

# **ARCHITECTURAL RULES AND GUIDELINES**

## **BANBURY MEADOWS**

### **SUBDIVISION**

#### GENERAL INTRODUCTION

Article XI of the Master Declaration of Covenants, Conditions and Restrictions for Banbury Meadows Subdivision (CC&Rs) provides for the Architectural Committee to review plans and specifications for all improvements constructed upon a lot that are visible above ground (see Sections 3.1, 3.29, and 4.1.2 of the CC&Rs). The CC&Rs also provide that the Architectural Committee may establish rules and guidelines that set forth procedures for the required content of applications and plans submitted for approval. Provisions incorporated herein reference Article XI of the CC&Rs.

The review and approval or disapproval of plans submitted may be based upon the following factors: design and style elements, mass and form, topography, setbacks, finished ground elevations, architectural symmetry, drainage, color, materials, including approved material, physical or aesthetic impacts on other properties, including common areas, artistic conformity to the terrain and other improvements on the property, and any and all other factors which the Architectural Committee, in its reasonable discretion, deems relevant. The requirements for the approval of the architectural design shall apply only to the exterior appearance of the improvements. The architectural rules are not intended to serve as authority for controlling the interior layout or design of residential structures, except to the extent incidentally necessitated by use, size, and height restrictions.

#### GOVERNING PHILOSOPHY

The Banbury Meadows Homeowner Association (“Association”) recognizes the value of maintaining and promoting a community environment suitable for all families regardless of race, color, religion, sex, handicap, familial status, or national origin. The Association is therefore dedicated to fostering an open and welcoming community for all families. To meet this goal, the Association must ensure that its homeowners do not use their individual properties in a manner that discourages or limits the use and enjoyment of other homeowners' property. Further, it is essential that each homeowner do his or her part to avoid detracting from the overall aesthetic quality expected of the neighborhood's residents in general. The Association understands that flexibility and compromise are essential to achieving these goals. To this end, the Association is committed to developing a set of objective procedures to govern the decision-making process for permitting variances to the Association's Master Declaration of Covenants, Conditions and Restrictions (“CC&Rs”). In addition to establishing a fair and consistent process for deciding variances, the Association shall endeavor to consider each request for a variance impartially and justly, regardless of race, color, religion, sex, handicap, familial status, or national origin.

## Review Policy

- The Architectural Review Committee (“ARC”) shall be comprised of five (5) members, none of whom may also serve on the Association's Board of Directors.
- The Board of Directors (“Board”) shall appoint the ARC.
- The ARC shall meet once a month or as needed to consider submitted ARC Request Forms. Once recommendations have been made, the ARC shall present them to the Association's board. The Board shall vote on the ARC’s recommendations. Once the Board has voted on the ARC’s recommendations, it shall provide written notice to the homeowner.
- Once the homeowner is notified of the Board’s decision, the ARC is responsible for ensuring compliance with the CC&Rs.
- No request for an exception to the CC&Rs will be granted unless it is submitted on the Architectural Review and Approval Form. The ARC is responsible for ensuring that each homeowner receives the Form.
- The ARC and the Board agree to consider the following criteria when deciding to grant/deny an exception to the CC&Rs:
  - Color
  - Style
  - Size
  - Location
  - Appropriate screening

Considering the above criteria, the intent is to ensure that any exception to the CC&Rs conforms to and is compatible with the homeowner’s residence, the surrounding environment, and the neighborhood at large. In addition to considering the above criteria, the ARC may also weigh the neighbors’ opinions. However, the neighbors' opinion is not dispositive on whether an exception is granted. *[From “Governing Philosophy to here, adopted 13th of November 2006 by the Banbury Board of Directors.]*

## PROCEDURES

The Architectural Review Committee (“ARC”) will meet on the first Monday of each month or at such other time as the Committee may designate.

The Architectural Review Committee approval does not waive or modify any code requirements from the City of Eagle or any other governmental agency.

**Submittal:** All Architectural plans and request forms must be sent to Alliance Management Partners, LLC, 1520 E. Heritage Park St, Suite 125, Meridian, ID 83646

Setbacks and building elevations must conform to all applicable governmental laws and regulations (Sections 4.1.3 and 4.1.4 of the CC&Rs). The ARC, Board of Directors, and Association shall have no liability arising from the approval of any plans, setbacks, heights, or building elevations that do not conform to applicable laws and regulations.

**Approval:** The ARC will use its reasonable efforts to promptly respond with approvals, evaluations, and conditions to submitted plans. If the homeowner wishes to make modifications after approval, they must resubmit plans to the ARC and obtain approval for

all modifications before any changes are made. Projects started or completed before submitting an ARC Application must still be reviewed by the ARC and approved by the Board. Applications submitted after the fact are still subject to changes, adjustments (and possible disapproval) based on the final review and findings of the ARC and Board of Directors.

### SPECIFIC DESIGN CONSIDERATIONS

**Roofs:** Roofing material shall be compatible with surrounding homes and should be Owens Corning TruDefinition Duration in Onyx Black or Driftwood. Alternative roofing material will be architectural and laminate in construction, comparable in color, warranty, style, and grade. Alternative manufacturers include, but are not limited to, Malarkey, Pabco, Tamko, Certaineed, GAF (Barkwood), and IKO Cambridge Cool Plus. The homeowner shall verify and submit to ARC for approval the roof brand color and quality prior to installation. Homes are to have a roof pitch of not less than 5/12 or as approved by the ARC. The ARC may consider a variance of roof pitches on porches and patio covers.

**Chimneys:** Exterior surfaces of chimneys are hardboard lap siding, stucco, wood, stone, or brick.

**Roof Metals:** All metal flashing, chimney caps, roof jacks, and other miscellaneous roof metals shall be painted to blend with other roof materials.

**Exterior Walls and Trim:** No cottage lap siding or vinyl siding is allowed. Minimum true-lap siding of 8" exposure or less is preferred. Board and bat must be tied to the architecture and will be scrutinized by the ARC. An optional 12" Belly Band may be included on stucco elevations; window trims or other enhanced detail is required. Wainscoting and masonry-type "belly bands" will not be allowed unless the ARC deems it warranted based upon compatibility with the overall design. Stucco cannot be used as an accent (Columns, column corners, etc.); however, the ARC will consider brick (no false brick), rock, or synthetic rock. Any masonry wraps of at least 2' on the front must be included in the inside elevation on a corner lot. For subdivisions 6 and 7, a hard surface is required on all four exterior sides of the home (brick, stone, stucco, or a combination).

Colors shall be compatible with the surrounding homes.

**Soffits:** Metal soffits are acceptable.

**Fascia:** Fascia must be a minimum of 1-1/4" X 8" (tru-lap).

**Windows and Doors:** Wood, white, and bronze-clad and bronze-anodized metal are approved for windows, door frames, skylights, and garden windows. Mill-finished aluminum windows are not acceptable. The ARC must approve garage doors with windows.

**HVAC Units:** They will be screened from the street and the Golf Course with a permanent wall to match the house or 4' evergreen shrubberies.

**Gutters and Downspouts:** All gutters and downspouts are to be continuous and shall be colored to blend with the surface to which they are attached.

**Lighting:** No yard lights are permitted. Soffit or low-voltage decorative lighting is permitted, subject to the review and approval of the ARC and Board.

**Mailboxes and Posts:** The postal service has determined the location of mailboxes. The HOA has established the standards and mailbox/post specifications to assure uniformity, and only these standards and mailboxes are to be used.

**Service Yards:** Garbage cans, trash containers, firewood areas, and all other improvements are to be screened so they cannot be visible above ground from the street or surrounding houses. Consideration shall be given to placing all heat pumps, compressors, or non-generating equipment so that they are not a nuisance to the surrounding properties.

**Landscaping:** A landscaping plan must be submitted to the Banbury Meadows Homeowner's Association ARC for written approval before the initiation of construction.

**Sod:** All yard area must be sodded unless the ARC grants a variance.

### **Landscaping Minimums subdivisions 1 to 4**

#### Front Yard:

- Sodded
- 3 2" caliper trees
- 5 5-gallon shrubs
- 5 1-gallon shrubs

#### Side Yard:

- Sodded
- 5 5-gallon shrubs
- 5 1-gallon shrubs

Rear Yard: A rear yard is defined as all areas from the back plane of the house.

- Sodded
- 3 2" caliper trees (including at least 1 evergreen/minimum 6' tall)
- 5 5-gallon shrubs
- 5 1-gallon shrubs

### **Landscaping Minimums subdivisions 5 and later**

Total sod and sprinklers – pressurized irrigation provided to lot

#### Front Yard:

- 2 Class I trees
- 1 Class II tree (minimum 2.5 caliper)
- 10 5-gallon shrubs

#### Rear Yard:

- 1 Minimum 6 ft evergreen tree
- 1 Class I tree
- 1 Class II or Class III tree  
N/A- The Villas
- 5 5-gallon shrubs

#### Side Yard

- 5 5-gallon shrubs  
N/A- The Villas

The Air Conditioner unit must be screened from the street and the golf course. If it is not already permanently screened with a wall, incorporate 4' evergreen shrubberies into the landscape plan.

**Fencing:** All rear yard fences that abut the golf course, including fairways, lakes, tee boxes, and greens, shall be of non-view obstruction design and construction. All rear yard fences abutting the golf course must be approved by the ARC and by the record owner of the golf course and are subject to the specific fence requirements under Section 4.1.8 of the CC&Rs. Black wrought-iron-style fencing made from wrought iron, aluminum, or steel is the only approved fencing material and color. Fencing may not extend past the house's front plane or the home's side plane if on a corner lot. **White vinyl fencing is permitted in Subdivision 1 only** [9/15/2005].

These architectural rules shall not be construed as modifying, amending, or otherwise varying the terms and conditions of the CC&Rs and the Supplemental CC&Rs adopted from time to time. These Rules and Guidelines are subject to modification from time to time. The ARC will make reasonable efforts to notify homeowners of any significant material changes in these guidelines and rules.

## SOLAR ENERGY POLICY

**Purpose:** This establishes the policy and architectural considerations that must be used by Homeowners/Members regarding Solar Energy improvements within Banbury Meadows.

**Location:** This policy applies to all homes within Banbury Meadows, Eagle, Idaho.

**Architectural Review Committee (ARC) Application:** Homeowners must submit an ARC Application (at least 30 days prior to the date work is to commence) to the Association's Management Company (DSI) requesting approval for any proposed solar energy improvement. The ARC Application can be found on the Banbury Meadows or DSI website.

**Solar Energy Policy and Architectural Considerations:** The design and placement of a solar system should consider the preferred location of the system on the home and adjoining neighboring homes.

Solar collectors and associated hardware shall be an integral part of the design of the house and shall not have a "tacked-on" appearance.

Placement of the solar collectors should consider the impact of glare on neighboring outdoor living spaces.

Passive solar systems are preferred.

All solar tubes, skylights, solar power panels, or other solar devices mounting hardware, pipes, conduits, and cabling shall be painted to match the house color schemes or treated to eliminate reflective glare.

The preference is for roof-mounted solar panel systems to be on the back side of the house, garage, or patio roof, where the panels are not visible from the street in front of the house.

Roof-mounted solar panels are permitted to be on the visible street front side if the installation is oriented to the South, or within forty-five (45) degrees East or West of due West. For installation oriented other than directly South, it is the homeowner's responsibility to provide a survey or other acceptable documentation regarding compliance with the forty-five degrees East or West of due South restriction.

Solar panels mounted on existing roofs shall be installed so that the panels are flush-mounted, parallel to the roofline, conforming to the slope of the roof.

The solar panels, wiring, conduits, or any exposed parts shall not be higher than the roof peak.

Solar panels with black back-sheets are preferred. The dark back-sheet minimizes the visibility of the lines in the solar panel.

Any panel frames, support brackets, visible piping, or wiring shall be painted to coordinate with the roofing material and house color.

Ground-mounted solar panels shall be avoided whenever possible. Ground-mounted solar panels shall only be installed in the rear yard of homes with solid “privacy” fencing. This type of equipment is not authorized in yards with open wrought iron fences.

No portion of any ground-mounted unit may exceed five feet in height from to ground below it.

Ground-mounted solar collectors shall be within setback lines in accordance with City of Eagle Building Codes, not within any utility easements or other easements, and must be concealed from the neighbor’s view to the extent reasonably possible.

No ground-mounted devices or their components should be affixed to a block wall or wood fence.

**Compliance:** The Board of Directors and ARC are responsible for ensuring the above considerations and guidelines are followed to maintain and enhance the Banbury Meadows community.

Approved 03/09/26

  
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Banbury Meadows Board of Directors/President

03/09/2026