



# SAGE SPRINGS SUBDIVISION

## ARCHITECTURAL STANDARDS



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## Table of Contents

<u>SECTION</u>	<u>Title</u>	<u>Page</u>
	FORWARD	1
1	ADOPTING OR AMENDING ARCHITECTURAL STANDARDS	1
2	APPLICATION FEE	1
3	DESIGN REVIEW PROCESS	2
	3.1 Initial Notification	2
	3.2 Optional Pre-Design Conference	2
	3.3 Design Review Application	2
	3.4 Deferral of Material or Color Selection	2
	3.5 Submittal Confirmation	3
	3.6 Affected Owners Review	3
	3.7 Architectural Committee Response Time	3
	3.8 Approval	3
	3.9 Compliance	3
	3.9 Resubmittal of Plans	4
4	CONSTRUCTION REGULATIONS	4
	4.1 Mobile Home Use	4
	4.2 Refuse Disposal	4
	4.3 Site Policing	4
	4.4 Construction Hours	4
	4.5 Parking	4
	4.6 Pets	4
5	BUILDING AND DESIGN STANDARDS	4
	5.1 Exterior Colors	4
	5.2 Roofs	5
	5.3 Landscaping	5
	5.4 Corral	5
	5.5 Solar Systems	5
	5.6 Fences	5
	5.6.1 Material	5
	5.6.2 Perimeter and Pasture Fences	5
	5.6.3 Stone Masonry	5
	5.6.4 15% Slope Line Restriction	5
	5.7 Booster Pump Installation	6

## **FOREWORD**

These Architectural Standards are adopted pursuant to Article 3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sage Springs Subdivision (the “**Declaration**”). The Board of Directors of Sage Springs Homeowners Association, Inc., acting as the Architectural Committee (AC), does not desire to restrict creative design, but rather to assure a compatibility of design and appearance that will help preserve and enhance the overall beauty and value of all our properties at the Subdivision.

Owners and contractors shall comply with all provisions of the Declaration and these Architectural Standards.

## **SECTION 1. ADOPTING OR AMENDING ARCHITECTURAL STANDARDS**

Architectural standards are a component of an association’s operating rules that are adopted and amended by the Board of Directors. The Board must therefore comply with these procedural requirements:

- 1.1 Notice of Proposed Rule Change. The Board must provide general notice of a proposed rule change at least thirty (30) days before making the rule change. The notice must include (1) the text of the proposed rule change, and (2) a description of the purpose and effect of the proposed rule change. This notice is not required where the Board determines that an immediate rule change is necessary to address an imminent threat to public health or imminent risk of substantial economic loss to the association.
- 1.2 Decision Made at Board Meeting. The board’s decision on whether or not to adopt or amend an operating rule must be made at a board meeting after consideration of any comments made by association members. The proposed rule adoption or amendment must have been listed as an agenda item for that meeting in order for the Board to discuss or vote on it at the meeting.
- 1.3 Notice After Making Rule Change. After the Board decides to adopt or amend an operating rule, the Board must, as soon as possible...but not more than fifteen (15) days after making the rule change, deliver general notice of the rule change.

## **SECTION 2. APPLICATION FEE**

- 2.1 Upon submission to the AC of Plans and Specifications for the construction of a dwelling for approval, the Owner shall pay to the Association an Application Fee in the amount of described in Article 3, Section 6, Subsection i of the Declaration.

### **SECTION 3. DESIGN REVIEW PROCESS**

- 3.1 Initial Notification. The Homeowner shall advise each member of the Architectural Committee or its Representative, in writing, of the general nature of the proposed project and a timeframe upon which the Homeowner plans to proceed.
- 3.2 Optional Pre-Design Conference. The Homeowner may request an optional Pre-Design Conference with the Architectural Committee prior to submitting the Application, plans, specifications, or other documents to discuss the proposed changes and resolve any questions about conformity to the CC&Rs or other related issues.
- 3.3 Design Review Application. The Architectural Committee or its representative shall provide the Homeowner with written instructions in a Design Review Application containing information that must be provided to the Committee or its Representative for consideration of approval or disapproval.

For new construction this information will include but is not limited to (1) one full set of blueprint sized construction plans showing all elevations, (2) site plan drawn to scale showing the entire property, the location of the platted building envelope, footprint of existing and proposed structures, driveway and existing and proposed topography, (3) materials and color samples, (4) landscape plan showing natural and man-made elements and total square footage to be irrigated, (5) and other material and color samples or descriptive plans showing scope of work. Wherever possible, electronic submittal is preferred.

For existing structure improvements Design Review application requirements will vary depending on the size and scope of the project. Following the Initial Notification and with the information provided therein, the Architectural Committee or its Representative will advise the Homeowner as to what information must be provided for Design Review. Improvements not viewed from Rodeo Drive or surrounding Homeowners may only require Initial Notification.

Changes to existing landscaping, not otherwise exempted under Article 1, Section 5 of the Amended and Restated Declaration, including the addition or removal of plantings, installation of walkways or non-living materials, including but not limited to rock and rock structures may only require Initial Notification.

- 3.4 Deferral of Material or Color Selection. An applicant may wish to delay the confirmation of landscaping plans and final color selections until some point in time after the start of construction in order to better visualize landscape considerations or to test an assortment of potential colors with actual materials

intended for use. The Architectural Committee will cooperate with the applicant in this regard, provided that no landscape work may be started, nor color or material applied, until such time as the Architectural Committee has had the opportunity to review and consent to the final selections. The resubmittal must occur before the placement of any orders for materials in order to avoid potential restocking costs in the event of denial of the submitted item(s). Any Final Design Approval shall be conditional on the Owner obtaining Architectural Committee approval of any materials or colors on which approval was deferred at the time of the Final Submittal. Application of any material, coating, or finish without the requisite resubmittal to the Architectural Committee shall have the effect of voiding the Final Design Approval in its entirety.

- 3.5 Submittal Confirmation. Once all requested application materials are received by the Architectural Committee or its Representative, a written confirmation will be provided to the Applicant within five (5) business days. This action does not constitute a final approval or disapproval of the project.
- 3.6 Affected Owners Review. Sage Springs Lot Owners immediately surrounding the Owner's Lot (as determined by the Architectural Committee), whose Design Review Application is under consideration will be notified by the Architectural Committee or its Representative and will be given ten (10) days to submit to the Architectural Committee written input about the project. Said input will be recorded in Architectural Committee meeting minutes.
- 3.7 Architectural Committee Response Time. Following the receipt of all requested material, the Architectural Committee will review the Design Review Application and respond in writing within thirty (30) days after the date of the Submittal Confirmation referenced in Section 3.5 above.
- 3.8 Approval. If, in the opinion of the Architectural Committee, the submittal follows these Design Guidelines and the requirements of the Amended and Restated Declaration, approval will be granted.

No proposed Improvement in the existing state of a Lot shall be deemed to have been approved by the Architectural Committee unless the approval is in writing executed by at least two (2) members of the Architectural Committee; provided, that approval shall be deemed given if the Architectural Committee fails to provide written approval or disapproval of the proposed project or fails to make additional written requirements or written request for additional information within forty five (45) days after the date of Submittal Confirmation.

- 3.9 Compliance. After written approval by the Architectural Committee the proposed project shall be accomplished as promptly and diligently as possible, and in

complete conformity with the description of the project approved and the plans and specifications provided therein to the Architectural Committee.

- 3.10 Resubmittal of Plans. Should the design violate any Design Guidelines or the requirements of the Amended and Restated Declaration, disapproval may result, and a revised submittal will be required.

In the event of disapproval of the submittal by the Architectural Committee, a resubmission of plans should follow the same procedures as an original submittal.

#### **SECTION 4. CONSTRUCTION REGULATIONS**

To ensure private nuisances inherent to any construction process are kept to a minimum, the following regulations will be enforced during the construction period of all improvements in the Subdivision. Any violation of these regulations by an Owner's agent, representative, builder, contractor, or subcontractor will be treated as a violation by the Owner.

- 4.1 Mobile Home. Temporary use of a mobile home is permitted by Blaine County Ordinance during construction of a dwelling, for a period not to exceed twelve (12) months.
- 4.2 Refuse Disposal. A portable refuse device will be used and dumped at regular intervals.
- 4.3 Site Policing. The construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other Lots or open space.
- 4.4 Hours of Construction. Hours of Construction per Blaine County Ordinance are: 7:00 am to 7:00 pm. Monday-Friday, 8:00 am. - 7:00 pm. Saturday, 9:00 am. - 7:00 pm. Sunday 9:00 am. - 7:00 pm.
- 4.5 Parking. All work-related vehicles to be courteous to neighbors and park within a tight area around the construction zone.
- 4.6 Pets. No workers should allow pets to wander and must restrain with essentials for the pet supplied on site.

#### **SECTION 5. BUILDING AND DESIGN STANDARDS**

- 5.1 Exterior Colors. All exterior colors shall be of natural earth tones unless otherwise approved by the Architectural Committee. "Earth tones" shall be defined as a color scheme that draws from a color palette of browns, tans, warm grays, greens, oranges, whites, and some reds, and some blues. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss,

trees, and rocks (Definitions.net). Earth tones are commonly used to reflect natural surroundings or create an aesthetic inspired by nature. An exception to the “earth tones” restriction is the color black which may be used for trim and windows.

- 5.2 Roofs. Nonreflective metal roofs shall be allowed subject to the approval of color and finish by the Architectural Committee.
- 5.3 Landscaping. A 50’ front yard, 50’ back yard, and 20’ side yards surrounding the residence shall be landscaped by the Owner and shall be subject to the Architectural Committee’s approval and minimal requirements set by the Board to enhance the aesthetics and value of the entire subdivision. Landscape irrigation systems shall include a water meter to collect and log consumption data. To encourage the efficient use of water, homeowners are encouraged to landscape with native or drought tolerant species, including but not limited to those plants listed by the State Native Plant Society. Non-living materials, including but not limited to rock and rock structures, are permitted as features of a water-efficient landscape.
- 5.4 Corral. Lot Owners shall have the option to fence a two-acre (2) corral contiguous with the Lot line perimeter fence and contiguous with the landscaped residential area.
- 5.5 Solar Systems. Active solar systems shall be installed so as to reduce any adverse aesthetic impact to the adjacent Lots and the subdivision in general. When possible, installation should not create visible glare at surrounding residences.
- 5.6 Fences. All fences, screens and similar exterior structures shall be constructed of wood, stucco or non-reflective metal and shall require Architectural Committee approval prior to installation.
  - 5.6.1. Perimeter and pasture fences shall be the peeled post and rail type with three (3) rails and a height not to exceed forty-six (46) inches.
  - 5.6.2. Stone masonry fence posts may be included in perimeter and gate design upon approval of the Architectural Committee.
  - 5.6.3. Perimeter fencing shall not be permitted beyond the toe of the 15% slope line of any Lot.
  - 5.6.4. Fencing constructed to screen from public view within the perimeter of a Lot shall consist of wood board, stucco or non-reflective metal but shall not be more than six (6) feet in height.

5.7 Booster Pump Installation. Approval for water pressure booster pump installation at an individual homeowner's service connection or elsewhere in the water supply line is a two (2) step process. A preliminary approval application must include written confirmation from either the pump manufacturer or a certified water engineer that the pump brand and model will have no adverse effect on the Sage Springs water system. Final approval will require submittal of the notice of approval by the Idaho Environmental Quality Board. (Idaho Admin. Code r. 58.01.08.552 ii)