



LAKEMOOR

NEW CONSTRUCTION ARCHITECTURAL REQUEST PHASE 8

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 WITH \$1000 ACC DEPOSIT PAYABLE TO LAKEMOOR HOA TO: 9601 W STATE ST #203, BOISE, ID 83714. YOU MAY EMAIL AN 11x17 PDF PLAN SET TO SHURIE@DEV-SERVICES.COM AS WELL. COLOR/LANDSCAPE/FENCE REQUESTS ARE SEPARATE.

Table with 3 columns: Site Plan, Floor Plan(s), and Elevations (all sides). Rows include setbacks, easements, structure footprint, driveway location, grading, foundation, lighting, main floor, second floor, bonus room, total SF, max height, roof, garage, lap siding, masonry, windows, fascia, and fireplace chimneys.

OTHER REQUIREMENTS:

- PORTABLE TOILET: Builder agrees to provide a portable toilet during construction.
DUMPSTER: Builder to provide a 4'x 8' box or dumpster to contain any and all debris.
SIGNAGE REQUIREMENTS: Only authorized and approved Lakemoor lot and open house signage will be allowed.
COLORS/MATERIALS: Exterior colors and materials must be submitted separately and written approval obtained from the Architectural Control Committee PRIOR TO Installation/Application.
LANDSCAPE & FENCING: Landscape and fencing plans must be submitted separately and written approval obtained from the ACC prior to installation.

shrubs, berms and mounding, grading, drainage, sprinkler system, fences, free-standing exterior lights, driveways, parking areas, and walkways. In addition to the foregoing, each lot shall have fully automatic underground sprinklers in the front, rear and side yard and all turf area shall be comprised of rolled sod.

- **FENCING: TYPE:** Wrought Iron, **HEIGHT:** 4 feet high (4 feet front), **STYLE:** Black or as approved by the ACC in writing. Invisible pet fences must receive prior ACC approval. **PRIVACY SCREENS:** ACC Discretion (as approved by the ACC in writing only).

Restriction: Conveyance is subject to the condition that Declarant/Developer shall not be responsible to ensure that the finish grade and elevation of this lot is properly constructed so as to prevent the migration of accumulation thereon, of drainage waters from any subdivision common areas or any other adjoining lots within the subdivision. The Declarant/Developer shall have no liability or responsibility for any damages, which may be caused as a result of the failure of any subsequent owner to provide for proper drainage from common areas or adjoining lots. Declarant/Developer shall reserve to itself any and all appurtenant water rights in: Eagle Island Water Users Association, Warm Springs Irrigation Ditch Co., Thurman-Mill Ditch Co.

ADDITIONAL CONSTRUCTION REQUIREMENTS: The builder or lot owner agrees to the following terms and conditions during construction:

1. NO OPEN BURNING AT ANY TIME ON CONSTRUCTION SITES PER THE DEQ.
2. Utility trailers, when necessary, should be parked on the building lot where applicable. Where there is not adequate room, the trailer may be parked in the street when in actual use. It must be coned off for safety reasons always.
3. No animals to be on the job site at any time during construction.
4. A trash container will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense.
5. Job sites are to be kept neat and orderly always, *including the private street.*
6. A portable bathroom will be on the job site at the start of construction, throughout construction and emptied periodically so as not to cause unsightliness and/or the possibility of overflow, at the builder's expense.
7. No loud music at any time.
8. No sidewalks, driveways or streets will be blocked at any time.
9. Street traffic must be able to pass in both directions always. Contractors should park on one side of the street only.
10. No materials may be dropped off or stored in the public/private streets.
11. No use of other lots in the area for parking, storage of materials or dumping of debris, including the private street lots.

APPROVAL DECLINED

APPROVED WITH THE FOLLOWING CONDITIONS:

BY: _____
Lakemoor Architectural Control Committee

DATE: _____

BY: _____
Lakemoor Architectural Control Committee

DATE: _____

New Construction, Color/Material and Landscape Plans must be submitted and approved prior to initiation.