recycling and garbage holding areas to ensure all-season access and protection from animals.*

Guidelines:

- All site utilities within the Homesite are to be installed underground. Utility boxes are to be located so that they are accessible to service personnel. All utility boxes are to be visually screened as effectively as possible with AC-approved planting and/or architectural devices, while still meeting utility company accessibility requirements.
- **Solid Waste Disposal Enclosure/Garbage Holding Area** -An interior or an AC approved exterior solid waste disposal enclosure/garbage holding area is required. The enclosure needs to accommodate three 30" x 36" containers for trash, recyclables and yard waste.
- Houses are to be heated with wood, propane gas & electricity. Air conditioners are permitted. Contact AC regarding details on regulations.
- Contact Idaho Power early in the design process to ensure design complies with current requirements and specifications.
- Contact the community telecommunications provider on placement of panels and other equipment. Contact provider early in the design process to ensure proper integration of equipment and wiring connections.
- Outdoor work areas and outside equipment storage areas are to be completely screened from off-site views by the use of architectural features and/or plant materials. Where feasible, these areas are to be integrated into the Residence.
- Pool, spa equipment, heating, and air conditioning equipment are to be located behind walls or in underground vaults to contain noise. Mitigation such as solid noise absorbing covers or other remedies may be required for equipment after installation if the equipment is audible from adjacent properties.
- Exterior fans and vent housings and locations for interior hot water heaters and furnaces must be shown on Preliminary Application documents.

- Antennas visible from off-site are not allowed, except as mandated by Federal Communications Regulations, which may change periodically. Antennas permitted under this requirement are to be the smallest possible to receive the signal, placed in a location approved in advance by the AC and placed in the least conspicuous location, screened as fully as possible and painted to match the adjacent color of the residence.

2.18 ADDRESS MARKERS

Objective:

- *Create unified sign and address marker design standards throughout the community.*

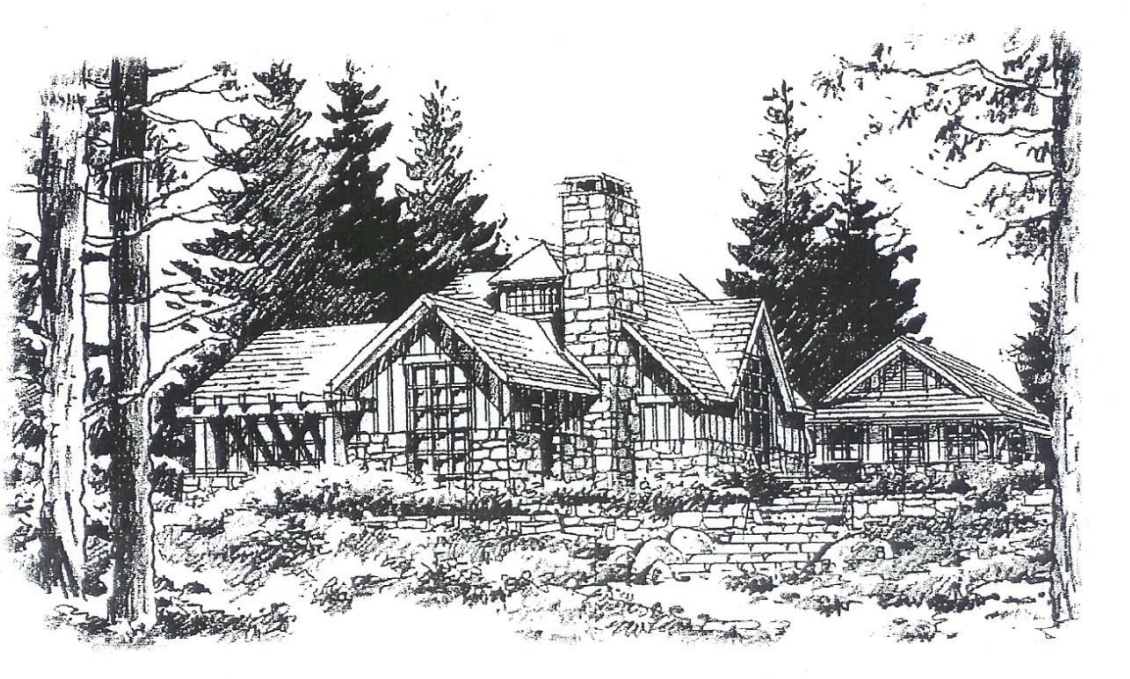
Guidelines:

- Address markers will be produced in cooperation with AC.
- Address markers are to be kept in good repair and clear of snow at all times.
- Address markers should be located on either side of the driveway setback far enough so as not to impede snowplowing.

2.19 MAIL DELIVERY

Mail delivery will be to a centralized mailbox. Should delivery become available to individual Homesites, the AC will develop appropriate mailbox standards.

3.0 ARCHITECTURAL GUIDELINES:



Architecture relates to its environment in form, scale and materials.

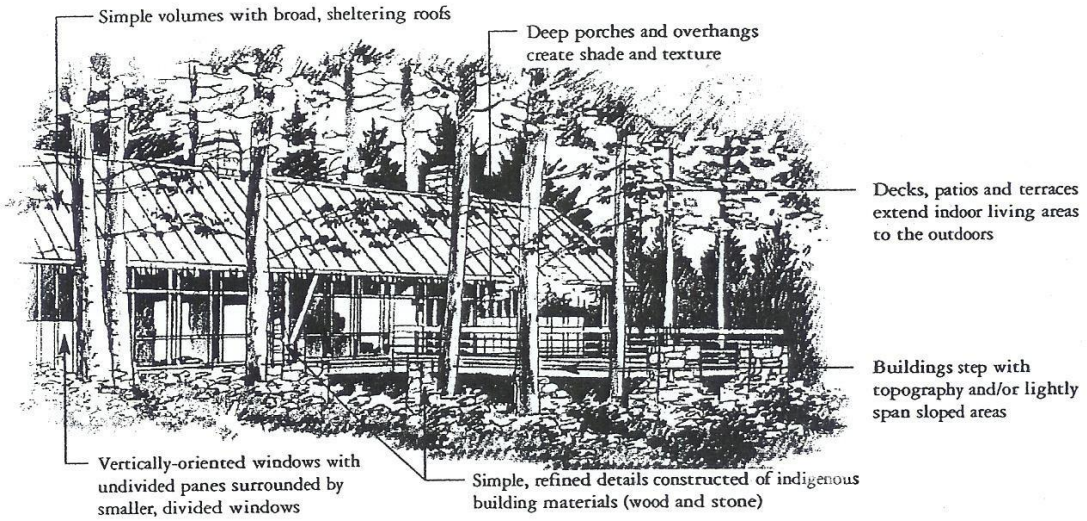
The following chapter sets forth Guidelines and standards for all work relating to the construction of new building(s) and the renovation, alteration, or addition to the exterior finish of an existing structure(s), including Building Heights, Massing, color and materials.

3.1 ARCHITECTURAL DESIGN OBJECTIVES

- ***Draw from the region's architectural traditions to create building designs that reflect Robie Springs's unique environment and meet the needs of today's lifestyles***. Architectural design throughout the Pacific Northwest is reflective of the local climate and utilizes locally available building materials.
- ***Buildings should evoke the natural, outdoor lifestyle of the region.*** Buildings are to be designed to "celebrate" nature, both by bringing the outdoors in through ample amounts of glazing and by extending indoor living spaces to the outside with "outdoor living rooms" at decks, terraces and other exterior areas.
- ***Buildings should be set into the landscape and respond to the surrounding forest, climate and landforms.*** All buildings are to be designed to take advantage of existing trees, rock outcroppings and

landforms, by integrating the Improvements and landscape elements into the site. Buildings are to step with the natural topography to create a sense of "growing" out of, rather than being forced onto, the land.

- ***Use of heavy wooden members in lieu of lightweight framing members, brackets and trim. Contemporary homes will be considered on a case-by-case basis***. Use of stone should rely on larger scale stones in a dry-set style to anchor foundations and column bases to the terrain.
- ***Incorporate energy conserving measures in design.*** Size and orientation of windows and doors is to be designed to take advantage of sun, shade and wind conditions to minimize reliance on mechanical heating and cooling systems.



The Elements

3.2 THE ROBIE SPRINGS STYLE – THE ELEMENTS

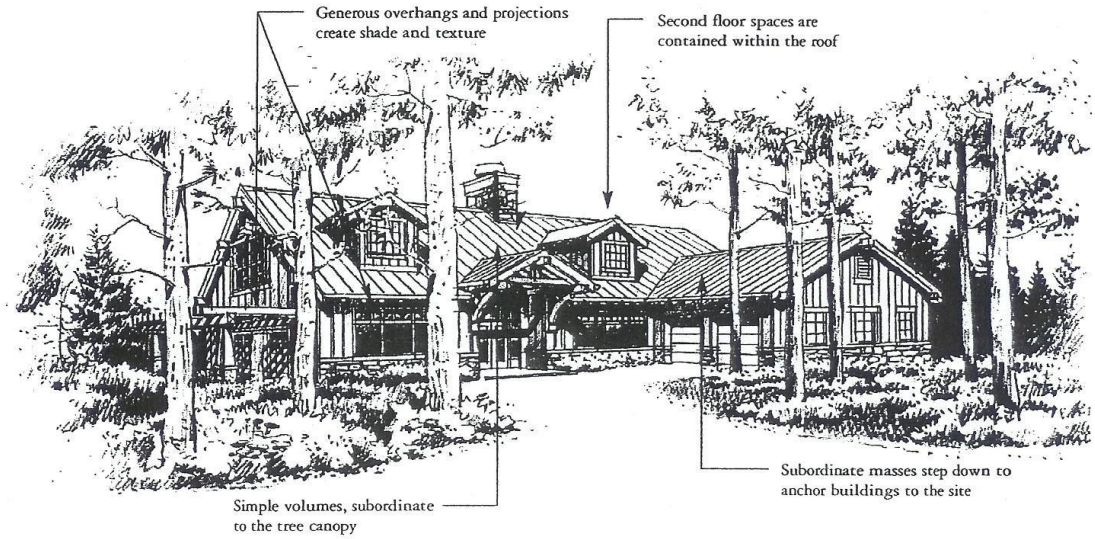
Like the indigenous design traditions of the Northwest, architectural design at Robie Springs is to respond to the climactic, cultural, and geologic influences of the area. The basic design elements are a combination of the following:

- Simple building volumes that have a main mass with subordinated accessory wings and/or additions, which taper off at the ends to "anchor" buildings to the site.
- Buildings that either step with and conform to the natural topography or lightly span sloped areas.
- Decks, patios, and terraces that extend off of the house, and/or act as a connection between different building masses.

- Broad, sheltering roofs with well-proportioned structural elements reflective of the local climate.

Shade created by porches, balconies, and deep overhangs.

- A reliance on locally derived natural building materials.
- Vertically oriented rectangular windows with heavy wood trim at frames for Mountain style homes. Contemporary homes window trim will be assessed on a case-by-case basis.
- Wood and/or steel braces and trusses with simple lines and little ornamentation.



Building Massing

3.3 BUILDING SIZE, MASS, SCALE AND FORM

Objectives:

- *Create simple building forms and masses composed of multiple simple volumes that respond to existing terrain and are in scale with the surrounding landscape.*
- *Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.*
- *Appear residential in scale.*
- *Include single story elements.*
- *Be composed of multiple, simple volumes as appropriate for the scale of a home.*
- *Arrange those volumes with balance and rhythm but in an asymmetric pattern.*
- *Incorporate roof forms that respond to the climate, -including snowfall, ice accumulation, and solar exposure-.step down from a dominant, usually central volume and thereby create the visual effect of roofs that appear to "cascade" downward from the highest ridgeline.*

Typical Massing and Style

- *Express the nature and organization of the home's interior spaces through articulation of volumes and fenestration patterns.*
- *Step up or down with grade using variation in the heights of foundations, walls and roof forms such that the structure appears integrated into its natural setting.*
- *Include covered and/or uncovered spaces such as balconies and porches that enhance the composition of the larger volumes of the home.*
- *Use forms that appear structurally "honest" or appropriate relative to the materials of which they are composed such that those materials are, or at least appear to be, load bearing.*
- *And, include the garage in the composition such that it appears subordinate to the rest of the home.*
- *Additionally, design of homes that either are or appear to be divided into multiple structures is strongly encouraged. Detached structures include but are not limited to garages, guest houses, home offices and garden sheds.*

Guidelines:

Building Size

- Total Building Square Footage shall mean: the sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face of walls including all areas within the home with the exception of below grade basements and covered, but not enclosed walkways and porches. Areas of stairways and double height spaces will be included at full value in the first-floor area.

- Below grade basements are basements at which the main floor above is less than four (4) feet above existing or finish grade (whichever is lower).

- Roofed walkways (breezeways), verandas, open free-standing pavilions, decks, porches, screened porches or other outdoor rooms, when located on the ground floor, shall not be included in the Building Square Footage calculation. Open, roofed or screened porches on the upper floor MAY be exempted from square footage calculations, if, in the judgment of the AC, such elements do not appreciably add to the mass of the upper floor.
- The minimum Building Square Footage shall be 2,200 square feet, including the garage.
- The maximum Building Coverage is the maximum first floor Building Square Footage including the garage and shall not exceed fifty percent (50%) of the Building Envelope. In no case shall the maximum Building Coverage be required to be less than 2,350 square feet.
- The intent is to provide for an array of house sizes that create a sense of variety throughout the community. Regardless of the prescribed maximum Building Square Footage, massing of any Residence is to be responsive to the Homesite size and setting.
- Where roof forms create usable secondary volumes – small attic spaces over garages, etc. – the AC may approve their use.
- Express the nature and organization of the home's interior spaces through articulation of volumes and fenestration patterns.
- Building Mass, Scale and Form – the following **Guidelines:** are carefully interpreted for each house. If a home fails to respond to the intent of these sections, refinement of the design will be required.
- Building Masses are to use simple volumes, typically one to one-and-one-half story, with the second floor either contained within the roof or used as a lower level tucked below that of the main level, where the terrain slopes away. Structures are to be articulated into two to three volumes with one volume being clearly dominant. At least one of the volumes must be single story in height.
- The Residence should create the image of a group of connected individual buildings or masses. The use of "transparent" connections, such as covered decks and breezeways is encouraged.
- Single two-story height "boxes" and/or long rectangular masses are not permitted. All two-story homes must include single-story elements. Offsets and building projections such as decks, dormers and balconies are to be incorporated to soften and articulate particularly long and/or expansive building forms. "Faux" dormers are not permitted.
- "Prow" or angular, projecting building forms and roofs are not permitted.
- Building elements such as walls, roofs and roof ridges cannot have an unbroken horizontal length greater than 40 feet, not including distance required for roof overhangs, unless specific approval is granted by the AC.
- Exterior elevations may not exceed two stories in height without some form of setback or other

architectural elements that create visual relief and interest. Likewise, elements that create long horizontal banding such as unbroken wainscots are not permitted.

- Living space, whether placed above or below the first-floor level of the home, may not exceed 60% of the total Building Coverage. Solely for purposes of this calculation, area within double height space shall be included. (This area DOES NOT count against the Maximum Building Square Footage.) The AC will determine what constitutes a double height space based upon the intent of this requirement which is to limit the area of the building that appears to be two stories.
- Portions of basements where the first floor above is not greater than four (4) feet above existing or finish grade (whichever is lower) will not be included in the 60% calculation.
- Two Story Masses and/or the dominant mass of the building are generally to be located towards the center of the Residence and contained within the roof. Subordinate Masses are to step down on the sides to anchor buildings to the land. The massing of the home should be designed to indicate to a first-time visitor the location of the front door. The volumetric expression must, however, be maintained at a residential scale and not appear to be either palatial or institutional. Porte cocheres' similarly must be residential in scale.
- "Garden level" basements in which a portion of the walls are above grade must be designed carefully. Applications of this form will not be permitted if the increased elevation of the main floor causes the home to appear to be sitting high on a plinth or to have a foundation that is too massive.
- Where visible, garage doors should not face the street unless site conditions are such that a street facing condition is logistically unavoidable. Street facing garages must be approved by the AC early in the design process. Garages must also respond to snow conditions by either opening at the gable end of a structure or protecting the opening with a shed or other smaller roof form.
- Detached garages which utilize trellises or open or enclosed breezeways to connect to the main residence are encouraged in order to avoid large bulky masses and to strengthen indoor-outdoor relationships. Enclosed breezeways are included in the Maximum Building Square Footage.
- Buildings must follow topographic changes through the use of stepped floor levels or details on the exterior of the home that give the appearance that the building steps up or down where appropriate.
- While it is required that building masses follow natural site contours, nothing in these Guidelines shall prohibit a single floor level provided that the building height, massing, and grading Guidelines are met. The AC may require in such a case that the exterior detailing of the building reflect changes in contour through changes in siding materials and details.

3.4 BUILDING HEIGHT

Objective:

- *Minimize the visual impacts of Residences so that they blend with the natural landscape.*
- *Step rooflines to follow existing slopes.*

Building Height Measurement:

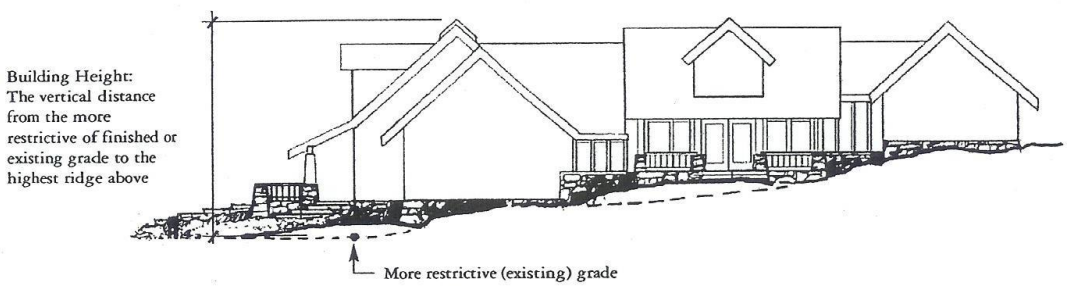
Homes at Robie Springs are required to be composed of multiple, attached, or detached volumes that move up and down with the topography. Therefore, the Maximum Building Height is determined at multiple points on each home on a volume-by-volume basis. It is determined by measuring from the center of the perimeter of the building volume in question at either the original or finished grade – whichever is more restrictive – to the ridge of the highest roof of that volume. The AC will make the final determination of what constitutes the delineation between volumes.

The Maximum Height for individual homes is limited as follows:

- Single Story Volumes: 24 feet
- Two Story Volumes: 34 feet Building Height **Guidelines**:

Building Height in general is not to exceed 24 feet at first story roofs and 34 feet at second story roofs. Second Story elements are to be contained within the roof structure by utilizing dormers and/or gables or similar roof designs. Alternatively, in cases where the topography slopes away, a lower level may be proposed below the main level. The additional living, whether placed above or below the main level, is not to exceed 60% of the total Building Coverage. Portions of basements where the main floor above is not greater than four (4) feet above existing or finish grade (whichever is lower) will not be included in the 60% calculation.

- Walls on down sloping elevations are to be carefully studied to avoid large expanses of flat or unarticulated wall. Wall planes are to be offset and/or have a change in building materials in order to minimize perceived wall heights.



Building Height

3.5 ROOFS

Objectives:

- *Design simple roof forms reflective of the Northwest montane climate.*
- *Use naturally textured roof materials colored to help blend houses into the natural landscape.*
- *Respond to climatic conditions, especially snow shed, snow and ice accumulation and snow melt.*

Guidelines:

Roofs are to be broad and sheltering with clean, simple rooflines. Primary roofs are generally gable, clipped gable or shed. Secondary roofs may be hips, gables, or sheds. Large expanses of roof are to be broken up, stepped and/or punctuated with dormers (gable, shed, or hip). "Faux" dormers are not permitted.

- Dimensions of dormers, roofs, walls, windows, and structural elements are all to be scaled proportionately to each other. Roof planes and roof ridges shall not have an unbroken horizontal length greater than 40 feet, not including the distance required for roof overhangs, unless the AC specifically approves a greater length.
- Roof pitches for gabled, clipped-gable and hipped roofs are to be 6:12 to 12:12. On buildings with one consistent pitch throughout, the recommended pitch range is between 8:12 and 12:12. Shed roofs and dormers are to have a minimum pitch of 2:12. Flat roof sections for small portions of roof, such as at connections between building masses are discouraged, but will be reviewed by the AC on a case-by-case basis. Roof pitch and design are to be consistent with the style of the house.
- Rafter tails and eave soffits are to be detailed in proportion with the architecture of the roof and building. Enclosed or box soffits are strongly discouraged.
- Roofs are to have large overhangs that cause snow to shed sufficiently away from house siding. Broad eaves also reduce glass reflectivity, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of sunlight during the winter.
- Roof design is to take into consideration potential snow shedding at garages, entries, service doors, walkways, decks, vents, terraces and driveways. Similarly, dormers should be designed and spaced with adequate consideration for effects of trapping and retaining snow. Designs that do not adequately protect entries and required exits from snow blockage may not be accepted.
- Because the junction of many garages with the home often results in multiple roof sheds, garage design is to address snow shed, snow and ice accumulation and snow melt to maintain access through the winter months.

- Consider adding electrical outlets to the exterior of the house near roof shed junctures for heat tapes.
- Consider wider flashing at roof valleys on composite roofs to facilitate snow shed. Keep roofs free of debris and needles. Needles in the valleys form a frozen web, like fiberglass, which adheres to the roof to enhance dam formation.
- Exposed flashing, gutters and downspouts are to be minimized and are discouraged. AC may approve limited use of gutters at specific locations. Where permitted, they are to be constructed of durable materials and colors that blend with the adjacent walls and roofs.
- Roof edges at eaves and rakes are to include exposed structural elements, including exposed rafter tails.
- Fascia or eave depths of more than 7 inches on any one plane require the specific approval of the AC.
- Roof vents are to be concealed or designed as architectural gable vents. Pop-up vents will not be approved. Use of continuous ridge vents will be considered on a case-by-case basis in order to ensure the specified product does not diminish the appearance of the roof. All roof vent and roof penetrations, their locations and treatments shall be shown on the roof plan in the Preliminary submission.
- Roofs are to be Class A fire rated, non-reflective and utilize subdued earth tone colors.
- Other types of roof designs and pitches may be allowed with AC approval

Appropriate roof materials may include:

- *Slate or faux slate*
- *Metal roofs*
- *Corrugated metal*
- *Oxidized copper or steel*
- *Other non-reflective metals (standing and/or batten seam)*
- *Asphalt composition (high-profile, heavy textured shingles of non-uniform thickness*)

Disallowed roofing materials include:

- Wood shakes and shingles/Simulated wood shakes
- Clay barrel or "S" tiles
- All reflective metals including galvanized products
- Plastic shingles or tiles
- Metal panels designed to appear as other materials
- Roof colors are to be dark grays, blacks and/or browns, textured and/or variegated to blend the building into the forest landscape. Roof materials which feature too many different hues will not be approved.

3.6 EXTERIOR WALLS

Objectives:

- *Utilize building materials that appear natural and indigenous and support the rustic Northwestern architectural vernacular.*
- *Combine color, texture and form to express both structural and transparent elements.*
- *Use colors that help buildings recede and blend into the landscape.*
- *Homes should present appealing elevations to all off-site views, such that views from neighboring homes as well as streets and common areas are considered during design.*

Guidelines:

- Exterior walls are to be simple, refined compositions that balance window size, and placement, roof overhangs and expressed structure and masonry elements. The transition from framed walls to foundations should firmly tie the building to the site.
- A minimum of two and a maximum of three exterior wall materials are to be used, with one material clearly dominant.
- Material changes must occur at logical transition points. Vertical transitions must occur at inside corners and horizontal transitions must occur at appropriate heights with dividing ledges stone or trim materials.

3.7 FOUNDATIONS

Objectives:

- Foundations and finish grading must be designed such that the home appears to be integrated into the earth.

Guidelines:

- Foundation walls that are above grade by more than 8 inches must be clad with stone or other suitable finish material. Such facing materials must appear structural, that is, beginning below grade. Faux stone is prohibited unless special exception is granted by the AC. If faux stone is proposed by the Owner, the AC requires an on-site mockup of the proposed stone to ensure that both the material and the application appear to be real stone. Warrantee concerns with faux stone materials should be taken into consideration when selecting a faux stone product.
- On sloping sites, foundations must be stepped with the contours to avoid high retaining walls. Retaining walls that are in excess of 4 feet in height are generally prohibited unless the AC determines

the use appropriate for an extraordinary circumstance.

- Foundation vents are to be located and/or screened from off-site views. When foundation walls are stone, vents are to be constructed of stone grids or ornamental metal. Foam or Styrofoam vents and vent plugs are not allowed. Recessed operable vents are to be painted to match the surrounding material to reduce visibility.

3.8 EXTERIOR SIDING MATERIALS

Objectives:

- *The predominant materials to be used for exterior walls are to be wood, stucco and stone. Wood is to be finished to take advantage of its natural grain. Wood, stucco and stone colors and patterns must complement the surrounding natural environment.*
- *Utilize building materials that appear natural and indigenous and support the Northwestern architectural vernacular.*
- *Combine color, texture and form to express structural elements.*
- *Use colors that help buildings recede and blend into the landscape.*
- *In all cases, the application of exterior materials and details must be coherently applied across the entire home in a manner consistent with the overall stylistic intent of the design.*

Guidelines:

- A minimum of two and maximum of three exterior wall materials are to be used, with one material clearly dominant, unless the entire home is covered with stone.
- Material changes must occur at logical transition points. Vertical transitions must occur at inside corners and horizontal transitions must occur at appropriate heights with dividing ledge stone or trim materials.
- Locations and extent of all stone or stone veneer must be shown on the Preliminary elevations.

Requirements by Material Type:

Siding Materials

- Wood or stucco should be the predominant material unless the entire home is covered with stone.
- Wood is to be stained to let natural grain show through but should be dark enough to recede into the surrounding forest landscape.
- Board formed concrete siding materials that closely simulate wood may be used provided that the appearance is that of stained natural wood. The AC will evaluate the color board submission to determine that the proposed material complies with this intent.

Approved wood types:

- Board and Batten
- Lap: straight or wavy edged
- Tongue and Groove or Beveled Edge
- Board on Board
- Shingles or Shakes
- Recycled Barn Wood
- Log Plank with chinking
- Ship lap

Log Siding

Log homes are subject to special review by the AC. Logs must appear to be hand hewn or rough sawn, not machined milled. They must also appear to be whole logs. In particular, the corner details will be subject to scrutiny by the AC to ensure that the detail makes the log siding appear to be authentic. Logs must extend past corners to reveal a full log section and may not be covered with trim. "D" log profiles are prohibited.

Up to a 2" difference in diameter from one end to another of a log 20 feet in length is acceptable. Adjoining logs must be of similar size in diameter.

Window openings in log homes must be designed to be commensurate in scale with the structural capacities of logs. Large openings are possible when they include such structural elements as a frame of vertical logs on each side of the window with an appropriately scaled horizontal log installed at the top. Narrow stacks (less than 18 inches) of horizontal logs between windows are prohibited.

Stone

Stone is subject to the following requirements:

- Stone must appear to be sourced from within the region and work within the overall color palette.
- River rock is prohibited.
- Stone must appear to start below grade and be designed to appear structural and not a veneer.
- Limited use of masonry between stones is required unless an exception is specifically approved by the AC. Generally, a dry stack appearance is preferred.
- Openings for windows must include sufficiently sized sills and lintels to appear structural. As an alternative, arched openings are permissible provided that the stonework is applied to appear structurally correct.

In general, cladding whole masses is preferred over wainscoting. When used, stone wainscoting must be either discontinuous or varied in height. Windows must be either set into the stone or set a minimum of 6 inches above, not on the ledge. Stone wainscoting must have a ledge stone.

Stone walls are to be constructed of rough or cut native or natural looking faux stone and are to appear structural and not veneered. The AC will closely review stone materials (both natural stone and faux stone) to make sure that they appear indigenous to the area and in the case of simulated stone, as authentic as possible and are appropriately installed.

Stone is subject to the following requirements:

- Faux stone must have the appearance of real stone.

- In general, cladding whole masses or elements is strongly preferred over wainscoting. When used, stone wainscoting must be either discontinuous or varied in height. Stone or faux stone wainscoting must have a ledge stone.

Exterior Metal Siding

Rusted corrugated metal or similar non-reflective metal materials is permissible as an exterior siding material but should be limited to coverage of no more than 15% of the total area of the exterior walls unless a greater percentage is approved by the AC. Galvanized metals are not permitted, even when promoted as non-reflective.

Prohibited Siding Materials
The following materials are prohibited for use as siding:

- Plastics or Vinyl's
- Concrete - either masonry units, precast or formed
- Plywood, T-111, OSB or other engineered wood sheet goods
- Composite shingles

- Brick
- Fiber cementitious and like materials i.e. such as Hardie Plank

Other Materials

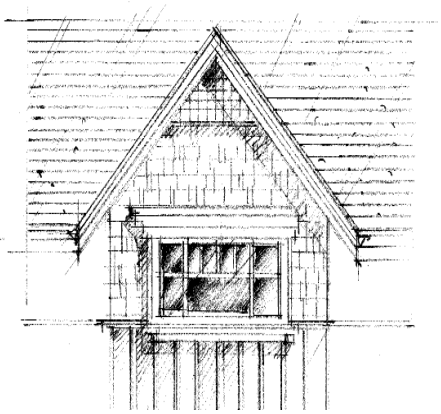
Owners may propose use of other materials for consideration by the AC. Construction details, actual samples and product information are required to assist the AC in its review.

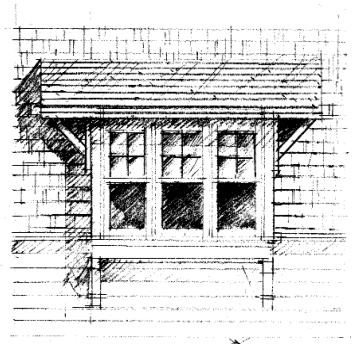
3.9 DOORS AND WINDOWS

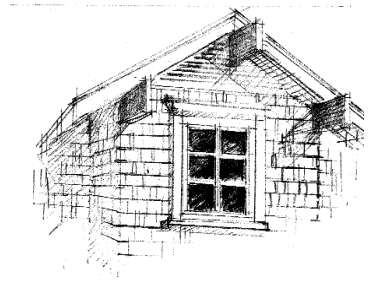
Objectives:

- *Windows and doors must be designed in scale and patterns that are both complimentary to the form of the home and also expressive of the internal organization of the home. In combination with the form of the various components of the building, an observer of the exterior of the home should largely be able to identify the functions of the rooms behind the windows.*
- *Window and door patterns are to be characterized by simple forms and a high level of detail.*
- *Front doors, in particular, are to be of high quality and craft and consistent with the requirements for simple forms and patterns for the rest of the architecture of homes in Robie Springs.*
- *Use window and door placement and design to take advantage of views and emphasize the connection to the outdoors.*
- *Minimize reflectivity, glare, and nighttime light emission, as viewed from off-site.*

Guidelines:



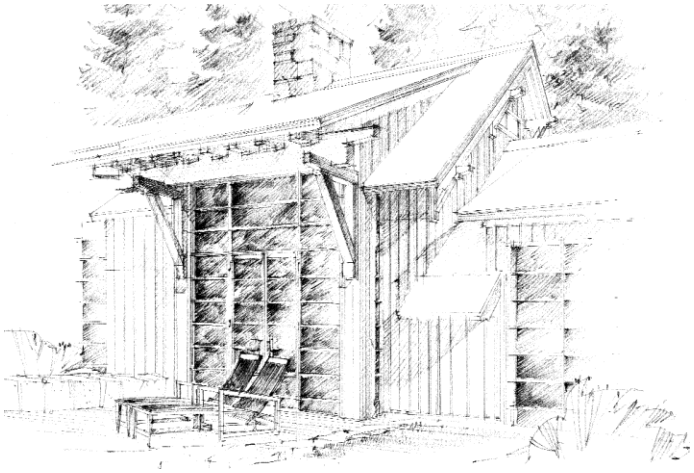




- Numerous windows and doors, opening to exterior spaces from main living areas, are to be incorporated to reinforce the connection to the outdoors.
- Windows must be rectangular or square in form and vertically oriented. Special exceptions may be granted by the AC for horizontal or banded windows when deemed appropriate to the style of the proposed architecture provided that the style meets AC approval. Arched windows are permissible only in areas such as stone walls where they are consistent with a structural or load-bearing expression. Limited use of triangle and trapezoidal windows may be approved under special review. Round and elliptical windows are prohibited. Glass block is prohibited for all exterior applications.
- Double hung, single hung, casement, awning and fixed windows are appropriate. Other window types will be considered by the AC if the proposed type achieves the desired texture and detail on the façade of the home.

In order to preserve unobstructed major views, large, undivided view windows up to 40 square feet may be used when sur- rounded by smaller windows either divided or arranged in a pattern that achieves a similar effect. Windows are to be wood, vinyl clad or metal clad.

Vinyl Windows



Vinyl windows typically are sold in very limited color ranges most of which do not meet the color requirements of these Design **Guidelines**. As previously described, all white windows are not permitted. There are a number of "off- white" colors available in the vinyl window market including the Jeld-Wen color "Desert Sand" that present a dilemma. While they are not pure white in color, they create a problem as a lighter window color that tends to create a strong contrast with the rest of the approved colors within the community.

"Desert Sand" or its equal is, however, permissible if the following two conditions are met:

- The color of the trim around the windows and elsewhere in the home is at the lighter end of the acceptable spectrum as described elsewhere in the **Guidelines.** The intent of this restriction is to minimize the contrast between window color and trim.
- The Total Building Coverage is less than the maximum allowed Total Building area allowed on the specific Homesite by at least 250 s.f. and the Building meets other Guideline massing requirements. For owners interested in using vinyl windows, this restriction is designed to be an incentive to build homes smaller than the maximum allowed.

Glass may be coated or tinted to control heat gain but reflective glass surfaces are prohibit-ed. At a minimum, windows must be insulated units.

Appropriate window types include double-hung, single-hung, casement and fixed windows. Sliding windows may be considered for kitchen pass through windows but are subject to special review.

Doors

Doors are to be made of wood, glass or metal. Sliding glass doors are prohibited unless designed to appear to be traditional French doors.

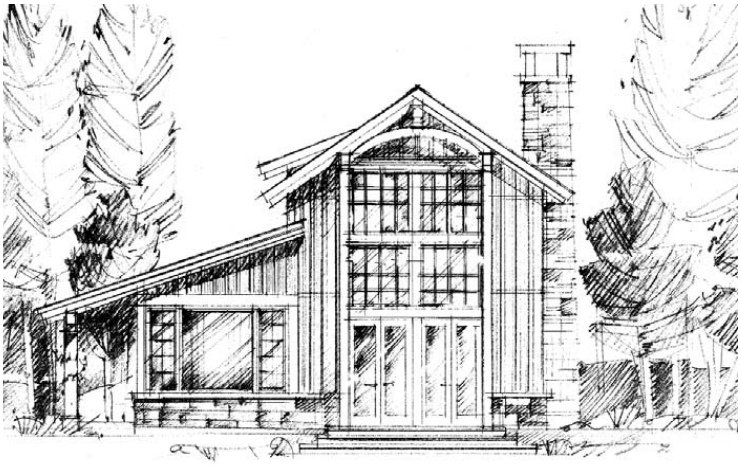
Windows that are set in stone walls must be recessed a minimum of 6 inches and use both stone or wood headers and sills.

Guidelines:

All elevations must have sufficient fenestration to create visual interest and to prevent the appearance of

blank wall areas. Windows and doors must be balanced such that the majority of openings are not concentrated on single elevations.

- Door hardware is to be burnished, worked or brushed finish, compatible with the Northwestern theme of Robie Springs.
- All doors are to be insulated and properly weather-stripped to reduce heat loss. Exterior doors with significant amounts of glazing are to incorporate, at a minimum, a single low-e coating on one side or between glazings.
- Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted. Coated and/or tinted glass samples are to be submitted for approval by the AC. Window sizes are to relate to sun exposure to control energy loss and/or heat gain. Ornamental, frosted, leaded or stained glass, if used on the exterior of the home, must be approved by the AC. Glass block is prohibited for all exterior applications.



- The solar orientation of windows must be considered in their design. On south and west facing exposures, appropriate overhangs in the form of shed roofs or extended overhangs are recommended.
- Hardware for exterior doors including hinges, latches, handles, and pulls must be chosen for their high quality and artistic expression. Wrought iron, bronze, copper or similar materials are encouraged. Matte or brushed, non-reflective finishes in warm and darker tones are required.
- In particular, the main entry door is subject to special review to ensure that it is in keeping with the community's high standards of quality and consistent with the overall design of the home. Art glass may be included but is also subject to similar special review.

Garage Doors

Objectives

- Garage doors must be made of materials and include details that are commensurate with the high standards of these **Guidelines:**

Guidelines:

- Garage doors must be wood, clad with wood or ornamental metal and may include, with the RC's approval, mounted art or artistic elements.
- Garage Doors cannot exceed 9' (nine feet) in height.
- *Glass doors are not permitted.*
- Alternative materials may be proposed but must provide the appearance of a high-quality well-designed paneled door. Special review will occur.

Subjective Requirements

- The AC will scrutinize the proposed cladding design to ensure (1) that it is consistent with the rest of the home in style.

Colors

- Doors are to be stained or painted and are to be either the same color as the exterior siding or a slightly darker color that is still within the generally approved earth tones and hues.

3.10 TERRACES, BALCONIES, DECKS, PORCHES AND RAILINGS

Objectives:

- *Use balconies, terraces, decks and porches to strengthen the connection between indoor and outdoor spaces.*
- *Design balconies, decks, porches, and railings using natural materials, consistent with the exterior finish of the Residence.*
- *Porches, balconies, and terraces must be designed to appear complementary and in appropriate proportion to the form to which they are attached or otherwise related.*
- *Provide for year-round enjoyment of outdoor spaces, while taking into account snow and ice issues,*

Guidelines:

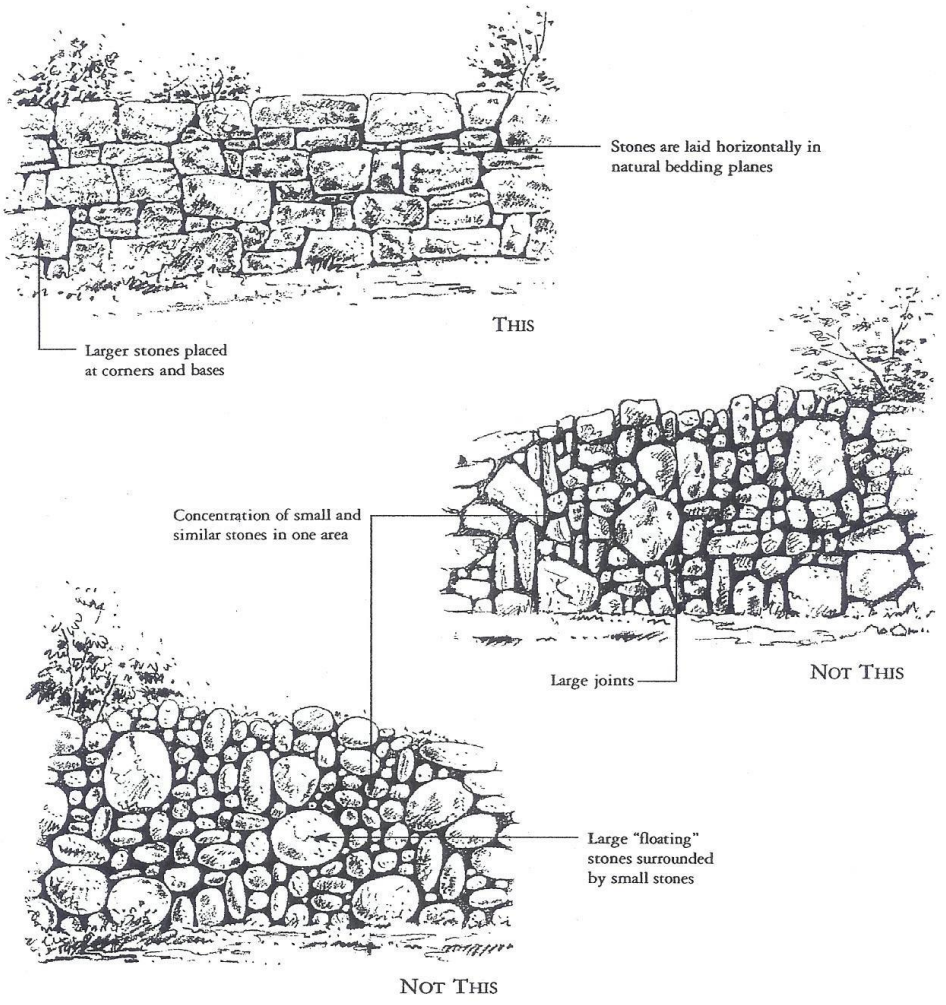
- Balconies, decks, terraces, and porches are to extend out from the residence. Decks and porches generally extend along one or two sides of the building and/or serve as connections between wings.
- At-grade terraces are strongly preferred for outdoor living areas, as a way of integrating the house into the site. Wood decks are discouraged for reasons of fire safety and views from golf courses and public areas. Wood decks will be approved if at-grade terrace areas are not feasible.

- Terraces, balconies, decks and porches are to take into consideration shade, sun, wind, snow shedding and other climactic influences.
- The underside of balconies where visible must be finished comparably to eaves and overhangs of

roofs.

- Porches, decks and balconies must be designed to consider the appearance of framing or the view below the porch. Screening material, wood, plastic or metal lattice or similar skirting that is deemed not to be sufficiently substantial by the AC and is prohibited. Screening must be provided to prevent fire spread under porches and entry from animals.

- Structural elements such as columns, braces and kickers must be designed with a Northwest style and must appear appropriately massive.



Structural Lay of Stone Walls

- Balconies, terraces, decks and porches are to be constructed of stone, wood, exposed aggregate or stamped concrete, as appropriate to the house style and exterior finishes. Woods are to be painted or stained dark colors to recede into the desert landscape.
- Balconies, porches and decks may be covered with deep, overhanging roofs to provide weather protection, year-round enjoyment and to prevent snow accumulation.
- Column and railing designs are to be consistent with the detailing of the house and are to use simple, refined wood forms, rustic appearing metal and/or stone. Highly decorated or ornate railing styles are inappropriate. Glass/Plexiglas panels may be approved depending on the location, size and relationship to off-site views and common areas. Use of glass panels should be noted on the Preliminary Design Review application, in the Project Description.

3.11 STRUCTURAL EXPRESSION

Objective:

- *Create buildings that appear structurally consistent with traditional construction methods of the Northwest.*
- *All elements of a home must appear to be either self-supporting or supported by appropriately scaled structural elements and systems. Cantilevered or suspended masses are generally prohibited unless their structural systems are clearly expressed.*

Guidelines:

- Roof structural systems are to be carried out to the exterior of the building, exposing beams, purlins and rafters wherever possible.
- Foundations and lower levels are to express greater mass and structural strength than the main floor.
- Stone walls are to have a hand-crafted, structural appearance rather than a veneered look. They are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels and laid horizontally, as if structural. Mock-ups will be evaluated as to material AND installation method, pattern of stone pieces and grout color.
- In order to realistically simulate a structural function, stone walls are to terminate in concrete sills or heavy horizontal beams, return around building corners and step down to grade. Stone and faux stone materials are to be installed to appear they begin below grade.
- Window and/or door headers are to be wider than the opening they span and appropriately scaled for

the load they bear. Wood headers are to have a rough-sawn finish. Stone arches are to include keystone designs.

- All exposed horizontal structural elements are to appear to be clearly supported by adequately sized vertical elements, either freestanding or expressed within building walls, and carried through to the foundation. Trusses or transfer beams are to be used where vertical elements cannot be positioned directly beneath horizontal elements.

3.12 CHIMNEYS AND ROOF PENETRATIONS

Objectives:

- Chimneys are important elements in the overall formal composition of homes at Robie Springs. They are required to be expressed as if they are serving a wood burning fire place in scale and height.
- Chimneys are not a required feature of Robie Springs homes but are strongly encouraged to convey the mountain architectural themes.
- Tower or turret elements are not in keeping with traditional mountain residential architecture and are, therefore, generally not permitted.

Guidelines:

- The preferred finishes for chimneys are to be native stone authentic-looking faux stone. Metal stove pipes, shingles; wood; board and batt; or corrugated metal clad flues may be considered where appropriate to the style of the Residence, but they will receive special review by the AC for visibility and finish.
- When adjacent to an exterior wall, the chimney must start below grade, be offset from the exterior wall a minimum of one foot and be of sufficient height to serve a wood burning fireplace. If necessary to meet this requirement, the chimney may exceed the height of the highest ridge by as much as three feet.
- Vertical projections for other mechanical equipment such as vents and flues must be diminutive in size or enclosed and hidden from view as best possible.

Subjective Requirements:

- Chimneys must appear to be of sufficient scale to be self-bearing.
- Wherever possible, rooftop equipment, plumbing vents and large vents are to be grouped and

concealed in chimney-like structures that are an integral part of roof and/or wall designs.

- Flue terminations at chimney-tops are to be screened with appropriately styled metal caps, finished to compliment the roof and stone.
- Air conditioning and heating equipment shall not be mounted on roofs.
- All visible metals are to be painted or finished to blend with approved roof colors and minimize reflectivity.

3.13 FIREPLACES, FIRE PITS AND OUTDOOR GRILLS

Guidelines:

- Wood burning and gas/propane fireplaces and stoves are permitted within residences at Robie Springs.
- Outdoor fireplaces, fire pits may be built, but must be fueled only by gas/propane. This must be noted on drawings for approval.
- Outdoor gas grills must be designed to consider off-site views of the equipment and its venting. Large stone enclosures that are not integrated into the overall design of the home; that terminate without respect to the home structure will not be approved.
- Locate firepits so that their visibility is minimized from outside the Homesite. Firepits may not be located in front yards or areas visible from the street and may only be located in a AC approved location.
- All materials and specifications must be approved in writing in advance by the AC.
- Firepits are to be designed to appear as if they were natural.
- Design firepits so that they augment outdoor spaces and extend the architectural style of the Residence.
- Fire Pits or Grills must be installed outside of the Fire Free Zone and a minimum distance as required by Boise County fire code from the roof edge of any structure. The precise location must be approved in advance by the AC. Both must have at least 3' of non-combustible material surrounding the area of placement. Gas couplings should be inspected each year to ensure that they are safe and operating properly.

3.14 ACCESSORY STRUCTURES

Objectives:

Design Accessory Structures consistent with the main residence and the Robie Springs style.

Guidelines:

- All Accessory Structures are to be subordinate to the main house, utilize the same or similar detailing and stylistic qualities and be located within the Building Envelope. These buildings may include detached garages, gardening sheds, guest houses and/or art studios.
- They must, however, be designed as part of a composition with the primary structure, subordinate in scale and consistent with its architectural vocabulary.
- The Enclosed Area of detached structures shall not exceed 20% of the Enclosed Area of the primary structure.
- Accessory Structures may be freestanding or connected to the main residence by outdoor rooms and/or architectural projections such as breezeways or trellises.
- Accessory Structures are to be included in the maximum Building Square Footage and maximum Building Coverage calculations for each Homesite. Connecting open breezeways are exempt.
- Accessory Structures in general are to be lower in height and smaller in scale than the main residence.

3.15 EXTERIOR LIGHTING (COMBINED WITH 2.18)

Objectives:

- *Preserve the nighttime dark sky by **minimizing** to the maximum extent possible, the amount of exterior lighting.*
- *Utilize low intensity, indirect light sources to the extent required for safety and subtle drama.*
- *Comply with Zone E1 lighting standards of the International Dark Sky Association requirement for fully shielded light sources.*
- *Utilize high quality, well-made lighting fixtures to accent and compliment the design of the home.*

Guidelines:

In order to maintain the quality of the starry nighttime sky at Robie Springs; Robie Springs has committed to have all Homesites comply with the recommendations of the International Dark Sky Association (IDSA), zone E1 standards. Additional lighting Guidelines have been established as listed below. Homesites are to conform to both the Guidelines**:** In the case of conflict, the more restrictive of the Guidelines will apply.

- Exterior building lighting, either attached to or as part of the building, is to be the minimum needed to provide for general illumination, security and safety at entries, patios, outdoor spaces and associated landscape structures.

- Polished metal fixtures are prohibited. Wrought iron, bronze, oxidized brass and copper and other non- reflective metals are encouraged.
- The AC will review exterior light fixtures with a high amount of scrutiny to ensure that their quality and design is commensurate with the overall requirements of these Guidelines and the home to which they are to be installed. Their scale must be appropriate to their use, Oversized fixtures, as determined by the AC, will be prohibited. Fixtures that are or appear to be hand crafted are encouraged.
- Subtle lighting of plant materials may be approved if not visible from off-site and achieved through hidden light sources and in compliance with Dark Skies requirements.
- Lighting fixture design is to be consistent with the architectural details of the Residence and designed to completely hide the source of the light. Fixtures are to appear hand-made and to fit into a 'rustic' style compatible with the mountain architecture of Robie Springs. Ornate detailing will not be approved.
- Lantern-style fixtures will not be approved unless fitted with an internal shield or use shielded lights. Translucent lenses and shades must be muted in golden tones and fixtures fitted with internal shields to prevent any non-directional light transmission. White, off-white, clear or seeded glass lenses are not permitted. The source of any unshielded/non-recessed exterior light is to be obscured. .
- Driveway and path lighting fixtures are to be a maximum height of 24 inches and must be located only within the Building Envelope.
- Pole mounted lighting is not permitted.

Exterior lighting is to fall within the following wattage ranges:

- Architectural lights that are fully recessed and downward facing are not to exceed 75 watts.
- All other architectural lights are not to exceed 40 watts.
- All landscape lights are not to exceed 20 watts.

- The color of fluorescent light is to fall between 2,700 and 3,500 degrees Kelvin. Sources are to be color corrected to achieve this result, if necessary.
- To preserve the nighttime dark sky and limit light impact on neighboring properties, light emanating from the Residence's interior is also subject to AC approval. In order to minimize glare and exterior light spill, interior lighting is to be concentrated at activity areas and minimized next to windows. Lighting adjacent to windows is to be directed towards the residence's interior. Architectural or decorative elements, such as trellises and curtains, are to be used to minimize the quantity of light escaping through windows.

- Lighting within garage and service areas shall not produce light impact on neighboring properties or common areas.

- All lighting is to be tested for compliance with these Guidelines and to ensure light spill into unintended areas is minimized. Approved exterior light fixtures may not be replaced without written approval of the AC.
- Bistro lights are not permitted unless they meet dark sky requirements through use of shades or specially rated bulbs. The temporary hanging of bistro lights for special events will be considered based on written AC approval.

3.16 DETAILS, TRIM, TEXTURE AND ORNAMENTATION

Objective:

- *A richness of architectural detailing is required in Robie Springs. The selection of details has a major impact on the apparent style of the design. As described earlier, this is an area in which architects have flexibility between a more traditional, rustic appearance and a cleaner look with a smooth exterior skin. Details must be applied consistently on all elevations and in concert with the stylistic intent of the design.*
- *Details must be substantial in scale relative to the structure and to their inherent structural properties. In all cases, elements that are structural or clad structural components must be scaled and detailed such that they appear functional and structurally appropriate.*
- *Details at eaves, openings, chimneys, joints, and other applications of materials are to express continuity with the indigenous, traditional wood, stone and metal construction of the Western Rocky Mountains. Highly ornate details such as Victorian-style "gingerbread" are not appropriate.*
- *All homes will be required by the AC to have a minimum level of craftsmanship, detail and ornamentation as consistent with the illustrations within these* ***Guidelines****. The AC has wide latitude to interpret what constitutes too little or too much detail and ornamentation.*

Guidelines:

- Elements to be used include exposed trusses, decorative vents, crafted window and door trim, exposed rafter tails, corbels, kickers, brackets, fenestration and mullion patterns, exterior siding patterns, decorative garage door cladding, shed roofs, dormers and other elements consistent with mountain and rustic architecture. Architectural attic vents in rectangular or gable shapes.
- Metal, whether used in railings, light fixtures or connectors shall be finished to be a subtle compliment to the other detailing of the home. Hammered, worked, wrought and brushed finishes are preferred. Bright, reflective finishes will not be permitted.
- Exposed metal connectors, of appropriate scale and finish may be used. These elements must be

shown on building elevations and the finish or color noted on the colored, rendered building elevations.

3.17 APPROVED COLORS

Objective:

- *The color of exterior elements, including roofs, walls, trims and landscape structures, is to be subdued, recessive and complementary of the colors found in the surrounding landscape.*
- *To reveal and enhance natural wood grain in building finish materials.*
- *To tie windows into the color scheme of the home to create a smoothly integrated composition.*
- *To use metal details, railings, light fixtures to smoothly compliment the Northwest Mountain style of homes.*

Guidelines:

Building elements are to generally fall within the following color ranges:

- Roofs are to be black, brown, or gray in hue.
- Stucco and wood walls are to be stained or painted in brown or gray hues. Black and blue hues are not allowed.
- Trim, doors, window cladding, and accent colors are to be of the same tones, to compliment the wood and stone finishes. Accent colors may be approved by the AC but must be limited to brown, and gray in hue and subtle in appearance. Black and blue hues are not allowed.
- Screening fences are to be stained to match the house and blend in with surrounding landscape.
- Semitransparent or semisolid stains are to be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. Wood grain must be visible through the protective finish. Clear finishes and stains may be appropriate on log and natural wood materials, but in general, pigment must be added to prevent a 'raw' or unfinished appearance and to help the home blend into the setting.

All exterior trim paints and stains are to have a flat, non-glossy finish.

3.18 SKYLIGHTS, SOLAR PANELS AND SATELLITE DISHES

Objective:

- *The use of dark sky compliant skylights is permitted, when located to minimize visibility from off-site.*
- *Use of solar panels is also encouraged provided they are selected to blend well into the roof material and design and are screened, to the greatest extent possible, from off-site views.*
- *Satellite dishes, if used, are required to be located to minimize visibility from off-site.*

Guidelines:

In order to preserve the nighttime quality of darkness, skylights are to be minimized. Dormer and clerestory designs are good alternatives for introducing light into interior areas.

Skylights are to comply with the following standards:

- Glass is to be clear or grey-tinted, flat and non-reflective. Domed and/or bubble skylights will not be approved.
- Interior light shall not be pointed upwards or directly emitted through skylights.
- Skylights are to the greatest extent possible not to be located in areas visible off-site.
- Flashings and frames are to match roof colors. Skylight shafts and/or visible ceilings are to likewise match the color of the roof.
- Solar panels, satellite dishes and antennas are to be integrally designed into the roof structure and located so as to the greatest extent possible to be visually shielded off-site.
- Satellite dishes are not to exceed 24 inches in diameter and must be painted to blend with surrounding surfaces.
- Prior to installing satellite dishes, location and screening plans are required to be approved in writing by the AC.

3.19 FIRE PROTECTION – SPRINKLERS

In order to ensure adequate fire protection, all buildings and structures are to meet Boise County Building code requirements.

3.20 SECURITY MEASURES

Exterior high-intensity lighting is not allowed. Audible alarm systems may be approved by the AC.

APPENDIX A – GLOSSARY OF DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when capitalized in these Design Guidelines shall have the following meanings:

Accessory/Ancillary Structures

Any structure detached from the main residence, including guesthouse, pool houses, pavilions, storage sheds, potting sheds and/or art studios.

Applicant

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or site.

Architect

A person licensed to practice architecture in the State of Washington.

Association

Refer to definition contained within the CC&RS.

Board

Refer to definition contained within the CC&RS.

Building Coverage

The first floor Building Square Footage, not including roofed outdoor areas.

Maximum Building Coverage

The maximum Building Coverage, also known as the maximum first floor Building Square Footage, shall be fifty percent (50%) of the Building Envelope and shall include the garage. In no case shall the Maximum Building Coverage be required to be less than 2,350 square feet including garage.

Building/Improvement Envelopes

Primary - That portion of a Homesite, wherein all Improvements may take place (as established by front, rear and side setbacks), including all buildings, terraces, pools, auto courts and/or garages, with the exception of some landscape planting, utilities, walls and driveways.

Secondary - The Secondary Envelope is an extension of the Building Envelope to the rear of the Homesite in which landscaping and outdoor spaces such as terraces and patios may be constructed. Homes and Ancillary Structures, however, may not be built within the Secondary Envelope.

Building Height

The vertical distance between the lowest perimeter points of each building volume, as determined by the AC, at existing or finished grade, whichever is more restrictive, to the ridge of the highest sloping roof above.

Building Square Footage

The sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face

of walls including but not limited to lofts, stairways, fireplaces, halls habitable attics, above-grade basements, bathrooms, closets, storage, mechanical/utility areas, and garages.

Portions of basements where the main floor above is less than four (4) feet above existing or finish grade (whichever is lower) shall not be included in the Building Square Footage calculation.

Roofed walkways, verandas, porches, or other outdoor rooms shall not be included in the Building Square Footage calculation.

Minimum Building Square Footage

The minimum Building Square Footage shall be 2,200 square feet and includes the garage.

Maximum Building Square Footage

The maximum Building Square Footage is calculated based on lot size. The AC maintains a table for all lots and individual lot diagrams produced after April 2004 specify the Maximum Building Square Footage for each lot.

Common Area

Refer to the definition contained in the CC&Rs.

Compliance Deposit

The deposit that is required to be delivered to the AC prior to commencing any Construction Activity

Construction Activity
Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site

Construction Area

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite

Construction Site

A site upon which Construction Activity takes place

Construction Vehicle

Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Consultant

A person retained by an Owner to provide professional advice or services.

Contractor

A person or entity engaged by an Owner for the purpose of constructing any Improvement within Robie

Springs. Damage and Compliance Deposit

The deposit that is required to be delivered to the AC prior to commencing any Construction Activity

Declarant

Refer to definition contained within the CC&Rs and or Bylaws.

Defensible Space

Defensible space is the area around and on a structure where fuels and vegetation are treated, cleared or reduced to slow the spread of wildfire toward the structure.

Design Guidelines: (Guidelines**)**

The architectural, landscape, design and construction standards, restrictions and review procedures adopted by the Declarant and enforced by the Architectural Committee as set forth in this document and any future books or addenda that may be adopted by the Architectural Committee. The Design Guidelines shall apply to all Homesites at Robie Springs. Refer also to definition provided in CC&RS.

Architectural Committee (AC)

The Architectural Committee appointed by the Declarant as provided in the CC&Rs to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Robie Springs.

Development Period

Refer to definition contained within the CC&RS.

Enclosed Area

The sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face of walls including but not limited to lofts, stairways, fireplaces, halls, habitable attics, basements, bathrooms, closets, storage, mechanical / utility areas, and garage's.

Roofed walkways, verandas, porches, or other outdoor rooms shall not be included in the Enclosed Area calculation.

Engineer or Professional Engineer or Civil Engineer

A person licensed to practice as a professional engineer within the State of Washington.

Fire Free Zone

The Fire Free Zone forms a perimeter around all structures on the Homesite. The Fire Free Zone is to be kept clear of all combustible materials, including forest/wood debris and dry/dead vegetation. The minimum distance of the Fire Safety Zone from structures is currently 15 feet. Fire Safety Zone is measured from the outer edge of building eaves.

Governmental Authority

Refer to definition contained within the CC&RS.

Homesite

A subdivided residential lot within Robie Springs Refer to the definition for "Unit", as contained in the CC&RS

Homesite Diagram

The individual site plan for each Homesite provided to the Owner by the AC and/or Robie Springs Resort at the close of escrow and/or at the commencement of the design review process. Each Homesite Diagram specifies important design parameters for the individual Homesite, including the Building Envelope, Natural Area and easement areas.

Improvement

Any changes, exterior alterations, additions or installations on a Homesite including any grading, excavation, fill, clearing, Residence or buildings, Accessory Structures, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, posts, fences, signs, mailboxes, sports and play equipment or any structure of any type or kind.

Landscape Architect

A person licensed to practice landscape architecture in the State of Washington.

Mass or Massing

The overall size, volume, spread, expression and articulation of building forms, including the main house, accessory structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular property. A building's compliance with the maximum Building Square Footage requirement is necessary but may not be sufficient to demonstrate a building has complied with Massing requirements as described in these Guidelines.

Master Plan

See definition contained in the CC&RS.

Natural Area

That area of a Homesite that lies outside of the Building Envelopes The Natural Area is to remain in a natural

vegetated state to create screens that obscure built Improvements from neighboring Homesites, streets, Common Areas the golf course and/or other Privately Owned Amenities. The Natural Area may not contain buildings or any hardscape elements, such as terraces, pools, spas, auto courts and/or landscape structures. With the exception of driveways, approved walking paths and minimal complementary improvements such as address markers, no construction of any kind shall take place within the Natural Area.
Restoration of plantings in this area are encouraged, as appropriate, and are required to be indigenous species as described in the Approved Plant List . Limited clearing within the building envelope will, however, be permitted for the purpose of creating framed openings that allow views to important features such as the river corridor, mountains and the golf course.

Owner

The term "Owner" shall mean the record owner of any Homesite within Robie Springs. The Owner may act through an agent provided that such an agent is authorized in writing to act in such capacity.

Privately Owned Amenity

See definition contained in the CC&RS.

Residence

The building or buildings, including any garage, or other Accessory Structures, used for residential purposes constructed on a Homesite, and any Improvements constructed in connection therewith.

Story

That portion of any building (including garages) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered as an additional Story for each 18 feet or fraction thereof. If the finished floor level directly above a basement is more than six feet above grade, such basement shall be considered a Story.

Wildlife Tree

A tree that has been marked for preservation due to its aesthetic character and/or its value (or potential value) for wildlife habitat