



REVISION UPDATE

REVISION 2

- Updated **Elevations** Section regarding House Numbers.
- Created **House Numbers** Section to specify requirements and define guidelines.
- Updated **Fencing** Section to reflect new fencing requirements.
- Updated **Utility Items** Section to reflect new screening requirements.
- Updated **Application for Design Review** to include new finish option.



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The ACC shall have full discretion in its interpretation of these standards and in granting waivers or variances provided such are consistent with the intent for all structures within Inspirado of the highest quality, character, and value to create a timeless and harmonious neighborhood.

<p>ACC Fees & Deposit</p>	<p>\$500 Plan Review Fee for interior and patio home lots. \$1000 Plan Review Fee for rim lots.</p> <ul style="list-style-type: none"> Plans that are rejected and submitted three times or more will incur an additional review fee. See ‘Payment’ section of this document for fee payment options. Review fee must be paid at time of application and document submittal. Timely completion of improvements, per the Lot Purchase and Sale Agreement is the responsibility of the applicant.
<p>Required Submittals</p>	<p>Please send application and plan documents to Dropline Designs at cwhitney@droplinedesigns.com</p> <p>Required for complete submittal:</p> <ul style="list-style-type: none"> Completed and signed Application, see pages 17 & 18. Fee payment, see page 19. Site Plan – showing labels and dimensions, boundary, location of all proposed improvements, setbacks, easements, and sidewalk locations. Floor Plans – including square footage per floor. Elevations – all sides with proposed finish material descriptions. Roof Plan – showing masses, ridgelines, roof slopes, and pertinent dimensions. Show the location of roof drains or scuppers, as applicable. Landscape & Fencing Plan – showing layout, fencing materials, landscape materials, and plant materials. Call out sizes and quantities of plants. Plan can be professionally drawn, or hand drawn, if it is clear and detailed. *A deferred landscape plan may be submitted, however, an additional \$50 fee for deferment will be incurred. Drainage plan, required only for rim lots. Colors & Textures – include all proposed exterior finish materials and colors (must be submitted and approved prior to installation). Front door and garage door style to be shown either accurately on elevations or provide spec sheet of the door. Provide proposed exterior lighting specs and/or electrical plan delineating lighting locations and style. Provide proposed front door hardware specs or drawing on elevation.
<p>Setbacks</p>	<p>Measured from property line (not back of sidewalk). Buyer is responsible to confirm setback standards in the City of Star. *Garage doors that face (are parallel to) the street may have additional setback requirements per the City.</p>
<p>Height</p>	<p>Per city and zone requirements.</p>
<p>Size</p>	<p>Interior Lots:</p> <ul style="list-style-type: none"> One-story – Minimum 2,000 Sq. Ft. Two-story – Minimum 2,800 Sq. Ft. * <p>*Two-story homes to have larger massing on the main floor to avoid a boxy look.</p> <p>Patio Homes:</p> <ul style="list-style-type: none"> One-story – Minimum 1,600 Sq. Ft. Two-story – Minimum 2,000 Sq. Ft. * <p>*Two-story homes to have larger massing on the main floor to avoid a boxy look.</p>



<p>Size (cont.)</p>	<p>Rim Lots:</p> <ul style="list-style-type: none"> • One Story – Minimum 2,800 Sq. Ft. • Two story – Minimum 3,200 Sq. Ft.* <p>*Two-story homes to have larger massing on the main floor to avoid a boxy look.</p> <p>The ACC has final approval on massing and scale for all lots, special attention will be paid to rim lots.</p>
<p>Foundations</p>	<p>Elevation of footing must comply with City and Federal Codes.</p>
<p>Elevations – Siding, Details & Accents:</p>	<p>Exterior elevation design in the Inspirado community to be of a modern / contemporary design with a minimalist aesthetic. Architecture should focus on straight clean lines and balance.</p> <p>Exterior siding should be minimalist, with clean lines and minimal accents.</p> <ul style="list-style-type: none"> • No shake siding. • No cottage lap siding. • No vinyl siding. • It is encouraged to choose modern stone styles. • No curving architecture, keep linear or vertical. • House numbers for this community to be uniform. Please see House Numbers section for detail. <p>Subject to compatibility with the overall architectural style, each house shall incorporate accent materials such as stucco, stone, brick or other material enhancing the architectural style. Architectural and aesthetic balance shall be a primary concern in determining if and how much masonry is required. Masonry shall wrap corners for a minimum of 2' (corner lots to have stone wrap to fence or natural stopping point) and is highly encouraged to stop on an inside corner, especially if visible from street.</p> <p>Exterior elevations shall be evaluated on the overall character, depth, style and balance of the design. Elevations adjacent to streets and common areas shall include architectural details, breaks, windows, accents, pop-outs, consistent with the designated architectural style. Significant jogs and breaks in exterior walls are encouraged. Large expanses of flat, unbroken horizontal and vertical surfaces are prohibited. Transitional two-story or 1-1/2 story homes may be required on corner lots with the single-story portion adjacent to the side street.</p> <p>Elevations of building that face streets and / or common areas to incorporate articulation through changes in two or more of the following: modulations (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall plans and roof lines.</p> <p>Home designs / layouts may be repeated within Inspirado on a limited basis as approved by the ACC. Repeated plans shall not be built within five lots of each other, either in a horizontal or diagonal direction. If a plan is repeated, it is encouraged to provide a different elevation style, including materials and colors. Repeated plans with duplicate elevations may be allowed on a limited basis and would require a variance request from the ACC.</p>



The following are examples of preferred exterior elevation styles:



Modern exterior, mono-sloped roof running side to side, simple accents



Modern farmhouse, minimal accents, balanced columns



Modern balanced aesthetic with flat roof



The following are examples of preferred exterior elevation styles:



Minimalist exterior with multiple roof breaks on a low profile roof





Modern exterior, mono-sloped roof with multiple roof breaks





Modern farmhouse aesthetic with clean linear lines





Gable Detail	<p>Gable Detail to be simple, minimalist, modern and linear. Avoid busy gable detail.</p>  <p>Examples of permissible gable details. No gable detail is also acceptable.</p>  <p>Example of unacceptable gable details due to curved architecture and overly busy aesthetic.</p>
Fascia	<p>Fascia size and style (single or stacked) to match the overall architectural style. Fascia shall be simple and modern in design.</p>
Soffit	<p>Hardi Plank, cedar, Smart Soffit, or other rich materials that match the approved architectural style is the standard. No vinyl.</p>
Color	<p>Exterior wall and trim colors require prior written approval by the ACC. Colors shall be in keeping with the overall aesthetic goals of the ACC.</p> <p>Paint colors should utilize natural tones or be neutral in color. Variations of darker or black siding is permitted, however, shall not be overly dominate throughout the community. It is encouraged to disperse darker color pallets throughout the community and avoid concentrated areas within the subdivision where the ratio of darker exterior pallets outweighs the lighter or neutral exterior pallets.</p> <ul style="list-style-type: none">• Red brick will not be acceptable unless it is darker and more modern in tone.• Dark accents are permissible, it is encouraged to have light and dark pallet diversity throughout the community.• Warm wood colors are encouraged.



<p>House Numbers</p>	<p>House numbers to be used for this community: EMTEK 7” Modern House Numbers.</p> <ul style="list-style-type: none"> • Acceptable finishes will be either flat black, satin nickel, or satin brass. • Numbers need to be mounted floating using matching stand offs provided and not be mounted directly onto siding. • Only horizontal or vertical mounting allowed. • House numbers mounted vertically to maintain 1” spacing. • House numbers mounted horizontally to use the following images as a template. <p style="text-align: center; font-size: 2em; font-family: monospace;">1148 6741 7023</p>
<p>Columns</p>	<p>Columns to be straight and balanced, no tapers. If stone base is used it should be consistent in width to the column and not thicker at the base.</p> 
<p>Windows</p>	<p>Aluminum clad, wood or high-end fiberglass. Front elevations are encouraged to incorporate unique window shapes and/or windows size pairings and/or grid patterns to create architectural appeal. Window grids need to be minimalist in style and extent.</p> <ul style="list-style-type: none"> • Vinyl windows only permissible for patio home lots. • Light and dark color windows permissible.
<p>Front Doors</p>	<p>Upgraded front doors are required and shall be appropriate in scale, material, and color to the rest of the front architecture. Front door to have straight lines, not be overly beveled, and be contemporary / modern in look.</p> <ul style="list-style-type: none"> • Front door hardware finish to match house numbers/lighting fixtures. • Front door hardware to be modern/contemporary in look. 



<p>Garage Doors</p>	<p>Garage doors to have a contemporary / modern look with straight lines in the panel design, not overly beveled. No overly decorative grids in garage windows. Curving windows or faux hardware will not be allowed.</p>  <p>Example of acceptable garage door styles.</p>  <p>Example of unacceptable garage door styles.</p>
<p>Roof</p>	<p>Roof designs at Inspirado shall be modern / contemporary.</p> <ul style="list-style-type: none"> • Roof breaks – Minimum of four roof breaks [planes] as seen from the front elevation. Minimum of five roof breaks [planes] at corner lots. Alternative design may be approved by the ACC if roof planes are cohesive with architectural style. • No gravel or earthen roofs. • Roof material – Roofs of enhanced or natural materials or raised-seam metal are encouraged. Accent roofs may incorporate raised-seam metal, or other material with ACC approval. • Color – Shall be appropriate to architectural style and subject to the discretion of the ACC. • Roof penetrations shall be located on the rear elevation except where impractical and shall match the color tone of the roof. No penetrations shall be purely utilitarian in style or color. • Roofs that slope toward the street shall not dominate the front facade. Gables / mono-sloped roofs running side to side to make up the majority of the front facing facade.



Acceptable Roof Examples



Example of preferred mono-sloped roof with slopes running side to side



Example of preferred gable roof with minimum front facing slope



Hipped roofs will be permissible where the roof has a low slope and multiple roof breaks



Unacceptable Roof Examples



Example of too much roof facing the street (**not permitted**)



Example of too much roof facing the street and lacking roof breaks (**not permitted**)



Example of roof style that will **not be permissible**



<p>Chimneys</p>	<p>Chimneys – shall be constructed of enhanced materials. Caps – all caps shall be enhanced. No spark arrestors.</p>
<p>Solar Panels</p>	<p>Approval by the ACC must be obtained prior to purchase and installation. Prohibited on the elevation facing the street. Such must match roof color.</p>
<p>Gutters & Lot Drainage</p>	<p>Complete rain gutter and downspout installation is required and shall match the color of the material to which they are attached. The builder must manage water on the lot. Runoff shall be retained on-site or directed to the street or public drainage system and not towards adjoining lots (driveways may discharge to the street).</p>
<p>Garages</p>	<p>As a minimum, each residential lot shall include an enclosed two-car garage. Side entry garage doors are encouraged. Garage doors shall not dominate the front elevation and architecture. Architectural designs should de-emphasize the garage.</p> <p>Multiple garage doors shall not be on the same plane but shall incorporate a minimum 2’ foundation jog. Garages preferred to be recessed a minimum of 2’ behind the livable space where available.</p> <p>Garage door widths & heights:</p> <ul style="list-style-type: none"> • Interior lots may have one single garage door up to 14’ in height. Garage doors greater than 8’ to be setback a minimum 2’ from standard garage. • RV garages will be allowed on a limited basis, check with developer on allowance. Where permissible rim lots may have one single 12’ to 14’ high garage door when setback a minimum 6’ from the from the standard garage. Garage doors less than 12’ to be setback a minimum of 2’ from standard garage. • Two car garage doors heights are limited to 8’ tall. • Where there are (2) 2-car garages, one garage may face the street and the second 2-car garage will be required to be side entry. • 4-car garages (in width) are not allowed. • Garages with doors taller than 10’ are subject to more detailed ACC review including, but not limited to: setbacks, prominence of tall (between 10’ and 14’) garage door, roof structure, proximity to other homes within Inspirado, etc. • Garage doors taller than 14’ are prohibited. <p>Garage interiors shall include full sheetrock, tape, and be sanded and painted.</p>
<p>Driveways</p>	<p>Building lots are limited to one driveway cut at the street unless otherwise approved by the ACC. Driveways shall not extend more than two feet past the side of the garage doors. Efforts shall be taken to minimize the visual impact of driveways and shall include enhanced materials (e.g., narrowing of the driveway in the grass/tree strip, stone, pavers, diagonal joints and saw cuts, grass medians, etc.).</p>
<p>Lighting</p>	<p>Front entry lighting to project downward and be in consideration of dark sky compliance or soffit canned light, soft 40-60W (or equivalent). Front lighting to project downward and be in consideration of dark sky compliance or soffit canned lights, soft 40-60W (or equivalent).</p> <p>Yard/Patio floodlights – require separate ACC approval. Must not cause a nuisance to neighboring owners. Must be mounted in an unobtrusive manner, shall not illuminate neighboring property, and not be operated during late hours.</p> <ul style="list-style-type: none"> • Exterior lighting to be modern and minimalist in design. • Exterior lighting finish to match house numbers/front door hardware.



<p>Landscape</p>	<ul style="list-style-type: none"> • Prior to installation of, or modification to landscaping on a lot, a plan must be approved by the ACC. • Full front, side & rear yard landscaping is required within thirty (30) days after house completion (timing is subject to weather conditions). • If proposing that utilities and A/C units are to be screened by landscaping, then planting must be evergreen to provide screening for all seasons. • Ground cover for plant beds: medium gray to black rock and/or black or dark brown natural bark is encouraged. Rock may not dominate front landscape. • A variety of materials, plant types, textures, colors, sizes, and heights are required. • Yew plants and other plants and/ or trees that are harmful to pets and/ or wildlife are not permitted. • Disease and pest resistant plants and trees are encouraged. • Berming is encouraged (up to 3’ high) with trees and shrubs to provide additional landscape character and screening. • Parking / Grass Strips: Grass and approved trees per development landscape plan (type and spacing) – to be planted at time of lot landscaping installation. No hydro-seeding (sod only). • No artificial grass will be allowed. • The ACC may approve reduced plant quantities for cul-de-sac lots. <p>Front Yard:</p> <p>Interior Lots:</p> <ul style="list-style-type: none"> • Trees: (2) deciduous trees and/or evergreen trees. Deciduous shall be 2” min. caliper. Coniferous shall be 8’ min. tall when planted. • (15) one-gallon (minimum) bushes or grasses. • Grass: Standard turf grass for at least 40% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only). <p>Patio Home Lots:</p> <ul style="list-style-type: none"> • Trees: (1) deciduous trees and/or evergreen trees. Deciduous shall be 2” min. caliper. Coniferous shall be 8’ min. tall when planted. • (10) one-gallon (minimum) bushes or grasses. • Grass: Standard turf grass for at least 40% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only). <p>Rim Lots:</p> <ul style="list-style-type: none"> • Trees: 2 to 3 (lot size & orientation dependent) deciduous trees and/or evergreen trees. Deciduous shall be 2” min. caliper. Coniferous shall be 8’ min. tall when planted. • 15 to 25 (lot size & orientation dependent) one-gallon (minimum) bushes or grasses. • Grass: Standard turf grass for at least 40% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only). <p>Corner Lots (Side-Street Yard):</p> <ul style="list-style-type: none"> • (12) one-gallon (minimum) bushes or grasses. • Grass: Standard turf grass for at least 50% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only). • Landscaping not to impede on site triangle. <p>Rear and side (interior) yards - combined:</p> <ul style="list-style-type: none"> • Trees: At least (1) deciduous tree with a 2” min. caliper or a coniferous tree - 8’ min. tall when planted. • Grass: Standard turf grass for at least 40% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only).
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<p>Landscape (cont.)</p>	<p>Rear yard (visible from common areas)</p> <ul style="list-style-type: none"> • Trees: (2) deciduous trees and/or evergreen trees. Deciduous shall be 2 ½” min. caliper. Coniferous shall be 8’ min. tall when planted. • (12) one-gallon (minimum) bushes or grasses. • Grass: Standard turf grass for at least 40% of the lot’s non-building footprint area. No hydroseeding for lawn areas (sod only). <p>Planter Beds:</p> <ul style="list-style-type: none"> • Plant beds located in the front yard to be covered with rock/ pebbles not exceeding one (1) inch in diameter and naturally colored gray, or brown earth tone. Red cinder, white colored rock may be approved by ACC. Natural bark is permitted. <p>Other: ACC approval is required for landscape features and elements (including but not limited to, berms, arbors, trellises, security door/ gates, etc.). Submit details such as location, style, dimension, materials, colors, etc.</p>
<p>Fencing</p>	<p>Fences shall not extend into the front yard and shall be between two feet (2’) behind the front corner and back no more than 1/3 of the length of the side of the house/garage. Rim Lots are exempt from this requirement, but Rim Lot fencing plans will be evaluated on aesthetics and approved on an individual basis.</p> <ul style="list-style-type: none"> • All required fencing types designated in the Community Fencing Master Plan. • Fencing between homes to be provided by homeowner or builder. Common area fencing will be done by developer. • Privacy fencing is required between homes (Rim Lots excluded). • Semi-privacy fencing to comprise the wings between homes. • Rim Lots are required to use semi-privacy fencing for all fencing, excluding the rear of the lot and the last 16’ between homes. • Rim Lots are required to use view fencing for the last rear 16’ between homes. • Rim Lots are only permitted to use view fencing for the rear of the property. No fencing is also acceptable. • The top slats of the privacy fence must always align with the top slats of the semi-privacy fence where they meet for aesthetic continuity. • Privacy screening on fencing allowed up to a max. of 2’ above finished grade.
<p>Swimming Pools</p>	<p>In-ground swimming pools are permitted provided the plans and specifications are approved by the ACC prior to the start of construction. It is the Lot Owner’s responsibility to ensure the location and soils are suitable for the construction of a pool. Plans for pools must be certified by an engineer. Pool equipment is to be screened from view of roadways, sidewalks/pathways, and neighboring lots.</p>
<p>Sprinklers</p>	<p>Underground, automated sprinklers are required.</p>
<p>Utility Items</p>	<p>Utility meters and AC units shall be screened from street view by fencing or screening walls.</p> <ul style="list-style-type: none"> • Screening wall required if utility item is in front of fence. • Screening wall to match house in style and color.
<p>Antennae/Satellite</p>	<p>Exterior television, radio or other antennae, and satellite dishes require prior written approval from the ACC. All exterior antennas or satellite dishes shall be screened by a fence, landscaping or equivalent.</p>
<p>Trash & Recycle Bins</p>	<p>Bins shall be either kept in the garage or located outside behind an ACC approved wall and/or behind plants sufficient in height and foliage density.</p>
<p>Boats, Campers, etc.</p>	<p>All vehicles, trailers, and equipment shall be stored out of view in an enclosed structure.</p>
<p>Signage</p>	<p>The style shall be per the approved ACC standard.</p>

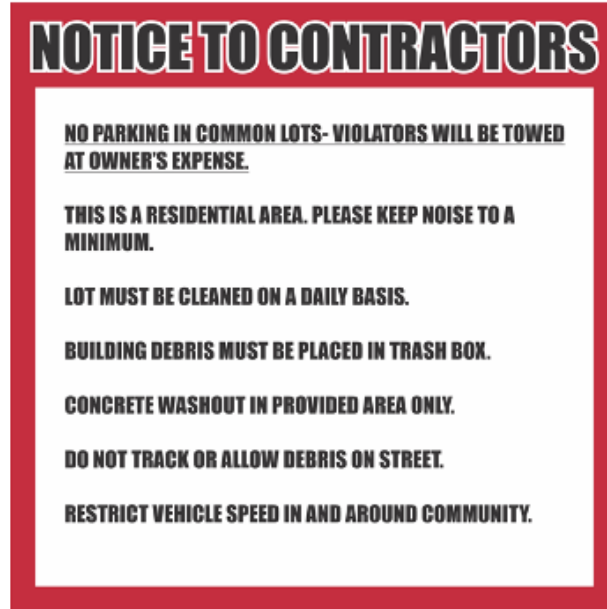


<p>Detached Outbuildings</p>	<p>Subject to separate ACC approval - Limit of one outbuilding, storage, or garden shed per lot. Must match the house in materials, construction, and color, be site built of dimensional lumber on a permanent foundation and comply with same setbacks as listed above for dwelling, regardless of other city provisions. Additional landscaping may be required. Proposed outbuilding plans & designs to be distributed by the HOA to directly affected heights for their approval.</p> <ul style="list-style-type: none"> • There may be limitation on square footage and/or height dependent on location on lot, neighbor feedback, orientation, etc. • Up to (2) Detached non-ADUs structures may be permissible depending on lot size, orientation, etc. • Accessory dwelling units may only be located to the rear or side of the principal dwelling and shall not be located in front of the front plane of the principal structure unless otherwise permitted as part of a development agreement or PUD approval. • Accessory dwelling units must comply with all required setback and lot coverage limitations for the principal dwelling for the underlying zone. • Detached accessory dwelling units shall meet minimum building separation standards as described in the building code. • All accessory dwelling units require a zoning permit to be issued prior to the issuance of a building permit. • An existing principal single-family dwelling shall exist on the lot or shall be constructed and shall obtain an occupancy permit prior to or in conjunction with the accessory unit. • Only one accessory dwelling unit shall be allowed for each parcel. • The exterior design of the accessory dwelling unit will be compatible with the principal residence on the lot and not detract from the single-family appearance of the lot or obscure and confuse the front entrance of the principal structure. Accessory dwelling units shall comply with the off-street parking requirements for apartment and multi-family dwellings under section 8-4-5. • The entrance to the accessory dwelling unit shall not be permitted to face toward the street unless the accessory unit is located completely behind the rear plane of the principal structure. • The accessory dwelling unit shall not be sold separately.
<p>Site Maintenance</p>	<p>Each lot owner is responsible to:</p> <ul style="list-style-type: none"> • Keep lot and streets clean of weeds, construction debris, garbage, dirt, and mud, including during construction. • Keep all site work contained to the lot and not encroach onto sidewalks or into gutter or street or onto adjacent lot(s)/land. • Parties / Contractors who violate these conditions will be responsible for the clean-up and may be fined by the Grantor or ACC.
<p>Construction Time</p>	<p>Construction of the main dwelling and garage shall commence within 12 months of lot purchase and shall be completed within 18 months of start of construction. If a construction extension is needed a written appeal may be sent to the ACC for review and consideration.</p>
<p>Variances</p>	<p>Variances may be granted by the ACC provided that the item being granted a variance is of a higher quality than the standard and that such enhances and is true to the approved architectural style.</p>



**General
Construction
Conditions**

- All contractors and builders must adhere to all SWPPP guidelines and abide by the site standards or fines will be incurred.
- The following sign will be posted by developer on site:



- Maintain clean job site. Developer will remove excess dirt and/or debris from roads at the lot owner’s expense if necessary.
- Maintain dumpster, minimum of 8X8, and ensure that it is emptied regularly.
- Maintain toilet facilities on-site on dirt or grass.
- Clean-out of concrete is allowed only in the designated washout area.
- No pets on-site.
- No loud music — please control sound to only be heard on the construction site.
- No alcohol or drugs.
- Fires are not permitted on site.
- All construction equipment consisting of twelve (12) tons gross vehicle weight (GVW) and over shall enter the construction site only between the hours 8 am and 7 pm, Monday through Saturday, and prohibited on Sunday.
- Noise and Construction hours dictated by local jurisdiction.



APPLICATION FOR DESIGN REVIEW

Submit all applications and applicable plans to Dropline Designs at cwhitney@droplinedesigns.com
 Please note that the review fee is due at time of submittal. Partial submittals will not be accepted*.

*A deferred landscape plan may be submitted, however, an additional \$50 fee for deferment will be incurred.

Date	Day:	Month:	Year:
Submittal Type	<input type="checkbox"/> Initial Design Review Submittal <input type="checkbox"/> Substantially Revised Submittal <input type="checkbox"/> Alteration Submittal <input type="checkbox"/> Other _____ _____ _____		
Owner / Builder Information	Builder		
	Email		
	Phone		
	Address		
	Zip		
	Owner		
	Email		
	Phone		
	Address		
	Zip		
Site Information	Project Address		
	Lot/Block Number		
	Lot Width at Front Setback		
Proposed Plan Information	Building Height		
	Number of Stories		
Total Square Footage	Main Floor Livable		
	Second Floor Livable		
	Covered Porches & Patios		
	Garage		
	Total		



Exterior Materials and Colors	Roof	
	Main Body	
	Windows / Doors (Trim)	
	Garage	
	Front Door	
	Fascia	
	Stone / Brick	
	House Trim	
	House Numbers/Lighting /Door Hardware	<input type="checkbox"/> Satin Nickel <input type="checkbox"/> Matte Black <input type="checkbox"/> Satin Brass
Other		
Proposed Improvements Included	<input type="checkbox"/> Residential Plan <input type="checkbox"/> RV Garage <input type="checkbox"/> Solar <input type="checkbox"/> Accessory Building <input type="checkbox"/> Detached Storage	



PAYMENT OPTIONS

SCAN QR CODE BELOW FOR ACH PAYMENT



**SCAN HERE
FOR \$500 FEE**

INTERIOR AND PATIO HOME LOTS ONLY



**SCAN HERE
FOR \$1000 FEE**

RIM HOME LOTS ONLY

OR MAIL CHECK PAYMENT TO

**DROPLINE DESIGNS
13019 N. SCHICKS RIDGE RD.
BOISE, ID 83714**