

Caldera Canyon HOA

Architectural Design Standards & Construction Guidelines

August 12, 2023

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Caldera Canyon and for maintaining an orderly construction environment. These guidelines are used by the Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&R's). The CCHOA Board reserves the right to grant variances or modify these standards as it deems appropriate.

I. Submittals Required for Architectural Control Committee Approval:

All submittals required for Architectural Control Committee review and approval shall be accompanied by the submittal form adopted by the ACC. The following terms shall be submitted to the Architectural Control Committee for approval. The ACC may request additional material to be submitted at its discretion:

- Site plan showing the lot boundary and the proposed location of all improvements, including all structures, driveways, sidewalks, fences, outdoor lighting, etc. Show all easements and proposed setbacks. Indicate the proposed grading and drainage away from the proposed residence and adjacent lots.
- Floor plans designating the square feet per floor and total finished square feet (exclusive of garages, covered patios, storage areas, etc.)
- Elevations depicting front, rear and side elevations including proposed material finish descriptions.
- Specifications describing the materials and finishes proposed for both interior and exterior construction.
- Landscape plan showing proposed landscape layout, including legend of plant types and sizes.
- Colors proposed for all exterior finishes, including paint colors, brick, stone, and stucco finishes.

All submittals and inquiries will be made to:

Caldera Canyon Architectural Control Committee c/o
Rand Spiwak, Board Member,
Secretary/Treasurer
1458 E. Loyalty Street
Meridian, ID 83680

rand@etextconsult.com

II. Design Standard

A. Minimum Square Feet:

All one-story homes shall have a minimum of 1,200 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc. All two-story homes shall have a minimum of 1,600 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc. The ACC may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion.

B. Exterior Elevations:

Exterior elevations shall be evaluated on the overall character, depth, and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Double gables over the entire width of a 3-car garage are discouraged. Stacked rooms over garages shall incorporate a change in the front plane of the garage to avoid large, unbroken vertical surfaces. Where siding is used, batten boards or trim shall be located as inconspicuously and as symmetrically as possible.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 6x12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Mixing of differing roof pitches on the same elevation is discouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

C. Exterior Finishes and Colors:

1. Brick, Stone, or Stucco:

Subject to compatibility with the overall architectural style and design, all homes, except as noted below, shall be required to incorporate brick, stone, or stucco in the exterior finish to match existing homes in the CCHOA community. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required.

The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion.

2. Exterior Paint Colors

Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of Caldera Canyon. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached.

a. Main Body Color:

Main body color must be approved in writing by the ACC

b. Corner and Batten Trim:

Painted trim on corners shall be the same color as the main body color unless otherwise approved in writing by the ACC.

c. Window & Door Trim:

Trim around windows and doors shall be approved in writing by the ACC. White trim is preferred on homes with blue/gray tones for the main body color. Lighter trim colors are encouraged. Dark, contrasting trim colors around windows and doors are not approved except that dark tones may be used on the main entry door if it is from the same color card as the main body color and if approved in writing by the ACC.

3. Roof

Roofs shall be 30-year (or better) architectural asphalt shingles. Color shall be the same or nearly the same as the existing shingles. Other roofing materials are subject to written approval by the ACC.

5. Architectural Detail/Accents

Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Architectural statements at front entries, porch columns and rails, gable vents etc. should receive particular attention to architectural detailing.

6. Address Plaques

Address plaques or numbers shall be metal construction as approved by the ACC and shall be sized and located per Meridian City requirements.

D. Driveways

Driveways shall not extend past the edge of the garage doors more than one foot on three-car garages or two feet on two-car garages and shall be minimized at the curb where practical to provide additional space for landscaping.

E. Detached Storage Facilities

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. Detached storage facilities, such as storage sheds, shall be of the same construction, finish, and color as proposed and approved for the house. Structures less than 120 square feet and 8 feet in height require approval from the ACC for the foundation material used and desired location of the structure. Structures larger than 120 square feet or higher than 8 feet will require a building permit from Meridian City Building Services. Owners of all storage facilities take full responsibility to relocate any structure in the future if the city deems it necessary. Metal storage sheds or other dissimilar structures are prohibited. The ACC encourages the storage of boats, RV's, camp trailers and other similar vehicles or trailers in offsite storage facilities.

F. Fences:

All fences shall match the existing fences.

G. Landscaping:

A landscape plan shall be prepared and submitted to the Architectural Control Committee for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with structures.

An automatic underground sprinkler system shall be maintained throughout.

H. Exterior Lighting:

Approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play areas may be permitted with the approval of the ACC. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties and shall not be operated at late hours that causes a nuisance to neighboring property owners.

I. Basketball Equipment:

Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards with glass or plexiglass backboards may be installed on fixed poles adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are permitted, but, must be returned to a non-viewable location each evening (garage, back yard, etc.).

III. Construction Guidelines

A. Condition of Lot

The lot owner or builder shall inspect the lot prior to purchase and construction for condition of all utilities, location of property pins, and general conditions and report any defects or damages to Brighton Corporation. Unless otherwise notified, all improvements shall be considered in good repair and all damages or deficiencies thereafter shall be the responsibility of the lot owner or builder.

B. Jobsite Maintenance

The lot owner or builder shall be responsible for maintaining the jobsite in an orderly manner. Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries and shall not be placed on streets and sidewalks. All vehicles will be parked within the lot boundaries or on public streets adjacent to the lot and shall not block traffic or otherwise interfere with existing home owners. Jobsite trash or debris that may be scattered by wind shall be properly contained in dumpsters or by other means. Construction sites shall be free of debris prior to each weekend. Lot owners and builders who fail to maintain the lot in an orderly manner or who allow construction debris to clutter surrounding properties may be subject to appropriate action from the Owners Association.

Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner.

