

# Rockwell Village Architectural Control Guidelines



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 Rockwell Village 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 ACC 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 items 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. Exterior colors shall be selected from the ACC approved list of exterior colors.

All submittals and inquiries will be made to:  
Rockwell Village Architectural Control Committee  
c/o Cotner Development Company, LLC  
PO Box 785  
Meridian, Idaho 83680  
Telephone: 941-9623; Fax: 888-9827

Prior to the commencement of construction, the Owner or Builder shall obtain written approval of the proposed improvements from the Architectural Control Committee. Such approval may be conditioned upon submittal and approval of the landscape plan and the

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exterior colors. If construction is commenced prior to such conditional approval or landscaping is not completed in a timely manner as required by the CC&R's and the Architectural Design Standards and Construction Guidelines, the Owner, Applicant, or Builder will be subject to a \$500 penalty. Additionally, the penalty shall not relieve the applicant from complying with all requirements of the CC&R's or the Architectural Design Standards and Construction Guidelines as contained herein.

## II. Design Standard

**\*All homes will meet Energy Star specifications**

### A. Minimum Square Feet:

All one-story homes shall have a minimum of 1,600 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc. All two-story homes shall have a minimum of 1,400 square feet of finished space on the first level exclusive of garages and covered patios. Homes shall have adequately sized garages to incorporate two to three cars. If a single garage door is to be utilized then one bay of the garage must extend a minimum of 32 feet deep.

### B. Exterior Elevations:

The overall theme for the architecture to be used in Rockwell Village is Craftsman or Americana in nature. Exterior elevations shall be evaluated on the overall character, depth, and balance of the design;

- Front porches are encouraged.
- 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.
- 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 5/12. 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, and shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner. If the vent is large in nature (furnace; gas fireplace etc) and must be located of the street side of a home then a false chimney will be required to be built around it and the top concealed with a chase enhancer.

### C. Exterior Finishes and Colors:

#### 1. Brick, Stone, or Stucco:

Subject to compatibility with the overall architectural style and design, all homes,

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except as noted below, shall be required to incorporate brick, stone, or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required. In most cases, brick, stone or stucco will be required to wrap the corners a minimum of 24". Brick, stone, and stucco colors shall be compatible with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged. White or gray brick is not permitted.

The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with design influences that do not lend themselves to the incorporation of those materials. The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion.

## 2. Siding:

8" or greater lap Hardi Board cement siding is required on all homes. Cottage lap siding will not be allowed. The following siding materials will be allowed on front elevations:

- Hardi Board 8" full lap siding
- Cedar Shake lap siding
- Vertical board and batt siding as approved by the ACC

Other types of siding not contemplated herein are subject to written approval by the ACC. Cottage lap, steel, aluminum, or vinyl siding are prohibited.

## 3. Exterior Paint Colors

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

### a. Main Body Color:

Select from the Approved Exterior Colors list for the main body color unless otherwise approved in writing by the ACC.

### b. Corner and Batten Trim:

Painted trim on corners shall be the same color as the main body, window & door trim or fascia trim unless otherwise approved in writing by the ACC.

### c. Window & Door Trim:

Trim around windows and doors shall be selected from the Approved Exterior Colors list and from the same color card as the color chosen for the main body color unless otherwise 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.

### d. Fascia Trim:

White and off-white colors are encouraged for fascia trim. Other colors are not allowed unless approved in writing by the ACC.

## 4. Roof

Roofs shall be 30-year (or better) architectural asphalt shingles. Color shall be Antique Black.

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## 5. Fascia Trim

Roof fascia shall be a minimum of 8” width on front elevation. Gables on the front elevation shall incorporate at least a single stack trim detailing. Rain gutters, where used, shall run the entire length of horizontal fascia.

## 6. 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.

## 7. Chimneys

Chimneys may be restricted for size and location. All full height chimneys shall have a chase enhancer that fully encloses the chimney pipes and is painted to match the body of the house.

## 8. Address Plaques

All house numbers shall be incorporated into address plaques and shall be sized and located per Nampa City requirements.

## D. Garage doors and driveways

### a. Garage Doors:

Carriage style doors are encouraged. At a minimum each garage door shall have “architectural” hardware on the exterior as to aesthetically give it a carriage door feel.

### b. Driveways

All driveways must be the same width as the garage. Drive “strips” for cars is allowed in place of completely solid concrete driveways provided the area between the strips is maintained with grass or other 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. Any such structure shall be placed on a concrete pad in a location approved by the ACC and shall not be allowed to encroach on the setback area. 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:

Only two types of fencing are allowed: White/tan mixed vinyl and wrought iron. All fencing shall be of the same materials and workmanship as provided along the perimeter boundary and common areas in the subdivision.

### Wood Fencing

Wood fencing is not allowed.

### Wrought Iron Fencing

Wrought iron fencing shall be same as is around the common areas. Color shall be black for wrought iron and shall be finished the same as is around the common areas.

### Front yards

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Only 3' white vinyl picket fencing will be allowed and encouraged in front yards throughout the subdivision. The fencing must stay inside the sidewalk areas and not encroach on the parkway strip.

## Height Restrictions

All fences shall be 4 feet or 6 feet high, unless otherwise approved by the ACC.

## Other Requirements

- Wherever possible, adjoining lots shall use common corner posts.
- Front fence setbacks shall be a minimum of 2 feet behind the principle setback of the house on each side of the lot.
- Transitions in fence height shall be accomplished by stepping, (not angling) the fence top. Where a 4 foot fence abuts a park, pathway, or Common Area Landscaping, fences perpendicular to and tying in to the 4 foot high fence shall remain at 4 feet high for a minimum of 8 feet before stepping up to 6 feet high.

## G. Landscaping:

- All lots at a minimum must have entire front and side yards landscaped within 30 days substantial completion of the home. Those lots adjoining common areas must be fully landscaped. A landscape plan shall be prepared and submitted to the Architectural Control Committee for approval prior to commencing.
- The parkway landscape strip between the curb and sidewalk fronting each lot shall be landscaped and maintained by the owner with an automatic underground sprinkler system with sod and trees as required. Parkway trees shall be pruned and maintained in such a manner that they do not interfere with pedestrian or vehicular traffic.
- The grading and landscaping shall conform to the subdivision landscape plan.
- 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.
- The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.
- Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be properly screened from view of the street and surrounding homes by landscaping or fencing.
- Landscaping of front and side yards is required to the following minimum standards within 30 days of substantial completion of the home:
  - An automatic underground sprinkler system shall be installed throughout.
  - Except at garden bed locations, sod shall be laid throughout.
  - A minimum one kidney shaped raised berm shall be constructed in the front yard
  - At least two 2" caliper deciduous or evergreen trees
  - At least 5 two gallon or larger size shrubs
  - In addition to the required above, all corner lots shall be required to plant an additional deciduous tree 2/3 down from the front lot line to the rear lot line.

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- Each corner lot side yard shall have a minimum of 9 shrubs 2-gallons or larger.

Variations to the landscape requirements above may be granted in cases such as flag lots or pie shaped lots with narrow street frontages. Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.

## **H. Exterior Lighting:**

In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

- A minimum of two wall-mounted lights or three soffit-mounted can lights with a 60 watt bulb shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street. The lights shall have photosensitive cells that automatically activate the lights in the evenings and have glare-reducing glass.
- A front yard light pole with a 60 watt bulb shall be installed within 10 feet of the front property line. The light shall have a photosensitive switch that automatically activates the light in the evenings. The light pole will be installed in a masonry base consistent with the exterior material selection for the home.

Other 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. Mailboxes:**

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by Cotner Development Company, LLC. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder or owner shall protect and maintain the mailbox clusters. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

## **J. 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 not permitted.

## **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 Cotner Development Company, LLC. 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. Cotner Development Company, LLC or its engineer will relocate missing property pins or sewer markers that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing or commencement of construction. Resetting property pins or sewer markers after possession or beginning of construction or locating existing

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property pins and sewer markers will carry a minimum charge of \$100 from Cotner Development Co LLC.

## **B. Excavation**

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on the lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other lots or vacant ground slated for future development.

## **C. Elevation of Foundations**

Unless otherwise approved, foundations shall be set a minimum of 18” and a maximum of 24” above the back of curb elevation. Buyer shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from buyer’s lot will be retained on site.

## **D. 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.