

Hunters Glen Homeowners Association

Architectural Guidelines

Final Version - May 2019

1. INTRODUCTION

This publication is an informational resource guideline for Hunters Glen Homeowners Association. It is intended as a tool to assist in the understanding of the design review process and its corresponding requirements. The guidelines pertain to visual and environmental goals, as well as the required procedures for design changes, remodeling, or construction within the Hunters Glen community. The minimum acceptable levels of planning, architecture, detailing, and landscape design are specified in the Association CC&Rs. Successful implementation of these objectives will maintain a community of the highest quality and one of great distinction.

ALL CHANGES MUST BE PRE-APPROVED BY THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

2. OVERVIEW

This document establishes guidelines for members of the association for the purpose of submitting architectural change requests. This document also serves as a guideline for the Architectural Committee for the purpose of approving architectural change requests. The design guidelines supplement those areas of the CC&Rs that do not provide specific criteria for building, improvements, alterations, repairs, excavation, landscaping or other work which, in any way, temporarily or permanently alters the exterior appearance of the property visible from the street. These design guidelines shall also be used when establishing rules and regulations or the enforcement of the CC&Rs and are intended to be used in conjunction with the CC&Rs and the Rules and Regulations for the association.

The unifying fabric of the community will be maintained through the layout of each home site previously determined by the project developer. As stated in the CC&Rs, no building, improvements, repairs or other work or change that permanently alters the exterior appearance of any of the property are to be made without prior approval from the Board or Architectural Committee. Architectural change requests forms are available on line at the Hunters Glen Association web site (www.huntersglenonline.com) or from the Board of Directors and are required for submitting requests for any building, changes, alterations or repairs.

3. GENERAL CONSIDERATIONS

The Committee reserves the right to disapprove any submittal or to mandate remedial action whenever the standards may be compromised. The individuality of any ornamental feature should be basic to the permanent character and quality of each structure and its related landscape, rather than appearing as any form of unrelated accessory items. The integrity of these standards will enhance the overall community both initially and for the long term. All home improvement projects must obtain a building permit from the City of Post Falls (when applicable) and be completed within four weeks from start of project unless the Board approves an exception upon request with reasonable justification.

3.1 Building Envelope and Setbacks

Each home site has a specific building envelope that is indicated on the building envelope exhibit available from the Planning and Zoning Department from the City of Post Falls. Building envelope and setbacks are designed to protect and preserve the landscape features and view angles of each home site.

3.2 Private Area

The private area is that part of the building envelope which is not visible from neighboring property, because it is hidden behind walls or structures. The private area has no restrictions in terms of what plants, shrubs, and trees can be planted therein. The private area includes, for example, the area behind a fence. However, care should be taken to avoid planting trees and shrubs that will quickly outgrow their space and affect neighboring yards, views, and fence lines.

3.3 Driveway Expansion

The Board has established that concrete additions to driveways, patio or walk ways will be evaluated on a case-by-case basis, depending on the existing amount of concrete and the size or shape of the lot.

3.4 Walls and Fencing

The alteration of existing, or the addition of any walls must be made of a material that is compatible with the finish materials utilized on the house. Special attention will be placed on all walls or fences adjacent to a common areas, so as to provide a quality image as they are viewed from the common areas.

3.5 Exterior Recreational or Play Equipment

All exterior recreational or play equipment, not included in a private area, must meet the intent and requirements of all sections of these Design Guidelines, including color. Nonpermanent basketball hoops may be installed at any residence. A basketball hoop, and any support structures must have the ability to be removed. No backboards shall be allowed on a pitched roof. The pole and any supports shall be painted and maintained.

3.6 Exterior Holiday Decorations

Holiday decorations will be allowed between one week prior to Thanksgiving and January 31st. Decorations for other holidays may be installed no more than three weeks prior to the holiday and must be removed within two weeks after the holiday.

4. ARCHITECTURAL DESIGN

4.1 Design

The challenge is to add elements of architectural richness and variety for each individual residence, while providing an appropriate design to the level of quality intended within Hunters Glen. The intent is for appealing and interesting structures, which are subtle and complementary to the dominant beauty of the existing palette. Building sizes, elevations, heights and massing, scale and proportions, roof designs, chimneys, garages and driveways, roof materials, and color palettes must be consistent with existing buildings and include a pleasing relationship to the street and to its adjacent structures when viewed from all directions. The purpose of a building or structure should not be in support of a commercial occupation utilizing that structure (e.g. garages for operating a vehicle repair business, play equipment for a pre-school/daycare).

4.2 Wall, Gate, and Exterior Materials

All exterior materials must comply with the color limitations discussed within the color section of the Design Guidelines. Poorly constructed walls, gates, or other exterior work that does not have a neat, clean appearance shall not be acceptable. Wood gate slats must be maintained by regularly applying a protective coating on the wood to prevent weathering and damage from the sun. Once extensive weather damage has occurred the gate needs to be restored to a like-new condition.

4.3 Color Palette

In dealing with color, the Committee will consider the entire community as well as the individual house. Colors for wood slats in gates must be either natural or neutral color wood stain with water repellent. Ornamental metals or other features will be treated on a case-by-case basis and may deviate slightly from the base wall color restrictions. In no case shall they be reflective. In general, guidelines for house wall colors should be consistent with the existing earth tone palette. Trim or accent colors may be subject to a more liberal color scheme with the restriction that all colors must be approved. Homes painted with colors not approved by the Board of Directors will be subject to enforcement actions including court injunctions to re-paint the home with an approved color.

4.4 Roofing

Roofs shall be composed of architectural/dimensional shingles in medium to dark color shades. No 3-tab shingles will be allowed. Metal roofing will be considered on a case by case basis

4.5 Siding

Acceptable siding materials include vinyl, fiber cement (such as HardiPlank), wood, or stucco. Concrete blocks should not be used

4.6 Exterior Lighting

An overriding objective is to minimize any unintended harsh utility-type hot spots when viewed from a street, common area or neighboring home site. Exterior wall, fence, and building-mounted light fixtures should be integrated into the architecture of the house. Consistent with municipal requirements for safety and security, the desire is to keep the general landscape lighting as unobtrusive as possible, but offer some illumination on landscaping and along paths for pedestrian use in the twilight hours.

4.7 Antennas

Analog television antennas shall not be mounted on the roof. Small digital antennas may be roof-mounted.

4.8 Related Structures

Patio covers, storage buildings, or other structures must appear as integral elements of the main structure. Materials, colors and finishes shall be carefully coordinated and comply with these guidelines on all auxiliary structures. The Board must approve location of all structures visible from the street with heights greater than 12" (twelve inches) above wall or fence line. The homeowner must consider a location that does not obstruct the view of other neighbors (as a courtesy, work to obtain neighbor's consent). Structures in the rear of the property, visible from the street, could be subject to removal at the discretion of the Board if that structure has not been approved in writing. Structures must blend with and compliment the architecture, color, and style of existing homes and structures in Hunters Glen. Properly designed, related structures can add interest, but maintenance is necessary to avoid a miscellaneous or cluttered look. Structures that have been approved and are visible from the street must at all times be maintained in good condition or be subject to removal.

4.9 Solar Design

The addition of solar panels must be approved

4.10 Scuppers, Gutters, and Downspouts

Scuppers are permitted only if they are an integral part of the design. Simple sheet metal scuppers and downspouts must be painted to match the fascia or wall color of the building.

5. LANDSCAPE DETAILS

5.1 Landscape Materials

Irrigation is encouraged to be supplied and maintained and must be kept below ground. Boulders of varying size should be grouped for a natural appearance. Corner lot home sites must take into consideration a view triangle to prevent hindering a driver's view of oncoming obstacles. A diagonal from points 20' back from the corner creates the view triangle. Landscape materials over 3' in height are not allowed as measured from top of curb at the corner. Trees are allowed if the bottom of their canopy is kept up to 6'. Landscaping requests shall provide sketches of the yard showing the proposed location including names and sizes of trees, plants, and shrubs.

5.2 Ground cover

Bare ground is not acceptable. Front yard landscape shall not consist of granite only and shall have the minimum requirement of landscape materials for enhancement. Ground cover can be a combination of granite, grass, mulch or other ground cover plants. Any grass or ground cover plants must be kept neatly trimmed and not encroach upon the granite areas to the extent that they have an unkempt appearance. If grass is used, it will be required to be kept neatly trimmed, weed free, and green and healthy with no dead patches from April through September. Granite samples along with plant names and sizes must be provided with landscaping requests.

5.3 Walls and Fences

Patio and courtyard, as well as landscape walls should be designed as a part of the architecture and must follow. Cyclone fencing is not permitted. No bright colors permitted for decorative fencing.