



DESIGN GUIDELINES

The Developer of Bluegrouse Ridge seeks to create one of the most desirable small residential communities within the Wood River Valley. Your cooperation in complying with the project's Declaration Establishing Covenants, Conditions and Restrictions For Bluegrouse Ridge, and amendments thereto, if any (the "Declaration") and these Design Guidelines will ensure that Bluegrouse Ridge will develop into an attractively designed and desirable community for all homeowners.

The Design Guidelines apply to the development of a home and other improvements on your homesite at Bluegrouse Ridge. The purpose of the Design Guidelines is to preserve to the extent possible, the natural and scenic values of the site, and to create a neighborhood of aesthetically designed homes that are visually compatible with each other and the surrounding environment. It is anticipated that these Design Guidelines will provide the design framework necessary to protect and enhance the property values of all homeowners. The Design Guidelines extend to such matters as height, color, massing and building materials. The Architectural Committee, which includes experienced architectural and land planning consultants, administers the Design Guidelines. This Architectural Committee's job is one of assistance, helping you and your designer(s) maximize your architectural and living experience at Bluegrouse Ridge.

We strongly urge Owners wishing to build homes at Bluegrouse Ridge to have their architectural designers and builders contact an Architectural Committee representative prior to commencing the design phase of a residence, so that these professionals may gain a complete understanding of the Design Guidelines.

Although it is not possible to specifically set forth in writing all the criteria for an acceptable design, the Declaration, together with these Design Guidelines, establish the general criteria by which each plan will be evaluated for approval, and serve to assist you in understanding the approval requirements.

The Design Guidelines may be modified or supplemented from time to time so that they better serve the interests of all homeowners. Accordingly, in a continuing effort to improve and clearly communicate the meaning and intentions of the Design Guidelines, it is anticipated that the Architectural Committee will periodically revise and/or clarify the Design Guidelines.

Until the next reprinting of the Design Guidelines, all future revisions and/or supplements should be incorporated into your copy of the Design Guidelines by affixing them to the inside of the front cover. Although we will make every effort to update all concerned, it is the responsibility of each Owner and his agent to obtain and comply with the latest versions of the Design Guidelines and following receipt of an approved application, to complete all construction strictly in accordance with the Approved Plans.

1. INTRODUCTION TO OBJECTIVES

1.0 PRESERVATION OF THE ENVIRONMENT

In contrast to the usual methods of residential development, in which concern for the natural environment is subordinated to the desire to develop as efficiently and economically as possible, the Developer of Bluegrouse Ridge has chosen to approach its planning from a more sensitive viewpoint, where emphasis will be given to development that is planned to harmonize, blend and complement, rather than dominate, the natural environment of the site. Any development, which is deemed to negatively impact the surrounding scenic corridor along Highway 75, will be denied.

These Design Guidelines have been written to communicate this philosophy of developing sensitivity for the preservation and maintenance of this environment and protection of the natural features of the hillsides, as set forth in part, by the Blaine County Hillside Ordinance adopted in 1994. These are minimum standards of design, justified in part by the climate, terrain, and the relationship of the site with neighboring properties and the extensive undeveloped open spaces surrounding most of the site. Creativity and the innovative use of materials and design are encouraged, so long as the final result is consistent with these Design Guidelines and this overall philosophy.

It is expected that the design of each residence in Bluegrouse Ridge will be tailored to the unique features of each individual homesite in an effort to achieve a synthesis of nature and residence. To preserve the natural features of each homesite, such as views, topography and to minimize disruption of the existing environment, each residence must be constructed within the Building Envelope allocated for the homesite.

The purpose of the Architectural Committee is to evaluate each proposed home for the quality of its design, appropriateness to its homesite and compliance with the objectives of the Design Guidelines. Poorly designed homes or inappropriately sited homes will be rejected by the Architectural Committee and each Owner is strongly encouraged to review their preliminary home designs with a member of the Architectural Committee prior to incurring substantial architectural design costs. The Architectural Committee may determine that what was found acceptable in one situation might not necessarily be acceptable in another. The goal is for the appearance and character of all residences and improvements to harmonize with and enhance their natural and manmade surroundings, rather than to dominate and/or contrast sharply with them.

It is strongly recommended that each Owner retain competent professional services for planning and design. A thorough analysis and understanding of a particular homesite and the Owner's special needs and the skill to translate these factors into building form, as well as the ability to convey to the Architectural Committee the concept and design of a proposed residence or other improvement, are all elements of the design review process. The Architectural Committee has the right to require that an Owner utilize professional design services if the Owner elected to do his own design or to use other non-professional designers and said design has been denied approval by the Architectural Committee.

2.0 DESIGN GUIDELINES

2.1 GENERAL SITE PLANNING RECOMMENDATIONS

Consider the potential impact of future homes and improvements on neighboring and nearby homesites upon the views and privacy of your own home. Conversely, consider the impact of your home upon the views and privacy of your neighbors.

Give careful consideration to the daily and seasonal paths of the sun and prevailing wind directions. Also consider the advantages of placing your garage, kitchen, pantry and service areas in close proximity to one another and the desirability of morning light into the kitchen and breakfast areas. Design of terrace walls to deflect wind is encouraged.

Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.

Whenever possible, position your driveway and garages so they do not dominate the entry experience of your home or significantly impact the views or enjoyment from your living and entertaining areas.

Carefully consider site drainage and building runoff. Avoid unnatural modifications of existing drainage that may cause soil erosion.

Be creative in the design process. Plan to alter the site as little as possible from its original native condition, protecting existing watershed and drainage ways wherever practical. Limit structures to the area on the site where drainage, soil and geological conditions will provide a safe foundation. Soil analysis shall be obtained to assure proper foundation design.

Typically, residences should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it; thus avoiding unnecessary height as viewed from neighboring properties. Step buildings and improvements down slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance of cut and fill. When the construction is finished, the earth around the residence and site walls should lie against the walls at an angle as close to the original angle of slope as possible.

2.2 BUILDING ENVELOPE

The "Building Envelope" is the portion of each homesite within which all home improvements must be built as approved by the Architectural Committee. All home improvements (except driveways and landscaping) shall be constructed within the designated Building Envelopes. The removal or disturbance of native shrub-steppe vegetation to accommodate construction activities should be minimized to restrict parking and storage of equipment and/or materials to the Building Envelope only.

Early consideration should be given to any future expansions or improvements such as guest houses, pools, tennis courts (where appropriate), etc., so that in the future these expansions may occur within the Building Envelope. Any such future considerations shall appear on the preliminary design submittal, if possible. Landscaping (including driveway entry improvements) may be constructed outside of the Building Envelope, provided the Architectural Committee approves the plans.

Building Envelopes for all homesites are shown on the plat map.

2.3 SETBACKS

All setbacks are reflected by the designated Building Envelopes, and the proposed location of each home will be reviewed on the merits of the submitted site plan design.

2.4 BUILDING HEIGHTS

The terrain of Bluegrouse Ridge is varied with several gently sloping terraces, making absolutely uniform applicability of height restrictions for residences both inadvisable and impractical. These Design Guidelines are intended to discourage and/or prevent any residence or other structure which would appear excessive in height when viewed from a street, public space, or other homesite, and/or which would appear out of character with other residences because of height. Consequently, despite the maximum heights generally permitted as hereinafter specified in this paragraph, the Architectural Committee may disapprove a proposed residence or other structure or proposed siting of said structure within the Building Envelope if, in the Architectural Committee's sole opinion: it would appear excessive in height (even if the proposed height is within the maximum height restrictions) when viewed from either Highway 75 or Ohio Gulch Road, the Valley Club golf course or nearby homesites; it would appear out of character with other residences; and/or it would be prominent because of height, even though the proposed residence or other structure may comply with said maximum height restrictions. These considerations will be of particular importance concerning residences to be constructed on homesites along or near the tops of ridges.

Generally, the overall height of a residence shall not exceed 35 feet, measured in a vertical plane from the highest point of any roof ridge to the existing natural grade or as further restricted on a homesite as recorded on the plat. The maximum height of homes on lots 4 and 14 shall be limited to 28 feet above natural grade. Furthermore, no wall shall have an unbroken height of more than 20 feet or an unbroken horizontal surface of more than 35 feet.

2.5 NATURAL GRADE

In order to best insure the compliance by all parties to the height restrictions imposed by these Design Guidelines, the following procedure is recommended.

As part of the final site plan submittal and prior to any site work being undertaken, the Owner/builder shall cause a grading plan to be prepared, at their expense, establishing the existing natural grade using one foot contour intervals, and in sufficient detail as may be required by the Architectural Committee to fully evaluate the potential impact of the proposed development and the extent of any proposed cuts and fills, any retaining walls or extended foundations. The site plan must also show any 25% slope lines, beyond which no building may occur. Owners may have access to the topographic information developed by the project engineer, Galena Engineering Inc., at no cost.

2.6 BUILDING SIZE

Total building improvements (including residences, accessory dwelling units, basements and garages) on each platted lot shall be limited to a maximum 9,500 square foot floor area as measured from the exterior face of the exterior walls. The interior floor area of the primary home on each platted lot shall contain a minimum of 3,200 square feet, exclusive of basements, storage rooms and garages. On lots 4, 10, 11, 12 and 14, the second story shall not exceed 50% of the first story's square footage.

2.7 BUILDING MASSING

It is important that the massing of buildings not dominate the environment and harmonize with the area and its natural features. Building masses should be predominantly horizontal rather than vertical,

yet not create long, unbroken elements. Changing the plane of the walls, changing direction and providing some variety in the roof form offers diversity and visual interest.

2.8 PRESERVATION OF SIGNIFICANT VIEWS

Two kinds of views are important at Bluegrouse Ridge:

- Views from a site which preserve off-site views by creating new corridors from the ground up, and
- Views from off-site through the site to significant features beyond.

Both kinds of views shall be preserved, provided, however, each homeowner and the Architectural Committee shall recognize the property rights of neighboring properties when potentially competing goals are at issue in the proposed design. The objective is to create as many opportunities for views as possible, within the constraints posed by each homesite and the objectives of these Design Guidelines.

2.9 EXTERIOR LIGHTING

The philosophy of preserving the natural environment applies to appearances at night as well as during the day. The intent of the Design Guidelines is to allow for the minimum lighting necessary to provide for safety, security and the enjoyment of outdoor living, without detracting from site quality by obliterating night views and interfering with a neighbor's privacy, or creating unnecessary illumination of the hillside as viewed from Highway 75.

In an effort to allow each Owner the flexibility and freedom to creatively resolve unique conditions, the Architectural Committee will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties on a case-by-case basis.

The design objective is to provide lighting discreetly, illuminating only what needs to be lit. Any outdoor lighting shall be indirect so that the source of illumination may not be seen. All exterior address signage shall be back-illuminated or illuminated in a manner acceptable to the Architectural Committee. The Architectural Committee shall also have authority to review and approve or reject the design and detail of any exterior address signage and illumination.

2.10 ROOFS

Rooflines form an important part of the visual environment of each home design and they must be carefully designed. Roof designs that contain uninteresting or long unbroken ridgelines, as well as roof designs that are not well integrated or appear "cluttered" will generally be denied. Architectural Committee approval of a roof slope is applicable only to the homesite for which it was approved, as site topography and natural features vary considerably from homesite to homesite.

Roof overhangs protect walls from the elements and contribute to the building's overall design and character. Roofs should generally overhang walls with a minimum of 24".

Roof surfacing materials are an important visual element of the overall design. All roofs, including the colors and materials, must comply with the standards set by the Architectural Committee.

The objective is to choose roof surfacing materials that help the building blend with its site and which are also functionally appropriate.

2.11 MATERIALS - EXTERIOR SURFACES

Exterior surfaces must generally be of materials that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes. Stucco/dryvit are examples of such materials, and their use is encouraged.

Specifically prohibited are: vinyl and plastics, reflective materials, reflective exterior artwork and sculpture, and other materials whose appearance in the judgment of the Architectural Committee does not convey strength, permanence or durability. Glass may not be mirrored.

Avant garde or highly trendy or stylized contemporary designs and high technology materials or materials and design commonly associated with commercial or industrial buildings are also strongly discouraged, and may be rejected by the Architectural Committee in its sole discretion.

2.12 EXTERIOR WALL COLORS

Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls, the predominant tone should tend toward warm, earthy hues that are compatible with the hillside environment - whether in the natural patina or weathered color of the wall surface itself or in the color of the paint, stain or other coating. The use of bright or strongly contrasting colors even when used for accent on exterior wall areas is strongly discouraged and may be rejected by the Architectural Committee in its sole discretion.

2.13 BUILDING PROJECTIONS

All projections from a building including but not limited to chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall be visually integrated into the overall design and generally match the color of the surface form which they project, unless otherwise approved by the Architectural Committee. All building projections must be contained within the Building Envelope.

Roof appurtenances, such as dormers, clerestories, and skylights, create interesting, pleasant interior spaces; however, their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Wood, stone, stucco, concrete and masonry-finished flues are permitted. Exposed metal chimneys or metal flues are not permitted. Solar collectors shall be approved or disapproved on a case-by-case basis and shall not be visible from the roads or other homesites.

Skylights may be placed flush against the roof surface. Roof mounted mechanical equipment and skylights, which are not flush against the roof surface, are prohibited on any roof, unless in the judgment of the Architectural Committee it does not adversely affect views from streets, other homesites, and public spaces. When permitted, such equipment or skylights must be screened from view from streets, other homesites, or public spaces. Skylights higher than one foot above the roof plane, or placed at an angle to the roof plane, or which are visible from the street, including Highway 75 or Ohio Gulch Road, are generally not permitted. Due to the openness of the site, such roof equipment or skylights may not be permitted at all on certain roof surfaces.

2.14 ANTENNAE, SATELLITE DISHES OR FLAGPOLES

There shall be no antenna, satellite dish, or flagpole of any sort either installed or maintained within Bluegrouse Ridge, except as expressly permitted by the Architectural Committee. Any Owner considering the use of such a device should first discuss possible installation solutions with the Architectural Committee representative and indicate the location of such equipment on the submittal drawings before acquiring any necessary hardware. When permitted, such equipment must be screened from view from streets, other homesites, and public spaces.

2.15 SITE DRAINAGE AND GRADING

All surface drainage shall be accommodated by maintaining natural drainage channels where possible or by providing alternate drainage channels to handle surface run-off. Site drainage and grading must be done with the goal of minimum disruption to the homesite. Surface drainage shall not drain to adjoining homesites or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion on open spaces. It is the intent of these Design Guidelines to discourage excessive cut and fill, and cut and fills as well as any disturbed areas must be recontoured and revegetated in accordance with a landscape plan approved by the Architectural Committee.

2.16 DRIVEWAY ENTRANCE

Subject to the approval of the Architectural Committee, freestanding site walls with a footprint no greater than 50 square feet, bollards, planters or gateposts may be allowed at the driveway entrance to the street. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and no driveway entrance feature shall exceed 8 feet in height.

Entrance driveways should be located so as to minimize their visual impact and to minimize disruption of the existing natural landscape. Driveway access on certain homesites may be limited to specific locations. Driveways shall generally be a maximum of 16 feet wide at the property line except as approved for parking and turn-around areas. Generally, only one driveway entrance will be permitted for each homesite. To the extent possible, direct access to or from driveways will not be permitted from the cul de sac, to facilitate snow removal.

All driveways shall be constructed of an approved hard surface material that will not migrate onto the streets. Concrete pavers, embossed concrete, exposed aggregate concrete (utilizing integral coloring), colored concrete, flagstone, or black asphalt are all driveway-paving materials, which may be approved. Feature strips of separate materials and special aggregates in exposed aggregate concrete will be reviewed on a case-by-case basis, including grass-crete.

2.17 FENCING

All fencing must be approved by the Architectural Committee. No perimeter fences shall be allowed on property lines (except for the existing fence along the east side of the property abutting the State of Idaho and Federal Bureau of Land Management, which complies with all requirements of the State of Idaho Department of Fish and Game). Any allowed fencing shall generally be of post and rail design with a maximum top rail height of 42 inches and a minimum bottom rail height of 18 inches to

facilitate wildlife passage through the area. Any allowed fencing must comply with homesite setback requirements for buildings and shall not substantially enclose the rear portion of any homesite. Any allowed fencing must not be any closer to the street than the front plane of the residence with respect to front yards, nor closer to the street than the side plane of the residence with respect to side yards that front on any street. Fences will be allowed as required around swimming pools. Domestic pets must be contained upon the homesite and are not allowed to roam through the subdivision or otherwise harass wildlife. "Invisible fencing" is strongly encouraged to contain dogs.

All fence locations, materials, and height shall be approved by the Architectural Committee regardless of whether they are constructed as part of the main residence or otherwise. Owners are strongly encouraged to use landscaping and berming to create privacy areas, rather than traditional fencing materials.

2.18 COMBINING HOMESITES

If an Owner owns two contiguous homesites and wants to combine the two homesites into a single homesite, the Owner may do so only with the prior consent of the Architectural Committee and only if the change, in the Architectural Committee's opinion, does not materially impair views and/or privacy from neighboring homesites or common areas. When considering combining homesites, the Owner must recognize that while combining two or more Building Envelopes may be beneficial as it could provide more natural space between adjacent homesites and improve view corridors, it may also have an adverse impact on the views and privacy of other nearby homesites or common areas and therefore may not be approved by the Architectural Committee. The Owner is urged to submit a proposed site plan for combined homesites as early in the design process as is reasonably possible prior to the preliminary submittal.

Similarly, if two Owners decide to buy a contiguous homesite(s) and add a portion of the purchased homesite(s) to each of their homesites, consent must be obtained from the Architectural Committee and Blaine County, if applicable, and once the lot lines have been reconfigured, they may not thereafter be returned to the original lot boundaries.

The newly configured homesite or homesites must be also approved by the County. All actions required and expenses associated with pursuing any required governmental approvals shall be the responsibility of the Owner.

2.19 PARKING SPACES/RECREATIONAL VEHICLES

Each residence shall contain parking space within the homesite for at least two automobiles in an enclosed garage either attached to or detached from the main structure of the residence. A minimum of two additional parking spaces should be provided on the homesite to accommodate guest parking. Except for special events, no on-street parking will be permitted for residents' or their guests' vehicles. Views of guest parking areas from adjacent homesites, streets, or public spaces must be avoided or be mitigated by landscaping. Naturally contoured, landscaped berms may also be used.

It is recommended that all recreational vehicles or boats be stored off-site. The storage of any recreational vehicles or boats on-site should be integrated into the architectural design of the house. No exterior storage of recreational vehicles or boats will be permitted on any homesite, unless expressly approved by the Architectural Committee and unless such approved storage area is completely screened from neighboring properties using existing or additional landscaping treatment approved by the Architectural Committee.

2.20 TENNIS COURTS AND OTHER SPORT/RECREATIONAL SURFACES

Construction of a tennis or sport court will only be allowed with approval of the Architectural Committee and only when it meets the following criteria:

1. It must be constructed within the designated Building Envelope.
2. Any grading required to create a level-playing surface must achieve a balance of cut and fill.
3. The playing surface must be screened from view. It may be required that the court be constructed below grade to reduce the need for fencing.
4. A combination of solid walls and approved colored fencing is recommended and may be required. The height of perimeter protection may be limited if, in the opinion of the Architectural Committee, such devices would be unattractive. Galvanized fencing will not be allowed.
5. Additional landscaping with trees or shrubs may be required to mitigate the court's visibility from nearby streets, homesites and common areas.
6. Tennis courts and other sport/recreation areas may not be lighted.
7. Mechanical or storage rooms, and connecting walkways must be visually integrated with the main house and surrounding landscape.
8. The objective is to create the most inconspicuous tennis court or sport/recreation area as is reasonably achievable.

2.21 SWIMMING POOLS

Swimming pools and spas, if any, must also be constructed within the designated Building Envelope and be screened from view from adjacent homesites, streets and public spaces and constructed and fenced according to all applicable regulations. The initial or subsequent installation of either a pool or a spa shall require submission of drawings and prior approval by the Architectural Committee.

2.22 BASKETBALL HOOPS/BACKBOARDS

Basketball hoops and backboards may be installed on any homesite when approved in advance by the Architectural Committee. The installation of such items may be subject to stipulations imposed by the Architectural Committee. Particular attention will be given to the privacy of adjacent homesites, as well as color and obtrusiveness of its location.

2.23 ADDRESS IDENTIFICATION

Individual address identification devices for each approved residence may be installed by the Owner. Such devices must utilize the same materials and colors as the residence and must reflect its

design character. No "unique" identification devices will be permitted. No additional signage detached from the residence will be permitted, except temporary construction signage as permitted by the Architectural Committee. The Architectural Committee may in the future require installation of uniform address identification devices for all homesites, including homesites with previously constructed identification devices. Owners should submit the design of any proposed homesite identification device with the final plan submittal. See Section 2.9 on Exterior Lighting.

2.24 SIGNS

No construction, financing, "For Sale", "For Rent", "Open House", "Available" and other similar signs, realtor signage or advertising devices of any kind shall be placed in public view on or within any homesite within Bluegrouse Ridge, except as expressly permitted by the Architectural Committee. The only exceptions are the address identification described in Section 2.23, temporary construction signage described in Section 4.12, "Open House" realtor signage during the days and hours established by the Sawtooth Board of Realtors and signs used by the Developer during the construction and marketing of the Property by the Developer.

2.25 SERVICE FACILITIES

All above-ground garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be screened from other homesites, streets, or public spaces.

2.26 GUEST HOUSES AND GUEST SUITES

Guest structures may be attached or detached but should be in the same architectural style as the residence, and should be visually related to it by walls, courtyards, or major landscape elements. Any guesthouse must comply with all zoning regulations.

2.27 PATIOS, COURTYARDS, TERRACES AND DECKS

Patios and courtyards are encouraged and should be designed as integral parts of the residence to maximize the enjoyment of each homesite's exterior spaces and capitalize on the views of and from the homesite. By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled and privacy can be maintained.

2.28 SOLAR APPLICATIONS

Passive solar applications, or the orientation and design of the residence for maximum winter solar heat gain, will reduce the winter heating needs and will be encouraged, to the extent that such design objective does not adversely impact the site's natural surroundings, involve undesirable removal of existing vegetation, or adversely impact neighboring properties. Insensitively positioned solar collectors can cause excessive glare and reflection. Solar collectors will only be approved if they are integrated into the structure or landscaping and are not visible from neighboring properties.

2.29 RETAINING WALLS

All retaining walls are subject to Architectural Committee approval. All foundation walls or retaining walls with more than 12" visible above grade shall have a surface treatment on the surface above finish grade, as approved by the Architectural Committee.

2.30 MAILBOXES

Any mailboxes, newspaper receptacles and stands will be of consistent design, material and coloration as specified by the Architectural Committee. To assure uniformity, they shall be located at places designated by the Architectural Committee and/or the Postal Service.

2.31 ORGANIC WASTES

Owners are responsible for the proper disposal of organic wastes. The Homeowners Association may designate an area where Owners may dispose of their organic waste, such as grass clippings, leaves, etc., which the Homeowners Association may periodically transport to the county landfill.

3.0 LANDSCAPING DESIGN GUIDELINES

The goal of Bluegrouse Ridge is to preserve the beauty and character of the property's natural landscape while permitting attractive, formalized landscaped areas.

All areas disturbed during construction and not receiving formal landscaping shall be re-vegetated using natural dry land grasses. Ground cover material within the formal landscaped area surrounding each residence shall be predominantly turf grasses, and those areas outside the formal landscaped area shall be restored to their natural state using native wild grasses and wildflowers as the predominate ground cover.

Each residence is limited to the total water use (domestic and irrigation) of 6,500 gallons per day and irrigated landscaping may not exceed ½ acre.

The use and types of flowering ground covers, shrubs, annuals and perennials within the formal landscaped area can have a dramatic impact if such areas are well controlled and limited in the extent of their coverage, both to preserve the existing natural environment and to minimize irrigation requirements. All landscaped areas shall be irrigated by an adequate automatic underground irrigation system. Tree wells and flower beds shall be mulched with bark to conserve water.

A detailed landscaping plan must be submitted and approved by the Architectural Committee prior to the start of construction. Such plan must also locate those areas of the homesite that are to be left undisturbed in its natural state.

Landscaping shall be implemented as soon as physically practical and shall be completed within the earlier of sixty days following the completion of exterior construction or thirty days following the date of occupancy, except an extension of time may be granted by the Architectural Committee for reasons of cold or inclement weather.

4.0 CONSTRUCTION REGULATIONS

In order to assure that the natural surroundings are not unduly damaged during construction, the following Construction Regulations shall be made a part of the construction contract documents for each residence or other improvements on a homesite. All builders and Owners shall be bound by these

Regulations, and any violation by a builder shall be deemed to be a violation by the Owner of the homesite.

4.1 COMPLIANCE DEPOSIT

To guarantee that the Construction Regulations, the Design Guidelines, and all of the provisions of the Declaration are adhered to, each Owner, before beginning any construction, shall issue a check payable to Bluegrouse Ridge Homeowners Association at the time of application as set forth in Section 5.8.

4.2 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the builder and the Owner must meet with the Architectural Committee to review construction procedures and to coordinate construction activities.

4.3 SAFETY ISSUES

All fire protection requirements of the Wood River Rural Fire District, the International Fire Code and Blaine County Code Title 7, Chapter 7, including, but not limited to, water supply, access and clear zones shall be complied with prior to any combustible construction on any homesite. No habitable construction shall be allowed in the red (high hazard) or blue (low hazard) avalanche zone. All applicable OSHA and Idaho State regulations and guidelines must be strictly observed at all times.

4.4 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

Any Owner or builder who desires to bring a construction trailer, field office or the like to Bluegrouse Ridge shall first apply for and obtain written approval from the Architectural Committee, as part of the Application. To obtain such approval, a copy of the architect's site plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle noted thereon shall be submitted. Such temporary structures shall be removed upon completion of construction.

4.5 DEBRIS AND TRASH REMOVAL

Builders are required to maintain a dumpster on site at all times during construction and shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying or burning trash anywhere on Bluegrouse Ridge. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other homesites or any open space. Mud and dirt from the construction site shall not be permitted on the paved streets and shall be promptly removed and cleaned by the builder. Each builder shall be responsible for the mud and dirt caused by its subcontractors and suppliers, and for any failures to use any construction access designated as such by the Architectural Committee.

4.6 SANITARY FACILITIES

Each builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities are required at each site.

4.7 VEHICLES AND PARKING AREAS

Construction crews shall not park on or otherwise use other homesites or any open space. Private and construction vehicles and machinery shall be parked only within the designated Building Envelopes or along the street. All vehicles shall be parked so as not to inhibit traffic.

Each builder shall be responsible for assuring that its subcontractors and suppliers do not exceed a speed of 20 miles per hour within Bluegrouse Ridge. Fines will be imposed against the builder and/or the Compliance Deposit for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the builder and its subcontractors/suppliers. Repeat offenders may be denied future access by the Architectural Committee.

4.8 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES

Damage and scarring of any property, open space or other homesite, including but not limited to roads, driveways, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly and any expenses shall be borne by the builder. In the event of default by the builder in meeting these obligations, the Owner who has hired the builder shall be responsible.

4.9 MISCELLANEOUS AND GENERAL PRACTICES

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while on the homesite. The following practices are prohibited:

- Changing oil on any vehicle or equipment on the site itself or at any other location within Bluegrouse Ridge.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but within the Building Envelope as designated on the plat map.
- Removing any rocks, plant material, topsoil, or similar items from any property of others, including other construction sites.
- Carrying any type of firearms within Bluegrouse Ridge.
- Using disposal methods or equipment other than those approved by the Architectural Committee.
- Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Allowing pets, particularly dogs, to be brought into Bluegrouse Ridge by construction personnel.

- Radios and other audio equipment playing on construction sites at Bluegrouse Ridge are not permitted if they can be heard from another homesite.
- Catering trucks, if any, will not be permitted to use their horns. Also, trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to Bluegrouse Ridge.

4.10 CONSTRUCTION ACCESS

The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the homesite unless the Architectural Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any homesite.

4.11 DUST, MUD AND NOISE

The builder shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site.

4.12 IDENTIFICATION AND CONSTRUCTION SIGNAGE

Except for posting requirements required of a builder under Idaho state law, temporary construction signs shall conform to the standards as established by the Architectural Committee. The design, size, and location on the homesite shall be subject to the review and approval of the Architectural Committee.

4.13 DAILY OPERATION

Daily working hours for each construction site shall be from 7 a.m. to 7 p.m., unless the Architectural Committee designates other hours in writing.

4.14 CONSTRUCTION INSURANCE REQUIREMENTS

All contractors and subcontractors must post evidence of insurance with the Owner prior to entering a construction site. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the Owner and Bluegrouse Ridge Homeowners Association as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$500,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

5.0 THE REVIEW PROCESS

The design review process was developed to provide adequate checkpoints in an effort to minimize time and money spent on residential designs, which may not adhere to the Design Guidelines. An attempt has been made to streamline this process and eliminate excessive delays. Nevertheless, each

Owner is responsible for complying with the Design Guidelines, and all other applicable provisions of the Declaration, as well as all the rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion. Each Owner is also responsible for assuring that his/her builder also complies with the Design Guidelines.

The Architectural Committee will conduct reviews of projects during their regular meetings or at such other times as they deem appropriate. Owners, architects, or builders shall have no right to attend any meetings unless specifically requested to do so by such Committee. The Architectural Committee will respond in writing no later than 30 calendar days after a submittal is determined to be complete by the Architectural Committee. Results of reviews will not normally be discussed over the telephone. Any responses an Owner may wish to make in reference to issues contained in the Architectural Committee's notice following review of submittals should be addressed to the Architectural Committee in writing.

Although the Architectural Committee will enforce all provisions of the Design Guidelines, the following will be of particular concern:

- a. Building siting within the Building Envelope, in relationship to existing site conditions, trees and its sensitivity to views and privacy of other homesites or open spaces.
- b. Building heights and massing.
- c. The extent of cuts and fills on sloped homesites, and the extent to which residences are sited to minimize the cuts and fills.
- d. Exterior elevations of residences in an effort to establish and maintain a high level of aesthetic quality.
- e. Exterior materials and colors.

5.1 THE REVIEW PROCESS AND DRAWING SUBMITTALS

In general, the design review process is divided into four (4) phases:

- a. The Pre-Design Meeting/Site Visit (optional)
- b. The Submittal
- c. The Landscape Plan Submittal
- d. The Construction Process and the Final Inspection

Submittals must include two copies of standard size, 24" x 36" or larger format and one reduced set in 11" x 17" format. The Architectural Committee will return one copy of the standard size drawings to the Owner.

5.2 PRE-DESIGN MEETING/SITE VISIT

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, it is strongly recommended that the Owner and/or his Architect meet with a

representative of the Architectural Committee at an on-site meeting to review the homesite and discuss the proposed residence and to explore and resolve any questions regarding building requirements or interpretation of the Design Guidelines or the design review process. This informal review is to offer guidance prior to the initiation of preliminary design. An appointment for the Pre-Design Meeting should be made at least one week in advance. It is most productive when a preliminary sketch plan of the home and site can be discussed at the site visit.

5.3 THE SUBMITTAL

The following should be submitted to the Architectural Committee after a Pre-Design Meeting, to the address designated by the Bluegrouse Ridge Homeowners Association.

- a. Application and Checks. A completed Application and Covenant To Build In Accordance With Approved Plan, signed by both the Owner(s) and builder, together with the applicable Design Review Fee as set forth in the Application and the Compliance Deposit of \$10,000 as set forth in Section 5.8 below. Both checks shall be made payable to Bluegrouse Ridge Homeowners Association.
- b. Site Plan. A Site Plan at a scale no less than 1" = 10' on a 24" x 36" or a 30" x 42" sheet showing homesite boundaries and dimensions, a north arrow, the locations and areas of the Building Envelope, the residence, and all other buildings or major structures, distances from proposed structures to nearest property lines. The Site Plan should also include the exact location of the proposed driveway, including spot elevations along the driveway centerline, the proper sizing of the driveway culvert, location of parking areas, patios, pools, retaining walls, proposed utility service facilities and routes, proposed septic and drain field locations and sufficient topographic information so that the Architectural Committee can understand the extent of proposed site grading, including the extent of all proposed cuts and fills, topographic features such as drainage swales, rock outcroppings and existing trees and major shrubs to be retained or removed; including elevations of all building floors, patios, and terraces, shown in relation to site contour elevations or an established base elevation point. The height, color, and material of all proposed retaining walls must accurately be shown on the Site Plan. Any trees, that are proposed to be removed, must also be flagged with red flagging ribbon.

Each Owner submitting drawings for approval to the Architectural Committee shall be responsible for the accuracy of all information contained therein. Site Plans that are not professionally prepared will be considered incomplete and rejected.

- c. Roof Plan and Floor Plans at no less than 1/8" = 1'-0". Roof plans should show areas of flat and sloped roofs and any proposed skylights, roof mounted equipment, such as solar collectors, etc.
- d. Exterior Elevations. Exterior elevations of all sides of the residence, at the same scale as the floor plans, with accurate existing and proposed grade lines shown, with all exterior materials noted. Heights of all parapets and roof ridge lines shall be shown.
- e. Exterior Materials. Samples of all exterior materials and colors. Exterior paint color samples for each exterior color, properly identified, must be included. Pictures of proposed roofing or brick, masonry or stone materials, with color and type identified, may be substituted in lieu of an actual sample. These should be mounted on an 18" x 24"

board clearly marked with Owner's name, filing date, and homesite number, and identified with manufacturer's name, color, and/or number.

- f. Other. Any other drawings, materials, or samples requested by the Architectural Committee.
- g. Staking. To assist the Architectural Committee in its evaluation of the Submittal, the Owner shall provide preliminary staking at the locations of the corners of the residence or major improvements and at such other locations as the Architectural Committee may request.

5.4 PRELIMINARY DESIGN REVIEW PERIOD

All Applications shall be subject to a 21 day period during which all Owners will be notified of the Submittal and have an opportunity to review the proposed plans at a place designated by the Architectural Committee and to send written comments to the Architectural Committee prior to the Architectural Committee meeting ("Preliminary Design Review Period"). All written comments will become part of the permanent records of the design review process. Owners will receive notice via regular mail or email when an Application has been submitted to the Architectural Committee and deemed complete. Any Owner may then request copies of the plans (at their expense), which shall be provided to them by the Architectural Committee.

5.5 THE LANDSCAPE PLAN SUBMITTAL

A complete landscape plan at the same scale as the Site Plan (minimum 1"=10'), which accurately locates the building footprint, driveway, side yard setbacks, and the entire Building Envelope, indicating: all areas to be irrigated, locations, size and species of all trees and other plants to be added, all exterior walks, drives, patios, and other decorative features including exterior lighting, and any driveway entry column details. Any trees to be cut are to be flagged with red flagging ribbon.

A legend using clear symbols, and nomenclature, must be provided on the landscape plan. Landscape plans that are not professionally prepared will be rejected.

Owner must submit an approximate time schedule indicating approximate dates for starting and completion of landscaping work, and anticipated completion date.

Although this Landscaping Submittal may be deferred, it is recommended that the Submittal be included with the initial Submittal. If the Landscape Submittal is deferred, it must be submitted no later than the start of interior drywall installation to give the Architectural Committee sufficient time to review said plans.

5.6 APPROVAL OF PLANS

Upon receipt of the complete Submittal, the Architectural Committee will review the submittal for conformance to these Design Guidelines and to any preliminary approval conditions. Upon determining that the required submittals have been received and are in a form acceptable to the Committee, the Architectural Committee will try to provide a written response to the Owner as soon as practical, and generally within thirty (30) days after expiration of the Preliminary Design Review Period. Approval of the plans by the Architectural Committee does not relieve the Owner from total

responsibility for compliance with the Design Guidelines, and the requirements of all other approval agencies having jurisdiction over the building process.

The Architectural Committee will make every effort to accommodate the construction time table of each applicant. However, it is the responsibility of each Owner and builder to follow the Application procedures described herein, and to submit an accurate and complete submittal well in advance of the desired construction start date.

All Architectural Committee Approvals automatically expire one (1) year following the date of such approval, if construction has not commenced, unless an extension is provided in writing by the Committee prior to the one year expiration date.

5.7 CONSTRUCTION PERMIT

Securing of any and all construction and occupancy permits are the responsibility of the Owner and/or builder. Construction shall be in accordance with the Submittal approved by the Architectural Committee and in accordance with all applicable governmental rules and regulations.

5.8 COMPLIANCE DEPOSIT AND COVENANT TO BUILD IN ACCORDANCE WITH APPROVED PLAN

To assure the Owner's and builder's compliance with the Design Guidelines and their agreement to build all structures, landscaping, and other improvements in complete conformance with approved plans, the Owner(s) and builder shall execute the Covenant To Build In Accordance With Approved Plan and submit the Compliance Deposit by a check made payable to Bluegrouse Ridge Homeowners Association in the amount of \$10,000.00 which will be held by the Association until the Final Release has been issued by the Architectural Committee.

If the Owner or builder fails to comply, in any way, with the Design Guidelines, or the Construction Regulations in Section 4 or fails to build in accordance with the Approved Plan, then the funds held in the Compliance Deposit may be used to pay the costs of correcting such failure.

Funds remaining in the Compliance Deposit after the Final Release has been issued will be returned to Owner upon request. No interest will be paid to Owner on any Compliance Deposit.

5.9 CERTIFICATION OF BUILDING ENVELOPE COMPLIANCE

After completion of the foundation and prior to the start of framing, Owner will be required to submit to the Architectural Committee a certificate prepared and signed by a licensed civil engineer that the foundation has been poured in accordance with the Approved Plan and that the foundation grade level is at the proper height such that the first floor elevation will be at the same level as set forth in the Approved Plan. Such certificate shall specify the front and each side setback dimensions and the resultant first floor elevation based on the as-built foundation. Failure to comply will result in the immediate cessation of construction. Approval by the Architectural Committee of recommencement of construction will be given after any variance from the Approved Plan is either rectified or such variance is approved in writing.

5.10 ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES

Any exterior changes to the Approved Plans must first be resubmitted for approval to the Architectural Committee prior to construction of such exterior change. If such additions or changes affect 25% or more of the floor plan, or affect the building massing, or affect the siting, the committee will require a complete re-submittal including a new design review fee. If such additions or changes do not demand a complete re-submittal, all changes must be clouded or otherwise identified on all affected drawings and all drawings must be accurately drawn and coordinated with each other. The applicable design review fee for such changes as set forth in the Application must also be included in this resubmission.

5.11 RESUBMITTAL OF DRAWINGS

In the event of disapproval by the Architectural Committee of either a Preliminary or a Final Submittal, any resubmission of drawings must follow the same procedure as the original Submittal. To the extent that more than two meetings are required by the Committee on any of the four (4) phases, the Committee may bill the Owner any additional amounts that are incurred, on an hourly basis, beyond the normal submission and review process.

5.12 WORK IN PROGRESS - INSPECTION

It is not the responsibility of the Architectural Committee to monitor construction of the home, but rather the responsibility of each Owner to monitor construction to assure that the home is constructed in compliance with the Approved Plans. The Architectural Committee may inspect all work in progress and give notice of non-compliance, if found. The Owner shall immediately take whatever steps are necessary to correct such work and have thirty (30) days from the receipt of such notice to bring such non-compliance into compliance. Absence of such inspection and notification during the construction period does not constitute either approval by the Architectural Committee of work in progress or compliance with the Design Guidelines or the Declaration.

5.13 FINAL INSPECTION

Upon completion of any residence or other improvement, including final completion of all landscaping, the Owner shall give written notice of completion to the Architectural Committee. Within sixty (60) days after receipt of notice of completion, the Architectural Committee may inspect the residence and/or improvements. If all improvements comply with the Approved Plan, the Architectural Committee shall issue a written approval to the Owner ("Final Release").

If it is found that such work was not done in strict compliance with the approved Submittal and the Design Guidelines then, the Committee shall notify the Owner in writing of such violation(s), specifying in reasonable detail the particulars of the violation(s), and shall require the Owner to remedy the violation(s).

5.14 OWNER NON-COMPLIANCE

If the Owner fails to remedy the violation(s) within thirty (30) days (or such longer time as may be permitted by the Architectural Committee), the Architectural Committee shall notify the Board of Directors of the Bluegrouse Ridge Homeowners Association in writing of such failure. Upon receiving notice of violation from the Architectural Committee, the Board shall have the authority, in its sole discretion, to determine whether there is a violation and shall notify the Owner of its decision within

thirty (30) days. If the Board affirms the Architectural Committee's determination of a violation, the Owner shall be responsible for remedying the violation(s) as set forth in the notice from the Architectural Committee. If the Owner shall fail to remedy the violation, the Association may take action to remedy the violations and/or impose fines as set forth in the Declaration.

5.15 NON-WAIVER

Any approval by the Architectural Committee of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Design Guidelines or Declaration, including a waiver by the Architectural Committee, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Architectural Committee may disapprove an item shown in the Submittal even though it may have been evident and could have been, but wasn't, disapproved at the preliminary Submittal. Furthermore, should the Architectural Committee overlook or not be aware of any item of non-compliance at any time during the review process, construction process or during its final inspection, the Architectural Committee in no way relieves the Owner from compliance with these Design Guidelines and all other applicable codes, ordinances and laws.

6.0 MISCELLANEOUS PROVISIONS

6.1 AMENDMENT OF DESIGN GUIDELINES

The Architectural Committee may, from time to time and at its sole discretion, adopt, amend, and repeal by majority vote, rules and regulations to be incorporated into the Design Guidelines which, among other things interpret, supplement, implement or entirely revise the provisions of these Design Guidelines. All such rules, regulations, or amendments, as may from time to time be adopted, amended, or repealed, should be appended to and made a part of the Design Guidelines, and shall have the same force and effect as if they were set forth in, and were part of, the applicable Design Guidelines. Each Owner is responsible for obtaining from the Architectural Committee a copy of the most recently revised Design Guidelines, and should inquire if any substantive amendments to the Design Guidelines have been adopted since the most recent printing of the Design Guidelines.

6.2 NON-LIABILITY OF ARCHITECTURAL COMMITTEE, HOMEOWNERS ASSOCIATION OR DECLARANT

Neither the Architectural Committee nor any member thereof, past or present, the Bluegrouse Ridge Homeowners Association or any Member or Director thereof, past or present, the Declarant, or their respective successors or assigns, shall be liable in damages to anyone submitting drawings or specifications to them for approval, or to any Owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any drawings or specifications to the Architectural Committee. By submission of such drawings and specifications for approval, an Owner agrees that he or she will not bring any action or suit against the Architectural Committee, any member thereof, or any of the above mentioned parties.

Approval of an Application shall not be deemed to be a representation or warranty that the Owner's design drawings or specification that the actual construction of a residence or other improvement complies with applicable governmental ordinances or regulations. The approval of an Application with conditions only indicates compliance with the Design Guidelines relating to that Submittal, and the

Architectural Committee is not rendering any opinion as whether or not said plans and specifications comply with local building codes and ordinances. Additionally, the Architectural Committee is not and does not render any opinion nor assume any liability for whether such plans adequately address other design or construction issues including, but not limited to, surface runoff or the suitability of the design given soil conditions for which the Owner assumes sole responsibility. It shall be the sole responsibility of the Owner or other person submitting drawings or specifications to the Architectural Committee or performing any construction to comply therewith.

6.3 INCORPORATION

The provisions of the Declaration applicable to design and landscape control are incorporated herein by reference. Control over the provisions herein in the case of conflict, shall be with the Declaration. Capitalized terms used herein, but not defined herein, shall have the same meaning as in the Declaration.

6.4 ENFORCEMENT

These Design Guidelines may be enforced by the Architectural Committee, Bluegrouse Ridge Homeowners Association, or Declarant as provided herein or in the Declaration.

6.5 RIGHT OF WAIVER

The Architectural Committee reserves the right to waive or vary any of the procedures or standards set forth at its discretion, for good cause shown.

6.6 ESTOPPEL CERTIFICATE

Within 20 days after written demand therefore is delivered to the Architectural Committee, and upon payment therewith to the Architectural Committee of a reasonable fee from time to time to be fixed by it, the Association shall execute, acknowledge, and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association, a particular homesite is in default under the provisions of the Declaration. Any prospective purchaser or mortgagee shall be entitled to rely on said certificate with respect to the matters therein set forth. Reliance on such certificate may not extend to any default as to which the signer shall have had no actual knowledge.

6.7 COMMENCEMENT OF CONSTRUCTION

No site work or other construction shall commence until the Owner has received approval in writing from the Architectural Committee.

Upon receipt of written approval from the Architectural Committee, the Owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, or other work pursuant to the approved drawings within one year from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the Architectural Committee prior to the expirations of said one-year period, and upon a finding by the Architectural Committee that there has been no change in circumstances or its review process guidelines. The time for such commencement may be extended in writing by the Architectural Committee. The Owner, shall, in any event, complete the construction, reconstruction, refinishing, or alteration of the foundation and all exterior surfaces (including the roof, exterior walls, windows, and doors) of any improvement of his homesite within one year after commencing construction

thereof, except when and for so long as, such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, or natural calamities. If Owner fails to comply with this paragraph, the Architectural Committee may notify the Board of the Bluegrouse Ridge Homeowners Association of such failure, and the Board at its option, shall either cause the exterior to be completed in accordance with the approved drawings, or cause the improvement to be removed and return the homesite to its natural state prior to construction. The Owner shall reimburse the Association for all expenses incurred in connection therewith, in addition to any fines levied against the Owner by the Bluegrouse Ridge Homeowners Association.

6.8 SEVERABILITY

If any provisions of these Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of these Design Guidelines to the extent that they can be reasonably understood without the invalid portion(s).

These Design Guidelines have been reviewed, approved, adopted and incorporated herein by reference, as part of the Declaration, as provided by the Declaration as of the date indicated on each page, and shall remain in full force and effect until further revised as provided for in the Declaration.



APPLICATION FOR ARCHITECTURAL COMMITTEE APPROVAL

THE UNDERSIGNED, does hereby apply to the Architectural Committee of Bluegrouse Ridge Homeowners Association for approval of a residential dwelling, and herewith submits plans, specifications and elevations. The undersigned represents that he/she are the sole Owners of said property, and covenant and agree that any residential dwelling built upon the real property designated below shall be built in accordance with the approved application, plans, specifications and elevations, including any conditions of such approval, and that any noticeable changes to the exteriors of the home, or to the site or landscape plan, must be resubmitted to the Architectural Committee for review and approval, prior to such change being made.

The Undersigned has read the Declaration Establishing Covenants, Conditions and Restrictions for Bluegrouse Ridge and amendments thereto, if any, and the Design Guidelines and will comply with said provisions.

PROPERTY OWNER

STREET ADDRESS

LOT

The Undersigned submits herewith as a part of this Submittal, the following documents and information, to be retained by the Architectural Committee. All plans shall be submitted in duplicate. Applications that are incomplete or that do not have all the following information included on the plans will not be reviewed by the Committee.

(Indicate (x) next to all items that are included in this Submittal.) Please be sure that all required items below are included and marked with an "x" in this Application: the Site Plan, House Plans and Elevations, and Landscape Plan. Incomplete plans or inaccurate plans will not be reviewed by the Architectural Committee and be returned to the Owner for completion.

A. APPLICATION FEE AND COMPLIANCE DEPOSIT Initial Home Construction Plan Submittal

- _____ 1. A non-refundable design review fee of \$1,500.00 is enclosed, made payable to Bluegrouse Ridge Homeowners Association.
- _____ 2. A \$10,000.00 Compliance Deposit is enclosed, made payable to Bluegrouse Ridge Homeowners Association which shall be held by the Association without interest, and returned to the Owner following satisfactory completion of the home and landscaping in compliance with this Application and Conditions of Approval.
- _____ 3. Two (2) signed Applications submitted.

APPLICATION FEE - ADDITIONS OR MODIFICATIONS

A non-refundable design review fee is enclosed, made payable to the Bluegrouse Ridge Homeowners Association, which fee is based on the following schedule:

- _____ 1. Landscape plan review as part of an original home construction application (no additional plan review fee required).
- _____ 2. Landscape modification plan review fee (includes requests for fencing and any other modifications to an approved Landscape Plan). (\$200.00 fee enclosed).
- _____ 3. All other exterior modifications (\$200.00 fee enclosed).
- _____ 4. Two (2) signed Applications for additions/modifications submitted.

B. SITE PLAN (date of plan _____)

All the following items should be included on the submitted Site Plan, which shall be prepared by a licensed engineer or landscape architect in the State of Idaho. Please refer to Section 5.3(b) of the Design Guidelines for specific guidelines and submission requirements.

- _____ 1. **MINIMUM SCALE** -- 1" = 10'. Base topographic map should be used showing 1' contours and plat/ Building Envelope information (available from Galena Engineering at no charge).
- _____ 2. North arrow
- _____ 3. Building Envelope and location of residence and all other proposed structures with setback dimensions.
- _____ 4. Property lines, easements and dimensions; identification of adjacent lots, common areas, and street.

- _____ 5. Accurately locate proposed driveway, parking areas, walks, patios, decks, service yards (indicate materials).
- _____ 6. Existing and proposed re-contouring (1' intervals) are required for all homesites. Proposed topographic information must be sufficient and accurate enough for the Committee to fully understand the extent of the proposed cuts and fills and other site grading.
- _____ 7. Location of all proposed retaining walls, indicating top of wall elevation, base elevation, type of material and proposed color (include pictures/color and/or description of proposed retaining walls with Application).
- _____ 8. Indicate proposed elevation of the main floor, garage floor, driveways, walkways and terraces.
- _____ 9. Indicate significant topographic features such as drainage swales, rock outcroppings and existing trees to be retained or removed.
- _____ 10. Indicate location of temporary construction signage.
- _____ 11. Location of utility services, meters, outdoor mechanical equipment, septic tank and drainfield locations.
- _____ 12. Indicate location and proposed sizing of driveway culvert. Note: All driveway culverts must have aprons or angled ends.
- _____ 13. Lot Number and street address.
- _____ 14. Two (2) sets submitted.

C. **FLOOR PLAN(s)** (date of plans _____)

- _____ 1. Minimum scale: 1/8" = 1'.
- _____ 2. Overall exterior floor plan dimensions.
- _____ 3. Gross square footage of each floor, including garage, storage and basement areas.

Lower Level _____
Main Floor _____
Upper Floor _____
Total _____

- _____ 4. Door and window openings.
- _____ 5. Exterior and interior walls and stairways.
- _____ 6. Exterior lights (location and mounting heights)
- _____ 7. Garage door type, style, material, finish.
- _____ 8. Two (2) sets submitted.

D. BUILDING ELEVATIONS (ALL VIEWS) (date of plans _____)

(Please refer to Section 5.3 of the Design Guidelines for specific guidelines and submission requirements).

- _____ 1. Scale -- same as floor plans, showing ALL exterior building elevations *accurately reflecting existing and proposed site topography*.
- _____ 2. Roof material -- note roofing material (manufacturer, year warranty, color):

- _____ 3. Exterior siding material(s): (The proposed location of all materials must be noted on all four elevations so the Architectural Committee can fully understand what is being proposed.)

- _____ 4. Chimney chases (graphically show and note materials, show type of chimney cap proposed). All roof penetrations, except for vent pipe smaller than 3", must be shown on elevations and on roof plan. All flue penetrations greater than 3" must be shown and enclosed using compatible exterior materials. Effort should be made to locate all penetrations, to extend possible, along rear or least visible roof plane.
- _____ 5. Door and window openings -- graphically indicate type (i.e., casement or single, double hung windows, siding or swinging doors), style (i.e., paneled or flush doors, full glass or grid windows), size and location. Indicate type of glass.
- _____ 6. Trim -- graphically show and note type and size of trim at windows, doors, corners, material, etc.

 Minimum Fascia Size: 1" x 12"
- _____ 7. Railings, decks, terraces, privacy screens, fences -- indicate relationship to house, note materials.

- _____ 8. Roof Plan - show all proposed skylights, roof mounted equipment, roofing materials, and roof penetrations larger than 3" in diameter.
- _____ 9. Show the structure's finished floor heights *in relation to the existing and finished proposed grade*.
- _____ 10. Two (2) sets submitted.

Question: To your knowledge has this plan or a similar plan been built before at Bluegrouse Ridge? Yes _____ or No _____. If yes, indicate Lot _____. If a substantially similar plan has been used before, the exterior design and use of exterior materials must be sufficiently altered so that the home appears to be a custom and substantially differentiated design.

E. SAMPLES OF ALL EXTERIOR BUILDING MATERIALS

- _____ 1. Exterior body and trim colors, properly identifying all proposed trim colors *on each elevation* and below:

Base color (s) _____

Trim colors:

Windows: _____

Fascia: _____

Entry Door: _____

Other: _____ Location: _____

Other: _____ Location: _____

- _____ 2. Samples of any exterior brick or stone, and all exterior siding materials or manufacturer's pictures of proposed material (if available).

Description of brick/stone:

Description of other exterior siding materials:

_____ 3. Description/picture of type of proposed retaining wall materials and color:

_____ 4. Samples of roof material(s), or manufacturers' pictures and identification of proposed roofing material.

Description:

_____ 5. Pictures of all visible exterior lighting fixtures.

_____ 6. Above samples/colors and materials, properly labeled and mounted on an approximate 18" x 24" sample board with owner's name and lot and block number and submitted with application.

F. LANDSCAPE PLAN (date of plan _____)

A landscape plan prepared by a licensed landscape architect must be included as part of the Submittal. Please refer to Section 3.0 and 5.5 of the Design Guidelines for specific guidelines and submission requirements.

_____ 1. Indicate areas to be seeded or sodded, and how all other disturbed areas will be re-vegetated (i.e., hydro-seeded in native grasses, wildflowers, etc.).

_____ 2. Show all foundation planting, planter areas, describing type of plant species, mulch, or other surfacing material (bark, soil mulch, gravel, etc.).

_____ 3. Planting materials, size at time of planting, species.

_____ 4. Areas to be irrigated.

_____ 5. Canopy of existing trees and other plant material.

_____ 6. Screening of mechanical units and utility meters.

- _____ 7. Existing and proposed contours (1' intervals) to provide the Committee with sufficient information to understand the extent of the proposed cuts and fills and other proposed site grading.
- _____ 8. Indicate all proposed retaining walls (base and top of wall elevations, and proposed materials and colors.
- _____ 9. Drainage - Please indicate direction of proposed runoffs on Landscape Plan.
- _____ 10. Driveway entry gate details (if any). Please provide sketch indicating size, height, and materials, including any proposed address signage.
- _____ 11. Address Signage. Indicate location, size, color and material of proposed addressed signage. All signage must be durable.
- _____ 12. Estimated Landscape Start Date: _____
Estimated Landscape Completion Date: _____
- _____ 13. Two (2) sets of Landscape Plan submitted.

G. COVENANT TO BUILD IN ACCORDANCE WITH APPROVED PLAN.

- _____ 1. Two (2) Agreements signed by Owner(s) and Builder attached.

NOTE: All the above submittal items, A-G, must be included at the time of this Application, with the exception of the Landscape Plan (Item F), which may be deferred. However, if deferred, it must be submitted to the Architectural Committee for review and approval prior to commencement of interior dry wall installation.

GENERAL

The undersigned specifically acknowledges that all site work or other construction may not commence until this Application and submitted plans have been approved by the Architectural Committee in writing.

Estimated Start Date: _____

Estimated Completion Date: _____

Estimated Sales/Appraised Value: _____
(including land)

The Undersigned specifically understands and agrees that the approval of plans, specifications, elevations and other information and documents required to be submitted, is at the sole discretion of the Architectural Committee and will be based on the characteristics of each individual site and the Design Guidelines in effect on the date of submission. Any subsequent change from an Approved Plan to the exterior plans or

landscaping plan must be resubmitted to the Architectural Committee for approval prior to said change being constructed. Any and all approvals or other communications from the Architectural Committee must be in writing to be effective.

The Undersigned understands and agrees that the above design review fee is for the review process as outlined in Section 5 of these Design Guidelines. To the extent that more than two meetings are required by the Committee on any one of the four (4) review phases or time spent by the Architectural Committee beyond the normal submission and review process, the Undersigned acknowledges that the Architectural Committee may bill the Owner on an hourly basis and the Owner shall be responsible for any such additional amounts as billed.

The Undersigned acknowledges that any subsequent approval of this Application only indicates compliance with the Design Guidelines relating to said Submittal, and that the Architectural Committee is not rendering any opinion nor assumes any liability for whether or not such Application and plans properly comply with local building codes and ordinances, or whether or not such plans adequately address other design and construction issues, including, but not limited to, issues such as surface runoff, or the proper siting of the home, or the suitability of the design, given existing soil conditions, for which each Owner assumes sole responsibility.

This Application may be mailed or hand delivered to Bluegrouse Ridge Homeowners Association, at such address as may be specified.

DATED this _____ day of _____, 20__.

OWNER(s): _____ BUILDER: _____
(please print) (please print)

By: _____ By: _____
(signature) (signature)

By: _____
(signature)

Address: _____ Address: _____

Phone (home) _____ Phone (home) _____

Fax: _____ Fax: _____

Phone (work) _____ Phone (work) _____

Cell: _____ Cell: _____

E-mail: _____ E-mail: _____

ARCHITECT: _____

Address: _____

Phone (work) _____

Cell: _____

Fax: _____

E-mail: _____

LANDSCAPE ARCHITECT: _____

Address: _____

Phone (work) _____

Cell: _____

Fax: _____

E-mail: _____

ENGINEER: _____

Address: _____

Phone (work) _____

Cell: _____

Fax: _____

E-mail: _____

COVENANT TO BUILD IN ACCORDANCE WITH THE APPROVED PLANS

The Undersigned, as an express condition of being able to construct a home at Bluegrouse Ridge, as more particularly set forth in the Declaration Establishing Covenants, Conditions and Restrictions For Bluegrouse Ridge and amendments thereto, if any, (the "Declaration"), the Design Guidelines (as of October 1, 2018), and the Application for Architectural Approval, does hereby covenant to Bluegrouse Ridge Homeowners Association (the "Association"), that upon receipt of stamped and signed approved plans (the "Approved Plans") and the approved application from the Architectural Committee, Owner and Builder agree to:

1. Not to start construction, including site clearing, site work or excavation, until a written approval is received from the Architectural Committee.
2. Construct the exterior of the home strictly in accordance with said Approved Plans, including any conditions that may be included with the Architectural Committee approval, and
3. Not to construct any change, deletion or addition to the exterior of the home (including but not limited to any change in exterior material, color, size, or shape of any window, door, roof line, fascia, exterior trim, etc.) without first re-submitting such desired change to the Architectural Committee, and until such requested change is approved in writing by the Architectural Committee, no work on any such change shall be performed.

The Compliance Deposit of \$10,000 submitted herewith is an additional undertaking by the Undersigned to secure such covenant, and shall not limit the liability of the Undersigned to satisfactory performance hereunder, and the Undersigned acknowledges that the Association is entitled to recover from the Undersigned, any and all expenses it may incur, including penalties, as provided in the Declaration, in the event the Undersigned breaches this Covenant with the Association.

STREET ADDRESS

LOT

DATED this _____ day of _____, 20__.

OWNER(s): _____ BUILDER: _____
(please print) (please print)

By: _____ By: _____
(signature) (signature)

By: _____
(signature)