

SUPPLEMENTAL DESIGN GUIDELINES
SOMERSET FARMS HOMEOWNERS ASSOCIATION

The following Supplemental Design Guidelines (“Supplemental Guidelines”) are adopted by Somerset Farms, Inc. (“Declarant”) as provided by Section 8.2 of the Declaration of Covenants, Conditions and Restrictions of Somerset Farms recorded on DECEMBER 3, 2014 as Entry No. ~~2014-091138~~ of the Records of the Ada County Recorder’s Office (the “CC&Rs”) for the Somerset Farms Homeowners Association (the “Association”). These Supplemental Guidelines shall be effective upon adoption by Declarant and upon mailing and/or delivery of a copy of the same to the Members of the Association. Except as otherwise provided herein or required by the context hereof terms used in these Supplemental Guidelines that are defined in the CC&Rs shall have the defined meanings when used these Supplemental Guidelines. The Supplemental Guidelines are in addition to and/or supplemental to the design guidelines set out in the CC&Rs and are not in lieu of the requirements of the design guidelines in the CC&Rs.

1. PURPOSES OF DESIGN GUIDELINES AND SUPPLEMENTAL GUIDELINES

The design guidelines and the Supplemental Guidelines shall have the objective of preserving a sense of community, harmony and integrity for the Project taking in consideration the diverse types, densities and costs of the various developments. The Supplemental Guidelines shall provide for the preservation and protection of the esthetics of the Project. The design guidelines and the Supplemental Design Guidelines are intended to provide the methodology to be used by the Architectural Committee (“AC”) in approving Improvements and to give Developer’s and Members a sense of what the AC will be looking for in approving Improvements.

2. APPROVAL REQUIRED

2.1. **Approval by AC Required.** The CC&Rs provide that no construction, alteration, modification, removal or destruction of any Improvements of any nature whatsoever, whether real or personal in nature, shall be initiated or be permitted to continue or exist within the Project without the prior express written approval of the AC. Improvements are defined as including all structures and appurtenances thereto of all kinds and types, including but not limited to, Buildings, roads, driveways, parking lots, sidewalks, walkways, walls, fences, screens, landscaping, poles, signs and lighting. Improvements shall not include those items which are located totally on the interior of a Building and cannot be readily observed when outside thereof. Approval of the AC shall be obtained as provided in these Supplemental Guidelines and the CC&Rs. Except as provided in these Supplemental Guidelines, approval shall be requested by filing an application with the AC as set out in these Supplemental Guidelines.

2.2. **Approval of AC Not Required.** The following items shall not be considered

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Improvements and shall not require approval by the AC:

2.2.1. Basketball standards, batting cages and other sports equipment that, in the sole opinion of the AC, has no negative impact on surrounding property values or other Owners' quiet enjoyment of their Lots.

3. APPLICATIONS - ACTION BY AC

3.1. Applications. Applications for approval by the AC shall be submitted on forms provided by the Association. Completed applications shall be mailed to the Association AC at 99 E. State Street, Suite 200, Eagle, ID 83616. Each application shall be reviewed by a member of the AC or another person designated by the AC to determine if the application is complete and sufficient for review and approval by the AC as provided in these Supplemental Guidelines. If the application is not complete or sufficient, the reviewing person shall notify the applicant of the deficiencies and the application shall be completed before action will be taken by the AC.

3.2. Regular Meetings of AC. The AC shall meet on the second and fourth Wednesdays of each month as necessary. Applications for approval by Members or Developers shall be submitted to the AC at least 10 days prior to the AC meeting at which the AC will consider such application. The AC may informally approve Improvements covered by applications as provided in Section 3.3 of these Supplemental Guidelines without holding a meeting of the AC. However, an application will not be denied or rejected by the AC without consideration in a regular meeting of the AC. An applicant will be given notice of the meeting of the AC at which its application will be considered and the applicant shall be entitled to attend the meeting of the AC at which its application will be considered.

3.3. Informal Approval of Applications. Complete applications may be approved informally by two or more members of the AC. When a complete application is filed, two members of the AC will review the same and determine if it will be necessary to hold a meeting to consider the application. If both reviewing members of the AC believe the application should be approved without a meeting the application may be informally approved by the signature of the two reviewing members. The reviewing members of the AC may also request that the applicant make changes to the application and/or the proposed Improvement in order to be informally approved. If both reviewing members of the AC do not informally approve the application, the application will be scheduled for consideration by the AC at the next meeting of the AC not less than 10 days after the complete application was filed.

4. DWELLINGS

4.1 Dwelling Size. No dwelling shall be less than 2,400 square feet in size not including

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garages and porches. No less than 1,800 of this square footage shall be on the main floor.

4.2 Architecture. Architectural styles shall be Traditional, Northwest, Craftsman and as approved by the AC.

4.3 Exterior Color. Exterior colors shall be earth tones in general and as approved by the AC.

4.4 Masonry or Stone. Not less than 20% of the front wall of the house shall be covered by stucco, brick, or stone with at least a two-foot wrap around the front corners.

4.5 Roof Pitch. Roof pitch shall not be less than 4/12 on either a Primary Dwelling or on an Accessory Building.

4.6 Accessory Buildings. Accessory buildings are permitted, subject to ACC approval, so long as the exterior and quality match those of the primary residence.

5. FENCING

5.1. Fencing Requirements. Fences installed by the Declarant around the perimeter of the community and/or elsewhere as required by the City of Eagle shall remain in place and be maintained by the Member on whose property the fence is located unless otherwise directed or approved by the AC. No other fencing is required within the community, but other fencing is allowed, subject to AC approval.

5.2. Fence Location. Where fencing is installed and where it is reasonably feasible, the fence shall be installed on the lot lines except that fencing along the front of a lot shall be located behind the front sidewalk or at such other location that may be approved by the AC. No fences shall be allowed in the park strip between the curb and sidewalk.

5.3 Fence Style. The perimeter fence installed by the Declarant will be black wrought iron approximately four-feet tall. Owner-selected fencing may match the Declarant-provided fencing or not, subject to AC approval. Also subject to AC approval, an Owner may be permitted to install a second fence of a different style along and inside of the Declarant-provided wrought iron fence on the Owner's Lot so long as the Declarant-provided fence remains in place.

6. LANDSCAPING

6.1. Initial Landscaping. Owners shall install AC-approved initial front, side and back-yard landscaping, including the park strip between the sidewalk and the curb, prior to occupancy of the home, weather permitting. Prior to occupancy Owner shall plant and then perpetually maintain at least one street tree in the park strip in front of his/her Lot of a variety and caliper

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(not to exceed 3”) designated by the Declarant. Any modifications of or additions to the initial landscaping by the Owner will require approval of the AC and shall meet the requirements of the CC&Rs. Replacement of dead or dying landscaping materials and replanting of annual landscaping materials with similar materials shall not be considered modification of landscaping. However, removal of landscaping materials without replacement with similar materials shall be considered modification of existing landscaping.

7. YARD LIGHTS

7.1 Each Member shall have and maintain in good working order at least one outdoor light fixture on the front face of his/her house that automatically turns itself on during nighttime hours. Although other front yard lighting is not required, other lighting, including lamp posts, may be installed subject to AC approval.

8. MAILBOXES

8.1 All mailboxes shall match builder-provided mailboxes. Replacements shall be subject to AC approval.

9. RV and TRAILER PARKING

9.1 RVs and trailers may be parked and stored on a Lot inside of a garage or accessory building or behind a solid, AC-approved fence or evergreen screen that screens the item from view from public streets.

10. LOT DRAINAGE

10.1 All Lots shall be graded and maintained to drain according to the Master Drainage Plan included in the CCRs. Owners shall not permit their waste water or typical storm run-off to flow onto a neighbor's Lot except as otherwise agreed among the two Lot Owners and the AC or except as provided in the Master Drainage Plan.