

# CARTWRIGHT --- RANCH

## **THE HIGHLANDS**

### ***Architectural Design Standards* & Construction Guidelines**

January 2022

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used by the owner and builder in preparing plans and specifications for any proposed construction or improvement in The Highlands at Cartwright Ranch and for maintaining an orderly construction environment. These guidelines are used in conjunction with the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&R's).

#### **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 in either 11x17 hard copy or electronically (.pdf). The ACC may request additional documentation be submitted at its discretion:

- **Site Plan** delineating the lot boundary, setbacks, easements and the proposed location of all improvements, including all structures, driveways, sidewalks, fences, outdoor lighting, etc. Indicate the proposed grading and drainage away from the proposed residence and adjacent lots (irrigation water and rainfall accumulation from the impermeable surfaces must be contained within the lot boundaries from which they originated).
- **Site Square Footage Calculations** of impermeable surfaces including driveways, walkways and patios, etc.
- **Dimensioned Floor Plans** including square footage calculations of living areas, garages, and covered outdoor spaces. and impermeable surfaces including driveways, walkways and patios
- **Exterior Elevations** depicting front, rear and side elevations including proposed material finish callouts.
- **Exterior Material and Color Specifications** including paint colors, brick, stone, and stucco finishes.
- **Landscape Plans** are recommended in order to avoid loss of deposits and / or corrective measures after installation. Landscape plans should include the design layout, and all material specifications including a legend of plant types and sizes.

#### **All submittals and inquiries will be made to:**

Cartwright Ranch Architectural Control Committee  
c/o Brighton Corporation  
2929 W. Navigator Drive Suite 400  
Meridian, Idaho 83642  
Telephone: 208-378-4000

A **\$500** ACC Inspection and Plan Review Fee and a **\$5,000** Completion Deposit was collected at the time of lot purchase. Requests for the refund of the completion deposit may be submitted upon the completion of all required improvements which must occur no more than sixty (60) days from the Certificate of Occupancy date or twenty-four (24) months from the lot purchase date (whichever is less), except as otherwise noted or approved in writing by the ACC. The Applicant is solely responsible in meeting all completion deposit requirements.

ACC deposits may be forfeited in part or in whole for any failure in following the requirements and guidelines contained within this document and the CCR's, with particular emphasis on the following:

- Failure to secure ACC approval prior to commencement of construction.
- Failure to complete landscaping within the allowed timeframe.
- Failure to build the home consistent with the ACC submittal documents.
- Failure to request the return of the ACC deposit in the required timeframe.
- Not maintaining the construction site in an orderly and clean fashion.
- Causing an undue nuisance to adjacent properties, residents or the community.

Such penalties 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 Standards.**

The following building standards apply to The Highlands at Cartwright Ranch:

<b>The Highlands - Building Standards</b>	
<b>Setbacks (feet)</b>	
Front to Living Area	20
Garage Side to Street	20
Garage Front to Street	22
Side yard interior	7.5
Street side yard	15
Separation between buildings	15
Rear yard	20
<b>Other</b>	
Max Height (w/o special approval)	30
Building Coverage	50%
Impervious Surface	70%
Driveway Width at Sidewalk	30'-0"

**A. Minimum Square Feet:** Unless otherwise specified, all homes shall have a minimum of **2500** square feet of finished living area space exclusive of basements, garages, storage rooms, covered patios, etc.

**B. Exterior Elevations:**

**Stylistic Considerations:**

The Highlands is by its nature a unique property whose value is dependent on its context, including the aesthetic qualities of the surrounding areas. Home designs and landscaping for The Highlands should strive to enhance the natural beauty of the Boise Foothills and demonstrate a high level of architectural design and construction practices. All sides of the home must be designed for aesthetic consistency.

While no specific architectural motif is required, clean, modern architecture with warm and natural elements is preferred. Single-slope roofs are allowed, but must be utilized in a non-distracting manner that enhances the overall design. Flat roofs are encouraged.

Tuscan, Colonial, Tudor, or any designs that rely on ornamentation rather than a cohesive overall design are not likely to be approved.

Outdoor living spaces on the front of homes are encouraged such as porches, patios and courtyards.

**Other Exterior Elements:**

**Solar Panels:** Solar panels may only be installed on rear and side facing roof slopes to avoid a cluttered appearance on the front of the home. If integrated solar shingles are utilized, they must cover all roof areas and may not be incorporated with asphalt shingles. Solar panels or shingles

shall be black to match the existing roof and shall be mounted in such a way to conceal connecting hardware, wiring, etc.

**Exterior Finish Materials:** Exterior Finish Materials must be of high quality and installed correctly and neatly. Examples include:

- Cement-based siding materials
  - Lap siding must have staggered joints without battens.
- Stucco with clean, simple installation and coloring.
- Pre-finished metal siding (product samples required with submittal)
- Stained wood with durable finishes (finish product information required with submittal)
- Natural Stone, Manufactured Stone, or Brick are to be used in significant quantities.

**Exterior Paint Colors:** Colors shall be complimentary with each other and consistent with the aesthetic goals of The Highlands. Applicants should be prepared for ACC input on exterior colors.

**Roof:** Roofs shall be 30-year or better architectural asphalt shingles with high-definition. Color shall be Black. Metal roofing with concealed fasteners and single-ply membrane roofing are encouraged, but subject to ACC approval for appropriate use and color. Other roofing materials or colors are subject to written ACC approval.

**Rain Gutters:** A complete rain gutter and downspout installation is required. All components shall match the color of the surface to which they are attached. All fascias not receiving a gutter shall be stacked.

**Chimneys:** Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney enhancer cap that fully encloses the chimney pipes and painted as approved by the ACC.

**Windows:** Windows must be of high quality, made of Fiberglass, Composite Material or Wood Clad in metal. Vinyl windows are not allowed. Consistency of window size, type and placement on the elevations is expected.

**Exterior Lights:** Dark Sky Certified or Recessed Can Lighting only. No flood lights (especially those that may be activated by motion in neighboring properties or public spaces) are allowed.

- C. Garages and Driveways:** Garages must be oriented to reduce the visual impact of the garage doors on any street-facing facade. No more than two garage bays may face directly to the street. Side-entry garages are encouraged wherever possible for all lots in the community.

Garage door style must be appropriate to the design of the home. Long Panel or Short Panel (see Amarr Traditional Collection for examples) are not allowed. Interiors of garages shall be finished and painted. Interior wood trim around doors and windows shall be painted.

**Driveways:** shall not extend in width past the garage wing walls. Tapering the driveway at the sidewalk and / or curb is encouraged where practical to provide additional space for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not allowed.

All vehicles, trailers, tools, and equipment shall be stored out of view, in enclosed structures.

**RV Garages:** Although RV garages are not prohibited, plans submitted with RV garages will be subjected to a more detailed review process and may be denied by ACC. Architectural review will be subjective and at the sole discretion of the ACC. The ACC review will consider:

- Setback from the street and the rest of the house
- How prominent the garage door appears on the overall appearance of the home

- How well the roof structure blends with the rest of the house
- Proximity to other homes with RV garages
- Resulting width of Driveway at sidewalk (max. 30')

**D. Detached Storage Sheds:** A maximum of one (1) detached storage structure, is allowed with the same construction materials, finishes, and color as the residence. The size and location may be restricted to limit the structure's visibility from the street or neighboring properties. Additional landscaping may also be required to providing screening. Any such structure shall be placed on a concrete pad. Metal, plastic or otherwise non-conforming storage sheds or similar structures are prohibited.

The following must also be considered prior to constructing or placing a storage shed:

- A building permit is required if the structure is over 120 SF or attached to the primary residence.
- The structure cannot be over eight feet (8') in height to midpoint of roof (measured between the roof peak and eaves).
- The structure cannot be placed in the front yard or within any setbacks or easements. The property owner is solely responsible for avoiding easements that could require future removal of the storage structure.

**E. Fences and Screen Walls:** ACC approval is required prior to the construction of any fence or privacy screen. Submittals must include the site layout, construction details and finish materials. The ACC may require an on-site inspection prior to fence construction. See Exhibit C for fence types and locations for each lot. Unusual circumstances not identified on the required submittal must be addressed with the ACC prior to construction. Example include step fencing on severe grades that exceeds 6" per step.

**Wood Fencing and Wrought Iron Fencing:** All fencing shall be constructed according to the approved fence specifications – see attached **Exhibit E – Fence Materials and Installation**, and shall be maintained by the Owner in good repair. Wrought Iron Style fencing shall be black in color. Wood fencing finish to be semi-transparent pigmented wood finish. Color by Sherwin Williams Woodscapes, Hawthorne SW3518.

**Privacy Screen Walls:** Screen walls may be made of wood or metal with a design that is complimentary to the design of the home with substantial and durable materials. Screen walls may not exceed 6' in height.

### Standard Fencing Restrictions

**Fencing Adjacent to Street Buffer Landscaping:** Fences constructed adjacent to street buffer landscaping shall be wood, 6 feet high, unless otherwise approved in writing by the ACC.

**Fencing Adjacent to Common Area Landscaping:** Fences constructed adjacent to common area landscaping, excluding pocket parks, shall be wrought iron w/ 60" tall panels, unless otherwise approved in writing by the ACC.

**Fencing Adjacent to Parks and Pathways:** Fences constructed adjacent to the parks and pathways shall be wrought iron w/ 60" tall panels.

**Fencing for Interior Lot Lines:** Fences constructed on interior lot lines and not adjacent to common area shall be wood, 6 feet high, unless otherwise approved in writing by the ACC.

**Fencing for Corner Homesites:** Corner homesites may have wood or wrought iron fencing on the street-facing side yard. If wood is used, the corner sideyard fencing must be

a minimum 10' from the sidewalk. If wrought iron style is used, the corner sideyard fencing must be a minimum 2' from the sidewalk. The ACC may allow variations in sidewalk offset at its discretion.

**Height Restrictions:** Wood (privacy fencing) shall be 6 feet high, unless otherwise approved by the ACC. Wrought iron panels shall be 60" tall.

**NOTE:** Where the rear yard of a home opens up to a common area, fencing shall be wrought iron across the back property line and continue up side property lines 16' (two 8' sections) before stepping up to 6' wood fencing.

**Other Fencing Requirements:**

- Wherever possible, adjoining lots shall use common corner posts.
- Front fence setbacks shall be a minimum of 2 feet behind the front facing wall of the home on each side of the lot.
- Transitions in fence height shall be accomplished by stepping, (not sloping) the fence top. Fences height may not vary more than 12" from panel to panel.
- Fences must terminate perpendicular and immediately adjacent to the home.
- See Exhibit D "Fencing Type Locations" for additional guidance.

**F. Landscaping:**

The ACC recommends that builders and owners submit a landscape plan to the ACC for approval prior to the start of installation to avoid corrections and / or forfeit of deposits. The ACC will consider how the completed landscaping contributes to the overall aesthetics of the site, according to the following guidelines:

The use of berms, boulders and clustered planting groups such as garden beds with trees, shrubs and flowers is encouraged. Boulders used as accent features are encouraged. Large expanses of landscape rock are not allowed unless those areas are also planted and accentuated with boulders in a way that suggests a natural landscape. No areas of bare ground within the lot boundary are allowed.

Builders and buyers are expected to cooperate with adjacent properties and common areas to blend the planting areas from lot to lot to create a natural flow throughout the community.

Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be screened from view of the street and surrounding homes by landscaping or fencing or screen wall.

An automatic underground sprinkler system shall be installed throughout.

Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, and 15% of the rear yards.

**Trees:** Refer to the Treasure Valley Tree Selection Guide for information on appropriate tree species and other general references made in these guidelines:

[www.cityofboise.org/media/4078/tvtreeselectionguide\\_09\\_2018.pdf](http://www.cityofboise.org/media/4078/tvtreeselectionguide_09_2018.pdf)

Each front yard, rear yard and street-facing side yard shall each contain a minimum of (2) **Class I or Class II** trees that are at least 2-1/2" in caliper. The incorporation of additional ornamental or flowering trees is expected, but those trees do not fulfill the tree requirement. Coniferous trees are not allowed in The Highlands of Cartwright Ranch

**Shrubs:** The type and quantity of small plantings is dependent on the specific characteristics of a yard. Generally, front yards shall have at least **24** shrubs that are 2-gallons or larger. Each corner

lot side yard shall have a minimum of **12** shrubs that are 2-gallons or larger. Each rear yard shall have a minimum of **9** shrubs 2-gallons or larger.

**Retaining Walls:** Retaining walls shall be constructed of natural stone boulders, or architectural grade or stone-faced concrete when incorporated into the design of the home. Concrete block-style retaining walls are not permitted.

**Backflow Preventer:** Back flow preventers must be screened from view and may not be located in the front of other street-facing yards.

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 elements.

#### **G. Exterior Lighting:**

Each home shall provide exterior lighting under **Dark Sky Standards** as indicated:

- **Monument Yard Light:** Each home must have a monument yard light located near where the driveway meets the sidewalk, on the side opposite the nearest side property line. Monuments must be min 24"x24"x 30" tall, finished in masonry and topped with a light that compliments the architecture of the home. Light Bulbs must be full shielded to diffuse and soften the light. Bulbs shall be of 60W / 800 lumens maximum output. The light shall have a photosensitive switch that automatically activates the light in the evenings.
- **Front Entry or Porch Light:** A minimum of one ceiling mounted light or can light with a 60 watt (840 Lumens) bulb.
- **Garage Front Lighting:** Canned lighting or wall mounted lights shall be installed above or flanking each garage door. The lights shall have photosensitive switches that automatically activate the lights in the evenings.

Other approved lighting includes lights on patios, side entries, and other entries providing they do not exceed 100 watts (1600 Lumens) of total illumination each, conforming to **Dark Sky Standards**.

- H. Mailboxes:** Cluster Mailboxes are provided by the developer. No other mailboxes may be utilized.
- I. Basketball Equipment:** Basketball backboards and permanent or temporary standards are not permitted in front or street-side yards of The Highlands at Cartwright Ranch.
- J. Antennae:** Exterior radio antennae, television antennae or other antennae, including satellite dishes, must be approved in writing by ACC prior to installation. Equipment that is not in use must be removed.
- K. Dog Runs:** Dog Runs must be approved by ACC prior to installation. Size and location may be restricted. If approved, they shall be commercially manufactured and well maintained.
- L. Play Structures, including Trampolines:** Submittals must include a picture or photograph of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines. Play structures must be at least ten (10) feet from any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property.

Structures more than eight (8) feet tall must also be approved in writing by the neighboring property owner. In no case can the height exceed twelve (12) feet.

- M. Holiday Decorations:** Holiday decorations may be installed up to 60 days prior to the holiday and must be removed within 30 days after the holiday.

### III. Construction Guidelines

**CONSTRUCTION ACCESS: ALL CONTRACTOR TRAFFIC MUST USE THE PROVIDED ACCESS FROM CARTWRIGHT ROAD AND NOT USE ACCESS THROUGH HIDDEN SPRINGS.** See *Exhibit F – Construction Access Road*.

- 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 the developer. 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.

The developer 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. A fee of \$250 will be charged for resetting property pins or sewer markers.

- 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 or common areas. 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 will be retained on site or drained into the adjoining street. Buyer may contact the developer after excavating and setting footings but prior to pouring the foundation for a pre-pour inspection.
- D. Construction and Jobsite Maintenance:** Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the ACC approved plans, including all conditions of approval. Construction shall be completed within nine months from the date construction commences. If construction is not completed within nine months from the date construction commences and builder is not diligently pursuing completion (with no activity on site for 30 days), the ACC/Association shall have the option to require the Owner and/or the builder to return the lot to its original condition within twenty (20) days. If Owner/builder has not returned the lot to its original condition within the timeframe required, the ACC/Association has the right to immediately access the site and return the lot to its original condition at the Owner/builder's expense, for which it may use the completion deposit. Any expenses not reimbursed by the completion deposit shall earn interest at the rate of 18% per annum and may be assessed against Owner/builder and / or the property as a Limited Assessment as contemplated by the CCRs.

Washout of concrete trucks and equipment must be performed outside of the subdivision or in a designated Concrete Washout Area. Developer will determine a location and provide direction to the Concrete Washout Area within Cartwright Ranch. Contractors are required to utilize this area to clean concrete trucks, pumpers, or other concrete coated equipment if washed within the subdivision.

Construction shall not begin prior to **7:00 a.m.** or continue after sunset; however, during the mid-summer months (June - August), contractors may begin as early as **6:00 a.m.** as long as they are sensitive to neighbors and in compliance with the local jurisdiction.

Jobsites shall be orderly and made free of trash or debris each evening and prior to each weekend. Each builder shall provide a trash bin or dumpster at the jobsite. The builder is responsible to remove any trash or debris that are blown to or placed in adjacent common areas.



Builders and lot owners who fail to maintain the lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the developer or Owners Association, including loss of completion deposit.

Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries.

All vehicles will be parked within the lot boundaries or on public streets adjacent to the jobsite and shall not block traffic or otherwise interfere with existing homeowners.

Loose dogs shall not be allowed at the construction site. No inappropriate language, shouting, or other inappropriate behavior. Radios or other music must be kept to a minimum volume.

No open burning is allowed during construction.

Power and water must not be used from existing dwellings without permission from the owner.

Contractors are responsible for anyone involved with the construction, marketing or maintenance of their homes and home sites. No speeding or unsafe, or aggressive driving will be tolerated. See **Exhibit F – Construction Access** for approved access path for all vehicles associated with builder's construction activities. ACC deposits may be forfeit by the builder or owner for the actions of those employed by them.

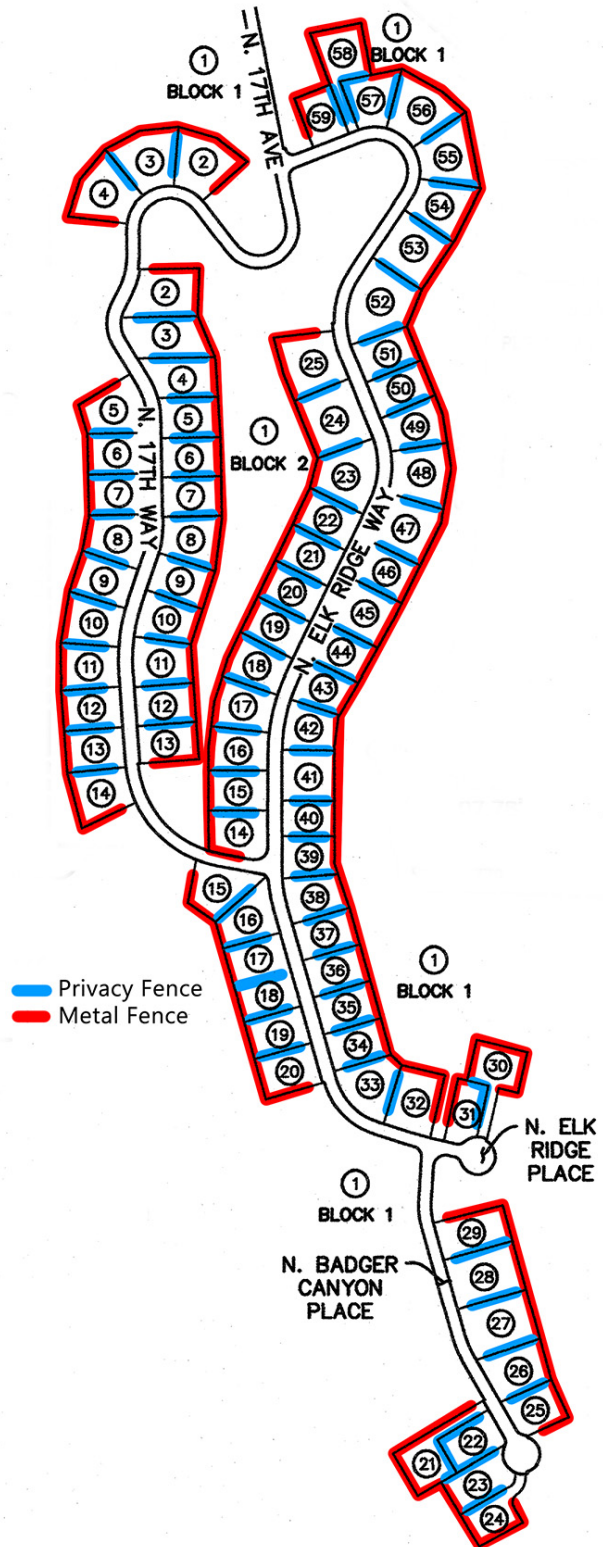
Streets shall remain free from dirt, gravel, or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner.

At their own discretion, builders may seek a Temporary Right-of-Way Use Permit from Ada County Highway District (ACHD) to temporarily block the sidewalk in front of a home under construction. For more information and specific requirements, please call 387-6280.

All complaints associated with the builder's activities will be conveyed to the builder, who is responsible for compliance with these guidelines. The builder is responsible to the developers of Cartwright Ranch and the Cartwright Ranch Owners Association for the compliance of their contractors and subcontractors with these jobsite guidelines. It is important that the Cartwright Ranch experience be a positive one for builders, contractors, residents and their families.

END

Exhibit C  
Fencing Locations



## Exhibit E

### Fencing Materials and Installation

The following are required materials and installation procedures for fencing in Cartwright Ranch:

#### **CEDAR (PRIVACY) FENCING:**

##### **POSTS:**

- Fence posts are to be appearance grade, non- surfaced (rough), Western Red cedar.
- 4" x 4" posts may be used on property line fences, only when hidden within the confines of a back yard.
- All street facing posts, or posts up against common areas must be 4" x 6", or 6" x 6" at a corner exposed on 2 sides.
- All cedar posts must be beveled with a ¾" – 1" bevel on top.
- Posts must be set at least 18" deep in holes that are a minimum of 26" deep, to allow for concrete below post and on all sides of posts, at a minimum of 80 pounds per post. Gate hinge posts are to be 4" x 6" x 9', to allow for deeper installation at 36", and require at least 120 pounds of concrete.
- Concrete must be mixed before added to hole, and may not be "dry set" or mixed inside the hole. Dry concrete or gravel may be used at very bottom of hole for leveling purposes.

##### **RAILS:**

- Each fence section must have 3 horizontal rails, using 2" x 6", graded #2 or better Douglas Fir.
- Rails must be attached permanently with 2 screws on each end for a total of 4 screws per rail. Screws are to be exterior galvanized or coated, and at least 3" in length.
- Rails must be installed level across posts, and sections may only step if step is a minimum of 5.5"(NO SLOPING SECTIONS). Bottom rail is not required to be level, and may slope with the contour of soil grade, but must not make ground contact.
- When rail ends on an end or corner post, rail must have a ½" - 1" bevel at the end.

##### **PICKETS:**

- Pickets must be 6" wide - #2 or better, kiln dried inland red cedar, 7/8" thick
- Pickets are to be gapped at 4" then overlapped with another layer of pickets thus creating no gaps.
- Pickets should be attached with 2" hot dipped, galvanized, ring shank nails. At least 12 nails must be used per linear foot for pickets.

##### **TRIM:**

- Trim must be 6" wide - #2 or better, kiln dried inland red cedar
- Trim must be installed with 3" long, ring shank, hot dipped, galvanized nails, minimum 10 per piece

##### **GATES:**

- Gates must be constructed on hinge posts described above, with 5/8" j-lag style hinges, attached to a 1-3/8" steel gate frame. Strong strap hinges may be used in cases when gate must swing outward.
- All gates over 36" must include a diagonal 2" x 6" brace AND a tension cable with turnbuckle.
- A large decorative latch that opens from front or back of gate must be used. Striker for latch is to be bolted through horizontal rail that is attached to steel gate frame with carriage bolts, not fastened with lag bolts.

##### **STAIN:**

- ALL cedar must be stained on BOTH sides (special attention to top of fence) with **Woodscapes Flat, Semi-transparent stain**, color code **Flagstone Gray #815-T54 (SW3023)** at a rate of 1 gallon for 32 linear feet (1 side).

### **WROUGHT IRON:**

Wrought Iron shall be used for all fences along common areas and streets.

### **POSTS:**

- Posts must be at least 16-gauge, 2" x 2" with standard pyramid metal cap.
- Posts should be set at minimum 18" in ground, in holes at least 26" deep, and are to be pushed into wet concrete or "hot set" so that concrete is inside and around the post.
- Posts are to be installed in a minimum of 80 pounds concrete. Gate hinge posts should have minimum 120 pounds of concrete.

### **PANELS:**

- Panels are to be 5' tall and consist of 3 horizontal rails made of 1" steel square tube, with the middle rail set at 6" below the top rail. Vertical pickets must be 5/8" steel square tube, welded to horizontal rails at both ends and 6" down from top.
- Panels are to be attached to posts by welding, or by 1" brackets, inserted inside rails only, and fastened to posts with minimum 1" - #14 hex screws.

### **GATES:**

- Gates are to be constructed of matching materials to wrought iron panels, and hung from standard black wrought iron hinges, either welded or bracketed. Latch should be at least standard wrought iron style gravity latch.

### **FINISH:**

- Panels and posts must be either powder coated or painted electrostatically in a semi-gloss black, high quality product. All welded joints must be ground smooth, and touched up with either electrostatic paint, or a cold galvanizing compound along with a primer and minimum 2 coats of high quality enamel or urethane.



**Exhibit F**

**Construction Access – Cartwright Road**

**APPROVED CONSTRUCTION ACCESS ROUTE -  
CARTWRIGHT RD**

