

CEDAR BEND HOA - APPLICATION FOR DESIGN REVIEW COMMITTEE APPROVAL

THE UNDERSIGNED, does hereby apply to the Design Review Committee of The Cedar Bend Homeowners' Association (CBHOA) for approval of a residential dwelling, and herewith submits plans, specifications, and elevations. The undersigned represents that he/she are the sole Owners of said property, and covenant and agree that any residential dwelling built upon the real property designated below shall be built in accordance with the approved application, plans, specifications, and elevations, including any conditions of such approval, and that any noticeable changes to the exteriors of the home, or to the site or landscape plan, must be resubmitted to the Committee for review and approval, prior to such change being made.

The undersigned has read Cedar Bend's CC&Rs and will comply with said conditions.

_____ Owner

_____ Address

_____ Lot

The undersigned submits herewith as part of this Submittal, the following documents and information, to be retained by the Architectural Committee. Per the CC& R's:

3.1.5 After the nature and scope of a proposed change to the existing state of a Lot is determined by its Owner and prior to the commencement of work to accomplish such change, the Lot Owner shall furnish the Committee with the following:

- (a) **Design Review Application** - a completed Application on a form approved by the Committee shall be submitted to the Committee by the Owner seeking to perform any work. The necessary application shall be available from the Committee. The Application shall be submitted simultaneously with all other documents required by this section;
- (b) **Design Review Application Fee** - a fee of fifty dollars (\$50), or such other amount as may hereafter be established by the Board, shall accompany all Applications;
- (c) **Building Plan and Specifications** - showing all proposed construction, elevations of the buildings to be constructed, materials to be used, location of all fencing and screening and any other information or documentation to show conformance with the Design Standards set forth herein;
- (d) **Landscape Plan** - showing existing vegetation that will remain and all new plantings that are proposed as well as all driveways, walkways, retaining walls, planter areas, rock features, guest parking areas and any other information or documentation to show conformance with the Site Mitigation requirements set forth herein;
- (e) **Site and Grading Plan** - showing all boundaries, existing and proposed contour lines and elevations at reasonable intervals, existing and proposed surface

drainage patterns, existing trees of greater than six inches (6") caliper at twelve inches (12") above ground level, shrubs and existing utility line locations; and

- (f) **Other Required Information** - With respect to the existing state of the Lot and the plans for improvement which the Committee may reasonably require to permit it to make an informed decision on whether or not to grant approval of the proposed change;

NOTE: All the above submittal items must be included at the time of Application.

Instructions for filing an abbreviated application for landscaping, fencing, and exterior modifications of currently occupied lots:

- a) Provide description, or drawings appropriate for the scale of the project
- b) Describe materials to be used, color changes, etc., and be prepared to provide samples of materials or colors, as requested by the committee
- c) Complete the "general" section on this application below.

Additional notes re: construction per the CC&R's are as follows:

ARTICLE II.

USE REGULATIONS, RESTRICTIONS, AND MAINTENANCE REQUIREMENTS

2.1 No use whatsoever shall be made of any Lot except its use and improvement for a single family private residence. Lots owned by Declarant or its nominee may be used as offices for the purpose of selling the Lots within the Subdivision.

2.2 The ground floor area of any dwelling located on any Lot, exclusive of decks, steps, porches, carports and garages, shall be not less than one thousand seven hundred (1,700) square feet for a one story building or one thousand (1,000) square feet ground floor, and a total of not less than one thousand seven hundred (1,700) square feet, for a two story building. No dwelling shall have a first floor total floor area of greater than two thousand three hundred (2,300) square feet. No dwelling shall have more than three thousand seven hundred (3,700) total square feet.

2.3 Each dwelling constructed on any Lot shall include a garage for two or more automobiles, with minimum dimensions of twenty-two feet (22') by twenty-four feet (24'). No trailer or garage shall be used as a temporary or permanent residence.

2.4 When the construction of any structure is begun, the work thereon must be prosecuted diligently and said structure must be completed within eighteen (18) months, unless otherwise permitted by the Committee. All landscaping improvements to a Lot must be completed within twenty-four (24) months of the commencement of construction on that Lot, unless an extension is granted by the Committee.

2.5 All construction shall be in compliance with the Design Standards set forth in Section 3.2 of this Declaration:

3.2 BUILDING DESIGN STANDARDS

The underlying premise of the Building Design Standards is to establish and convey the developer's intent for the look and feel of the Subdivision. Each Lot shall be developed with consideration of, and so as to benefit the Subdivision as a whole. The Committee is to encourage uniqueness in home design while at the same time preserve enough consistency in construction to blend the homes into the neighborhood. The heavily treed land, especially the natural canopy created by the trees, is special, unique, valuable and a treasure that every Owner must respect and preserve to the best of his or her ability. Absolutely no "clear cutting" of Lots will be allowed and any restrictions set forth herein, as well as those established by the City of Hailey and by the Army Corps of Engineers will be strictly enforced. All improvements must be designed to accommodate the existing vegetation to the fullest extent possible.

3.2.1 Grading/Drainage: No structure, planting or other material shall be placed or permitted to remain, or excavations or other activities undertaken, which may damage or interfere with established slopes, creating erosion or sliding problems, or which may change the direction of flow of water through drainage channels. The stability of all sloped areas of each Lot shall be maintained by the owner of the Lot, with the exception of those areas for which a public authority or utility company has responsibility.

A site plan indicating the proposed grading and drainage of a Lot must be approved by the Committee before any construction is initiated. Lot grading shall be kept to a minimum and buildings are to be located for preservation of the existing grade(s) and any grade(s), berms or swales should be an integral part of the grading design. Subject to the requirements of any governmental entity having jurisdiction thereof, water may drain or flow into adjacent streets but shall not be allowed to drain or flow upon, across or under adjoining Lots or Common Areas unless an express written easement for such purpose exists. Each Owner is responsible to retain his or her own drainage.

3.2.2 Buildings: No Lot shall be improved except with one (1) dwelling. Each dwelling shall have an enclosed garage (which may be detached) adequate for a minimum of two (2) standard automobiles. Attached, covered carports are allowed if screened or sided on three (3) sides; however, carports shall not be used for storage.

3.2.3 Outbuildings: Subject to compliance with City of Hailey's Zoning Ordinance, no more than one (1) outbuilding (not including detached garages), with an area of no more than two hundred twenty-five (225) square feet (i.e., 15' x 15') shall be permitted on any Lot. The exterior of any outbuilding must be consistent with the dwelling in materials and colors.

3.2.4 Set-Backs: All setbacks must comply with the City of Hailey's minimum standards. Designs should make every effort to protect all trees and vegetation to the fullest extent possible.

3.2.5 **Height Limit:** No structure or part thereof shall exceed a height of thirty-five (35) feet.

3.2.6 **Exterior Materials and Colors:** All exterior materials and colors shall be approved by the Committee. Exterior finishes and/or colors shall be of natural tones which harmonize with the existing landscape and neighboring homes. A limited use of a strong accent color may be approved by the Committee. Unless specifically approved by the Committee, no reflective finishes shall be used, other than hardware and detail items. No exposed block construction is allowed. Composite (seamable) siding similar to “Masonite” products and (so long as it is wood textured, dull in sheen and the color approved by the Committee in advance) Vinyl siding may be used; except, on street facing elevations, these types of siding may not consist of more than sixty percent (60%) of the elevation and must have complimentary siding of a different type (i.e., stone, brick, cedar, shingles, etc.).

3.2.7 **Roofs:** Each dwelling shall have a minimum of three (3) different rooflines, a roof pitch of not less than 5:12, eaves of a minimum of one (1) foot around the perimeter of the house, one (1) front elevation break and one (1) extra fascia board on the front eaves. Roofing material shall be wooden shakes, sawed shingles, architectural asphalt/composition shingles, or non-reflective metal, subject to prior approval of the Committee. Tar and gravel shall not be used as a finished roofing material, except flat roof structures where the surface is not visible from any road or any adjoining structure in existence at the time of construction.

3.2.8 **Driveways:** Unless otherwise approved by the United States Army Corps of Engineers and the Committee, driveways and paved areas on Lots with Designated Driveways, identified on the Plat (Lot 9, Block 1, and Lots 10 and 11, Block 2), must be at grade and located entirely within the Designated Driveway and driveways on Wetland Impacted Lots 4, 5, and 9, Block 2, may not encroach upon designated wetland areas. Every Lot shall have a driveway which is paved with “blacktop” asphalt from the edge of the roadway to the property line; and such portion of the driveway shall have a maximum width of sixteen (16) feet. The remainder of all driveways shall be constructed of asphalt, concrete and/or brick pavers, unless another all weather surface is approved by the Committee. Notwithstanding the foregoing, driveway materials shall not create dust nor spread to adjacent properties and/or rights-of-way. All driveway approaches shall be in conformance with adopted specifications of the City of Hailey.

3.2.9 **Parking:** Not more than two (2) vehicle parking spaces per Lot may be provided in an exposed parking area as part of the driveway. Temporary guest parking in exposed parking areas shall be controlled by the Lot owner on a reasonable basis.

3.2.10 **Fences:** All fences, screens, kennels and similar exterior structures shall be constructed of wood, stone, or iron, except for hardware, fasteners and footings and approved by the Committee prior to construction. These must be kept in good repair and visual upkeep at all times.

3.2.11 **Exterior Lighting:** The light source of any exterior lighting fixtures shall be downcast and not directed at any other Lots, and all reasonable efforts shall be made to minimize the harshness or glare of any lighting on neighboring Lots.

3.2.12 **Antennas/Satellite Dishes:** Antennas, satellite dishes and similar devices shall be installed in a manner and location minimizing visibility from roads and adjoining Lots. Satellite dishes must be twenty four inches (24") or less in diameter and attached to the dwelling. No antennae or satellite dish shall be installed without prior approval of the Committee.

3.2.13 **Wetland Impacted Lots:** Additional restrictions regarding building, use and/or improvements may be applicable to the Wetland Impacted Lots pursuant to regulations issued by the United States Army Corps of Engineers. Portions of property in the Wetlands Impacted Lots have been designated as wetlands by the United States Army Corps of Engineers. Those wetland areas are shown on the Plat. Lot 9, Block 1, and Lots 10 and 11, Block 2, have restrictions on driveway elevations in the Designated Driveways. Lot 11, Block 2, has a designated Building Envelope. These restrictions may not be avoided without the specific approval of the United States Army Corps of Engineers and the Committee. There may be additional restrictions on building, improvements and other activity in the Wetland Impacted Areas. Any approval by the Committee **does not** imply compliance with any wetland regulations.

GENERAL

The Undersigned specifically acknowledges that all sitework or other construction may not commence until this Application and plans have been approved by the Design Review Committee in writing.

Estimated Start Date: _____

Estimated Completion year: _____

The Undersigned specifically understands and agrees that the approval of plans, specifications, elevations and other information and documents required to be submitted, is at the sole discretion of the Architectural Committee. Any subsequent change from an approved plan to the exterior site must be resubmitted to the Committee for approval prior to the said change being constructed. Any and all approvals or other communications from the committee must be in writing to be effective.

The Undersigned acknowledges that any subsequent approval of this application only indicates compliance with Design Guidelines and that the Committee is not rendering any opinion nor assumes any liability for whether or not such application and plans properly comply with local building codes and ordinances, or whether or not such plans adequately address other design and construction issues, including, but not limited to, issues such as surface runoff, or the proper siting of the home, or the suitability of the design given soil conditions, for which the Owner assumes sole responsibility.

This application may be mailed, emailed or hand delivered to Design Review Committee, Barry Bevers, barrybevers@mac.com, 311 W. Cedar St., Hailey, ID 83333

Dated this _____ day of _____, 20__ .

OWNER(s): _____

Builder: _____

Address: _____

Current Address:

Phone: _____

Cell: _____

Email address: _____

Phone: _____

Cell: _____

Email address: _____

Architect: _____

Contact: _____

The following section to be completed by the Design Review Committee:

Cedar Bend Design Review Committee Checklist

OWNER: _____ LOT: _____ BLOCK: _____

- 2.2 SQ. FT: 1,700 s.f MIN 3,700 s.f MAX 1st Floor 1,000 s.f MIN 2,300 s.f MAX
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- 2.3 GARAGE: Minimum 22' X 24' - Max 3 Car (Carports see 3.2.2)
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- 3.2.3 OUTBUILDING: MAX 225 s.f (ie 15X15)
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- 3.2.5 HEIGHT: City 30' - Our CCnR's 35' (Must get Design Review approval from Hailey P & Z)
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- 2.4 NOTE DATES: From Approval - 9 Months. From start of construction - 18 Months for structure completion. - 24 Months for Landscaping.
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- 3.2.4 SET BACKS: Minimums Per City:- FRONT 25 ft. SIDE 10 ft. BACK 10 ft. (1 foot for every 2 feet of height)
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- COMPLETE SET OF PLANS:
-
- 3.1.5 (e) SITE & GRADING PLAN: Includes identifying existing trees & shrubs.
- 3.2.1
- 3.3
- 3.1.5 (d) LANDSCAPING PLAN: Include mitigation plans if applicable.
- 3.3
- 3.1.5 (c) FENCING PLAN:
- 3.2.1.1
- 3.1.5 (c) SAMPLES: ☐ Roofing ☐ Base & Trim Paint ☐ Rock/Brick ☐ Stucco
☐ Lighting Fixture ☐ Decking & Handrails ☐ Siding & Trim ☐ Windows
-
- 3.2.6 EXTERIOR FRONT: Note 60% Rule
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- 3.2.7 ROOF: ☐ MINIMUM 3 roof lines (At least one front elevation break) ☐ PITCH of 5:12 or more ☐ FACIA: 1 Extra board on front
☐ EAVES: Min: 1 Ft. Around House
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- 3.2.8 DRIVEWAYS: Asphalt from roadway to property line -16 ft. max width - remainder to be constructed of _____.
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- 3.2.9 PARKING: Max 2 parking spaces per lot as part of the driveway.
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- 3.2.13 WETLAND LOT:
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