

TUSCANY

**Messina Meadows No. 1
Messina Meadows No. 2
The Villas at Messina Meadows**

**Architectural Design Standards
&
Construction Guidelines**

**January, 2011
Revised April, 2011
Revised January, 2012**

The Architectural Design Standards and Construction Guidelines, as contained herein, are to be used as guidelines for the owner and builder in preparing plans and specifications for any proposed construction or improvement in Tuscany and for maintaining an orderly construction environment. These guidelines are used by the Architectural Control Committee (ACC) in conjunction with the Master Declaration of Covenants, Conditions, Restrictions, and Easements (CC&R's). Tuscany will be comprised of several individual areas or neighborhoods, each of which may have similar but varying requirements. The ACC reserves the right to grant variances or modify these standards as it deems appropriate.

I. Submittals Required for Architectural Control Committee Approval:

All submittals required for Architectural Control Committee review and approval shall be accompanied by the submittal form adopted by the ACC. The following items shall be submitted to the Architectural Control Committee for approval. The ACC may request additional material to be submitted at its discretion:

- Site plan showing the lot boundary and the proposed location of all improvements, including all structures, driveways, sidewalks, fences, outdoor lighting, etc. Show all easements and proposed setbacks. Indicate the proposed grading and drainage away from the proposed residence and adjacent lots.
- Floor plans designating the square feet per floor and total finished square feet (exclusive of garages, covered patios, storage areas, etc.)
- Elevations depicting front, rear and side elevations including proposed material finish descriptions.
- Specifications describing the materials and finishes proposed for both interior and exterior construction.
- Landscape plan showing proposed landscape layout, including legend of plant types and sizes.
- Colors proposed for all exterior finishes, including paint colors, brick, stone, and stucco finishes. Exterior colors shall be selected from the ACC approved list of exterior colors.

All submittals and inquiries will be made to:

Tuscany Architectural Control Committee
c/o Brighton Corporation
12601 W. Explorer Drive Suite 200
Boise, Idaho 83713
Telephone: 378-4000; Fax: 377-8962

The drainage swale deposit collected at lot closings in the amount of \$2,000 will be deposited by the applicant or buyer, the purpose of which is to assure completion of the improvements. The deposit will be refunded upon the timely completion of all required improvements, including drainage swales, as approved by ACHD and the ACC, in the six month timeframe required in the Lot Purchase Agreement, except as otherwise noted. If the improvements are

not timely completed, the ACC may use the deposits to complete or correct any improvements.

Requests for refunds of completion deposits must be made within 60 days of completion of the home, including landscaping, otherwise they shall be considered forfeited. The Association may use forfeited deposits for any purpose, which may include but is not limited to, or required, to complete or correct improvements.

Prior to the commencement of construction, the Owner or Builder shall obtain written approval of the proposed improvements from the Architectural Control Committee. Such approval may be conditioned upon submittal and approval of the landscape plan and the exterior colors. If construction is commenced prior to such conditional approval or landscaping is not completed in a timely manner as required by the CC&R's and the Architectural Design Standards and Construction Guidelines, the Owner, Applicant, or Builder may be subject to a \$500 penalty to be withheld from the Architectural Control Committee Review and Inspection fee to the Tuscan Owners Association. Such penalty shall not relieve the applicant from complying with all requirements of the CC&R's or the Architectural Design Standards and Construction Guidelines as contained herein.

II. Design Standard

A. Minimum Square Feet:

Messina Meadows 1 – A and Messina Meadows 2:

All homes shall have a minimum of 1,400 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc.

Messina Meadows 1 – B (*The Villas at Messina Meadows*):

All homes shall have a minimum of 1,200 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc.

Messina Meadows 1 – C and D:

All homes shall have a minimum of 2,000 square feet of finished space exclusive of basements, garages, storage rooms, covered patios, etc.

The ACC may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion.

B. Exterior Elevations:

Exterior elevations shall be evaluated on the overall character, depth, and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Double gables over the entire width of a 3-car garage are discouraged. Stacked rooms over garages shall incorporate a change in the front plane of

the garage to avoid large, unbroken vertical surfaces. Where siding is used, batten boards or trim shall be located as inconspicuously and as symmetrically as possible.

Unless otherwise approved by the ACC as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 6:12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Mixing of differing roof pitches on the same elevation is discouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

Low-profile roofs with predominant pitch of 4/12 or 5/12 must have significant architectural details that are common in classical architecture, such as:

- Heavier stacked fascia – minimum 12”; and/or
- Corbels, exposed rafters or other details that are true to this style

Transitional two-story or 1-1/2 story homes may be located on corner lots provided that the single-story portion of the home is located adjacent to the corner or side street and is approved by the ACC.

Two-story homes are prohibited on homesites backing up to main arterial streets, unless the rear elevation has a single story appearance.

C. Exterior Finishes and Colors:

1. Brick, Stone, or Stucco:

Minimum 20% of exterior brick, stone, masonry or stucco is required on front elevation of sided home with all corners wrapped minimum of 2 feet. Stucco-faced homes or 100% stucco and will require additional accents such as additional banding and related architectural accents.

Subject to compatibility with the overall architectural style and design, all homes, except as noted below, shall be required to incorporate brick, stone, or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick or stone will be required. In most cases, brick or stone will be required to wrap the corners a minimum of 24”. Brick and stone colors shall be compatible with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged. 2-tone stucco, and white or gray brick are not permitted.

The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with Colonial, Craftsman or other design influences that do not

lend themselves to the incorporation of those materials. The ACC may require upgraded siding, additional landscaping, or other design elements at its discretion.

2. Siding:

8” true lap, cottage lap, cedar shake or board and batten.

Other types of siding not contemplated herein are subject to written approval by the ACC. Steel, aluminum, or vinyl siding are prohibited.

Stucco exterior shall incorporate appropriate articulation, such as 6” trim around windows, 12” intermediate horizontal bands at 2-story elements, belly bands, frieze boards, etc.

3. Solar Panels

Solar panels must be approved by ACC prior to installation. If approved, they shall be commercially manufactured and well maintained. Solar panels shall not be visible from the front elevation of the home. The color of solar panels shall be black to match the existing roof and shall be recess mounted (flush) into the roof structure with no visible piping.

4. Exterior Paint Colors

Exterior wall colors and trim colors must be selected for their harmony with each other and the overall aesthetic goals of Tuscany. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached.

Exterior colors of earth tones, warm tones or grays shall be required for the body of the house. Bright, bold or very dark colors (i.e. blue, red, yellow) shall not be allowed.

See attached Exhibit – Approved Stucco Colors. 2-toned stucco are generally not allowed. In certain circumstances where 2-tone stucco may be allowed, a subtle, lighter shade may be considered.

5. Roof

Roofs shall be 30-year or better architectural asphalt shingles. Color shall be **Weathered Wood**. Other roofing materials or colors are subject to written ACC approval.

6. Rain Gutters

Rain gutters are required throughout, shall be continuous, and shall be painted to match the color of the surface to which they are attached.

7. Fascia Trim

Roof fascia shall be a minimum of 8” width. Certain architectural styles may require wider fascia. Gables shall incorporate stacked trim detailing.

8. Architectural Detail/Accents

Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim are *required*. Dormers, gables, bayed windows, and porches are encouraged.

9. Chimneys

Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney pipes and painted as approved by the ACC.

D. Garages, Driveways and Sidewalks

Messina Meadows 1 – A and Messina Meadows 2:

2-car garage minimum. Colored stamped concrete sidewalks with accents on driveway optional.

Messina Meadows 1 – B (*The Villas at Messina Meadows*):

2-car garage minimum. Colored stamped concrete sidewalks with accents on driveway optional.

Messina Meadows 1 – C and D:

3-car garage minimum. 3 bay openings – 5 car maximum. Colored stamped concrete sidewalks with accents on driveway optional.

Driveways shall not extend more than one foot past the edge of the garage doors and shall be minimized at the curb where practical to provide additional space for landscaping.

Although RV garages are not prohibited, plans submitted with RV garages will be subjected to a more detailed review process and may be denied by ACC. Architectural review will be subjective and in the sole discretion of the ACC. The ACC review will consider:

- Setback from the street and the rest of the house
- How prominent the garage door appears. The intent is to minimize the impact as much as possible
- How well the roof structure blends with the rest of the house

Interiors of garages shall be sheetrocked, taped, sanded and painted or sheetrocked, taped, sanded and textured. Wood trim around doors and windows shall be painted.

E. Detached Storage Facilities:

All vehicles, trailers, tools, and equipment shall be screened from view or placed in enclosed structures. A maximum of one (1) detached storage facility, such as storage shed, shall be of the same construction, finish, and color as proposed and approved for the house. Size and location may be restricted. Any such structure shall be placed in a location approved by the ACC and may not back to wrought iron fencing. Depending on location, additional landscaping may also be required. Metal storage sheds or other dissimilar structures are prohibited.

The ACC encourages the storage boats, RV's, camp trailers and other similar vehicles or trailers to be stored in offsite storage facilities.

F. Fences:

The Master Declaration of Covenants, Conditions, Restrictions and Easements (CC&R's) provides that the Architectural Control Committee may promulgate ACC Rules or Standards relating to the construction of improvements within the Tuscany Subdivision. Without proper design, construction, and maintenance standards, perimeter fencing can often present a hodgepodge look, which can rapidly deteriorate and degrade the character of the neighborhood.

The type, design, material and finish of all privacy fences shall be as specified in the ACC Rules/ACC Standards, it being the intent of the Grantor that all such privacy fencing shall present, to the extent reasonably practicable, a uniform appearance throughout the Property.

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ACC. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions, and shall designate the type and height of fence proposed.

Depending on location, ACC may require an on-site inspection prior to fence construction.

1. Vinyl Fencing

Privacy fencing will be Taupe Vinyl and shall be maintained by the Owner in good repair.

2. Wrought Iron Fencing

Wrought iron fencing shall be black.

3. Masonry Fencing

The ACC has not adopted any standard designs for masonry fencing. The Owner or Builder shall submit plans and specifications for any proposed masonry fencing to the ACC for approval. Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house and not exceeding 3 feet in height may be allowed in front yards with written ACC approval of location, design and materials.

4. Fencing Restrictions

a. Fencing Adjacent to Parks, Pathways, and Street Buffer Landscaping

Fences constructed adjacent to parks, pathways, and street buffer landscaping shall be wrought iron, 4 feet or 6 feet high, unless otherwise approved in writing by the ACC.

b. Fencing Adjacent to Common Area Landscaping

Fences constructed adjacent to common area landscaping, excluding pocket parks, shall be wrought iron, 4 feet or 6 feet high, unless otherwise approved in writing by the ACC.

NOTE: Where the rear yard of a home opens up to a Common Area, fencing shall be wrought iron across the back property line and continue up side property lines 16' (two 8' sections) before stepping up to 6' vinyl fencing.

c. Fencing for Interior Lot Lines

Fences constructed on interior lot lines and not adjacent to common area shall be vinyl fencing, 6 feet high, unless otherwise approved in writing by the ACC.

d. Fencing for Corner Homesites

Corner homesites are allowed vinyl or wrought iron. If vinyl is used, the corner sideyard fencing must be a minimum 10' from the sidewalk. If wrought iron is used, the corner sideyard fencing must be a minimum 4' from the sidewalk.

e. Height Restrictions

Vinyl (privacy fencing) shall be 4 feet or 6 feet high, unless otherwise approved by the ACC. Wrought iron shall be 5 feet high.

f. Other Requirements

Wherever possible, adjoining lots shall use common corner posts.

Front fence setbacks shall be a minimum of 2 feet behind the principle setback of the house on each side of the lot.

Transitions in fence height shall be accomplished by stepping, (not angling) the fence top. Where a 4 foot fence abuts a park, pathway, or Common Area Landscaping, fences perpendicular to and tying in to the 4 foot high fence shall remain at 4 feet high for a minimum of 8 feet before stepping up to 6 feet high.

5. Dog Runs

Dog Runs must be approved by ACC prior to installation. Size and location may be restricted. If approved, they shall be commercially manufactured and well maintained.

G. Landscaping:

A landscape plan shall be prepared and submitted to the Architectural Control Committee for approval. Although certain minimum standards have been established, additional landscaping is encouraged and may be required by the ACC. The ACC will consider how the proposed landscaping blends with and promotes the overall aesthetics of the site in conjunction with structures. The use of berms and clustered planting groups such as garden beds with trees, shrubs and flowers will be encouraged.

Exterior mounted utility meters, heat pumps, air conditioners, and other such equipment shall be properly screened from view of the street and surrounding homes by landscaping or fencing.

Landscaping of front and side yards is required to the following minimum standards prior to occupancy. Rear yards shall be sodded or seeded within six (6) months of occupancy.

Except at garden bed locations, sod shall be laid in front and side yards. Rear yards shall be sodded or may be seeded.

Trees and shrubs shall be planted in the front yards and side yards according to the following minimum standards:

Front Yard: Two (2) deciduous trees at least 2” caliper or larger; or one (1) evergreen tree at least 6' high or larger and one (1) deciduous tree of at least 2” caliper. **NOTE: The caliper of a tree is measured at 4-1/2’ above the ground.** Three (3) 5-gallon shrubs and five (5) 1-gallon shrubs.

Sprinkler Systems and Landscaping:

Messina Meadows 1 – A:

An automatic underground sprinkler system shall be installed throughout.

Messina Meadows 1 – B (*The Villas at Messina Meadows*):

An automatic underground sprinkler system shall be installed throughout.

Messina Meadows 1 – C and D:

An automatic underground sprinkler system shall be installed in the front and side yards.

Messina Meadows 2:

An automatic underground sprinkler system shall be installed throughout.

Builders and buyers are encouraged to consider bordering yards when formulating a landscape plan and to the extent practical shall blend the improvements with the neighboring yard landscape improvements, including planters and berms.

Variances to the landscape requirements above may be granted in cases such as flag lots or pie shaped lots with narrow street frontages. Extensions for completion of landscaping may be granted when weather conditions hamper landscape construction from December 1 through April 1. Driveway site coverage shall be minimized to provide additional area for landscaping. Gravel pads for parking of vehicles, trailers, etc. are not acceptable.

H. Exterior Lighting:

In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

- A front yard light pole with a 60 watt bulb shall be installed within 10 feet of the front property line. The light shall have a photosensitive switch that automatically activates the light in the evenings. The light pole will be installed in a masonry or stucco base consistent with the exterior material selection for the home.
- A minimum of two wall mounted lights with a 60 watt bulb or canned lighting shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street. The lights shall have photosensitive switches that automatically activate the lights in the evenings.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play areas may be permitted with the approval of the ACC. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties and shall not be operated at late hours that causes a nuisance to neighboring property owners.

I. Mailboxes:

Mailbox clusters, with mailboxes and newspaper receptacles will be provided by the developer. No exceptions or substitutions are permitted unless otherwise approved in writing by the ACC. After installation, the builder or owner shall protect and maintain the mailboxes and newspaper receptacles. Replacement necessitated by damage from whatever source shall be at the expense of the builder or owner.

J. Basketball Equipment:

Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards with glass or plexiglass backboards may be installed on fixed poles adjacent to a driveway but are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are not permitted in the front yard.

III. Construction Guidelines

A. Condition of Lot

The lot owner or builder shall inspect the lot prior to purchase and construction for condition of 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 thereafter shall be the responsibility of the 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.

B. Excavation

Excavators are required to contact Dig Line at 342-1585 prior to commencing excavation on the lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other lots or vacant ground slated for future development.

C. Elevation of Foundations

Unless otherwise approved, foundations shall be set a minimum of 18” and a maximum of 24” 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 lot will be retained on site or drained into the adjoining street. Buyer shall contact the developer after excavating and setting footings but prior to pouring the foundation for a pre-pour inspection.

D. Construction and Jobsite Maintenance

Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the ACC approved plans, including all conditions of approval. Construction shall be completed within one hundred eighty (180) days from the date construction commences.

If construction is not completed within 180 days from the date construction commences and builder is not diligently pursuing completion (with no activity on site for 30 days), the ACC/Association shall have the option to require the Owner and/or the builder to return the lot to its original condition within twenty (20) days. If Owner/builder has not returned the lot to its original condition within the timeframe required, the ACC/Association has the right to immediately access the site and return the lot to its original condition at the Owner/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 contemplated by the CCRs.

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 Tuscany. 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 mid-summer months (June - August), contractors may begin as early as 6:00 a.m. as long as they are sensitive to neighbors and must comply with 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 lot owners who fail to maintain the lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the developer or Owners Association.

Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries.

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

Loose dogs shall not be allowed at the construction site. No inappropriate language, shouting, or other inappropriate behavior. Radios or other music must be kept to a minimum volume.

Power and water must not be used from existing dwellings without permission from the owner.

Contractors must obey the speed limit within Tuscany. No speeding or unsafe driving.

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, please call 387-6280.

All complaints will be conveyed to the Builder, who is responsible for compliance with these guidelines. The Builder is responsible to the developers of Tuscany and the Tuscany Owners Association for the compliance of their contractors and subcontractors with these jobsite guidelines. It is important that the Tuscany experience be a positive one for builders, contractors, residents and their families.

- End -