



Design Guidelines

TABLE OF CONTENTS

1.	INTRODUCTION AND DESIGN GOALS	1-1
1.1	Introduction to Design Guidelines	1-1
1.2	Design Goals	1-1
1.2.1	Visual Quality	1-1
1.2.2	Consistency	1-2
2.	WOODBIDGE COMMUNITY DESIGN COMMITTEE	2-1
2.1	Design Committee Membership	2-1
2.2	Selection of Design Committee Members	2-1
2.3	Functions of the Design Committee	2-1
2.4	Meetings	2-1
2.5	Adoption of Rules and Regulations/Amendment of Design Guidelines	2-1
2.6	Non-Liability of Design Committee Members	2-1
3.	GENERAL DESIGN GUIDELINES	3-1
3.1	“Period” Architecture	3-1
3.2	Roof Styles	3-1
3.3	Openings and Projections	3-1
3.4	Solar Considerations	3-1
3.5	Exterior Appearance	3-2
3.5.1	Consistency of Color and Materials	3-2
3.5.2	Choice of Color	3-2
3.5.3	Exterior Walls and Trims	3-2
3.5.4	Reflective Glare	3-2
3.5.5	Windows	3-2
3.5.6	Window Treatments	3-3
3.5.7	Roofs	3-3
3.6	Privacy Screens	3-3
3.7	Horizontal and Vertical Offsets	3-3
3.8	Scale and Proportion	3-3
3.9	Fascias and Rafter Tails	3-3
3.10	Roof and Attic Vents	3-4
3.11	Material Changes	3-4
3.12	Joints in Siding Materials	3-4
3.13	Garages	3-4
4.	SPECIFIC DESIGN GUIDELINES	4-1
4.1	Building Height	4-1
4.2	Driveways	4-1
4.3	Parking	4-1
4.4	Miscellaneous Design Issues	4-1
4.4.1	Chimneys	4-1

4.4.2	Chimney Caps	4-1
4.4.3	Utilities	4-1
4.4.4	Heating and Cooling Systems	4-2
4.4.5	Mechanical Projections from Roof	4-2
4.5	Accessory Buildings	4-2
4.6	Service Yards	4-2
4.7	Exterior Lighting	4-2
4.8	Gutters and Downspouts	4-3
5.	LANDSCAPE DESIGN GUIDELINES	5-1
5.1	Front Yards	5-1
5.1.1	Ground Plane	5-1
5.1.2	Trees	5-1
5.1.3	Shrubs	5-1
5.2	Rear Yards	5-1
5.2.1	Rear Yards	5-1
5.2.2	Ground Plane Rear Yard	5-2
5.2.3	Trees	5-2
5.2.4	Shrubs	5-2
5.2.5	Grading	5-2
5.3	Side Yards	5-2
5.3.1	Side Yards	5-2
5.3.2	Shrubs	5-2
6.	MISCELLANEOUS AND EXTERIOR GUIDELINES	6-1
6.1	Solar Encroachment	6-1
6.2	Outdoor Furniture and Detached Structures	6-1
6.3	Decks, Patio Covers and Trellises	6-1
6.4	Fencing	6-1
6.5	Signs	6-2
6.6	Basketball Hoops	6-2
6.7	Numbers	6-2
6.8	Antennae	6-3
7.	WOODBRIIDGE COMMUNITY DESIGN REVIEW PROCEDURES	7-1
7.1	Design Review Process	7-1
7.2	Pre-Application Conference	7-2
7.3	Group Design Approval	7-2
7.3.1	Group Design Preliminary Design Review Procedure	7-2
7.3.2	Group Design Final Design Review Procedure	7-2
7.3.3	Group Design Application Fee	7-2
7.4	Preliminary Design Review Submittal	7-3
7.4.1	Proposed Site Plan	7-3
7.4.2	Schematic Floor and Roof Plans	7-3
7.4.3	Schematic Elevations	7-3

7.4.4	Preliminary Design Review Application Fee	7-3
7.5	Preliminary Design Review	7-3
7.6	Preliminary Design Review Meeting	7-3
7.7	Appeal	7-4
7.8	Final Plan Review	7-4
7.8.1	Landscape Plan	7-4
7.8.2	Site Plan	7-4
7.8.3	Building Elevations	7-5
7.8.4	Floor Plans	7-5
7.8.5	Roof Plan	7-5
7.8.6	Three Dimensional Representations	7-5
7.8.7	Exterior Lighting	7-5
7.8.8	Exterior Colors and Materials	7-5
7.8.9	Staging Area	7-5
7.8.10	Construction Schedule	7-6
7.8.11	Submittal Form	7-6
7.8.12	Fee	7-6
7.9	Final Design Review	7-6
7.10	Final Design Review Meeting	7-6
7.11	Final Design Approval	7-6
7.12	Revision	7-7
7.13	Resubmittal of Plans	7-7
7.14	Accuracy	7-7
7.15	Appeals Procedure	7-7
7.16	Subsequent Changes	7-7
7.17	Inspections	7-8
7.18	Notice to Comply	7-8
7.19	Notice of Completion	7-8
7.20	Right of Waiver	7-8
8.	CONSTRUCTION AND BUILDING REGULATIONS	8-1
8.1	Construction Staging and Conduct	8-1
8.2	Excavation	8-1
8.3	Construction Activity Times	8-1
8.4	Construction and Landscaping Schedule	8-1
8.5	Construction Trailers and Temporary Structures	8-1
8.6	Sanitary Facilities	8-2
8.7	Damage Repair and Restoration	8-2
8.8	Violations	8-2

INTRODUCTION AND DESIGN GOALS

WOODBRIIDGE COMMUNITY DESIGN GUIDELINES

These Woodbridge Community Design Guidelines (“Guidelines”) are promulgated effective this 15th day of February, 2001, pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Woodbridge Community (“Master Declaration”). These Guidelines replace and supersede all previous design guidelines.

1. INTRODUCTION AND DESIGN GOALS

1.1 Introduction to Design Guidelines.

These Guidelines have been created to assist homeowners and builders in designing and constructing homes of lasting value that will preserve the character of Woodbridge and enhance property values. The Guidelines are not meant to limit the imagination, creativity or personal needs of the individual homeowner or builder; rather, they are intended as a means to protect the special qualities of Woodbridge. Individual design is encouraged.

The Guidelines shall be administered and enforced by the Woodbridge Community Design Committee (“Design Committee”) in accordance with procedures set forth in the Master Declaration and this document. All capitalized terms not defined herein shall have the same meaning as set forth in the Master Declaration. The following Guidelines have been adopted by the Design Committee and may be amended from time to time by the Design Committee. Before submitting plans, builders, homeowners or their representatives are required to obtain a copy of the most current Guidelines.

The Guidelines have been established pursuant to Section 5.3 of the Master Declaration. In the event of any conflict between these Guidelines and the Master Declaration, any supplemental declaration, or the Articles of Incorporation or Bylaws of the Master Association, the provisions of the Master Declaration, any supplemental declaration, or the Articles of Incorporation or Bylaws of the Master Association shall govern and control.

1.2 Design Goals.

Two main principles shall govern the decisions of the Design Committee and guide all future design and building at Woodbridge.

1.2.1 Visual Quality: “Visual Quality” is the primary goal of the Design Committee. To achieve a high quality community image, both the overall building appearance and its details should convey a sense of solid, lasting construction. The Design Committee will discourage facade treatments that are associated with

impermanent, sub-standard construction materials or techniques. If inexpensive materials are used, the Design Committee expects that every effort will be made in both design and construction detailing to “ennoble” the effect of the materials. Regardless of the quality of the material used, tacked-on, veneer-type facade treatments will be strongly discouraged by the Design Committee, as will blatant expressions of cost-cutting methods, such as overly thin fascia boards, exposed rafter tails or untrimmed doors and windows (unless required by the design to obtain a legitimate and consistent architectural aesthetic).

1.2.2 Consistency: The other goal of the Design Committee will be to achieve a quality community image through continuity of overall layout and design as the units relate to each other and a high level of consistency of design throughout all exterior surfaces of each unit.

The Guidelines detail how these goals are to be met within Woodbridge. The implementation of these Guidelines, in conjunction with the Master Declaration and the Project Documents, will ensure that the goals are met.

**WOODBRIAGE COMMUNITY
DESIGN COMMITTEE**

2. WOODBRIDGE COMMUNITY DESIGN COMMITTEE

2.1 Design Committee Membership.

The Design Committee will consist of three (3) to five (5) members as set forth in the Master Declaration. The Design Committee may, at times, consist of two committees: one to review initial Improvements and one to review all subsequent Improvements. Members of the Design Committee need not be Owners within Woodbridge.

2.2 Selection of Design Committee Members.

The members of the Design Committee shall be selected as set forth in Section 5.1 of the Master Declaration.

2.3 Functions of the Design Committee.

The Design Committee shall i) consider and act upon such proposals or plans submitted to it in accordance with these Guidelines; ii) amend these Guidelines as appropriate; and iii) perform all duties assigned to it by Grantor in the Master Declaration.

2.4 Meetings.

The Design Committee will meet as needed to properly perform its duties in a timely manner. The Design Committee will keep and maintain records of its meetings and all actions taken at those meetings.

2.5 Adoption of Rules and Regulations/Amendment of Design Guidelines.

The Design Committee, by majority vote, may adopt, amend or repeal rules and regulations to interpret, supplement or implement the Guidelines. In addition, the Design Committee, by majority vote, may modify the Guidelines or modify the application of the Guidelines as they apply to future development of the Property. All such rules, regulations or modifications shall become a part of the overall Guidelines. Owners are responsible for obtaining the most current copy of the Guidelines.

2.6 Non-Liability of Design Committee Members.

Approval by the Design Committee does not assure the approval of the Improvements by

any appropriate governmental or quasi-governmental agency, board or commission. Neither the Design Committee nor any of its members shall be responsible or liable to any Association or to any person, Owner or Grantor with respect to any loss, liability, claim or expense which may arise by reason of any approval or denial of any Improvements. The Design Committee shall not be responsible in any manner for any defects in any plans or specifications submitted, revised or approved, nor for any structural or other defects in any work done according to such plans and specifications.

GENERAL DESIGN GUIDELINES

3. GENERAL DESIGN GUIDELINES

The following Guidelines set forth the standards for homes and other Improvements to be constructed on each Lot within Woodbridge (“Homesite”), including appearance, height, color and materials.

3.1 “Period” Architecture.

Applicants are not encouraged to submit designs imitating “period” architectural styles (Georgian, Tudor, etc.) except in those zones of Woodbridge that are devoted to custom Homesites. The Design Committee will also discourage the putting of elements of “period” architecture into the design of dwellings that are in all other respects inconsistent with the elements proposed. A submittal imitating a “period” style is expected to be an authentic representation of the original style and to be consistent with that style from all views. The Design Committee is not opposed to designs evoking “period” styles, but the applicant should be aware that - as with designs based on more contemporary styles - the Design Committee will be looking for evidence of a clear intent as well as consistency within the context established by the design.

3.2 Roof Styles.

All roof styles are allowed, depending upon the designer’s ability to produce visual quality. As with the design of the house as a whole, the design communicated by the style of the roof should remain consistent from all views. In general, roof styles should not be mixed.

3.3 Openings and Projections.

Large blank walls should be avoided where such walls are visible from streets, Common Areas and Restricted Areas. Large gable ends of two story houses should be broken with projections or recesses rather than windows alone where visible from streets, Common Areas and Restricted Areas. Around windows and doors, projections or recesses are preferred to windows cut into the surface of the wall. Windows with a definitely visible trim surround are preferred to windows with no trim. In all events, however, any projections on a house shall not encroach upon the City of Meridian’s setback requirements.

3.4 Solar Considerations.

Designers should consider passive solar opportunities in designing a Homesite plan. Design and siting of a house should take into account the solar space of neighboring houses, e.g., minimizing structure height near the north property line when a building site lies to the north.

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

Collector types shall be submitted for review by the Design Committee in the early stages of the planning of the house to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

3.5 Exterior Appearance.

3.5.1 Consistency of Color and Materials: 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.

3.5.2 Choice of Color: Exterior colors of residences and other Improvements must harmonize within themselves and be harmonious with their surroundings. All colors are subject to approval by the Design Committee; however, the Design Committee shall make all efforts to encourage diversity in color schemes appropriate to the architectural style. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials.

3.5.3 Exterior Walls and Trims: Wood (natural or treated with semi-transparent stains), painted hard board, local stone and brick are preferred for exterior walls and trims. However, the Design Committee may consider faux stone and other exterior surface materials as may be aesthetically consistent with the overall design of the Improvement and with Improvements on adjacent Homesites.

3.5.4 Reflective Glare: All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare.

3.5.5 Windows: Consistency in type, style, trim and the proportion of window areas is a key focus of the Design Committee. The relative sensitivity or inattentiveness of the designer is often revealed by the window treatment. Consistent with the goal of achieving “visual quality” in Woodbridge, the Design Committee will discourage designs showing windows of differing styles and types scattered over the house. In general, the window treatment should be approached as a theme that can be treated with variations, rather than regarding each window separately from all the other windows.

3.5.6 Window Treatments: All draperies and window coverings shall be of materials and colors which harmonize with the surroundings and shall be chosen in consideration of neighbors and neighboring views.

3.5.7 Roofs: Wood shakes and shingles, slate and concrete tiles shall be the only approved roof materials unless specifically approved by the Design Committee. Provided, however, if an entire neighborhood maintains a consistent grade and material of the same color, a high quality asphalt shingle may be approved. In approving design plans, the Design Committee shall attempt to ensure that all roofs within a single neighborhood are the same color and material, except for the custom Homesites in Neighborhood E which may vary from home to home subject to the Design Committee's approval.

3.6 Privacy Screens.

The preferred privacy screen is one which is treated as an architectural extension of the house, both in its design and in its materials, rather than as a separate and unrelated element.

3.7 Horizontal and Vertical Offsets.

It is usually more effective in achieving the effect of a substantial edifice to have fewer but larger horizontal and vertical offsets rather than a series of small jogs. This design "trick" is at the heart of the goal of the Design Committee: to encourage the achievement through sensitive design of the appearance of greater quality at lesser cost.

3.8 Scale and Proportion.

The Homesites at Woodbridge are not sized for "estate" homes and it is important that the homes not be over scaled. Finished streetscapes should not create the impression of oversized homes pushing too hard against the street. Continuous ridge lines therefore should not exceed approximately half the frontage width. Changing the ridge directions or using offsets or major roof projections should be used to break roof lines.

Proportion is a somewhat subjective issue, but the designer should be aware that the Design Committee will consider proportion in its review of overall design plans.

3.9 Fascias and Rafter Tails.

Rafter tails shall be covered with a quality fascia board unless otherwise permitted to conform with the overall architecture style of the home.

3.10 Roof and Attic Vents.

Roof and attic vents shall be shown on the building elevations. Roof vents shall be painted to match the roof and located on the opposite of the adjacent street(s). The type, size and proposed design shall be clearly shown. Failure to show how the attic or roof joist spaces are to be vented may be cause for rejection of the submittal.

3.11 Material Changes.

To avoid a tacked-on, low-quality, thin veneer look, material changes should be made at an inside corner or at a major wall opening. Changes at outside corners should be avoided. Veneer treatments shall “wrap” corners with logical terminations that are a part of the design intent. The Design Committee will give special attention to this issue when it involves homes on corner Homesites where such changes are visible from the street.

3.12 Joints in Siding Materials.

Nearly every siding material requires joints of some type in order to extend across the area to be covered. The treatment of these joints provides important visual clues regarding the quality of its construction. The Design Committee will be looking carefully at the method of joint treatment proposed. For all except wood and masonry sidings, the type and placement of the joints and/or joint covers must be indicated on the drawings. No hard and fast rules can be given by the Design Committee to cover all situations, except to say that joint treatment (particularly expansion joints in stucco, batts and joint covers used with hardboard siding) must be integrated carefully into the overall design of the house.

3.13 Garages.

Seen from the street, the main living areas of the house should dominate the garage. The visual impression should be that of a house with a properly proportioned entry, not of a garage and driveway. Garages can be de-emphasized by (i) turning the garage 90 degrees to the street and providing landscaping for screening; (ii) allowing for living areas or porches to project in front of garage space; (iii) utilizing two single-car garage doors rather than one two-car garage door; and (iv) providing trellis work or other overhangs over the garage.

All Type A Homesites are restricted to a two-car garage unless a side-entry garage is used. Such two-car garage, however, may allow for more than two vehicles by stacking cars one in front of the other in a tandem configuration, unless otherwise approved by the Design Committee.

SPECIFIC DESIGN GUIDELINES

4. SPECIFIC DESIGN GUIDELINES

The following is a list of design and landscape guidelines which is intended to assist the home designer, Owner or builder in planning Improvements upon a Homesite, including without limitation, siting of Improvements, grading, landscaping and other outdoor amenities.

4.1 Building Height.

Building height limitations may be imposed by the Design Committee and/or contained within a Supplemental Declaration for a neighborhood 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.

4.2 Driveways.

Driveway cuts onto the adjacent street shall be limited to one (1) per Homesite, unless otherwise approved by the Design Committee. Homesites served by Common Driveway Lots shall take access off the Common Driveway Lot and not from the adjacent street unless otherwise approved by the Design Committee and any other applicable governmental or quasi-governmental entity having jurisdiction thereof.

4.3 Parking.

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

4.4 Miscellaneous Design Issues.

4.4.1 Chimneys: All exterior chimneys must be of wood, stone, brick or metal. A metal chimney must be of such color as to blend in aesthetically with the house and will be subject to approval by the Design Committee.

4.4.2 Chimney Caps: Chimney caps of purely utilitarian design shall not be allowed in Woodbridge. 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 Design Committee.

Other types of chimney caps may be approved upon application.

4.4.3 Utilities: All connections from trunk lines to individual structures must be

underground. Exposed plumbing and electrical lines are not allowed. Materials 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.

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 Design Committee. Utility meters and external mechanical equipment are to be screened from common areas, streets and neighboring properties. Utility meters and other external equipment shall be painted to match the material to which they are attached.

4.4.4 Heating and Cooling Systems: All interior and exterior heating or cooling systems must be screened from the view of neighboring properties, streets and Common Areas, and must be insulated to minimize the noise heard from adjoining properties.

4.4.5 Mechanical Projections from Roof: Insofar as possible, plumbing vents should be grouped on that face of the roof which is opposite the street approach to the residence. The Design Committee will expect to see a statement of this effect in the final drawings submitted to the Design Committee. Gas or other chimney flues or pipes protruding from the roof exceeding two (2) feet in height shall not be allowed. Such pipes shall be located in a chimney chase of design compatible to the architecture of the house. The location and design of these chases shall be shown on the final drawing submittal.

4.5 Accessory Buildings.

Only buildings to be used as temporary construction shelters may be erected on a Homesite prior to construction of the main residence building. Structures such as dog houses, tool sheds, etc., which are not appurtenant to the dwelling structures but are intended for permanent or semipermanent use, are not specifically prohibited, except as provided in the Master Declaration. Such structures are considered Improvements and are subject to Design Committee approval.

4.6 Service Yards.

Each resident must place garbage and trash containers, firewood, bicycles, motorcycles, and other like items of personal use where they will not be seen from the streets or neighboring home sites.

4.7 Exterior Lighting.

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 sixty (60) watts. Exterior lighting located other than at the front or street side of the house must be either a) indirect with the light source shielded and not visible or b) otherwise screened by landscaping or in such a manner that the visible light shall not pass beyond the boundary of the property on which the light is located. The purpose of this paragraph is to provide a neighboring property owner with the right at any time to insist upon and receive relief from an unshielded light fixture that may be found objectionable. 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 Design Committee. Flood lights and spot lights mounted on the exterior face of the house, on poles or in trees are prohibited. Colored lights or light sources shall be prohibited, except during the Christmas season. Ground-mounted flood lights for landscaping emphasis will be allowed under the rules applying to shielded fixtures. Notwithstanding the foregoing, the Design Committee may consider requests for exterior lighting not in conformance with these Guidelines for security purposes where a Homesite abuts a Common Area or where an Owner of a Homesite is otherwise prohibited from erecting a privacy fence.

4.8 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. Splash blocks for erosion control are requested.

LANDSCAPE DESIGN GUIDELINES

5. LANDSCAPE DESIGN GUIDELINES

5.1 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 Homesite. The following standards shall be followed when designing and installing the front yard landscaping, unless otherwise approved by the Design Committee.

5.1.1 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. Forty percent (40%) of the ground area may be planted with shrubs, groundcover, or utilized as an entry patio. Natural native bark product groundcover mulches are recommended to hold moisture and add organic matter to the soil. Cinders, gravel or rock do not break down and are therefore not allowed. All landscape boulders used to accent shall be of sufficient and appropriate size to properly compliment the landscaping plan.

5.1.2 Trees: All Homesites shall have a minimum of two trees located in the front yard, exclusive of any street trees which may be planted by Grantor. Required trees can be either deciduous trees which shall be a minimum of two inch (2") caliper measured at six inches (6") above ground plane or eight foot (8') evergreen trees of the columnar variety as approved by the Design Committee. With the exception of the common lot line street tree which may be provided by Grantor, trees shall not be planted closer than six feet (6') from the curb. Any tree planted that does not survive or which is not healthy shall be immediately replaced. Trees shall be planted in an informal pattern (approved by the Design Committee) with appropriate offsets from surrounding vegetation to create a proportioned landscape.

5.1.3 Shrubs: A minimum of eight (8) five-gallon shrubs and eight (8) one-gallon shrubs shall be planted in the front yard in a pattern approved by the Design Committee.

5.2 Rear Yards.

5.2.1 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 (10) 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. Another intent of rear yard landscaping is to insure an aesthetic transition from open rear yards to Common Areas, wetlands areas, Five Mile Creek or public open space. Accordingly, rear yard landscape zones have been created in the following Zone 1 Home sites (exclusive of Common Driveway Lots) to accommodate this second intent:

Block 3, Lots 24-33; 40-49; and 54-62; and
Block 6, Lots 26-37; 46-54; 63-71; 77-83; and 85-91.

These Zone 1 Homesites and related landscaping are to be completed within thirty (30) days of completion of construction of residential Improvements. All other Homesites in Woodbridge are in Zone 2 and must complete rear yard landscaping within ninety (90) days of completion of residential Improvements. In all events residential Improvements and landscaping on Zone 1 and Zone 2 Homesites must be completed within nine (9) months of the commencement of construction of residential Improvements which shall occur within one (1) year of the purchase of a Homesite.

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

5.2.3 Trees: One (1) tree shall be planted or retained per one thousand five hundred (1,500) square feet of rear yard area.

5.2.4 Shrubs: A minimum of four (4) five-gallon shrubs and four (4) one-gallon shrubs shall be planted in the rear yard of each house in a pattern approved by the Design Committee.

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

5.3 Side Yards.

5.3.1 Side Yards: Side yard landscaping will have the same requirements as typical rear yards. The Design Committee may require a slight “swale” at the property line between adjacent Homesites to prevent drainage from one Homesite to another. Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements

5.3.2 Shrubs: A minimum of four (4) five-gallon shrubs and four (4) one-gallon shrubs shall be planted in each side yard in a pattern approved by the Design Committee.

**MISCELLANEOUS AND EXTERIOR
GUIDELINES**

6. MISCELLANEOUS AND EXTERIOR GUIDELINES

6.1 Solar Encroachment.

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

6.2 Detached Structures.

All detached structures including children's play structures should be chosen in consideration of the neighbors and neighboring views. All children's play structures shall be located outside of the side and rear yard setbacks and no play structures will be allowed in front yards. Any portion of the equipment that is over six feet (6') in height shall be located no closer than ten feet (10') from the property line. The maximum height of any portion of the equipment shall not exceed ten feet (10'). The main frame shall be constructed of a material which is finished to match either the house, fence, or a basic earth tone. If the equipment includes a roof structure, its finish material and color shall likewise comply. The design intent is to assure the integrity of the neighborhood in discouraging brightly colored finished or reflective surfaces. Playground equipment should blend with the building and landscaping. All projects must be submitted and approved by the Design Committee prior to construction of the project.

6.3 Decks, Patio Covers and Trellises.

Except for the actual walking surface, decks, patio covers and trellises shall be finished (painted/stained) to match the main body or trim of the house, or a weathering stain and not left untreated. If the deck is located in an unfenced yard and is over thirty inches (30") high, it will require screening either as a part of the deck design or landscaping. Trellises shall be designed (using like materials) as an extension of the original house design. All projects must be submitted and approved by the Design Committee prior to construction of the project.

6.4 Fencing.

Fencing is allowed at Woodbridge and must be built to match existing fencing, materials and appearance in Woodbridge subdivision. For purposes of this section, existing fencing, materials, and appearance does not include those that were not approved by the Design Committee. All fencing projects must be submitted and approved by the Design Committee prior to construction of the project. No fence situated anywhere upon a Homesite shall have a height greater than six feet (6') above the finished graded surface adjacent to the fence of the Homesite upon which the fence is located. Except for split-rail fences located adjacent to Common Areas, no fence shall be constructed so as to extend toward the front of the Homesite past the front plane of the dwelling structure,

constructed thereon or closer than fifteen feet (15') to any side Homesite lot line of a Homesite adjacent to a street. (Particular attention shall be paid when constructing fences on corner Homesites) In all zones, front yard fencing is not allowed. Where screened private areas are desired, the Design Committee will encourage the Owner to treat these fenced areas, insofar as possible, as extensions of the architecture of the house. When non-standard fence types are proposed, submittals to the Design Committee shall include the heights, location, color and design of the proposed fence, a sample of the proposed building materials, a paint or stain chip if appropriate, and any such other information as the Design Committee may request. (The approved fence stains are Cabot stain colors: Sequoia and New Cedar, semi-solid).

In Zone 1, as set forth in Section 5.3.1 above, where rear yards abut Common Area, wetlands areas, Five Mile Creek or public open space, only split-rail fencing as approved by the Design Committee is permitted. The height of the fence shall be reduced beginning at a point twenty feet (20') from the nearest Common Area, wetlands area or Five Mile Creek to a height not to exceed four feet (4"). This restriction does not apply to the Common Areas located along Woodbridge Drive, which shall be subject to the general fencing considerations identified in this Section.

6.5 Signs.

Common Area: No sign of any kind shall be displayed to the public in any common area. Common area includes sidewalks and grass, common area parks, and islands at entrances to the neighborhoods. The Board of Directors may place sandwich boards in the common areas to notify residents of community wide information.

Residential Area: A lot owner may display one temporary sign of no more than 450 square inches advertising the property for sale or rent and may display temporary political signs. Private garage sales signs are not allowed (see garage sale section).

6.6 Basketball Hoops.

On private property, portable basketball hoops if removed from view or placed in a service yard when not in use, are allowed. Permanent single pole backboards and hoops and their location need specific approval from the Design Committee.

6.7 House Numbers.

House numbers shall be of a good quality and consistent throughout each neighborhood. The style of the house numbers for each neighborhood must be initially approved by the Design Committee and each house within a neighborhood will use the approved house numbers except as specifically approved by the Design Committee.

6.8 Antennae.

In approving the placement of all exterior radio antenna, television antenna, satellite dish antenna or other antenna of any type, the Design Committee shall consider the sensitive placement of such antenna in consideration of neighbors and neighboring views. The screening of such antenna by fences, landscaping or similar structures may be encouraged by the Design Committee subject to consideration of whether any such screening would unreasonably delay installation or unreasonably increase costs of installation, maintenance or use of the antennae, or preclude the reception of an acceptable quality signal. No antenna may be installed, however, until after an Owner has received approval for the construction of Improvements on Owner's Homesite.

**WOODBIDGE COMMUNITY
DESIGN REVIEW PROCEDURES**

7. WOODBRIDGE COMMUNITY DESIGN REVIEW PROCEDURES

This section provides a “road map” that will guide an Owner through the design review process at Woodbridge. The process involves a series of meetings between the Owner, their design team and the Design Committee. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of new home design or Improvements to an existing home. The Design Committee is committed to assisting Owners through the design review process and expediting all submittals. In particular, the Guidelines contain an expedited design approval process for builders planning on constructing multiple homes in Woodbridge which incorporate identical design elements. The group design approval process is identified in Section 7.3 of these Guidelines.

7.1 Design Review Process.

Improvement plans will be carefully reviewed by the Design Committee to ensure that the design is consistent with other Homesites within Woodbridge as a whole, and appropriate for the particular Homesite. This design review process must be followed for any of the following Improvements:

- Construction of all new buildings;
- Removal or planting of trees or shrubs or other landscaping materials;
- The renovation, expansion or refinishing of existing buildings;
- The repair and reconstruction of Improvements and landscaping in the event of damage or destruction; and
- Major site and/or landscape Improvements.

The design review process does not need to be completed for the following work:

Maintenance or upkeep of existing structures, including painting and/or refinishing if color and materials are materially the same as previously approved finishes.

Replacement of identical structures and/or landscaping due to damage and/or wear which have been previously approved.

The Design Committee evaluates all design proposals on the basis of these Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the Design Committee.

Any Improvements requiring design review as described above will require and be preceded by the submission of an application package accompanied by an application fee

and the required plans and specifications describing the proposed Improvements. The Owner and any consultant(s) should also carefully review the Master Declaration prior to commencing the design review process.

7.2 Pre-Application Conference.

The Owner or Owner's representative shall discuss with the Design Committee Representative the overall regulations, restrictions and/or special considerations for the particular Homesite. In addition, this discussion will ensure that the Owner understands the requirements, fees, and schedule of the design review process.

This informal review is to offer guidance prior to initiating preliminary design, and is a very important step in the process.

7.3 Group Design Approval.

Any builder planning on constructing multiple homes within Woodbridge may submit a group design package to the Design Committee. The group design process will allow a builder to obtain preliminary approval of a range of designs for residential Improvements and landscaping without the necessity of preliminary design approval for each Homesite.

7.3.1 Group Design Preliminary Design Review Procedure: The Builder shall submit to the Design Committee for each design for residential Improvements including landscaping, all of the information required under Sections 7.8.1 through 7.8.8 on a non site-specific basis. The initial process for the group design package shall conform to preliminary design approval process identified in Section 7. Unless otherwise notified by the Design Committee, from time to time, any previously approved design package shall not be required to be submitted for preliminary design review approval.

7.3.2 Group Design Final Design Review Procedure: Once preliminary approval for a design and/or landscape plan has been obtained, final design review approval shall consist of reviewing and approving the placement of the previously approved plans and designs on a particular Homesite pursuant to the Final Design Review process set forth in this Section 7. The criteria for approval of a group design submission may vary from the Guidelines as approved by the Design Committee provided the goals and objectives of the Guidelines are not compromised.

7.3.3 Group Design Application Fee: A Group Design Application fee shall be submitted with each group design package based upon the then-current fee schedule.

7.4 Preliminary Design Review Submittal.

After the pre-application meeting, the Applicant shall prepare and submit to the Design Committee Representative for review and approval a preliminary design review package. The Design Committee Representative may modify requirements of submittal documents. The package should adequately convey existing site conditions, constraints, building orientation and design, vehicular, and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The package shall include the following:

7.4.1 Proposed Site Plan: A site plan (minimum scale 1' = 20'-0"), indicating building envelope, existing and proposed topography (where appropriate), property boundaries, setback requirements, the footprint(s) of buildings relative to the Homesite area, driveway access with proposed grades, existing vegetation, all easements of record, proposed limits of construction, scale and north direction arrow.

7.4.2 Schematic Floor and Roof Plans: Building plans (minimum scale 1/8" = 1'-0"), including floor plans for each level of building(s) and roof plan indicating elevations for each floor and the highest roof ridge. Overall building dimensions should be indicated.

7.4.3 Schematic Elevations: Elevations (minimum scale 1/8" = 1'-0"), including roof heights, existing and finish grades, and notation of exterior materials.

7.4.4 Preliminary Design Review Application Fee: Submit one copy of completed application and fee with drawings. Fee is based on current fee schedule.

7.5 Preliminary Design Review.

Within twenty (20) days of receipt of a complete preliminary design review package, the Design Committee will notify the Owner if the proposed design has been preliminarily approved, disapproved or a Design Committee meeting date to review the preliminary design documents has been scheduled.

In the event that the proposed design has been disapproved, the Design Committee Representative shall provide the Owner with written comments documenting the reasons for disapproval. The Owner may resubmit corrected materials.

7.6 Preliminary Design Review Meeting.

In the event that a preliminary design review submission is to be reviewed at a Design Committee meeting, the Owner and/or consultant(s) may be present at the meeting. The Design Committee will review and comment on the application at the meeting, allow time for discussion with the Owner and/or consultant(s) (if requested by the Owner or Design Committee) and subsequently provide the Owner with a written record from the meeting within ten (10) working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the Design Committee a minimum of five (5) working days prior to the next scheduled meeting.

7.7 Appeal.

If the applicant is not satisfied with the determination of the Design Committee Representative during the preliminary review process, the applicant may request a review by the full Design Committee.

7.8 Final Plan Review.

Within six (6) months of preliminary design review approval, the Owner may initiate the final design review process by submitting to the Design Committee Representative required final design documents and the appropriate fee.

The applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the Design Committee. Unless Homesite plans, landscape plans, elevations, materials and colors have been approved through the group design process set forth in Section 7.3, the package shall include the following:

7.8.1 Landscape Plan: The application must be accompanied by a complete landscape plan showing plant material species, location, number and size at time of planting.

7.8.2 Site Plan: The application must be accompanied by a complete site plan at a scale of one-eighth inch (1/8") equals one foot-zero inches (1'-0"), unless a different scale is requested by the Design Committee, which shows the Homesite and phase number; adjacent streets and water courses; the orientation of the site; the exterior perimeter and dimensions of the Homesite; existing trees and any significant topographical features; the location of fences and structures on adjacent Homesites, if any; all setbacks and easements; the location of all buildings, patios, decks, fences, screens, driveways and walks; the location of all utility services and meters; and the location of all mechanical items and electrical fixtures not attached to the building.

7.8.3 Building Elevations: All exterior elevations shall be shown at a minimum scale of one-eighth inch (1/8") equals one foot-zero inches (1'-0"), unless a different scale is requested by the Design Committee, and correctly show that the relationship of the building's finished floor elevation to the proposed finished grade of the Homesite on each elevation, including all decks and patios.

7.8.4 Floor Plans: Floor plans for the proposed Improvement shall be submitted at a scale of one-eighth inch (1/8") equals one foot-zero inches (1'-0"), unless a different scale is requested by the Design Committee,. The square footage of each floor shall be designated as well as the total square footage of the plan, including the garage.

7.8.5 Roof Plan. A roof plan at a minimum scale of one-eighth inch (1/8") equals one foot-zero inches (1'-0") shall be submitted. This may be illustrated on the site plan.

7.8.6 Three Dimensional Representations: It may occur in the case of complex roof forms or unusual structures that the Design Committee may require isometric or perspective view or models in order to fully understand the visual impact of or the three-dimensional feasibility of the proposed Improvement. The Applicant shall be notified of this requirement by the Design Representative during the Preliminary Approval process.

7.8.7 Exterior Lighting: In addition to showing the location of all exterior lighting on the site plan and floor plan, catalog cuts of all exterior lighting fixtures to be used shall be submitted with the application upon request by the Design Committee.

7.8.8 Exterior Colors and Materials: Exact color samples of all exterior paint and stain colors applied on the surface of a sample of the actual material to be used shall be submitted with the application. Samples of all other exterior materials such as brick and stone shall be submitted including a sufficient number of samples to show the entire color range proposed. Clearly indicate to the Design Committee the colors and finishes of all exterior elements. The outline specification section of the submittal form and application is the place where these colors are to be indicated by reference to samples, if necessary. The Design Committee must be informed not only of the proposed body, fascia and trim colors of the house, but also of the colors of manufactured windows, the garage doors, the front door, other doors, shutters, down spouts, chimney caps, vents, house numbers, exterior light fixtures, etc.

7.8.9 Staging Area: The application shall show the staging area during the construction period. In all events, no staging will be allowed in any Common Area.

7.8.10 Construction Schedule: The application shall include starting and completion dates for both building and landscape construction. Completion of the residence must occur within nine (9) months of the start of construction which shall occur within one (1) year of the purchase of a Homesite and completion of the landscaping must occur within the timeframes established in Section 5 hereof, unless specifically modified by the Design Committee.

7.8.11 Submittal Form: The Woodbridge Community Design Committee form must be completed and submitted at the time of the application.

7.8.12 Fee: The application shall be submitted with the required fee in an amount established by the Design Committee.

7.9 Final Design Review.

Within twenty (20) days of receipt of the required documents, the Design Committee Representative will notify the Owner if the proposed design has been approved, disapproved or a Design Committee meeting date to review the final design documents has been scheduled.

In the event that the proposed design has been disapproved, the Design Committee Representative shall provide the Owner with written comments documenting the reasons for disapproval. The Owner may resubmit corrected materials.

7.10 Final Design Review Meeting.

In the event that a final design review submission is to be reviewed at a Design Committee meeting, the Owner and/or consultant(s) may be present at the meeting. The Design Committee will review and comment on the application at the meeting, allow time for discussion with the Owner and/or consultant(s) (if requested by the Owner or Design Committee), and subsequently provide the Owner with a written record from the meeting within ten (10) working days.

A second review meeting may be necessary to review corrected and or new materials. Corrected materials will be provided to the Design Committee a minimum of five (5) working days prior to the next scheduled meeting.

7.11 Final Design Approval.

The Design Committee will issue final design approval in writing within five (5) working days of a vote for approval at a final design review meeting.

If the decision of the Design Committee is to disapprove the proposal, the Design Committee shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project so as to obtain the approval of the Design Committee.

7.12 Revision.

Revisions required by the Design Committee must be drawn and resubmitted before the Design Committee can issue a formal approval unless the nature of the revision is such that the Design Committee can accurately describe it in a letter of conditional approval.

7.13 Resubmittal of Plans.

In the event that final submittals are not approved by the Design Committee, the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the Design Committee.

7.14 Accuracy.

It is imperative that the drawings submitted to the Design Committee and the Design Representative be internally consistent with one another and accurately drawn exactly as the Improvement is to be built. A high level of inconsistency and inaccuracy is one of the primary reasons for rejection of a submittal by the Design Committee. The Design Committee is charged with the responsibility to the homeowners of Woodbridge of approving specific Improvements and cannot approve such drawings when their deficiencies are apparent.

7.15 Appeals Procedure.

The Owner has the right to appeal decisions made by the Design Committee. The Owner can initiate such an appeal procedure by submitting in writing a document stating the reason for the appeal. The Design Committee will set a meeting date to review the appeal and notify Owner of such date. The Owner or Owner's representative must be present at the meeting to review the appeal. The Design Committee will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within thirty (30) days.

7.16 Subsequent Changes.

Additional construction, landscaping or other changes in the Improvements that differ from the approved final design documents must be submitted in writing to the Design Committee for review and approval prior to making changes.

7.17 Inspections.

During construction, the Design Committee will check construction to ensure compliance with the approved final design documents. If changes or alterations have been found which have not been approved, the Design Committee will issue a Notice to Comply.

7.18 Notice to Comply.

When as a result of a construction inspection the Design Committee finds changes and/or alterations which have not been approved, the Design Committee will notify the Owner within three (3) days of the inspection describing the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies. In the event the Owner fails to comply or resolve the discrepancies within the time set forth in the Notice to Comply, the matter shall be transferred from the jurisdiction of the Design Committee to disposition by the Master Association.

7.19 Notice of Completion.

The Owner will provide the Design Committee with a notice of completion of any Improvement(s) which was given final design approval by the Design Committee. The Design Committee will make a completion inspection of the property within ten (10) days of the notification. The Design Committee will issue in writing a Notice of Completion with ten (10) days of inspection. If it is found that the work was not done in compliance with the approved final design documents, the Design Committee will issue a Notice to Comply within three (3) days of inspection.

7.20 Right of Waiver.

The Design Committee recognizes that each Homesite has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the Design Committee has the authority to approve deviations from any of the design standards in these Guidelines. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the Design Committee, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the Design Committee approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives and spirit of these Guidelines and that the deviation will not adversely affect adjoining Homesites or the Woodbridge as a whole.

**CONSTRUCTION AND BUILDING
REGULATIONS**

8. CONSTRUCTION AND BUILDING REGULATIONS

To assume that the construction of any Improvements on a Homesite will occur in a safe and timely manner without damaging the natural landscape of Woodbridge or disrupting residents and guests, these regulations will be enforced during the construction period. Construction will not begin until final plan approvals have been issued from the Design Committee and all required building permits have been obtained.

8.1 Construction Staging and Conduct.

Final Review Application shall designate at least one staging area for a Homesite subject to approval by the Design Committee. Building materials and construction vehicles shall be kept completely on the construction site unless prior approval of the Committee is obtained. Under no circumstances are building materials, waste materials or construction vehicles permitted on Common Areas, Restricted Areas or adjacent Homesites. The construction area shall be kept free of litter and debris. Loud music and stray animals will not be allowed.

8.2 Excavation.

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

8.3 Construction Activity Times.

Construction activities, including deliveries, are permitted Monday through Friday, 6 AM to 6 PM and Saturdays 8 AM to 5 PM. Construction on Sunday is not permitted. Essentially quiet activities which do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the Design Committee. No construction personnel are to remain at the construction site after working hours.

8.4 Construction and Landscaping Schedule.

Except as otherwise provided herein, construction of all structures must be completed within twelve (12) months of the construction start date in accordance with final approved plans. All landscaping shall be completed as provided in Section 7.8.10. The Design Committee may modify the timing for the commencement and completion of landscaping and other exterior Improvements in its final design review approval.

8.5 Construction Trailers and Temporary Structures.

Any Owner or builder who desires to bring a construction trailer or the like to

Woodbridge must obtain written approval from the Design Committee and the City of Meridian. The Design Committee will work closely with the Owner and/or builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Homesite Owners.

Temporary living quarters for the Owner, builder or their employees will not be permitted.

8.6 Sanitary Facilities.

Sanitary facilities, including potable water, must be provided for construction personnel on site in a location approved by the Design Committee. The facility must be screened, to the extent feasible, from view from adjacent residences and roads, and maintained regularly.

8.7 Damage Repair and Restoration.

Damage and scarring to other property, including open space, adjacent Homesites, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite. Upon completion of construction, each Owner and builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Design Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the Design Committee or the Master Association and not reimbursed by the builder will be charged against the Owner as a Limited Assessment.

8.8 Violations.

When an Improvement has been built that is in conflict with the documents submitted and the approval or conditioned approval of the Design Committee, the Design Committee shall consider this a violation and withdraw its approval, whether or not the Design Committee or the Design Representative might consider the change superior to the approved plan. Approvals shall not be granted by the Design Committee after the fact, following construction. When a violation is deemed to have occurred, the matter shall be transferred from the jurisdiction of the Design Committee to disposition by the Woodbridge Community Homeowners' Association itself, which may or may not require a remedy to the violation. Changes desired during construction to any exterior element of the project must be submitted to the Design Committee for review and approval prior to construction of such element, in accordance with the requirements of the final design review process.

ADOPTION AND APPROVAL

These Woodbridge Community Design Guidelines dated effective this 15th day of February, 2001, are hereby adopted and approved by the Woodbridge Community Design Committee.

Derick O'Neill

Scott Beecham