

ADRG Exhibit Schedule

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J	Modification of Construction: J(1) Streamside ADRC Submission; J(2) Streamside Short Form Application for Construction Modification Design Review, J(3) Procedures for Architectural Design Review Committee: Modification to Existing House, J(4) Summary of Proposed Modification Project, J(5) Agreement for Modification to Existing Structures, and J(6) Final ADRC Review of Completed Modification of Construction
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EXHIBIT A

PROCEDURES FOR ARCHITECTURAL DESIGN REVIEW COMMITTEE

1. ___ ADRC receives preliminary plans with completed checklist and deposit. A Pre-Design Conference with the ADRC will be held no sooner than one week after submittal. Note that submittal to the Property Manager and Secretary of the ADRC does not constitute submittal to the full membership of the ADRC. When the Secretary submits to all members of the ADRC, the ADRC will schedule a review no sooner than one week after receiving the submittal. The Owner and/or the Owner's designated representative(s) (builder/architect) will be notified by the ADRC of the Pre-Design Conference date within two days, excluding weekends after the ADRC receives the submittal.
2. ___ Notify all Streamside Owners upon preliminary plan submittal. Owners will have seven (7) days to comment on the submittal.
3. ___ After Preliminary Review Period has elapsed, ADRC meets to review preliminary plans and comments from Owners. Suggested revisions may be given to submitter at this time to expedite Final Design Review and eliminate additional expense of resubmission process. "Denied" plans will incur the cost of resubmission of either preliminary or final plans. At the ADRC's sole discretion, the Final Design Review may be eliminated provided the preliminary submittal is complete and there are no comments or concerns from Owners or the ADRC to be addressed.
4. ___ ADRC will review the final plans within fourteen (14) days of ADRC submittal, and will respond in writing within five (5) business days after reviewing.
5. ___ ADRC sends **written** Letter of Approval **contingent** upon receipt of Compliance Deposit and Construction Agreement signed by both the Owner and the builder.
6. ___ ADRC sends notice of the final plan approval to the Board and, if applicable, submits its recommendation for the Board's approval.
7. ___ ADRC requires and will confirm receipt of grade and location certificate **prior** to commencement of foundation construction.
8. _____ Construction may commence upon the following: receipt by Owner of written final approval from the ADRC, payment of the Compliance Deposit to the Association, receipt by the Association of the signed Construction agreement, pre construction conference, and satisfaction of all governmental review processes. The Owner shall satisfy all conditions and commence the construction of any work pursuant to the approved plans within one year from the date of such approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked.

9. ___ ADRC oversees and monitors construction progress and compliance to the Guidelines and reports to the Board, as necessary.
10. ___ The Owner shall, in any event, complete the construction of any improvement on its PUD lot within eighteen (18) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.
11. ___ Within ten (10) days of receipt of **written notice of completion**, the ADRC will inspect the residence or other improvements for compliance. **Written notice** of approval shall be sent to the Owner constituting **Final Release** within thirty (30) days of inspection by the ADRC. At this time, remaining funds from the Compliance Deposit are refundable.

Owner's Signature: _____ Date: _____

ADRC Representative: _____ Date: _____

EXHIBIT B

APPLICATION FOR DESIGN REVIEW

Date _____ Lot Number _____

Property Owner _____

Permanent Address _____

Temporary Address _____

Telephone (work) _____ (Home) _____

Architect _____

Address _____

Telephone _____

Contractor _____

Address _____

Telephone _____

Type of Submittal:

New Construction _____

Remodel/Alteration _____

Describe Alteration _____

Preliminary Design Review _____

Final Design Review _____

EXHIBIT C

Preliminary Design Submittal Checklist

Design Review submittal prints must be prepared by a licensed architect, licensed landscape architect, and registered land surveyor or licensed civil engineer.

When the preliminary design is complete, plan submittals must include all of the following and must be presented in three (3) formats: first, an electronic copy; second, a set of prints in 24" x 36" format or larger and at a scale appropriate to such size presentation; and third, a set of plans reduced to 11" x 17" paper should also be submitted to facilitate handling and storage. The third set will be retained by the ADRC.

No review will commence until the submittal is complete. The Preliminary Design Submittal shall include the following items:

1. _____ Completed application
2. _____ Site plan showing the PUD lot and surrounding common area, building envelope, setbacks and easements, the proposed residence and all structures, driveway, parking areas, patio/terraces, proposed construction fencing, and adjacent structures and walls
3. _____ Grading and drainage plan showing the site plan information along with the existing topography, proposed topography, and finish floor elevations
4. _____ Landscape and irrigation plan at ten (10)-scale or larger showing the site plan information and proposed landscaping as well as landscaping on adjacent areas
5. _____ Floor plans
6. _____ Exterior elevations showing existing and proposed grade, plate heights, ridges, roof pitch, and a preliminary indication of all exterior material and colors
7. _____ Applicable design review fee (see Design Review Fee Schedule, Ex. L). Payment must accompany the completed application. This fee covers: one (1) Pre-Design Conference, one (1) Preliminary Design Review, one (1) Final Design Review, and one (1) additional ADRC meeting, if required. It also allows for one (1) Pre-Construction Site Inspection and one (1) Final Release Site Inspection. Fees in addition to the design review fee and re-submittal fee may be charged at the discretion of the ADRC. Any additional or subsequent review of, or meetings in connection with, the specific plans for each lot or residence included in the initial Application and concept plan will be charged the amount listed in Design Review Fee Schedule, Ex. L, so long as they do not materially deviate from the initial concept plan and Application approved by the ADRC.

Owner's signature: _____ Date: _____

EXHIBIT D

FINAL DESIGN SUBMITTAL CHECKLIST

Design Review submittal prints must be prepared by a licensed architect, licensed landscape architect, and registered land surveyor or licensed civil engineer.

After the Preliminary Design Review Period has elapsed the following documents are to be submitted for final review in the three size formats outlined for the preliminary design review process.

No review will commence until the submittal is complete. The Final Design Submittal must include the following items:

1. _____ Site plan showing the PUD lot and surrounding common area, setbacks and easements, the proposed residence and all structures, driveway, parking areas, patios/terraces, and proposed construction fencing.
2. _____ Site survey showing PUD lot boundaries and dimensions, topography (two-foot contours or less), major terrain features, edges of pavement or curb, existing trees, and utility locations. This information can be included in the site plan provided that the original survey was completed by a registered land surveyor or licensed civil engineer.
3. _____ Grading and drainage plan showing the site plan and survey information along with the existing topography, proposed topography, finish floor elevations, driveway grades, direction of drainage, dry well locations, and proposed construction fencing.
4. _____ Landscape plan by a licensed landscape architect showing the location, size, type, and quantities of proposed plants, delineation of lawn areas, planter beds, natural vegetation areas, courtyard walls, retaining walls, driveway materials, patio/terrace areas, steps, fences, borders, snow storage areas, and all associated landscape improvements, together with existing landscaping in adjacent common areas necessary to accommodate the landscape plan.
5. _____ Floor plans including proposed finish floor elevations and overall dimensions.
6. _____ Roof plan showing all roof pitches, valleys, hips and gutters, as well as any chases required for venting and gas appliance venting.
7. _____ Building sections indicating existing and proposed grade and height limit.
8. _____ Exterior elevations showing existing and proposed grade, plate heights, ridge heights, roof pitch, and all exterior materials and colors, including chimney caps.

9. _____ Color board showing and describing all exterior materials, finishes and colors, to include exterior lighting cut-sheets.
10. _____ Additional drawings, study model, or on-site staking may be required if deemed necessary by the ADRC due to the complexity of the proposed design.
11. _____ Compliance Fee \$20,000.00 made payable to VGVCHOA – Section 6.I (Design Review Procedures)

Owner's signature: _____ Date: _____

EXHIBIT E

SUMMARY OF PROPOSED CONSTRUCTION

LOT NUMBER _____

This Construction Summary informs the Architectural Design Review Committee for The Village Green at the Valley Club of details of the proposed design for buildings and landscape for a home to be built on the lot in Village Green described above.

I. SITE PLANNING

A. Building Envelope.

Are there any encroachments of the building, including its roof line, over any required minimum setback? _____ If so, describe:

B. Site Preparation.

Do you plan to bring in any fill or remove material from the site? _____

If yes, describe quantity and location: _____

C. Access Drives.

1. Width of access drive at road: _____ feet.

2. Paving material for access drive: _____

3. Color of paving material: _____

D. On-site parking.

Number of cars in garage: _____

E. Paving.

Describe paving material and color for paths, steps, patios, and any paved areas other than access drive: _____

F. Fences.

Are any fences or exterior walls proposed? _____

If so, describe in detail the location, height, material, color and construction of each: _____

G. Terraces and Decks.

1. Describe the material, color and construction of skirting for any deck which is more than thirty inches (30”) above finished grade and does not overhang living space: _____

2. Describe the support elements, if any, for any deck more than thirty inches (30”) above finished grade which does overhang living space: _____

H. Landscape Plan.

1. Describe any exterior landscaping within the PUD lot: _____

2. Is all exterior landscaping planned inside of the PUD lot? _____

I. Exterior Lighting (Must meet most stringent dark sky standards)

1. Describe any exterior lighting to be located on the building: _____

2. Is any other exterior lighting planned? _____ If so, describe location and type of fixture (include picture):

J. Outdoor Storage.

Are all outdoor storage areas screened from view? (Landscape alone is not enough to screen any outdoor storage) _____

K. Heating, Cooling and Ventilating Equipment.

If there is any exterior heating, ventilating or cooling equipment, where is it located? _____

L. Utilities.

Where is meter panel to be located? _____

II. ARCHITECTURAL DESIGN

A. Size of Home.

1. Total enclosed square footage, including garage: _____
 2. Total enclosed, livable square footage, excluding garage: _____
 3. If planned residence is more than one level, please identify enclosed, livable square footage on ground floor _____ and additional level(s) _____
-

B. Height.

Height at highest point of building: _____

C. Roof.

1. Pitch of roof: _____
2. Roofing material: _____
3. Color of roofing material: _____

D. Foundations.

Are there any visible surfaces of concrete or concrete masonry foundations more than twelve feet (12') above finished grade? _____

If so, how are they faced? _____

E. Exterior Materials.

1. Siding.

a. Material: _____

b. Direction of Application: _____

c. Paint Type and Color: _____

2. Trim.

a. Material: _____

b. Paint Type and Color: _____

3. Is any stucco or other cementitious material used? _____ If yes, describe material, pattern of placement and locations on building: _____

F. Exterior Doors.

1. Material, design and color for front door: _____

2. Material, design and color for other exterior doors: _____

3. Frame Type and Color: _____

4. Glass Type and Color: _____

G. Windows and Skylights.

1. Frame Type: _____

2. General design type (e.g., clad, DH) and manufacturer: _____

3. Color of frames: _____

4. Glass type and color: _____

H. Heating, Cooling and Ventilation Equipment.

Describe any exterior heating, cooling or ventilation equipment and how it's screened from view (Landscape alone is not enough to screen any equipment):

I. Building Projections.

Describe material, color and screening as required for all building projections including chimney flues, chimney caps, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings, exterior stairways: _____

J. Chimneys and Outdoor Fireplaces.

Do all chimneys and outdoor fireplaces have a U.L. or I.C.B.O. approved spark arrestor? ____

K. Provision for Construction Period: List required temporary structures and intended location, temporary toilet facility type and location, location of staging area and material storage, refuse disposal method and schedule, parking of all vehicles, and methods to be employed to minimize construction impact:

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

EXHIBIT F

PRE-CONSTRUCTION CHECKLIST (FOR OWNERS)

_____ Pre-Construction Conference with builder completed.

_____ Written Letter of Approval from the ADRC.

_____ Payment of Refundable Compliance Deposit.

_____ Signed Construction Agreement.

_____ Construction fencing must be installed.

_____ Copy of County Building Permit

Owner's Signature: _____ Date: _____

EXHIBIT G

AGREEMENT FOR CONSTRUCTION, LANDSCAPING, ADDITIONS, OR ALTERATION OF IMPROVEMENTS

THIS AGREEMENT is made and entered into as of the date of the last signature hereto by and between the Architectural Design Review Committee of Streamside Home Owners Association (the "ADRC") and the undersigned Owner of a residential lot at Streamside ("Owner").

1. Owner certifies he/she has read the Declaration of Covenants and Restrictions for Streamside, including all exhibits, and the Architectural Design Guidelines ("Streamside Restrictions") pertaining to construction or alteration of improvements at Streamside and that he/she fully understands the requirements of the design review approval from ADRC.
2. Owner understands that all inspections and/or operations required to be performed by persons other than ADRC personnel shall be at the sole expense of the Owner.
3. Owner understands that any prospective change or deviation in the building site, or any portion of the improvements from the plans approved by ADRC must be resubmitted to ADRC for approval prior to such change being made and that an additional fee may be required. Owner further understands that any deviations from approved plans in actual construction may result in an order for an immediate halt in construction and a restoration of the property and/or improvements to its original condition or to a condition in conformance with the approved plans.
4. Owner understands that it is the responsibility of the Owner to bear the cost of any corrections required by ADRC because of the failure of the Owner to follow the plans as approved by ADRC. Owner further understands that deviation from the approved plans is a violation of The Streamside Covenants and Restrictions, which may result in penalties more fully defined in said Streamside Covenants and Restrictions, and that all unapproved construction must be brought into conformance with the approved plans.
5. Owner understands that all construction activities required to complete the work in accordance with approved plans shall be confined to the boundaries of the subject property and that Owner assumes responsibility for any and all damage to adjacent properties caused by Owner, contractor, subcontractor, or any persons connected in any fashion with work being done pursuant to the approved plans.
6. Owner understands that approval for new construction or alteration of existing structures within Streamside is valid for 365 days unless a shorter period is set by ADRC at the time plans are approved. If construction has not begun in that time, plans must be resubmitted to ADRC for approval and an additional fee will be required.

7. Owner understands that site plan and architectural approvals granted by ADRC shall expire one (1) year from the date of approval for new construction and alterations of existing structures. Construction must begin within one (1) year from such approval. All work delineated on ADRC approved plans must be completed within eighteen (18) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities. Failure to complete the project within the required time is a violation of Streamside Restrictions and may result in ADRC having the improvement completed in accordance with the approved plans, removing the improvement and/or obtaining injunctive relief to require compliance or prevent non-compliance, with all expenses incurred to be reimbursed to ADRC, first through application of the Compliance Deposit made by Owner and the balance, if any, to be paid directly by the Owner.
8. Prior to the start of any construction, landscaping, site clearing, or activity of any kind, other than surveying and staking on any Streamside property, this Agreement must be completed, signed by all Owners of the property and returned to the ADRC.

THIS AGREEMENT has been executed as of the date set forth below:

ADRC MEMBER(s)	Signature	Date
_____	_____	_____

_____	_____	_____
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OWNER(s)	Signature	Date
_____	_____	_____

_____	_____	_____
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Home Site Identification: Lot No.: _____

Street Address: _____

EXHIBIT H

DECLARATION OF OWNER AND CONTRACTOR

I have been given a copy of the Architectural Design Review Guidelines and I have read them. I have been given an opportunity to ask questions and I understand the guidelines and shall comply with them in their entirety. I understand that I may not begin construction on any lot within Streamside until both signatures have been affixed below.

I have been given a copy of the Architectural Design Review Guidelines and I have read them. I have been given an opportunity to ask questions, and I understand the Guidelines and shall comply with them in their entirety. I understand that I may not begin construction on any lot within Streamside until both signatures have been affixed below.

Owner's Signature: _____ Date: _____

Contractor's Signature: _____ Date: _____

Witness Signature: _____ Date: _____

EXHIBIT I

STREAMSIDE APPROVED PLANTS LIST
(Revised January 2021)

Common Name	Botanical Name	Height	Spread	Drought Tolerant	Native
DECIDUOUS TREES					
Alder, Mountain	<i>Alnus incana</i>	15'-20'	10'-15'	x	x
Birch, Western Red	<i>Betula occidentalis fontinalis</i>	15'-20'	15'-20'	x	x
Crabapple	<i>Malus x</i>	10'-20'	10'-20'	x	-
Chokecherry, Shubert	<i>Prunus virginiana 'Shubert'</i>	15'-20'	10'-15'	x	-
Hawthorne	<i>Crataegus x</i>	10'-20'	10'-20'	varies	-
Maple, Rocky Mountain	<i>Acer glabrum</i>	15'-20'	10'-15'	x	x
Maple, Ginnala	<i>Acer ginnala</i>	10'-15'	10'-15'	x	-
Maple, Northwind	<i>Acer x pseudoieboldianum lsINW</i>	10'-15'	10'-15'	-	-
Mountainash	<i>Sorbus aucuparia x</i>	20'-25'	15'-20'	-	varies
Plum, Newport	<i>Prunus cerasifera 'Newport'</i>	15'-20'	15'-20'	x	-
Swedish Aspen	<i>Populus tremula 'Erecta'</i>	25'-30'	5'-15'	x	-

Note: Other species can be considered on a case by case basis by the Design Review Committee. The intent is to preserve views and open sky - utilizing smaller trees in limited areas is preferred. Species that grow taller than 25'-30' should be avoided.

CONIFER TREES

Fir, Corkbark	<i>Abies lasiocarpa arizonica</i>	35'-50'	10'-15'	x	-
Fir, Subalpine	<i>Abies lasiocarpa</i>	35'-50'	10'-15'	x	x
Pine, Bristlecone	<i>Pinus aristata</i>	10'-15'	10'-15'	x	-
Pine, Limber	<i>Pinus flexilis</i>	15'-30'	10'-15'	x	x
Pine, Lodgepole	<i>Pinus latifolia contorta</i>	35'-50'	10'-20'	x	x
Pine, Rostrata	<i>Pinus mugo rostrata</i>	10'-15'	6'-8'	x	-
Pine, Mugo Tannenbaum	<i>Pinus mugo 'Tannenbaum'</i>	10'-15'	8'-10'	x	-

Note: Conifer Trees should be used sparingly, and will be considered on a case-by-case basis by the Design Review Committee. The intent is to preserve views and open sky - utilizing narrow-growing and smaller species in limited areas is preferred.

Common Name	Botanical Name	Height	Spread	Drought Tolerant	Native
DECIDUOUS SHRUBS					
Barberry	Berberis x	2'-3'	2'-3'	x	-
Buckthorn	Rhamnus x	varies	varies	varies	-
Burning Bush	Euonymus alata 'Compacta'	5'-6'	5'-6'	-	-
Cherry, Nanking	Prunus tomentosa	8'-10'	10'-12'	x	-
Cherry, Pawnee Buttes	Prunus besseyi 'Pawnee Buttes'	15"-18"	4'-6'	x	-
Chokeberry	Aronia melanocarpa	4'-6'	4'-6'	-	-
Chokecherry, Canada Red	Prunus virginiana 'Canada Red'	12'-20'	8'-15'	x	-
Chokecherry, Native	Prunus virginiana	12'-20'	8'-15'	x	x
Cotoneaster	Cotoneaster x	varies	varies	varies	-
Currant	Ribes x	3'-5'	3'-5'	x	varies
Dogwood	Cornus x	varies	varies	varies	varies
Dogwood, Redtwig	Cornus sericea x	5'-10'	5'-10'	-	x
Elderberry	Sambucus x	8'-10'	8'-10'	x	varies
Honeysuckle, Dwarf Bush	Diervilla lonicera	3'-4'	3'-4'	x	-
Lilac	Syringa x	varies	varies	x	-
Mockorange	Philadelphus lewisii	4'-5'	3'-5'	x	x
Ninebark	Physocarpus x	varies	varies	x	varies
Plum, Cistena	Prunus x cistena	6'-8'	5'-6'	x	-
Potentilla	Potentilla x	3'	3'	x	varies
Rose	Rosa, x	5'-6'	5'-6'	x	varies
Serviceberry	Amelanchier x	varies	varies	x	x
Spirea	Spiraea x	varies	varies	varies	varies
Snowberry	Symphoricarpos albus	5'-6'	5'-6'	x	x
Sumac, Gro-Low	Rhus aromatica 'Gro-Low'	2'	6'	x	-
Western Sandcherry	Prunus besseyi	3'-6'	3'-6'	x	x
Willow	Salix x	varies	varies	-	varies
Viburnum	Viburnum x	varies	varies	-	-

Common Name	Botanical Name	Height	Spread	Drought Tolerant	Native
EVERGREEN SHRUBS					
Juniper, Spreading	Juniperus x	varies	varies	x	varies
Juniper, Upright	Juniperus x	varies	varies	x	varies
Pine, Mugo	Pinus mugo x	varies	varies	x	-
Arborvitae	Thuja occidentalis x	varies	varies	-	-

GROUNDCOVERS + PERENNIALS

Native or naturalized species are preferred and recommended. Groundcovers and perennials within Common Areas must be native or naturalized, drought tolerant species.

LAWN + NATURAL AREAS

Scottish Links Fine Fescue	Festuca x	x	x
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**This plant list is governed by the focus on having a cohesive and complementary plant palette throughout the subdivision.
Other plants will be considered but must be approved by the Design Review Committee.**

EXHIBIT J

MODIFICATION OF CONSTRUCTION

J(1) Streamside ADRC Submission

Owner(s): _____ Lot: _____

Phone: _____

E-Mail: _____

Date Submitted: _____

☐ Modification of Existing House

All Paper Documents to be delivered by appointment to Streamside Secretary

Chuck Williamson
Information Alternative, Inc,
Ranch Clubhouse
3626 Morningstar Road
Elkhorn at Sun Valley, ID 83354

Phone: (office) 208-622-8405, (emergency/Chuck's cell) 208-720-2226

All Electronic Documents to be delivered to: infoaltinc@cox.net

J(2) Streamside Short Form APPLICATION
For Construction Modification DESIGN REVIEW

Date: _____ **Lot Number:** _____

Property Owner: _____

Address (if different from above): _____

Architect (if any): _____

Address: _____

Telephone (work): _____ (Cell): _____

Contractor: _____

Address: _____

Telephone (work): _____ (Cell): _____

Describe Modification:

**J(3) Procedures for Architectural Design Review Committee:
Modification to Existing House**

All modifications to any existing house in Streamside must be reviewed and approved by the ADRC. Modifications include any changes to the structure of the house and any exterior changes of any kind (including paint color). All such modifications and/or additions should be restricted to the home owners' lot and may not include any HOA common area without first getting approval and securing a Limited Common Area Easement. Due to the crowding occurring as Streamside fills in, any Limited Common Area Easement shall be an exception rather than the rule, based on a specific need. A meeting fee of \$500.00 will be charged for any modification or remodel that requires an ADRC meeting.

- A. _____ ADRC receives modification plans and a Deposit of \$500.
- B. _____ ADRC notifies all Streamside Owners upon plan submittal. Owners will have seven (7) days to comment on the submittal.
- C. _____ After the neighborhood review period has elapsed, ADRC meets to review modification plans and comments from Owners. The ADRC, in its sole discretion, will pose questions as necessary and will meet with the Owner and/or simply by itself. The ADRC will strive to reach its final decision to approve or disapprove within 14 days of the last meeting.
- D. _____ The ADRC's **written** Letter of Approval is **contingent** upon receipt of the Deposit and the Construction Agreement signed by both the Owner and the builder/contractor.
- E. _____ ADRC may require a grade and location certificate as part of a Modification. If so, it must be provided **prior** to commencement of construction.
- F. _____ The owner shall submit a list of all contractors and sub-contractors so a Certificate of Insurance can be obtained.
- G. _____ Certificate of Insurance binders must list the Association as an additional insured: The Village Green at the Valley Club Homeowners Association, Inc., PO Box 2607 Sun Valley, ID 83353.
- H. _____ The Owner shall satisfy all conditions and commence the construction of and work pursuant to the approved plans within one year from the date of such

approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked.

- I. _____ ADRC oversees and monitors construction progress and compliance to the Guidelines and reports to the Board, as necessary.
- J. _____ The Owner shall, in any event, complete the construction of any improvement on its PUD lot within eighteen (18) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.
- K. _____ Within fifteen (15) days of receipt of **written notice of completion**, the ADRC will inspect the residence or other improvements for compliance. **Written notice** of approval shall be sent to the Owner constituting **Final Release** within thirty (30) days of inspection by the ADRC. At this time, remaining funds from the Deposit are refundable as the ADRC in its discretion determines to be appropriate.

J(4) SUMMARY OF PROPOSED *Construction Modification* PROJECT

LOT NUMBER _____

This Construction Summary informs the Architectural Design Review Committee of Streamside of details of the proposed construction modification to an existing home.

Describe your project:

A. Current Size of Home.

Total enclosed square footage, including garage: _____

Total enclosed, livable square footage, excluding garage: _____

Proposed additional square footage: _____

B. Height.

Height at highest point of building: _____

C. Do you plan to bring in any fill or remove material from the site? _____

If yes, describe quantity and location:

D. Heating, Cooling, and Ventilating Equipment. (changes or additions)

Are there is any exterior heating, ventilating, or cooling equipment changes? If so, where are they located?

Are you changing or adding screening to equipment? If so, describe below. Remember any additional outdoor equipment needs to be screened and landscaping alone is insufficient for screening.

E. Exterior Lighting (Must meet most stringent dark sky standards)

Describe any new or changes to exterior lighting to be located on the building, including location and type of fixture (include picture):

F. Utilities

Describe any changes or additions to existing utilities:

G. Roof (if being redone)

Pitch of roof: _____

Roofing material: _____

Color of roofing material: _____

H. Exterior Materials

Siding

a. Material:

b. Direction of Application: _____

c. Paint Type and Color: _____

Trim

a. Material: _____

b. Paint Type and Color: _____

Is any stucco or other cementitious material used? _____ If yes, describe material, pattern of placement and locations on building:

I. Exterior Doors (if any changes)

Material, design, and color for front door:

Material, design and color for other exterior doors:

Frame Type and Color:

Glass Type and Color:

J. Windows and Skylights (if any changes)

Frame Type:

General design type (e.g., clad, DH) and manufacturer:

Color of frames:

Glass type and color:

K. Building Projections (if any changes)

Describe material, color, and screening as required for all building projections, including chimney flues, chimney caps, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings, exterior stairways:

L. Chimneys and Outdoor Fireplaces (if any changes)

Do all proposed chimneys and outdoor fireplaces have a U.L. or I.C.B.O. approved spark arrestor?

M. House Numbers (may not be changed)

House numbers in Streamside must conform with ADRC Guidelines Section 2 (O).

N. Provision for Construction Period

List required temporary structures and intended location, temporary toilet facility type and location, location of staging area and material storage, refuse disposal method and schedule, and methods to be employed to minimize construction impact:

O. How many vehicles do you anticipate will be parking for the project? For how long? Any overnight?

Remember, there is no overnight parking on Streamside Drive.

Please attach any plans to this application.

Significant modifications and changes in materials and colors to an existing home will require submission of a color board with attached actual products.

Signature of Owner(s):

_____ Date: _____

_____ Date: _____

Contractor's Signature: _____ Date: _____

J(5) AGREEMENT FOR MODIFICATION TO EXISTING STRUCTURES

THIS AGREEMENT is made and entered into as of the date below between the Architectural Design Review Committee of Streamside Home Owners Association (the "ADRC") and the undersigned Owner(s) of a residential lot at Streamside ("Owner"), and the Contractor.

- A. Owner and his/her contractor certify he/she has read the Declaration of Covenants and Restrictions for Streamside, including all exhibits, and the Architectural Design Guidelines pertaining to alteration or modification of homes at Streamside, that he/she fully understands the requirements of the design review approval from ADRC, and shall comply with them in their entirety.
- B. Owner and his/her contractor understand that all inspections and/or operations required to be performed by persons other than ADRC personnel shall be at the sole expense of the Owner.
- C. Owner and his/her contractor understand that any prospective change or deviation in the modifications from the plans approved by ADRC must be resubmitted to ADRC for approval prior to such change being made and that an additional fee may be required. Owner and his/her contractor further understand that any deviations from approved plans in actual construction may result in an order for an immediate halt in construction and a restoration of the property and/or improvements to its original condition or to a condition in conformance with the approved plans.
- D. Owner and his/her contractor understand that it is the responsibility of the Owner to bear the cost of any corrections required by ADRC because of the failure of the Owner and his/her contractor to follow the plans as approved by ADRC. Owner and his/her contractor further understand that deviation from the approved plans is a violation of The Streamside Covenants and Restrictions, which may result in penalties more fully defined in said Streamside Covenants and Restrictions and/or ADRC Guidelines, and that all unapproved construction must be brought into conformance with the approved plans.
- E. Owner and his/her contractor understand that all construction activities required to complete the work in accordance with approved plans shall be confined to the boundaries of the subject property and that Owner assumes responsibility for any and all damage to adjacent properties (including common areas) caused by Owner, contractor, subcontractor, or any persons connected in any fashion with work being done pursuant to the approved plans.

- F. Owner understands that ADRC approval for modification of existing structures within Streamside is valid for one year unless a shorter period is set by ADRC at the time plans are approved.
- G. Owner understands that construction on any modification must begin within one (1) year from such approval. All work delineated on ADRC approved plans must be completed within twelve (12) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities. Failure to complete the project within the required time is a violation of Streamside Restrictions and may result in ADRC having the improvement completed in accordance with the approved plans, removing the improvement and/or obtaining injunctive relief to require compliance or prevent non-compliance, with all expenses incurred to be reimbursed to ADRC.
- H. Depending upon the size and extent of the modifications, the ADRC in its discretion may require a Deposit, similar to the Deposit required for new construction. This Deposit will be used to pay any failures set forth in the preceding paragraph and/or to repair any required construction damage not remedied by Contractor. The balance, if any, of the Deposit will be returned to Owner after completion of the project.
- I. Prior to the start of any construction or activity of any kind, other than surveying and staking on any Streamside property, this Agreement must be completed, signed by all Owners of the property and the Contractor and returned to the ADRC.

THIS AGREEMENT has been executed as of the date set forth below:

ADRC	Signature	Date
_____	_____	_____
OWNER(s)	Signature	Date
_____	_____	_____
_____	_____	_____

CONTRACTOR

Signature

Date

Home Site Identification: Lot No.: _____

J(6) FINAL ADRC REVIEW OF COMPLETED MODIFICATION OF CONSTRUCTION

Date _____

Owner _____ Lot _____

Phone # _____

The ADRC has completed the construction modification review and has determined that the work specified in the submittal complies.

ADRC Representative: _____ Date: _____

ADRC Representative: _____ Date: _____

EXHIBIT K

MODIFICATION OF LANDSCAPE

K(1) Streamside ADRC Submission

Owner(s): _____ Lot: _____

Phone: _____

E-Mail: _____

Date Submitted: _____

☐ Modification of Existing Landscape

All Paper Documents to be delivered by appointment to Streamside Secretary

Chuck Williamson
Information Alternative, Inc,
Ranch Clubhouse
3626 Morningstar Road
Elkhorn at Sun Valley, ID 83354

Phone: (office) 208-622-8405, (emergency/Chuck's cell) 208-720-2226

All Electronic Documents to be delivered to: infoaltinc@cox.net

**K(2) Short Form APPLICATION for Existing Landscaping Revision DESIGN
REVIEW**

Date: _____ **Lot Number:** _____

Property Owner: _____

Address (if different from above): _____

Landscape Architect (if any): _____

Address: _____

Telephone (work): _____ (Cell): _____

Landscape Contractor: _____

Address: _____

Telephone (work): _____ (Cell): _____

Describe Alteration: _____

K(3) Short Form Application for Existing Landscaping Minor Revision Design Review

Date: _____ Lot Number : _____

Property Owner: _____

Permanent Address: _____

Temporary Address: _____

Telephone: (cell) _____ (home) _____

(work) _____

Landscape Architecture _____

Address: _____

Telephone: (cell) _____ (business) _____

Type of Submittal:

_____ Removing Existing Landscaping

_____ Add Existing Landscaping

Describe Alteration:

Committee Use:

Preliminary Design Review _____

Final Design Review _____

K(4) Procedures for Architectural Design Review Committee: Modification to Existing Landscape

All modifications to any existing landscape in Streamside must be reviewed and approved by the ADRC. Modifications include any changes to the cultivated landscape area surrounding any house, including minor changes of plants and irrigation. All such modifications and/or additions should be restricted to the home owners' lot and may not include any HOA common area, except for the procedure for Common Areas set forth in the next paragraph below. All landscape modifications will consider preservation of irrigation water and shall be designed to fit into the overall design of Streamside.

If an owner wants one or at most a few trees within the Common Area for privacy and screening purposes, he/she may propose it for consideration in the same manner as a modification to an existing landscape within his/her own lot. If the proposal is accepted (in whole or in part) the tree(s) will be planted at the Owner's expense but thereafter will become the property of the Association and the Association will become responsible for all continuing maintenance, including replacement if/when necessary.

- A. ____ ADRC receives landscape modification plans and a Deposit fee of \$100. If the proposal is so minor that a meeting of the ADRC is not necessary, the ADRC may, in its sole discretion, refund the Deposit. Conversely, the ADRC has the right to require a larger Deposit if the scope of the modification requires it.
- B. ____ ADRC notifies all Streamside Owners upon plan submittal. Owners will have seven (7) days to comment on the submittal.
- C. _____ If drainage is an issue, the ADRC may require a grade and location certificate as part of the proposal as part of its consideration.
- D. ____ After the neighborhood review period has elapsed, ADRC meets to review modification plans and comments from Owners. The ADRC, in its sole discretion, will pose questions as necessary and will meet with the Owner and/or simply by itself. The ADRC will strive to reach its final decision to approve or disapprove within 14 days of the last meeting.
- E. ____ ADRC **written** Letter of Approval is **contingent** upon receipt of Deposit Fee and, if the ADRC decides a written Agreement is necessary, it must be signed by the Owner and, if required, the landscape contractor.

- F. _____ The owner shall submit a list of all contractors (and sub-contractors, if any) so a certificate of insurance can be obtained.
- G. _____ Certificate of insurance binders must list the Association as an additional insured: The Village Green at the Valley Club Homeowners Association, Inc., PO Box 2607 Sun Valley, ID 83353.
- H. _____ The Owner shall satisfy all conditions and commence the construction of any work pursuant to the approved plans within six months from the date of such approval. If the Owner fails to begin work within this time period, any approval given shall be deemed revoked.
- I. _____ ADRC oversees and monitors construction progress and compliance to the Guidelines and reports to the Board, as necessary.
- J. _____ The Owner shall, in any event, complete the construction of any landscape improvement on its PUD lot within six months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities.
- K. _____ Within fifteen (15) days of receipt of **written notice of completion**, the ADRC will inspect the residence or other improvements for compliance. **Written notice** of approval shall be sent to the Owner constituting **Final Release** within thirty (30) days of inspection by the ADRC.

K(5) SUMMARY OF PROPOSED *Landscaping Modification* PROJECT

LOT NUMBER _____

This Summary informs the Architectural Design Review Committee of Streamside of details of the proposed modifications to landscaping of an existing home. It will enable the ADRC to determine whether a meeting is necessary to discuss your project.

A. Describe your project:

B. Do you propose any encroachments outside the circle/building envelope?

If so, describe:

C. How many vehicles do you anticipate will be parking? For how long? Any overnight?

Remember that there is no overnight parking on Streamside Drive.

D. Do you plan to bring in any fill or remove material from the site?

If yes, describe quantity and location:

E. Hardscape

Are you changing the driveway? If so, please describe:

Describe material and color for any changes to paths, steps, patios, etc.

F. Are any permanent fences or exterior walls proposed?

If so, please describe in detail the location, height, material, color, and construction of each:

G. Are any changes to Terraces and/or decks proposed? If so, please describe:

Name of Landscape Architect (if any): _____

Name of Landscape Contractor: _____

Additional Comments:

Please attach any plan or diagram to this application.

Signature of Owner(s): _____

Date: _____

K(6) AGREEMENT FOR MODIFICATION TO EXISTING LANDSCAPE

THIS AGREEMENT is made and entered into as of the date below between the Architectural Design Review Committee of Streamside Home Owners Association (the "ADRC") and the undersigned Owner(s) of a residential lot at Streamside ("Owner"), and the Contractor.

- A. Owner and his/her contractor certify he/she has read the Declaration of Covenants and Restrictions for Streamside, including all exhibits, and the Architectural Design Guidelines pertaining to alteration or modification to existing landscape at Streamside, that he/she fully understands the requirements of the design review approval from ADRC, and shall comply with them in their entirety.
- B. Owner and his/her contractor understand that all inspections and/or operations required to be performed by persons other than ADRC personnel shall be at the sole expense of the Owner.
- C. Owner and his/her contractor understand that any prospective change or deviation in the modifications from the plans approved by ADRC must be resubmitted to ADRC for approval prior to such change being made and that an additional fee may be required. Owner and his/her contractor further understand that any deviations from approved landscape modification plans may result in an order for an immediate halt in construction and a restoration of the property and/or improvements to its original condition or to a condition in conformance with the approved plans.
- D. Owner and his/her contractor understand that it is the responsibility of the Owner to bear the cost of any corrections required by ADRC because of the failure of the Owner and his/her contractor to follow the plans as approved by ADRC. Owner and his/her contractor further understand that deviation from the approved plans is a violation of The Streamside Covenants and Restrictions, which may result in penalties more fully defined in said Streamside Covenants and Restrictions and/or ADRC Guidelines, and that all unapproved landscape must be brought into conformance with the approved landscape plans.
- E. Owner and his/her contractor understand that all landscape activities required to complete the work in accordance with approved plans shall be confined to the boundaries of the subject property and that Owner assumes responsibility for any and all damage to adjacent properties (including common areas) caused by Owner, contractor, subcontractor, or any persons connected in any fashion with work being done pursuant to the approved plans.

- F. Owner understands that ADRC approval for modification of existing landscape within Streamside is valid for one year unless a shorter period is set by ADRC at the time plans are approved.
- G. Owner understands that any landscape modification must begin within one (1) year from such approval. All work delineated on ADRC approved plans must be completed within twelve (12) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities. Failure to complete the project within the required time is a violation of Streamside Restrictions and may result in ADRC having the improvement completed in accordance with the approved plans, removing the improvement and/or obtaining injunctive relief to require compliance or prevent non-compliance, with all expenses incurred to be reimbursed to ADRC.
- H. Depending upon the size and extent of the modifications, the ADRC in its discretion may require a Deposit, similar to the Deposit required for new landscape. This Deposit will be used to pay any failures set forth in the preceding paragraph and/or to repair any required damage not remedied by Contractor. The balance, if any, of the Deposit will be returned to Owner after completion of the project.
- I. Prior to the start of any landscaping or related activity of any kind, other than surveying and staking on any Streamside property, this Agreement must be completed, signed by all Owners of the property and the Contractor and returned to the ADRC.

THIS AGREEMENT has been executed as of the date set forth below:

ADRC	Signature	Date
_____	_____	_____

OWNER(S)	Signature	Date
_____	_____	_____

CONTRACTOR

Signature

Date

Home Site Identification: Lot No.: _____

K(7) FINAL ADRC REVIEW OF COMPLETED MODIFICATION OF LANDSCAPE

Date: _____

Owner: _____ Lot: _____

Phone# _____

The ADRC has completed the landscape modification review and has determined that the work specified in the submittal complies.

ADRC Representative: _____ Date: _____

ADRC Representative: _____ Date: _____

EXHIBIT L

Design Review Fee Schedule

Irrigation connection fee	\$750.00
Design review fee for each full review or major deviation	\$2,500.00
Design review fee for subsequent reviews or meetings	\$500.00
Change or addition during construction (building or landscaping)	\$500.00
Review of changes to existing building or landscaping	\$250.00
Review of minor landscaping changes	\$100.00
New Construction deposit	\$20,000.00

EXHIBIT M

STREAMSIDE ADRC SCHEDULE OF FINES

VIOLATION

Construction Related

Parking violation during construction—per day of offense	\$500.00
Untidy construction site, including maintenance of waste disposal—per day offense	\$500.00
Posting of signs other than allowed by ADRCs	\$500.00
Excessive noise at construction site	\$1,500.00
Violation of hours of operation restriction rules	\$1,500.00
Unlawful discharge of firearms of any type	\$500.00
Use of any outdoor lights that are not dark sky compliant	\$500.00
Failure to fence construction site	\$1,000.00
Unrestrained dogs on site	\$500.00
Hazardous activity out of the ordinary on the construction site or common areas	\$500.00

Owner Related

Landscaping without submission of plan or final ADRC approval	\$1,000.00
Underaged (14 years or younger) golf cart driver	\$1,000.00
Exterior holiday lights violations—per day	\$50.00

First violations are given written notice pursuant to Idaho Code §§ 55-3205 & 3206.

Fines listed above are for any subsequent violation and may be escalated or increased up to double the amount.