



PARAMOUNT

**Architectural Design Standards
&
Construction Guidelines**

Revised July 31, 2020

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 Paramount Subdivision 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). The ACC reserves the right to grant variances or modify these standards as it deems appropriate. All owners and builders are required to get appropriate permits from local governing agencies.

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 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

All submittals and inquiries will be made to:

Paramount Architectural Control Committee
c/o Brighton Corporation
2929 W. Navigator Dr. Suite 400, Meridian, ID 83642
Telephone: 208.378.4000; Email: hoa@brightoncorp.com

Submittals for new homes shall be accompanied by a \$250 deposit for the Architectural Control Committee Review and Inspection Fee (paid at lot closing). In addition, a \$1,500 completion deposit will be deposited by the applicant or buyer, the purpose of which is to assure completion of the improvements (paid at lot closing). The completion deposit will be refunded upon the timely completion of all required improvements as approved by the ACC. 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. If construction is commenced prior to such 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 will be subject to a \$500 penalty to be withheld from the Architectural Control Committee Review and Inspection fee to the Paramount 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:

Alley: All homes shall have a minimum 1,400 s.f. of finished space exclusive of basements, garages, storage rooms, covered patios, etc.

Standard: Minimum s.f. (determined by phase) 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 be consistent with a classic architectural style and 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:

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, stone, or stucco will be required. In most cases, brick, stone or stucco will be required to wrap the corners a minimum of 24". Brick or stone may be required to extend further in cases where there is a more logical terminus point. Requests for exceptions must be

approved in advance by the ACC. Brick, stone, and stucco colors shall be compatible with the exterior paint colors selected and approved by the ACC. Darker brick shades are encouraged. White or gray brick is 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, 5" 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. In general, if stucco is used on the front elevation it shall also be used on the side and rear elevations.

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

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 Paramount. 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, whites, 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 Owens Corning, or similar, 30-year or better architectural asphalt shingles. Color shall be Black. 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. 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.

10. Address Plaques

Address plaques or numbers shall be metal construction and shall be sized and located per Meridian City requirements.

D. Garages and Driveways

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.

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

E. Detached Storage Facilities

All vehicles, trailers, tools, and equipment shall be stored out of view in enclosed structures. A maximum of one (1) detached storage facility, such as storage shed, may be allowed and 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 can be placed on a concrete pad or on existing landscaping, in a location approved by the ACC. Depending on location, additional landscaping may also be required. Metal storage sheds or other dissimilar structures are prohibited. The ACC encourages the storage of boats, RV's, camp trailers and other similar vehicles or trailers in offsite storage facilities.

The following requirements must also be considered and approved prior to constructing or placing a storage shed:

- A building permit is required if the structure is over 200 s.f. or attached to the primary residence.
- Structure cannot be over eight feet (8') in height to midpoint of roof (measured between the roof peak and eaves).
- Structure cannot be placed in the front yard or side yard due to setback requirements.
- Sometimes the structure can be placed in the rear yard setback but cannot encroach in the side yard setback. The side yard setback extends all the way to the rear of the

property. Some rear setbacks also contain utility easements and therefore construction is prohibited.

- The building envelope is the area within all of the property setbacks and easements. There is generally no restriction for construction within the building envelope.

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 Paramount. 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. **Wood Fencing:** All wood fencing shall be constructed according to the details for Fence Type A (see **Exhibit - Fence Details**). All fencing shall be completely stained with semi-transparent pigmented wood finish, color to be **Sherwin Williams, 8609 South Tahoe Brown**, and shall be maintained by the Owner in good repair.
2. **Wrought Iron Fencing:** Wrought iron fencing shall be Fence Type C (see **Exhibit - Fence Details**) unless otherwise approved in writing by the ACC. Color shall be black, unless otherwise approved in writing by the ACC.
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 Street Buffer Landscaping:** Fences constructed adjacent to street buffer landscaping shall be Fence Type A, 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 Fence Type C, 5 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 Fence Type C across the back property line and continue up side property lines 16' (two 8' sections) before stepping up to 6' privacy fencing.
 - c. **Fencing Adjacent to Parks and Pathways:** Fences constructed adjacent to the parks and pathways shall be Fence Type C, 5 feet high.

- d. **Fencing for Interior Lot Lines:** Fences constructed on interior lot lines and not adjacent to common area shall be Fence Type A, 6 feet high, unless otherwise approved in writing by the ACC.
- e. **Fencing for Corner Homesites:** Corner homesites are allowed Fence Type A or wrought iron Fence Type C. If Fence Type A is used, the corner sideyard fencing must be a minimum 10' from the sidewalk. If Fence Type C is used, the corner sideyard fencing must be a minimum 2' from the sidewalk.
- f. **Height Restrictions:** Fence Type A (privacy fencing) shall be 4 feet or 6 feet high, unless otherwise approved by the ACC. Fence Type C (wrought iron) shall be 5 feet.
- g. **Other Requirements**

Wherever possible, adjoining lots shall use common corner posts.

Front fence setbacks shall be a minimum of 4 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.

Black vinyl coated chain-link fencing shall be installed surrounding the elementary school site.

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 for each lot type 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, rear, and side yards is required to the following minimum standards within 30 days of substantial completion of the home:

1. An automatic underground sprinkler system shall be installed throughout.
2. Except at garden bed locations, sod shall be laid throughout.
3. Trees shall be planted in the streetside parkway strips, front yards, corner yards and rear yards according to the following minimum standards:
 - a) Deciduous trees shall be 2½" caliper or larger and evergreen trees shall be 8' high or larger. **(Caliper measured 6" above the soil.)**

- b) Parkway strip – interior lots: At least one tree shall be planted in the parkway strip. The City Tree Ordinance requires a permit before planting, pruning or removal of any tree(s) in the parkway strip.
- c) Parkway strip – corner lots: In addition to the required above, all corner lots shall be required to plant an additional deciduous tree 2/3 down from the front lot line to the rear lot line. Trees shall be of a type and variety approved by the City Building Official and the Paramount ACC.
- d) Evasive species should be avoided, such as Willow trees.

The parkway landscape strip between the curb and sidewalk fronting each lot shall be landscaped and maintained by the owner with an automatic underground sprinkler system with sod and trees as required. Parkway trees shall be pruned and maintained in such a manner that they do not interfere with pedestrian or vehicular traffic. Parkway trees shall be maintained as required by the Meridian City. Pruning of trees requires a permit from the City Building Official.

NOTE: A portion of the lots and blocks may contain the ACHD Storm Water Drainage System. Placement of trees over storm drain facilities is prohibited.

(Patio Lots):

Trees: Each front yard, exclusive of the parkway strip, shall contain **1** additional tree. In addition to the shrub requirement, 5 additional 5-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the ACC. Corner lots with side yard street frontage shall include **1** deciduous tree. The rear yard shall be required to have one tree per 1,500 sq. ft. of yard.

Shrubs: Each front yard shall have a minimum of **12-15** shrubs 2-gallons or larger. Each corner lot side yard shall have a minimum of **9** shrubs 2-gallons or larger. Each rear yard shall have a minimum of **9** shrubs 2-gallons or larger.

(Standard Lots):

Trees: Each front yard, exclusive of the parkway strip, shall contain **2** additional trees. In addition to the shrub requirement, 5 additional 5-gallon shrubs may be substituted for one of the trees required in the front yard if approved by the ACC. Corner lots with side yard street frontage shall include **1** deciduous tree. The rear yard shall be required to have one tree per 1,500 sq. ft. of yard.

Shrubs: Each front yard shall have a minimum of **12-15** shrubs 2-gallons or larger. Each corner lot side yard shall have a minimum of **9** shrubs 2-gallons or larger. Each rear yard shall have a minimum of **9** shrubs 2-gallons or larger.

Planter beds planted with shrubs and flowers shall cover a minimum of 25% of the front yard, 20% of the side yard on corner lots, and 15% of the rear yards

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.

Variations 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:

Each home shall provide front yard exterior lighting by one of the following methods:

- A front yard light on masonry monument 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 masonry monument pole will be consistent with the exterior material selection for the home.
- A minimum of two Dark Sky wall mounted lights with a 60 watt bulb or Dark Sky 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 unduly illuminate neighboring properties and shall not be operated at late hours that cause a nuisance to neighboring property owners.

I. Mailboxes:

Mailboxes and newspaper receptacles will be provided by 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 mailbox clusters. 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.

K. Surface Improvements:

All concrete or surface improvements, such as patio additions, walkways or other improvements, shall have a minimum setback of 18" from the property line, to allow for drainage and fence maintenance.

L. Signs:

Owners may put out up to 1 standard sized yard sign not to exceed six square feet for purpose of rent or sale signs. Directional signs are allowed so long as they are cleaned up following the event for which they were placed.

Up to (2) two political candidate signs are allowed during an election campaign, same size as above, however, must be removed within 7 days following the election.

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 208.342.1585 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.

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 Paramount. 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 Paramount. 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 Paramount and the Paramount Owners Association for the compliance of their contractors and subcontractors with these jobsite guidelines. It is important that the Paramount experience be a positive one for builders, contractors, residents and their families.

- End -