



## **ARCHITECTURAL COMMITTEE REVIEW PROCESS**

### **PURPOSE**

To help assure the high quality standards and appearance of River Run homes and grounds, River Run rules require that any significant **changes** to the exterior of homes or yards must have prior review and approval of the River Run Architectural Committee (the AC). The AC, operating under the authority of the River Run Homeowners Association, Inc., is comprised of River Run homeowners who volunteer their time to help make River Run an exceptional place to live. Each Phase has one AC member.

The standard and authority used by the AC in reviewing application for changes for homeowners is derived primarily from the following documents:

- Declaration of Covenants, Conditions and Restrictions for River Run Homeowners Association, Inc. (Rev. 4/17/95)
- River Run Architectural Committee Rules and Regulations (Rev. 11/2014)

It is strongly recommended that homeowners planning exterior changes to their homes review these documents before submitting an application. All homeowners should have received these documents when they purchased their home, either from their real estate agent or from the prior owner. Additional copies can be obtained from Residential Association Management (Management).

### **WHAT MUST BE REVIEWED**

Proposed changes that must be reviewed are new building construction, exterior remodeling and additions, roofing replacement, painting or staining (even if the same color), material changes, hot tubs, patio covers, dog runs, fences, major changes in landscaping such as the removal of trees, and **any** changes to riparian areas.

### **APPLICATION AND REVIEW PROCESS**

1. Call Residential Association Management to request appropriate application forms. It is often helpful to the applicant to precede this with a call to the AC chairman to chat about the project. Procedural clarifications and other helpful advice can often simplify and speed up the review process.
2. The following items will be sent to the requesting homeowner:
  - a) Project application form.
  - b) Construction/alteration check list.\*(only for major construction projects.)
  - c) Two neighbor notification forms.\*
  - d) River Run Architectural Committee rules and regulations\*

The application form must be filled out completely and supported by accurately scaled plan-view and elevation construction drawings in **duplicate**, drawings showing precise location of property setbacks and easements, color swatches, plant descriptions, tree sizes, etc. (Non-applicable items on the checklist can be so marked) The neighbor notification forms must be filled in and then taken to two neighbors most affected by the proposed changes. This affords the homeowner an opportunity to talk with the neighbors about the changes and secure their signatures and comments, if any. When **all** of these forms have been filled out, they should be sent to River Run Homeowners Association, Inc. or to Residential Association Management at 975 River Run Drive, or placed in the drop box.

**\*Note:** For changes in Phase 2A/B (Waterside Condominiums) and Phase 6 (Heron Cove Condominiums), neighbor notification is waived. Instead, applications for changes must be reviewed and approved by the respective homeowners association's Architectural Committee or Board.

3. The application will be logged and the AC chair will be notified. If there is a deficiency in the application, the AC chair may contact the applicant personally in order to resolve the deficiency.
4. The AC will review the application and schedule a site meeting if one is needed, or the application package will be sent to members for a vote via email for simple applications.
5. The AC chair will notify Management of all decisions of the AC meeting. Management will notify applicants in writing that their application has been approved, or if denied, the reasons given by the AC. The homeowner may appeal an AC decision to the full River Run HOA Board of directors who will make the final decision.
6. An approved application is valid for one year for new building construction and six months for remodeling, fencing and landscape changes. If the project has not begun in that time, a new application must be made.
7. Any changes from the approved application must be resubmitted to the AC for approval.
8. **Homeowner applicant is responsible for compliance with applicable building codes and for securing a Boise City building permit as required by Boise City Code. A copy of the building permit approved as Final by the building inspector must be submitted to the AC for attachment to the application.**
9. When the project is complete, the homeowner must notify Management. The AC will then do a completion inspection to confirm that the project complies with the approved application. Written notification will be sent that the final step has been completed and the application fee (if any) returned.

**APPLICATION FORM**  
**RIVER RUN ARCHITECTURAL COMMITTEE**

**PROPERTY OWNER(S)** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**HOME PHONE NO.** \_\_\_\_\_ **WORK PHONE NO.** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

**ARCHITECT/DESIGNER:** \_\_\_\_\_ **PHONE NO:** \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_ **PHONE NO:** \_\_\_\_\_

**SUBMITTAL FOR:** **NEW HOME COSTRUCTION** \_\_\_\_  
**EXTERIOR ALTERATIONS** \_\_\_\_  
**LANDSCAPE** \_\_\_\_

**EST. PROJ. COST:\$** \_\_\_\_\_ **EST. COMPL. DATE** \_\_\_\_\_

**PROJECT DESCRIPTION (ATTACH DRAWINGS, PLANS, COLOR SWATCHES, ETC.):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY BUILDING PERMIT OBTAINED:** \_\_\_\_\_

**HOMEOWNER SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

|  |   |
|--|---|
| <b>Date Application rec'd</b> _____      | <b>AC approval date</b> _____           |
| <b>By</b> _____                          | <b>By</b> _____                         |
| <b>Neighbor notification rec'd</b> _____ | <b>Approval letter date</b> _____       |
| <b>Scaled drawings rec'd</b> _____       |   |
| <b>Const. Checklist rec'd</b> _____      | <b>Completion inspection date</b> _____ |

## RIVER RUN ARCHITECTURAL COMMITTEE

### **NEIGHBOR NOTIFICATION FORM**

This is your notice that your neighbor, named below, intends to propose a project to the River Run Architectural Committee. The proposal is described briefly below, and the Committee will want to see this form along with the project proposal and drawings.

**Please sign below. Your signature does NOT necessarily indicate your approval of the project—only that you have been notified of it.**

**Comments you would like the Committee to consider:**

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Adjoining lot owners have no right of approval or disapproval, but your comments will be considered during the Committee's review. Detailed drawings of your neighbor's project will be available at the River Run Homeowners Association, Inc. office.

**River Run Homeowners Association  
Architectural Committee  
975 River Run Drive  
Boise, Id 83706-6514  
426-8576**

**\*Notification Date**\_\_\_\_\_

**Homeowner's(Applicant)Name**\_\_\_\_\_

**Homeowner's(Applicant)Address**\_\_\_\_\_

**Construction Contractor**\_\_\_\_\_

**Project Start Date, estimated** \_\_\_\_\_

**Project Completion Date, estimated** \_\_\_\_\_

**Description of Proposed Project** \_\_\_\_\_

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**Neighbor Signature**\_\_\_\_\_

**Neighbor Name (Print)**\_\_\_\_\_

**Neighbor Address**\_\_\_\_\_

**Neighbor Phone (Optional)**\_\_\_\_\_



## RIVER RUN ARCHITECTURAL COMMITTEE

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**Neighbor Signature**\_\_\_\_\_

**Neighbor Name (Print)**\_\_\_\_\_

**Neighbor Address**\_\_\_\_\_

**Neighbor Phone (Optional)**\_\_\_\_\_

## AMENDED AND RESTATED

### RIVER RUN ARCHITECTURAL COMMITTEE

#### RULES AND REGULATIONS - Revision November 14, 2017

### ARTICLE I

#### INTRODUCTION AND DEFINITIONS

In addition to the definitions set forth herein and except as otherwise provided herein, all terms initially capitalized and used in these Rules shall have the same meaning as is ascribed to such terms in the Declaration of Covenants, Conditions and Restrictions for River Run, and the amendments and supplements thereto (collectively "Declaration"). To the extent that these Rules are inconsistent with the Declaration, the Declaration shall govern.

These rules are supplemental to the Declaration and each Owner/Applicant is advised and admonished to read the Declaration, in full, and especially Article III and Article XI of the Declaration, respectively entitled "General and Specific Restrictions" and "Architectural Committee".

### ARTICLE II

#### SUBMITTAL AND APPROVAL PROCEDURES

##### 2.1 Preliminary Submittals and Approvals.

2.1.1 Preliminary Submittals. The purpose of preliminary submittals shall be to afford the Architectural Committee an opportunity to review proposals, and preliminary plans and specifications at an early stage. Preliminary submittals shall be made pursuant to the "Architectural Committee Submittal Form and Application", (which shall be completed in full) and such submittals shall include the following:

2.1.1.1 Complete site plan at a minimum scale of 1 inch equals 8 feet. The site plan shall include the perimeter dimensions of the Building Lot, the building and access locations and easements and setbacks as shown on the applicable subdivision plat;

2.1.1.2 A complete set of building elevations at a scale of 1/4 inch equals foot shall be provided showing the elevation of the proposed improvement as located on the Building Lot.

2.1.1.3 A floor plan at a scale of 1/4-inch equals 1-foot shall be provided.

2.1.1.4 Any other information requested by the Architectural Committee.

2.1.2 Preliminary Approvals. The Owner/Applicant shall be notified of the action of the Architectural Committee within twenty calendar days from the submittal. The preliminary approval shall not be deemed to be approval for the construction of the improvements. The preliminary approval shall be valid for a period of six months, at which time it shall expire and be of no force and effect.

## 2.2 Construction Submittals and Approvals.

2.2.1 Construction Submittals. Before any improvement may be constructed at River Run, the Owner must obtain a Construction Approval Letter from the Architectural Committee. Construction Submittals shall be made pursuant to the "Architectural Committee Submittal Form and Application" (which shall be completed in full) and such submittal shall include, without limitation, the following:

2.2.1.1 A complete site plan with a scale at 1 inch equals 8 feet which shows the exterior perimeter of the lot, any significant topographical features, proposed location of all driveways, pathways, easements and setbacks as shown on the applicable subdivision plat.

2.2.1.2 A complete set of building elevations shall be submitted showing the location of the improvement as proposed to be located on the Building Lot, and shall be at a scale of 1/4 inch equals 1 foot.

2.2.1.3 Floor plans for the proposed improvement shall be submitted at a scale of 1/4-inch equals 1-foot. The square footage of each floor or level of the building shall be designated as well as the total square footage of the proposed building.

2.2.1.4 The application shall be submitted with the required fee in an amount set by the Committee pursuant to the Declaration. Submittal of an application is authority for the Architectural Committee to make a physical on-site inspection of the Building lot and improvements. The Owner shall be responsible for notifying the Architectural Committee when construction commences. In addition thereto, the Owner shall be responsible for notifying the Architectural Committee when construction of the proposed improvement is complete, at which time the Architectural Review Committee shall again make an inspection to verify compliance with the plan as approved.

2.2.1.5 Exterior lighting plans.

2.2.1.6 Any other information requested by the Architectural Committee.

2.2.2 Construction Approvals. The Owner shall be notified of the action of the Architectural Committee within twenty calendar days from the date of submittal. The construction approval shall be valid for a period of one year at which time it shall expire and be of no force and effect. The construction approval issued by the Architectural Committee may be conditional.

## 2.3 Remodeling, Submittals and Approval.

**2.3.1 Submittals for Remodeling and Changes to Landscaping.** Before any changes to a housing unit or any structure associated with that unit, the change must be approved by the Architectural Committee. A "change" refers to any remodeling, painting, staining, alteration, or any act that significantly changes the exterior appearance of a housing unit or any structure associated with that unit. A "housing unit or any structure associated with that unit" refers to houses, condominiums, patio homes, townhouses, garages, dog runs, fences, walls, privacy screens, arbors, decks, patios, spas, walkways, driveways, porches, windows, doors, or roofs. These associated structures may or may not be physically attached to the housing unit. Furthermore, any major changes to landscaping must also be approved by the Architectural Committee. Changes to landscaping that must be approved include excavations, fill, alteration of drainage, adding or removing trees or large shrubs, and installation or removal of decorative rock. Anyone wishing to make such changes must follow the procedures to submit a "Submittal Form and Application" to the Architectural Committee. Contact the property Management Company or members of the Architectural Committee for further details of the submittal and application process, but submittals must include, as a minimum, the following:

2.3.1.1 The elevations of the proposed improvement as necessary to fully depict the proposed improvement.

2.3.1.2 A site plan at a scale of 1 inch equals 20 feet of the proposed alteration and/or improvement.

2.3.1.3 If applicable, a floor plan at a scale of ¼-inch equals 1 foot, showing the square footage.

2.3.1.4 Repainting or re-staining, even if the same color, must include a submittal of the paint or stain sample of the requested colors. The sample must be the size of an 8.5' x 11' sheet of paper, or one foot square. The sample will be retained by the Architectural Committee with the application, for the record. In addition, the homeowner must paint a minimum four-foot square, in the colors (body and trim) proposed, on the house, to be reviewed by the Architectural Committee as part of the review. Samples of house body, trim, and all proposed colors, must be submitted. Submittal of the application will be authorization to the Architectural Committee to make physical on-site inspection of the house or structure to be re-painted.

2.3.1.5 Any other information requested by the Architectural Committee.

2.3.1.6 The application shall also specify when the proposed improvements shall be laid-out on the site (string lay-out) to facilitate Architectural Committee site inspection. The owner is responsible for notifying the Architectural Committee of completion of the proposed alteration to facilitate final inspection for compliance with the approved submittal.



**2.3.2 Remodeling Approvals.** The Owner shall be notified of the action of the Architectural Committee within twenty calendar days from the date of submittal. Homeowners should build 20 days into the timeline for their project, to allow for Architectural Committee review. The alteration approval shall be valid for a period of six months, at which time it shall expire.

### **ARTICLE III**

#### **DESIGN AND CONSTRUCTION GUIDELINE**

The following is a list of certain design and construction guidelines, which may assist an Owner/Applicant; provided, however, that the following guidelines shall in no respect modify the Declaration.

**3.1 Vegetation.** Certain Plants and trees are indigenous to the River Run area and have been found to grow well in this location. Assistance in choosing plants and trees will be provided by the Architectural Committee upon request, and all landscaping within Riparian Easement Areas and those adjacent to trout habitat waterways shall comply with **Exhibit A** attached hereto and incorporated herein.

**3.2 Accessory Buildings.** Only buildings to be used as temporary construction shelter may be erected on a Building Lot prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc., which are not appurtenant to the dwelling structure, but are intended for permanent or semi-permanent use, are not specifically prohibited, except as provided in the Declaration. Such structures are, however, subject to Architectural Committee approval.

**3.3 Building Height.** Building height limitations may be imposed by the Architectural Committee in order to preserve views and to minimize the adverse impact of structures on sensitive natural areas or air and light requirements of other properties.

**3.4 Chimneys.** All exterior chimneys must be of wood, stone, brick or metal. A metal chimney must be of such a color as to blend in aesthetically with the residence and will be subject to approval by the Architectural Committee.

**3.5 Chimney Caps.** Chimney caps of purely utilitarian design shall not be allowed in River Run. Such caps when necessary shall be screened by a false cap appropriate to the design of the house. The design of this cap shall be indicated in the final drawings. In circumstances where a custom designed false cap is not desired, the Chase Termination Shroud may receive approval by the Architectural Committee. Other types may be approved upon application.

3.6 House Numbers. To further a harmony of graphic design throughout River Run, Macklandburg-Duncan Co., 5 ¼ inch x 3 ½ inch house numbers shall be encouraged. However, if such numbers are inconsistent with the house design, the design, material and color of alternate numbers must be specifically approved by the Architectural Committee.

3.7 Driveways. Except for multi-family structures, driveway cuts onto streets shall be limited to one per Building Lot, unless otherwise approved by the Architectural Committee.

3.8 Excavation. All excavation must be done so as to create a minimum disturbance on the site and surrounding properties. All dirt (not otherwise used) and debris as a result of excavation must be removed from River Run.

### 3.9 Exterior Lighting.

3.9.1 Exterior lighting located at the front of the house may be of a direct type (for example, of an exposed bulb, carriage-light type), but the bulb size may not exceed 75 watts. A bulb or lighting fixture using CFL or LED or other technology lighting cannot produce light that exceeds the equivalent of a 75 watt incandescent bulb. Any technology of lighting, including a cluster of lights in one socket, cannot exceed the equivalent light of a 75 watt incandescent bulb. Where possible, front lighting fixtures should ensure the light is directed down and out, rather than up, and that the fixture shades the light source at the top. The purpose of this requirement is to comply with the Dark Skies initiative, to ensure light shines only where it is needed, and not into the night sky. Exterior lighting located at the front of the house may not be positioned to shine into neighbors' windows or glare onto neighbor's deck, patio, or outdoor living area.

3.9.2 Exterior lighting for other than at the front or street side of the house:

A. Must be indirect with the light source (bulb or LED's) shielded so as not to shine into neighbors' windows, or glare onto neighbors' deck, patio, or outdoor living area.

B. Or must be otherwise screened by landscaping or be custom shrouded or shaded in such a manner that the visible light will not shine into neighbors' windows, or glare onto neighbors' deck, patio, or outdoor living area.

3.9.3 Security lighting: Flood lights and spotlights mounted on the exterior face of the house, on poles or in trees are prohibited. The sole exception is if they are approved by the Architectural Committee as security lighting. Security lighting must illuminate a specific, localized area. It must be shrouded, if necessary, if that is required so that it does not shine into neighbors' windows or glare onto neighbors' deck, patio, or outdoor living area. Security lighting must be governed by a motion detector, set to shine for five minutes or less and cannot be permitted to shine all night.

3.9.4 Landscape lighting: Ground-mounted lights for landscaping emphasis will be allowed with approval of the Architectural Committee. Such lighting cannot shine into neighbors' windows, or glare onto neighbors' deck, patio, or outdoor living area.

3.9.5 The purpose of this regulation is to provide a neighboring property owner with assurance that they will not receive unwanted or objectionable light from an unshielded light fixture.

3.9.6 Where exterior lighting is desired or required and a shielded type of light fixture is incompatible with the style of the house,, recessed soffit lighting is encouraged by the Committee. Recessed soffit lighting must also be shaded, and custom-shaded/shrouded if necessary, if the fixture is so high that the light shines into neighbor's windows or glares onto neighbors' deck, patio, or outdoor living area.

3.9.7 Colored lights (other than "bug lights") shall be prohibited, except during the Christmas season.

3.9.8 If the AC approves a proposal for exterior lights, the AC may verify, upon completion of the project, and shall have the right to monitor thereafter, to ensure that the lights do not shine into neighbor's windows or glare onto neighbors' deck, patio, or outdoor living area.

3.10 Exterior Walls and Trim. Wood (natural or treated with earth-tone semi-transparent stains), local stone, brick and stucco (medium to dark even earth-tone colors) are preferred for exterior walls and trims.

### 3.11 Exterior Appearance.

3.11.1 Exterior color and material treatment used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look.

3.11.2 Exterior colors must harmonize with the surrounding houses and landscaping. Earth tones are preferred. Acceptable tones are brown, gray, cream, dull brick red, beige, and taupe. Also permitted are off-white, subtle gray-blue, and subtle shades of green. Prohibited, for walls, siding, and trim, are bright colors, including bright red, green, blue, orange, yellow, and other colors so bright that they do not harmonize with the surrounding houses and landscaping.

3.11.3 Colors of doors should harmonize, can be all the tones stated above. Alternatively, colors of doors, with the exception of vehicle garage doors, can be an "accent color", with the approval of the AC. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding

materials. All proposed colors are subject to approval by the Architectural Committee, who will make decisions based on aesthetics and this section. Individual phases in River Run may adopt more restrictive rules about colors, and those would supersede this paragraph.

3.11.4 All draperies and window coverings should also be of materials and colors that harmonize with the surroundings and should be chosen in consideration with neighbors and neighboring views.

3.11.5 In general, all-utility meter panels shall not be visible and shall be installed according to guidelines available from utility companies and those set forth by the Architectural Committee.

3.11.6 All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare.

3.12 Fencing. ***River Run has been designed in a manner to minimize the need for fencing, especially perimeter fencing. Consequently, fencing is discouraged and shall only be allowed according to plans and specifications approved by the Architectural Committee.*** All submittals to the Architectural Committee shall include the heights, location, color and design of the fence, a site plan, a sample of the proposed building materials, a paint or stain chip and such other information as the Architectural Committee may request. The landscaping design goal of River Run is to achieve the appearance of a grouping of homes that have been placed in a park-like setting. To achieve this effect, it is necessary that the lawn area of one neighbor run into the lawn area of another without property boundaries being defined by fencing or landscaping. Where fencing is allowed, it falls into three categories.

The three types of fences that are potentially allowed by the Architectural Committee are: 1) the privacy fence/screen, 2) the sound abatement fence that has been approved by the River Run Board for the homes immediately abutting ParkCenter Blvd, specifically lots 13-17 of Block 3, and lots 5,6,7,8 of Block 1, Phase 1A; and 3) only for lots where the back yard is along Loggers Creek; short wire fences may be installed if approved by the Architectural Committee. The Architectural Committee shall make reasonable accommodations for resident disabled persons in accordance with applicable law.

- (1) The Privacy Screen: The privacy screen may be of solid construction, preferably designed in such a way as to appear to be a logical extension of the house and built with the same or compatible materials to those used in the house or an alternative material such as wrought iron, subject to Architectural Committee approval. This fence may be up to six feet (6') high except when it is located around a patio where the height shall be limited to four feet (4'). Its location shall be strictly limited to the enclosure of private outdoor living space defined by patios and decks ***and landscaping adjacent to them and seen as an integral part of the private outdoor living space, subject to the approval of the***

**Architectural Committee**, or what is required to screen utilities, trash containers, and firewood. The privacy screen shall be screened on the neighbor's side of the fence with groupings of landscaping materials placed as approved by the Architectural Committee. The Architectural Committee may allow an exception to the landscaping requirement. The Architectural Committee will permit Privacy Screens when requested by an applicant as reasonably needed for the protection of resident children; provided, however, the applicant must still comply with the Architectural Committee application rules and procedures.

(2) **The Sound Abatement Fence:** The sound abatement fence shall be of solid construction and uniform design and may be placed on the Common Area between the back of the applicant's property abutting ParkCenter Blvd. and the boulevard itself at a location approved by the Architectural Committee. The fence shall be placed at or near the top of the berm and blend in with the existing landscaping. The landscaping shall be disturbed as little as possible and where possible, the fence shall be placed so that no landscaping needs to be removed. The fence shall not exceed ten feet (10') in height. The fence shall include sound abatement material and shall be finished on both sides. The sound abatement fence shall be constructed of solid cedar pickets six inches (6") in width and shall be stained a color approved by the Architectural Committee. The posts shall be galvanized steel set into concrete. Any new sound abatement fence constructed shall be constructed to blend in with and match any existing fence; it being the intent that the fences along ParkCenter be of uniform design. The fence shall either be constructed to permit access for tree maintenance and removal, landscape maintenance and irrigation maintenance on the common area inside the fence, or the Homeowner shall be required to grant access by workers, vehicles and large mechanical equipment for tree trimming and/or removal, landscape removal and maintenance and irrigation system maintenance from the street through their private property. The sound abatement fence shall be maintained by the River Run Homeowners Association. The Homeowners Association shall maintain the common area trees, shrubs (if any), and irrigation system. The Homeowners Association shall contract to re-stain both sides of the fence to maintain uniformity of appearance, upon approval of the Board. The property owner shall maintain the common area lawn in a condition consistent with all other common area lawns. Any proposed changes to the common area landscaping by the homeowner shall require an Architectural Committee Application and approval.

Property owners on Tallwood and Creekside lots approved for sound abatement fences as stated above who have existing backyard fences that run parallel to the side property lines shall be permitted to extend those fences to the sound abatement fence if approved by the Architectural Committee. The fence extensions shall have a three foot (3') gate in each section to allow for Association access to common area elements. Common area irrigation shall be capped off in this section of common area and the property owner shall irrigate this area with their own system. The property owner shall pay the Association for any damage done to the common irrigation main line due to the property owner's actions whether accidental or willful.



As a condition of approval of the above fence extensions, the homeowner shall enter into an easement agreement for use of the common area enclosed by the fence extension(s) to the sound abatement fence. River Run Homeowners Association shall prepare and record this easement prior to the homeowner's construction of the fence extensions.

(3) **Short Wire Fences:** For houses where the back yard abuts Loggers Creek, wire barriers no more than thirty inches (30") high and of open construction may be installed along the water's edge to prevent geese from coming into the yard if approved by the Architectural Committee. This fence should be placed so it is partially hidden in the riparian grasses along the creek. Final location of the fence and fencing material shall be approved by the Architectural Committee.

**NOTE:** This fence type shall **NOT** be approved for any other River Run waterway, without exception.

3.12.1 Some lots in some phases have fences that were built with the original construction of the home. For those lots, the existing fences are acceptable and replacement of those fences when necessary is allowed, upon approval of the Architectural Committee.

3.13 Group Design. Any production/merchant builder owning contiguous property or property within the same block should submit the complete group design to the Architectural Committee.

3.14 Gutters and Downspouts. All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.

3.15 Heating and Cooling Systems. All exterior heating and cooling devices must be screened from the view of neighboring property, streets and the Common Area and all reasonable measures must be taken to mitigate noise to adjoining properties. New high-efficiency heating and cooling systems may have exterior condensing units or heat pumps that are much larger than the old units. Therefore, they are considered a "significant change" to the exterior of a house. The location of the replacement air conditioner or heat pump unit **must first** receive Architectural Committee (AC) approval. Emergency or urgent replacement of an exterior unit will not relieve the homeowner of the requirement to receive AC approval of the location of the new unit, or to comply with an AC decision about relocation. If a unit is installed without AC approval, the AC may require a homeowner to relocate the unit. The AC approval process shall be the normal project approval process, requiring two signed Neighbor Notification forms, from adjoining neighbors.

If the new unit is to be relocated to a new location closer to a neighbor's outdoor living area or windows, the burden will be on the homeowner to establish that the new location is necessary. The new exterior unit should be located as far away from

neighbors' windows, outdoor living areas, and property lines between neighbors as is practical. The AC will assess the location for noise impact on neighbors, as well as for aesthetic appearance.

Due to size and/or noise level, the AC may require a new unit to be placed in a different location than the old unit or the new location chosen by the homeowner. Additionally, upon review, the AC may require the homeowner to install additional screening, or even sound abatement screening.

3.16 Mailboxes. Mailboxes shall be consistent in appearance within each respective phase in River Run.

3.17 Parking. A minimum of two parking spaces shall be required for each single-family Building Lot. Parking must be in an approved garage or carport, or an approved area adequately screened from any road and neighboring views.

3.18 Prefabricated Housing. Prefabricated housing is discouraged.

3.19 Roofs. Wood shakes and shingles, slate, and concrete tiles are permitted. To accommodate homeowners who have need to re-roof and desire to change to high-quality Fiberglass/Asphalt composition type shingles, or better/newer materials, these composition roofing shingles must be in compliance to the following conditions:

- A. Re-roofing proposals must be submitted to the Architectural Committee for review and consideration according to standard procedures and protocols.
- B. All asphalt composition products must meet or exceed the following requirements:
  - 1) Will be Class A fire resistance rating, 2 to 3 layer laminated architectural fiberglass construction or better, with or without random tabs, and with maximum shadow lines;
  - 2) Will have a weight of 320 pounds per square (100 Square feet) or greater;
  - 3) Must include "high-profile ridges" to be placed on every ridge. Stapling a section of a normal shingle over the ridge is not acceptable.
  - 4) Acceptable colors/tones are those that match/mimic/resemble weathered wood shakes, essentially:
    - a) gray-brown
    - b) brown-gray
    - c) black is also acceptable.

5) All phases, except Phase 4, will be held accountable to these specifications for composite re-roofing materials.

C. All applications shall be directed to the Architectural Committee for review and possible approval of the composite materials including the brand, product name, weight and color; samples of the materials if requested; neighbor notifications; and pro-forma bids showing certification from supplier/contractor that the materials are in accordance to these minimum specifications before beginning the project. In addition; one shingle and one packaging wrapper shall be retained by owner for ninety (90) days following completion of project for inspection by the Architectural Committee if requested.

Examples of acceptable products as of November 2012 were:

Presidential (355 lbs.)

Pabco Premier Advantage (400 lbs.), Cascade (360 lbs.) or Paramount (360 lbs.)

Owens Corning Woodcrest (350 lbs.) or Woodmoor (465 lbs.)

HOWEVER, **none of these examples are pre-approved**, as manufacturers change their specs all the time and **these shingles may not be acceptable**, or even available, in the future.

3.20 Service Yards. When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other items of personality and must be placed where they will not be seen from the streets, or neighboring Building Lots.

3.21 Utilities. All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Material must conform to the State of Idaho Electrical and Plumbing Codes. Water and sewer hookups must be inspected by the appropriate governmental inspectors. All excavation for site utility hookups must be restored to its natural condition.

3.22 Staging area and Construction Period. Each Construction Approval submittal shall designate at least one staging area for a building lot subject to approval by the Architectural Committee. Building materials and construction vehicles shall be kept completely on the construction site unless prior approval of the Committee is obtained. The construction area shall be kept free of litter and debris. Loud music and stray animals will not be allowed. Persistent violation of these requirements shall be considered sufficient grounds for retention of the Construction Deposit. The Owner of the Building Lot shall be responsible for all damage to adjoining lots as a result of such Owner's activities and the application fee may be held and applied toward the costs and expenses of repairing such damage.

3.23 Landscaping.

**3.23.1 Front Yards.** Front yard is defined as that area between the front property line and the plane of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and Building Lot. The following standards shall be followed when designing and installing the front yard landscaping, unless otherwise approved by the Architectural Committee.

**3.23.1.1 Ground Plane.** All landscape areas shall be irrigated by an underground sprinkler system. Sixty percent (60%) of the ground area shall be planted in grass. The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the curb. Forty percent (40%) of the ground area may be planted with shrubs, ground cover, or utilized as an entry patio.

**3.23.1.2 Trees.** A minimum of one tree shall be planted per 500 square feet of front yard ground plane area and a minimum of one tree shall be planted per 1,500 square feet of rear yard ground plane area. Required trees shall be a minimum of one and one-quarter (1 1/4 inches) caliper measured at twenty-four inches above ground. Trees shall be properly staked to prevent wind damage or breakage. Trees shall not be planted closer than 4.5 feet from the curb. Any tree planted that does not survive or which is not healthy shall be immediately replaced. Trees shall be planted in informal pattern (approved by the Architectural Committee).

### **3.23.2 Rear Yards.**

**3.23.2.1 Rear Yards.** A rear yard is defined as all areas that are not visible from the street. One of the intents of rear yard landscaping is to insure that within ten years tree heights will extend beyond the ridge line of the building. The location and species of the trees shall be selected by the Owner/Applicant according to use and privacy needs of the rear yard.

**3.23.2.2 Ground Plane Rear Yard.** All rear yard areas shall be landscaped and irrigated by an underground irrigation system.

**3.23.2.4 Grading.** A maximum slope of three to one (3:1) shall be allowed between the Building and existing Common Area grade.

**3.23.2.5 Goal.** The rear yard transition with the Common Area is critical to the image and character of the housing as well as River Run. The visual appearance of an unfenced lot flowing into the Common Area and making harmonious transition is desired.

3.23.2.6 Miscellaneous. Service yard, clothes lines, swimming pools, spas, decks, and so forth, are subject to review and permitted on a case-by-case basis only.

3.23.3 Side Yards. Landscaping will have the same requirements as typical rear yards. Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements.

#### 3.23.4 Miscellaneous Landscaping and Exterior Issues.

3.23.4.1 Solar Encroachment. Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

3.23.4.2 Outdoor-Furniture. All outdoor furniture should be chosen in consideration of the neighbors and neighboring views.

3.23.4.3 Timing. All landscaping shall be accomplished as soon as reasonably possible and in connection with construction of other improvements. The Architectural Committee may specify in its Construction Approval Letter the timing for the commencement and completion of landscaping and other exterior improvements.

3.23.4.4 View Corridors. Landscaping plans should take into account the location of improvements on adjoining parcels and, to the extent practical, landscaping should be located so as not to interfere with existing views from adjoining parcels.

3.24 Garages and Carports. The design of all garages and carports attached and unattached to main residence, shall be subject to Architectural Committee Approval.

3.25 Signs. All advertising signs shall be limited to four hundred fifty square inches and shall be subject to Architectural Committee approval as to design and color. No more than one sign shall be permitted on any Building Lot at any one time, and all signs shall be located at least ten feet back from the front property line. Streamers, flags and other like advertising or attention-attracting devices are expressly prohibited.

## **ARTICLE IV**

### **ARCHITECTURAL COMMITTEE**

The Architectural Committee consists of a representative from each phase in River Run as specified in the declaration.

## **ARTICLE V**

### **MISCELLANEOUS**

5.1 Severability. If any section, subsection, paragraph, sentence, clause, or phrase of these Rules is for any reason held by a court of competent jurisdiction to be invalid,



such decision shall not affect the validity of the remaining portions of these Rules.

**5.2 Non-waiver.** Consent by the Architectural Committee to any matter proposed to it or within its jurisdiction, or failure by the Architectural Committee or the River Run Association to enforce any violation of these rules, shall not be deemed to constitute a precedent or waiver impairing the Committee's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent or to enforce any subsequent or similar violation of these Rules.

**5.3 Non-Conforming Uses.** If any owner shall have any improvement located on a building Lot which is not in compliance with these Rules as adopted or hereafter amended, even though said improvement existed prior to the adoption of these Rules, the Owner shall have six months from the date of notification by the Committee to comply with these Rules, provided, however, that each Owner shall not be required to expend more than two times the then prevailing annual dues of the River Run Homeowners' Association per violation if said non-complying improvement existed prior to the adoption of these Rules or prior to the adoption of any applicable amendment to these Rules.

**5.4 Notice.** Adjoining lot owners shall be given a copy of the applicant's submittal. Such adjoining lot owners shall have no right of approval but may submit written comments regarding the submittal to the Architectural Committee.

**5.5 Amendment.** These rules and Regulations may be amended at any time by a majority vote of the Architectural Committee, if approved by the River Run Homeowners Association Board. A current copy of these Rules and Regulations shall be maintained at the office of the River Run Homeowners' Association.

### **ADOPTION AND APPROVAL**

These River Run Architectural Guidelines dated effective the \_\_\_\_ day of November, 2017 are hereby adopted and approved by the River Run Board of Directors.



Lloyd Cox  
River Run Board President

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.



IMPORTANT DOCUMENT ATTACHED!!!! IMPORTANT DOCUMENT ATTACHED!!!!  
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River Run Property Owner:

After review, please attach this copy of property-owner-adopted amendments to our CC&Rs, Section 3.2 Antennas and Section 3.9 Water Supply Systems, to your copy of the Master CC&Rs. These amendments were recorded as Document 97069106 on 8/26/97.

The language in the amendment regarding antennas is general in nature so that future FCC rulings will not necessitate the efforts and costs to bring our ruling document into conformity with the higher authority. It is to be noted that the FCC has not, to this date, published a ruling for condominium and townhouse units, thus there is no provision for installing any antenna on those common areas.

The board-adopted rule, incorporated into the Architectural Committee guidelines regarding antennas, (also noted in the 5/7/97 communication proposing the amendments) is as follows:

Antennas

The only type of antennas permitted to be installed and maintained are those specifically identified in the August 5, 1996 Federal Communications ruling, specifically as follows:

(1) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or

(2) an antenna that is designed to receive video programming services via multipoint distribution services, including multi-channel multi-point distribution services, instructional television fixed services, and local multi-point distribution services, and that is one meter or less in diameter or diagonal measurement; or

(3) an antenna that is designed to receive television broadcast signals.

Any antenna and all cables or other appurtenances allowed by this rule/regulation and installed, maintained or used shall be of a color or painted in such a fashion so that they blend into the background against which they are mounted, shall be screened from view, and shall be placed in a location so that they are not visible from a street, provided that the painting, screening and location of the antenna do not impair reception of an acceptable signal. No antenna allowed by this rule shall be installed in a manner or at a location that it restricts a clear line of sight for drivers on streets, nor shall any antenna allowed by this rule be installed or located in a manner that it obstructs fire exits, access to fire exits, egress from fire exits, or the visibility of fire exits.

There is no provision for installation of any antenna on common areas in condominium and townhouse units.

If you have questions contact your RRHOA Delegate Director.

8/29/97

**Phase 1B Supplement to the Amended and Restated  
River Run Architectural Committee  
Rules and Regulations  
April 21, 2009**

**This Supplement replaces River Run phase 1B Homeowner's Association Roof Repair/Replacement  
Procedure which was approved at the Annual Meeting held  
June 17, 1998.**

**Article I  
Introduction**

Residents of Phase 1B wish to preserve the unique and original appearance of the Phase 1B neighborhood. Residents desire that the River Run Architectural Committee be guided by this supplement in considering proposals for modifications to structures in Phase 1B as decided at a Special Meeting held December 4, 2008.

**Article II  
House Architectural Guidelines**

**a. Re-Roofing Procedures –**

1. The property owner will decide if and when their roof is to be repaired or replaced, unless the association determines that a roof must be repaired or replaced in order to preserve the appearance and property values of the other owners in Phase 1B local HOA.
2. The individual homeowner will initiate roof repairs, except as stated in #1 above.
3. The entire building roof need not be replaced all at once. Individual units may re-roof when the need arises.
4. Approved material will be Certainteed Presidential Shake TL in the 'Autumn Blend' Color (480# shingles).
5. An Architectural Packet, including application and two neighbor notifications must be completed and submitted in order for the project to be considered for approval by the River Run Architectural Committee.

**Phase 3B Supplement to the Amended and Restated  
River Run Architectural Committee  
Rules and Regulations**

**Article I  
Introduction**

Residents of Phase 3B wish to preserve the unique and original appearance of the Phase 3B neighborhood. Residents desire that the River Run Architectural Committee be guided by this supplement in considering proposals for modifications to structures and landscaping in Phase 3B.

**Article II  
House Architectural Guidelines**

Garage doors: Replacement garage doors will maintain the current Phase 3B "look". New doors can be light-weight steel, fiberglass, aluminum, etc. The amount of insulation and door thickness may be determined by the homeowner. However, the exterior paint color and the trim pattern and paint color must match the other garage doors of Phase 3B.

Phase 3B Homeowners Association suggests that the Ex-Cello Overhead Door Company or any other overhead door company furnish a panel door with appropriate trim and color as defined by the house architectural guidelines, in the above paragraph.

**Phase 3C Supplement**  
**to the**  
**Amended and Restated**  
**River Run Architectural Committee**  
**Rules and Regulations**

**Article I**  
**Introduction**

Residents of Phase 3C wish to preserve the unique and original appearance of the Phase 3C neighborhood. Residents desire that the River Run Architectural Committee be guided by this supplement in considering proposals for modifications to structures and landscaping in Phase 3C.

**Article II**  
**House Architectural Guidelines.**

- a. Construction: Houses in Phase 3C will be wood siding, or a product that simulates wood siding that is specifically approved by the River Run Architectural committee. Aluminum siding and vinyl siding are prohibited.
- b. Color: Houses will maintain, as much as possible, colors that equal the colors of the original Springbrook Collection. This can be described as light earthtones, beige, for example. Trim, fascia, and window boxes must be shades of black. Proposed changes in color must be approved by the River Run Architectural Committee, which will be guided by this section.
- c. Lighting fixtures: Original globe lights are approved and can be replaced by down-pointing light fixtures, black in color. Exterior lighting, including back security lighting, cannot glare into the yard of neighbors.
- d. Mailboxes: Mailboxes will be black boxes on black posts.

**Article III**  
**Fence Architectural Guidelines**

- a. Construction: Front fences and gates, and back fencing, must be maintained in the original style of rough cedar horizontal planks between vertical 4" x 4" square posts. Aluminum and vinyl fencing is not permitted. Back fencing, however, may be modified from the original style with the approval of both homeowners on either side of the fence to be modified, and with approval of the River Run Architectural Committee. The River Run Architectural Committee will acknowledge that Phase 3C's original fencing does not comply with the fencing requirements as stated in the Amended and Restated River Run Architectural Committee Rules and Regulations.
- b. Color: Front fences, gates, and rear fences cannot be painted. Fences and gates may be stained in natural, earthtone colors.

**Article IV**  
**Landscaping Architectural Guidelines**

- a. Landscaping improvements and changes must be proposed to and approved by the River Run Architectural Committee, as their process directs.
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