

# PINE 43

## COLOR/MATERIAL, LANDSCAPE, FENCING ARCHITECTURAL REQUEST | PHASE 3

DATE: \_\_\_\_\_ OWNER/BUILDER: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ PH: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**ALL APPROVALS MUST BE IN WRITING. VERBAL OR ANY OTHER TYPE OF APPROVALS WILL NOT BE CONSIDERED VALID OR LEGAL. EVERY ATTEMPT IS MADE TO COMPLETE A FULLY INCLUSIVE REVIEW BY THE COMMITTEE HOWEVER UNLESS A SPECIFIC VARIANCE IS LISTED AS BEING GRANTED IT IS EXPECTED THAT REGARDLESS OF PLAN NOTATIONS ALL MINIMUM ARCHITECTURAL REQUIREMENTS BE MET AS OUTLINED IN EACH SUPPLEMENTAL CC&R/ACC POLICIES.**

SUBMIT REQUESTS TO: 9601 W STATE ST #203, BOISE, ID 83714. YOU MAY EMAIL COLOR, PLANS AND SPECIFICATIONS TO [SHURIE@DEV-SERVICES.COM](mailto:SHURIE@DEV-SERVICES.COM).

Landscape	Fencing	Colors/Materials
<input type="checkbox"/> Automatic Sprinklers - Each Lot shall have fully automatic underground sprinklers front, rear and side. <input type="checkbox"/> Garden Areas/Raised Garden Beds	<input type="checkbox"/> Black Wrought Iron, Tan Picture Frame Vinyl or vegetation only	<input type="checkbox"/> Roof - Slate, tile, 40-year Architectural style asphalt comp shingles or 30-year w/ raised architectural ridges , ornamental copper or such other materials/colors as may be approved by the ACC. All roofs shall be a minimum 6/12 pitch, or as may be approved by the ACC.
<input type="checkbox"/> Sod Requirement - All turf area to be comprised of rolled sod.	<input type="checkbox"/> No exceeding 6' height	<input type="checkbox"/> Windows - anodized type, wood, vinyl, or better.
<input type="checkbox"/> Parking Strip – Must be landscaped with adjacent Lot and is Lot owner’s responsibility to maintain. Tree size/quantity/placement as required by ACC. No fill materials allowed which may prohibit the drain swale activity in the strip.	<input type="checkbox"/> Style/Placement as approved by ACC*	<input type="checkbox"/> Masonry - Front elevation must have extensive exterior brick, stucco, stone, manufactured stone with front corners wrapped a minimum of 2 feet. <input type="checkbox"/> SELECTION: _____
<input type="checkbox"/> Driveway location <input type="checkbox"/> Entry Walk location	<input type="checkbox"/> Invisible pet fences as approved by ACC – 10' setback	<input type="checkbox"/> Paint Colors – A color elevation sample is required. List color choices below.
<input type="checkbox"/> Trees/Shrubs – <b>FRONT YARD:</b> 1 conifer min. 8' OR evergreen 1 deciduous min. 2.5" caliper, 12 shrubs/plants min. 2gal in planters; <b>REAR YARD:</b> 1 conifer min. 8' OR 1 deciduous min. 2.5" caliper 12 shrubs min. 2gal; <b>STREET SIDE YARD:</b> 1 conifer min. 8' OR 1 deciduous min. 2.5" caliper, 12 shrubs min. 2gal [A/C UNITS, OUTDOOR EQUIPMENT & TRASH RECEPTACLES MUST BE FULLY SCREENED YEAR-ROUND]	<input type="checkbox"/> Privacy Screens as approved by ACC – This includes trash receptacle storage which must be fully out of view	<input type="checkbox"/> BODY: _____ <input type="checkbox"/> TRIM: _____ <input type="checkbox"/> FASCIA: _____ <input type="checkbox"/> ACCENT: _____
<input type="checkbox"/> Lighting – <b>YARD LIGHT:</b> Photosensitive within 5 feet front property line, or as may be approved by ACC, min 60 watts. Excluding Townhome Lots in Phase #3. Min 2'x2'x2'. Integrated with design of home. <b>GARAGE:</b> Minimum of two (2) garage door exterior lights, which may be recessed into soffit or by non-glare fixtures. One (1) front entry light.	<p style="text-align: center;">*Fencing may not extend beyond the front plane of the dwelling unit.</p>	<input type="checkbox"/> DOOR: _____

**OTHER REQUIREMENTS:**

- **LANDSCAPE:** Must be installed by the Builder or Owner upon the earlier of substantial completion or occupancy of the residential dwelling. Landscape plans must include the location, type and size of trees, plants, ground cover, shrubs, berms and mounding, grading, drainage, sprinkler system, water features, outdoor kitchens and fireplaces, fences, free-standing exterior lights, driveways, parking areas, and walkways.
- **GRADING/DRAINAGE:** Buyer agrees to complete all finish grading in a manner that will convey all water from sprinklers and storm run-off to the front of the lot and then to the front yard street, or in the case of a corner lot, the side yard street. All common areas must be considered.

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\_\_\_\_\_ **APPROVED AS SUBMITTED \* Meet all ACC and CCR minimum requirements.**

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\_\_\_\_\_ **APPROVED AS SUBMITTED \* WITH THE FOLLOWING CONDITIONS**

1. Meet all ACC and CCR minimum requirements.

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\_\_\_\_\_ **NOT APPROVED**

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BY: \_\_\_\_\_  
Pine 43 Architectural Control Committee

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Pine 43 Architectural Control Committee

DATE: \_\_\_\_\_

\*New Construction, Color/Material, Fencing and Landscape Plans must be submitted prior to application/installation.