



Shrub Requirements

Shrubs shall be planted in the front yards, corner yards and rear yards according to the following minimum standards:

Shrubs	Building Lot Size 13,000 square feet and smaller	Building Lot Size 13,001 square feet and larger
Front Yard	Minimum of 8, 2 gallon or larger shrubs	Minimum of 10-15, 2 gallon or larger shrubs
Corner Building Lot Side Yard	Minimum of 10, 2 gallon or larger shrubs	Minimum of 15, 2 gallon or larger shrubs
Rear Yard	Minimum of 8, 2 gallon or larger shrubs	Minimum of 10-15, 2 gallon or larger shrubs

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

The failure of any Owner to timely comply with these standards shall constitute a failure to perform exterior maintenance and the Association and or Grantor shall have all rights and remedies provided in Section 15.6 or any other provision of the Declaration, including, without limitation, the right to landscape the Building Lot as required hereunder. The HOA Board, upon ten (10) days prior written notice to the Owner of the Building Lot, shall have the right to correct such condition and to enter upon such Owner’s Building Lot for the purpose of doing so and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in the Declaration.

The Owner of the offending Building Lot shall be personally liable and the Building Lot may be subject to a lien for all costs and expenses including attorney’s fees incurred by the Association in taking such corrective action, plus all costs incurred in collecting the amounts due, in accordance with the Declaration. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or amounts may, at the option of the HOA Board, be added to the amounts payable by such Owners as Regular, Limited and Enforcement Assessments.

- 3.6.6 **Dog Runs.** Dog runs must be approved by the Design Committee prior to installation. Size and location may be restricted. If approved, they shall be commercially manufactured and well maintained. Coated chain link, galvanized and stainless steel are the only approved materials.
- 3.6.7 **Lighting.** Each Unit must have at least two (2) exterior lights illuminating the garage door openings, and one (1) exterior light for the front entryway.



No lights shall shine upward. Lights must have covers so that the light is shining downward. Individual lights are limited to 100 watts. Exterior lighting shall adhere to the City of Star's requirements for light trespass and "Dark Skies," and lighting on all Lots located on N. Costa Madera Avenue and W. Sunset Valley Street shall, at a minimum be directed down and away from the Star Acres Subdivision.

- 3.6.8 **Basketball Equipment.** Basketball backboards shall not be permitted on the roof or walls of the Unit. Basketball standards with glass or plexiglass backboards may be installed on fixed poles and are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are not permitted in front yards, sidewalks or streets.
- 3.6.9 **Exterior Recreational Facilities, Structures and Outbuildings.** Any permitted sport/recreational use shall be during normal hours and shall conform to community standards. No pool, hot tub, deck, awning, trellis, retaining wall, privacy screen, outbuilding, treehouse, play house, playground structure or equipment, storage shed, arbor or any other structure shall be constructed without having been approved by the Design Committee and without conforming to this provision of the Master Declaration. All such structures shall be of a harmonious design as the Unit and are treated as an architectural extension of the Unit, both in its design and in its materials. Decks may be constructed of natural wood or engineered wood products, provided that the color is approved and is harmonious with the Unit and the material can and is maintained to ensure that its color and condition remain so.
- 3.6.10 **Driveways.** Driveways shall have a decorative application (for example, brick, stone pavers or stamped concrete) along the edges of each driveway and for all front entry sidewalks. Rock or gravel shall not be utilized to provide parking areas adjacent to driveways. All driveways proposed for access to a back yard for permitted vehicles or other storage shall be subject to review and approval by the Design Committee.
- 3.6.11 **Corner Building Lot Requirements.** All homes on corner Building Lots are subject to additional architectural requirements.

Article III - Construction Guidelines

1. **Condition of Building Lot.** The Building Lot owner or builder shall inspect the Building Lot prior to final purchase and construction for 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 there after shall be the responsibility of the Building 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. Resetting property pins or sewer markers after possession or beginning of construction or locating existing property pins and sewer markers will carry a minimum charge of \$100 from the developer.

2. **Excavation.** Excavators are required to contact Dig Line at 208-342-1585 prior to commencing excavation on the Building Lot. Building Lots shall be excavated in a manner that will not adversely impact neighboring Building Lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other Building Lots or vacant ground slated for future development.
3. **Foundations.** Unless otherwise approved, foundations shall be set a minimum of 18" 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 building lot will be retained on site or drained into the adjoining street.
4. **Construction and Jobsite Maintenance.** Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the Design Committee approval plans, including all conditions of approval. Construction shall be completed within two hundred ten (210) days from the date construction commences.

If construction is not completed within 210 days from the date construction commences and builder is not diligently pursuing completion (with no activity on site for 30 days), the Design Committee or the Association shall have the option to require the Owner and/or the builder to return the Building Lot to its original condition within twenty (20) days. If Owner/builder has not returned the Building Lot to its original condition within the time frame required, the Design Committee or the Association has the right to immediately access the site and return the Building Lot to its original condition at the Owners/builder's expense, for which it may use the completion deposit. Any funds not reimbursed by the completion deposit shall earn interest at the rate of 18% per annum and may be assessed against Owner/builder as a Limited Assessment as further set forth in the Declaration.

Washout of concrete trucks and equipment will 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 the subdivision if such an area is provided. 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 summer months (June - September), contractors may begin as early as 6:00 a.m. as long as they are sensitive to neighbors and comply with all rules and requirements of the local jurisdiction.



Jobsites shall be tidied up and free of debris each evening and prior to each weekend. Each builder shall provide a trash bin/dumpster at the jobsite. Jobsite trash or debris that may be scattered by wind shall be properly contained in trash bins/dumpsters or by other means.

Builders and Building Lot Owners who fail to maintain the Building Lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the Declarant, Design Committee or Association.

Only authorized and approved Building Lot and Open House signage will be allowed. Builders and MLS Realtors shall be allowed weekend open houses.

Temporary toilets, construction equipment and construction material shall be contained within the Building Lot boundaries and not obstruct the public roadways.

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

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, call (208) 387-6280.

All complaints will be conveyed to the Builder who is responsible for compliance with these guidelines. The Builder is responsible to the developer of the Sunfield Estates Community for the compliance of their contractors and subcontractors with these jobsite guidelines.



DESIGN REVIEW SUBMITTAL REQUIREMENT

The following must be submitted along with the application form:

1. **Site Plan.** (Minimum scale of 1/8" = 1'-0") A site plan that shall show all improvements on the Building Lot, all applicable setbacks and any other pertinent information related to the Improvements and the building foot print.
2. **Building Plan.** (Minimum scale of 1/8" = 1'-0") A building plan that shall consist of the preliminary or final blueprints, floor plans, elevation drawings of the north, south, east and west sides of the Unit, detailed exterior specifications for each Unit that shall indicate, by sample, all exterior colors, material and finishes, including roof, to be used.
3. **Grading Plan.** A grading plan for the Building Lot shall show grading, drainage, berms and mounding proposed for the Building Lot, together with the location of fences, free-standing exterior lights, driveways, parking areas and walkways. The grading plan shall be provided at a scale of not less than 1" = 20'-0", shall show spot elevations depicting drainage for the Building Lot and shall be prepared by a professional engineer or professional landscape architect. All grading and landscaping shall comply with the provisions of Article I.
4. **Landscape Plan.** (Minimum scale of 1/8" = 1'-0") A landscape plan for the Building Lot shall show grading, drainage, berms and mounding proposed for the Building Lot, together with the location, type and size of trees, plants, groundcover, shrubs, sprinkler system, fences, free-standing exterior lights, driveways, parking areas and walkways. The landscape plan shall have plant list or other indication of species, variety, size, quantity, spacing and location on all plant material proposed for the Building Lot. The grading and landscape plan shall be provided at a scale of not less than 1" = 20'-0", shall show spot elevations depicting drainage for the Building Lot and shall be prepared by a professional engineer, landscape architect or professional landscape company.
5. **Plumbing and Sewage Plan.** A plumbing and sewage plan for the Building Lot shall show the design, specifications, and locations of all plumbing and sewage systems and the components used therein. All plumbing and sewage systems must conform to and be compatible with the Low Pressure Sewage System installed, or to be installed, in the Sunfield Estates Community.



DESIGN REVIEW SUBMITTAL FORM AND CHECKLIST

Design Review Application

Collina Vista Community

- A. Applicant _____
 Email _____ Phone _____
- B. Applicant Address _____
- C. Project Address _____
- D. Building Lot/Block Number _____
- E. Building Height _____
- F. Number of Stories _____
- G. Square Footage of Proposed Structures:
 Floor Gross Square Feet
 First _____
 Second _____
 Other _____
- H. Exterior Building Material and Colors:

Main Body Color	Manufacturer and Color	Sample Attached	Approval or Denial	Alternate Selection Recommended
Fascia Trim				
Body Band				
Windows				
Window and Door Trim				
Corner Trim				
Shingles/Board & Bat				
Columns				



Main Body Color	Manufacturer and Color	Sample Attached	Approval or Denial	Alternate Selection Recommended
Railing				
Stain				
Stone				
Mortar				
Stucco Style				
Garage & Man Door				
Front Door, Int. & Ext.				
Roof				
Roof Hardware				
House Numbers				
Other				

Applicant: _____ Date _____

Applicant: _____ Date _____

Applicant: _____ Denied _____ Date _____

Comments: _____

DIMENSIONAL STANDARDS FOR DEVELOPMENT



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

8-3B-6: MEDIUM DENSITY RESIDENTIAL DISTRICTS (R-3 AND R-4):

The maximum gross density allowed is three (3) R-3 and four (4) R-4 dwellings per acre. (Ord. 215, 11-2-2011)

TABLE 8-3B-6(a)
DIMENSIONAL STANDARDS FOR DEVELOPMENT IN THE
R-3 AND R-4 DISTRICT(S)

R-3/R-4 Standard(s)	Requirement
Minimum street frontage	35 feet
Front setback ¹	15 feet to living area and 20 feet to garage
Rear setback	15 feet
Interior side setback	5 feet plus 5 feet for each additional story
Street side setback ² :	
Local	20 feet
Arterial and collector	25 feet
Street landscape buffer:	
Arterial and collector	35 feet
Entryway corridor	40 feet
Maximum building height	35 feet

Note:

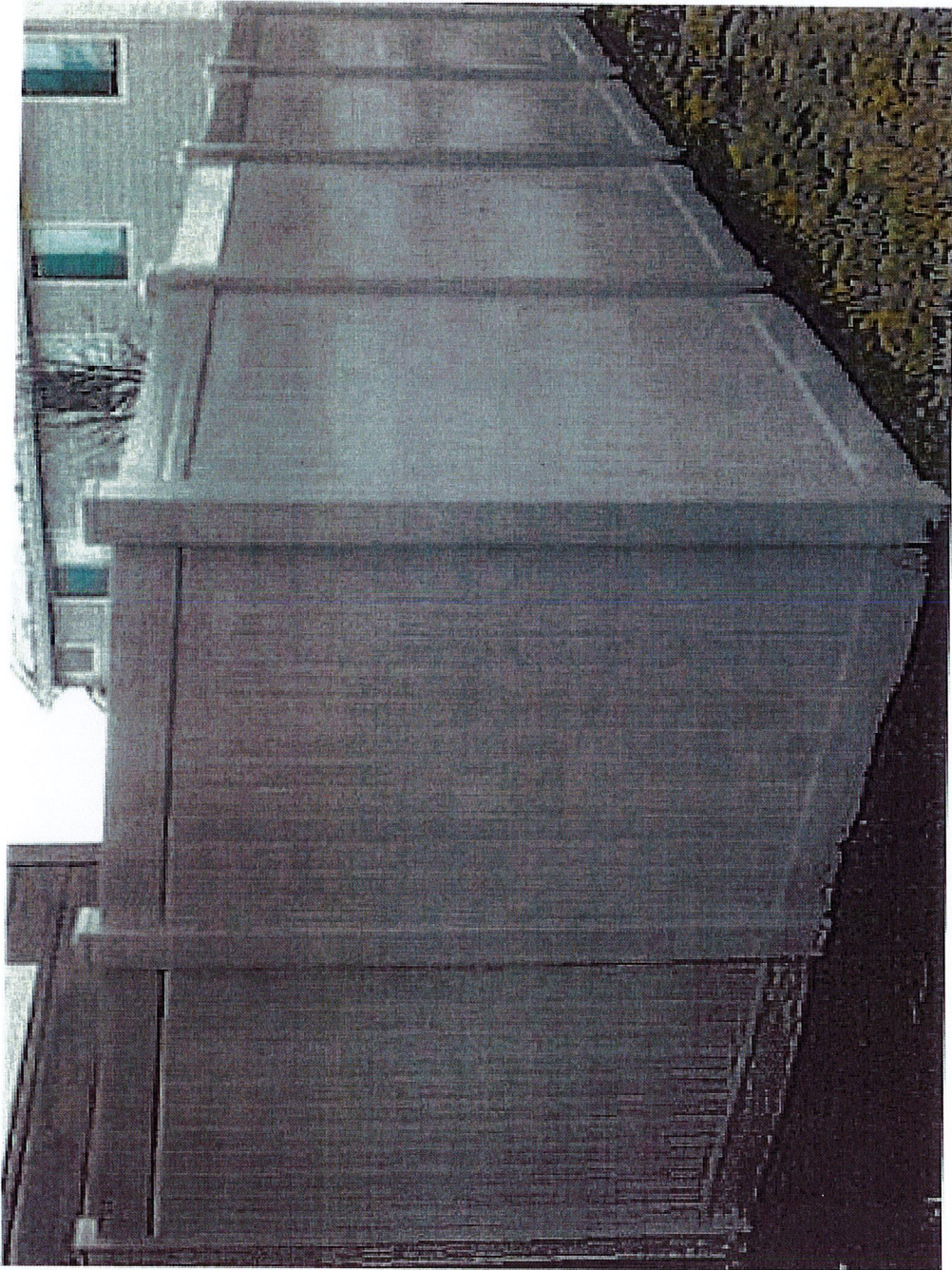
1. Measured from back of sidewalk or property line where there is no adjacent sidewalk.
(Ord. 215, 11-2-2011; amd. Ord. 236, 7-15-2014)
- A. Rear or side street setback areas may not be used for off street parking or loading areas.
- B. Yards that do not abut a street may be utilized for off street parking; provided that a minimum five foot (5') wide landscape buffer is provided between the subject property and the neighboring property.
- C. In all residential zones garages and carports opening onto a side street must have a minimum distance between the opening of such garage or carport and the side street lot line of not less than twenty feet (20').
- D. Accessory structures, such as decks and patios, which are one foot (1') or less in height, as measured from the property's finished grade, may occupy any yard area, provided that such structures do not encroach within a side or rear yard utility easement. (Ord. 215, 11-2-2011)

FENCING EXHIBIT

Approved Fencing Types

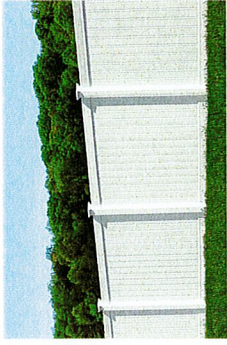


Approved Fencing Types





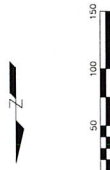
FENCING MAP



6-FOOT HEIGHT VINYL FENCE
SCALE: NTS

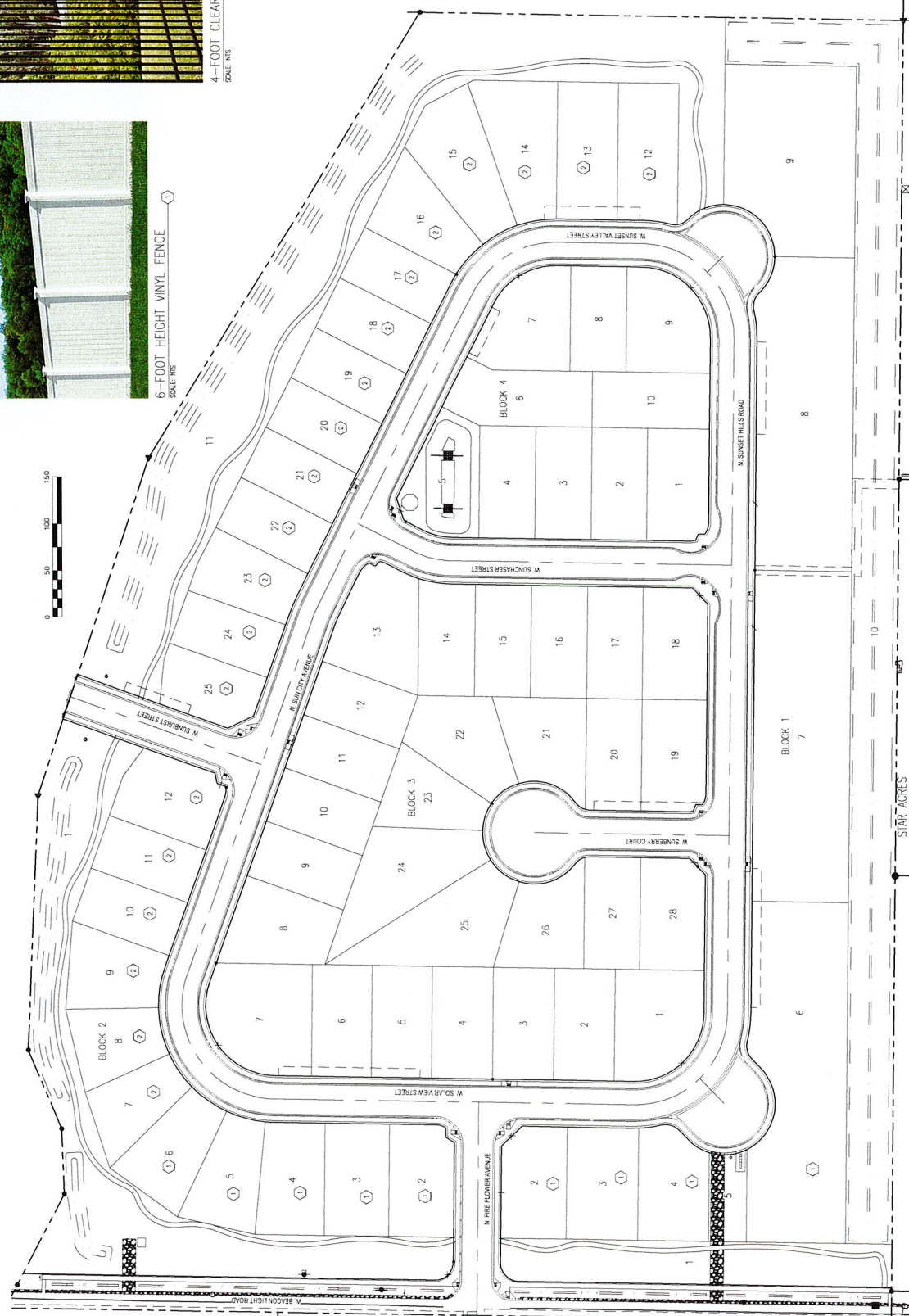


4-FOOT CLEAR VIEW FENCE
SCALE: NTS



KEYNOTES

1. SHOW 4" TALL VINYL FENCING ALONG BACK LOT LINE.
2. SHOW 4" TALL CLEAR VIEW FENCING ALONG FRONT LOT LINE.



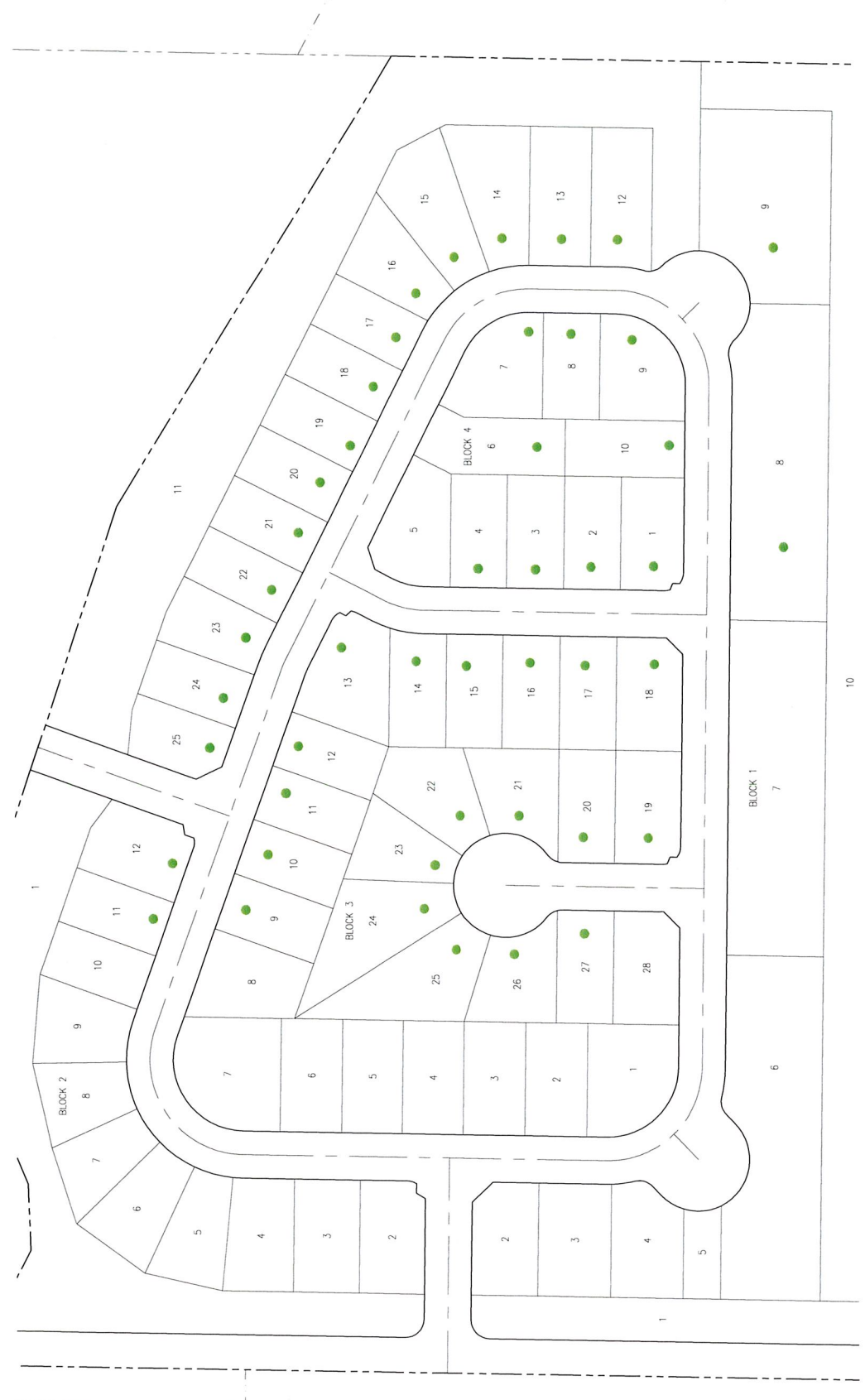
<p>811 Know what's below. Call before you dig.</p>		<p>DRAWING STATUS</p> <table border="1"> <tr> <td>ONE</td> <td>TWO</td> <td>THREE</td> <td>FOUR</td> <td>FIVE</td> <td>SIX</td> <td>SEVEN</td> <td>EIGHT</td> <td>NINE</td> <td>TEN</td> <td>DATE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	DATE												<p>SEAL-ENGINEER</p>		<p>SEAL-ENGINEER</p>		<p>BLAINE A. WOMER CIVIL ENGINEERING</p>		<p>CITY OF STAR, ID SUNFIELD ESTATES SUBDIVISION FENCE EXHIBIT</p>		<p>SHEET NO. 1 OF 1 FILE NO. NT420003</p>	
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<p>BENCHMARK</p>																																			

NOTICE: CONTRACTORS SHALL NOT COMMENCE UNLESS AN ENGINEERING PERMIT AND A GRADING PERMIT HAS BEEN ISSUED.



PRESSURE SEWER LOT DESIGNATION EXHIBIT

LEGEND
 PRESSURE MANHOLE



SHEET NO.
1 OF 1
FILE NO.
N1427003

CITY OF STAR, ID
 SUNFIELD ESTATES SUBDIVISION
 PRESSURE SEWER LOT DESIGNATION EXHIBIT

BENCHMARK
 SCALE: 1" = 40'

BLAINE A. WOMER
 CIVIL ENGINEERING
 1401 W. 6TH AVE., SUITE 102
 BURTON, ID 83802
 • PLANNING
 • SURVEYING
 • CIVIL ENGINEERING
 • PUBLIC WORKS

SEAL-ENGINEER

NO.	DATE	BY	CHKD

MUTUAL TO BE HUNG - CSDS • Contract Status: CSDS-102
 ALL BLOCKS CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCLOSURE PERMIT AND/ OR GRADING PERMIT HAS BEEN ISSUED.

BRANZING STATUS: EXHIBIT

811
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 Call before you dig.