



Supplemental Design Guidelines of Somerset Farms Homeowners Association

The following Supplemental Design Guidelines (“Supplemental Guidelines”) are adopted by Somerset Farms Homeowners Association, Inc. (“Association”) as provided by Sections 6.7 and 10.2 of the Second Revised and Restated Declaration of Covenants, Conditions and Restrictions of Somerset Farms recorded on April 9, 2015, as Instrument No. 2015-028873, records of Ada County, Idaho (the “CC&Rs”). These Supplemental Guidelines shall be effective upon adoption by the Board of Directors of the Association upon mailing and/or delivery of a copy of the same to the Members of the Association. Except as otherwise provided herein or required by the context hereof terms used in these Supplemental Guidelines that are defined in the CC&Rs shall have the defined meanings when used these Supplemental Guidelines. The Supplemental Guidelines are in addition to and/or supplemental to the design guidelines set out in the CC&Rs and are not in lieu of the requirements of the design guidelines in the CC&Rs.

1. PURPOSES OF DESIGN GUIDELINES AND SUPPLEMENTAL GUIDELINES

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

2. APPROVAL REQUIRED

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

2.2. APPROVAL NOT REQUIRED.

The following items shall not be considered improvements and shall not require approval by the AC:

2.2.1. Basketball standards, batting cages and other sports equipment that, in the sole opinion of the AC, has no negative impact on surrounding property values or other Owners’ quiet enjoyment of their Lots. Portable Basketball Hoops may not be used in the street.



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3. APPLICATIONS - ACTION BY AC

3.1. Applications. Applications for approval by the AC shall be submitted via email to the Association. Applications shall consist of any drawings, plans, and details necessary and can be emailed to somersetfarmseagle@gmail.com, or hand delivered to a Board Member. Each application shall be reviewed by a member of the AC or another person designated by the AC to determine if the application is complete and sufficient for review and approval by the AC as provided in these Supplemental Guidelines. If the application is not complete or sufficient, the reviewing person shall notify the applicant of the deficiencies and the application shall be completed before action will be taken by the AC.

3.2. Regular Meetings of AC. The AC shall meet as necessary. The AC may informally approve Improvements covered by applications as provided in Section 3.3 of these Supplemental Guidelines without holding a meeting of the AC. However, an application will not be denied or rejected by the AC without consideration by all members of the AC. An applicant will be given notice of the meeting of the AC at which its application will be considered and the applicant shall be entitled to attend the meeting of the AC at which its application will be considered.

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

4. DWELLINGS

4.1 Dwelling Size. No dwelling shall be less than 2,400 square feet in size not including garages and porches. No less than 1,800 of this square footage shall be on the main floor.

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

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

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

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

4.6 Roofing/New or Replacement. Roof design, roof materials, and color palettes must be consistent with the original home construction, existing buildings and include a pleasing relationship to the street and to its adjacent structures when viewed from all directions.

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



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5. FENCING

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

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

5.3 Fence Style. The perimeter fence installed by the Declarant will be black wrought iron approximately four-feet tall. **Owners may install either of these Pre-Approved fences on their Lots subject to the restrictions set forth herein with the exception of Block 3 Lots 3,5,14,15 and 16 which border the common area at the south end of the subdivision. The Pre-Approved Wrought Iron fence is the only fence approved for the lot line that borders this common area. No other fence styles or colors may be installed in the community without AC approval.**

6. LANDSCAPING

6.1. Initial Landscaping. Owners shall install AC-approved initial front, side and back- yard landscaping, including the park strip between the sidewalk and the curb, prior to occupancy of the home, weather permitting. Prior to occupancy Owner shall plant and then perpetually maintain at least one street tree in the park strip in front of his/her Lot of a variety and caliper (not to exceed 3”) designated by the Declarant. Any modifications of or additions to the initial landscaping by the Owner will require approval of the AC and shall meet the requirements of the CC&Rs. Replacement of dead or dying landscaping materials and replanting of annual landscaping materials with similar materials shall not be considered modification of landscaping.

However, removal of landscaping materials without replacement with similar materials shall be considered modification of existing landscaping.

7. YARD LIGHTS

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

8. MAILBOXES

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

9. RV and TRAILER PARKING

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



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above the fence are required to be covered with an OEM style cover during the winter months (November through March). RV/Trailer covers will be properly fitted and secured with straps, must be neat in appearance and neutral in color.

9.2 RVs and trailers will be permitted to be temporarily parked in the driveway for up to 72 hours. Movement of the trailer or RV from the driveway to the street and back to avoid the 72-hour rule will not be permitted.

10. LOT DRAINAGE

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

11. GARBAGE

11.1 Garbage cans and yard waste will not be put out on the curb until the evening before or the day of garbage collection.

12. BASKETBALL HOOPS

12.1 Portable Basketball Hoops may not be used in the street.

13. SOLAR PANELS/COLLECTORS

13.1 INTRODUCTION:

The Somerset Farms Subdivision Home Owners Association (HOA) recognizes there is a growing need and desire to be "green". Making improvements to your home that allow the use of devices such as solar panels or collectors can be beneficial to residents and the environment. Due to recent changes in Idaho Law, and specifically Idaho Code §55-115, which was effective July 1, 2019, the Association has updated the HOA's solar guidelines. The HOA Board has implemented the following to give direction to residents regarding the installation of alternative energy devices.

The guidelines contained herein are intended to provide guidance and direction for those homeowners seeking to install solar panels and solar collectors, within the context of Idaho Code §55-115. Homeowners who desire to install other alternative energy systems on the exteriors of their homes or on their Lots must request approval from the Architectural Committee (the "AC"), who will review each application on a case-by-case basis, in accordance with the authority granted to it by the CC&Rs.



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13.2 GUIDELINES:

The following guidelines will be taken into consideration as the AC reviews each request:

Solar panels or collectors shall only be installed on the roof of a home, garage, or shop. Solar panels or collectors mounted on separate installations shall not be allowed.

Solar panels or collectors may only be mounted on roofs in a manner and location that allows for orientation to the south, or within forty-five (45) degrees east or west of due south.

Solar panels or collectors shall be flush mounted, following the roof line or set into the roof itself. All Solar panels or collector applications must show a low-profile design and be less than four (4) inches raised and parallel to the shingled roof.

Solar panels or collector frames, support brackets, and any visible piping or wiring that service the panels or collectors shall be painted or colored to coordinate with the roofing material of the home.

Any exposed conduit may not be placed on the roof, must be ran through the home attic (unless written consent is given by the HOA AC).

Any exposed conduit running along the side of the home must be painted to match the color of the side of the home.

Solar panels or collectors shall be grouped tightly together as much as possible to keep from looking like a patch work.

Solar panels or collectors must be black on black and non-reflective. Style and color of panels must be approved by the HOA AC.

The installation of all Solar panels or collectors must comply with the building code of the City of Eagle.

13.3 APPLICATION:

Prior to the installation of any solar panels or solar collectors, an Owner must submit an application for review and approval to the Architectural Committee (AC) on a Form available through the Subdivision's website at: <https://www.somersetfarms.net>; or by emailing a request for the form to Somersetfarmseagle@gmail.com. To the extent appropriate, each application will be viewed individually, as it is unique to that home and location.

All applications for the installation of Solar panels or collectors must include the following, in order to be considered:

- A) A color schematic and/or simulated image of the finished installation;



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B) A plan sheet layout containing the location, orientation, and number of collectors, location and detailed means of attachment to the roof, and location, orientation, and color/materials of all exterior components must be shown;

C) Proposed panel information and color, for panels, frames, brackets, wiring, etc. (including specifications data sheets, manufacturer’s installation instructions/guidelines, and any and all product warranties.)

The AC has the discretion to deny an application if an owner fails to comply with any applicable building codes and permit requirements.

Amendments & Change Log

<u>Date</u>	<u>Section Changed</u>	<u>Changed Text</u>
02/25/22	Document Conversion	Previous PDF version of Supplemental Design Guidelines Was scanned, converted to MS Word Document with ABBYY Fine Reader application. Converted Document to allow for Key-Word Searching and ability to easily update document as necessary.
02/25/22	Section 2.2 Approval Not Required	Clarified section with the addition of verbiage from section 12.1
02/25/22	Added Section 13 Solar Panels/Collectors	Added Section 13 clarifying Solar Panel/Collector installation.
02/25/22	Inserted Section 4.6 Roofing/New or Replacement	Inserted clarification on new or replacement roofing design, roofing materials, and roofing color.
02/25/22	Added RV/Trailer OEM Cover Requirement	Updated Section 9.1, added RV/Trailer OEM cover requirement for winter months. Split Section 9.1 into 9.1 and 9.2 for clarification.
02/25/22	Added Section 9.2	Section 9.2 spilt out of Section 9.1 for clarity.
02/25/22	Amendments & Change Log	Added *Change Log Information to Supplemental Design Guidelines.

*Change – Added Log to provide a history of changed to Supplemental Design Guidelines.