



**Architectural Committee Design Standards for
Payette River Orchards Subdivision
Emmett, Idaho
Emmett Highland Owners Assn., Inc.**

Effective: March 10, 2026

Article I - Introduction

These Design Standards have been created to protect the unique and special qualities and the community-wide standard of the Payette River Orchards Subdivision (“PRO”, “Highland Community”) and to encourage creative design by providing general architectural design and construction guidelines, landscape guidelines, submittal and review procedures and fees and charges for review pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Payette River Orchards Subdivision dated January 4, 2021, recorded as Instrument Number 331357, records of Gem County, Idaho, and as subsequently supplemented or amended (the “Declaration” or “Dec.”).

The Design Standards are drafted and utilized by the Architectural Committee (“Committee”) to ensure that all improvements conform and are harmonious with regard to external design, quality and type of construction, architectural character, materials, color, location on the homesite, height, grade and finish ground elevation, natural conditions, landscaping and all aesthetic considerations. The home or building designer should view the Design Standards as aides that will protect the unique qualities of the Highland Community, versus a hindrance to creative design. These Design Standards are not meant to limit the imagination or personal needs of the owner, as individual design is encouraged.

1. **Formation of Committee.** In order to protect the quality and the value of homes within the community, to assure an attractive, compatible and aesthetically pleasing community and for the continued protection of the Owners thereof, a Committee is hereby established pursuant to the Declaration. Initially this task will be administered by the Declarant and or its agents.
2. **Purpose.** The purpose of the Committee is to implement policies and guidelines for the design and construction of improvements on the Property to maximize compatibility and quality of improvements in the community. The Committee is vested with the power and authority set forth herein to further that purpose.
3. **Development Subject to Applicable Local Government Requirements.** These Design Standards are to be applied by the Committee for all improvements on the Property (all Building Lots, including Church Lots, but excluding City Lots). All development within the Highland Community remains subject to applicable local government regulation, including the City of Emmett for development. Applicants are to ensure that all appropriate and necessary applications are submitted in connection with any improvements within the Highland Community.
4. **Design Approvals Required.** No improvement shall be commenced, built, constructed, placed, or maintained upon any building lot, nor shall any exterior addition, change or alteration of existing or previously approved improvements be made to any building lot, until the plans and specifications showing the nature, kind, shape, configuration, height, materials, location and such other details regarding the Improvements have been submitted to and approved in writing by the Committee as conforming with the

requirements of the Declaration.

5. In the event the Committee fails to approve, disapprove, or specify the deficiency in such plans, specifications and location within thirty (30) days after the submission to the Committee in such form as they may require, it shall be deemed denied. The Committee shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which, it determines are not consistent with the standards set forth in this or any other Declaration applicable to the Property

6. The Committee is hereby authorized to exercise its discretion as to all considerations herewith. The Committee shall have the privilege in the exercise of its discretion to take into consideration the suitability of the proposed structure or alteration, the materials of which it is to be built and the exterior color scheme in relation to the site upon which it is proposed to be erected.

7. The Committee may also consider whether the design of the proposed improvement or alteration is in harmony with the surroundings, the effect on the structure or alteration when viewed from adjacent or neighboring property and any and all other factors which, in the Committees opinion, shall affect the desirability of any proposed improvement. Actual construction shall comply substantially with the plans and specifications approved.

8. **Denial of Plan.** In the event the plan is denied, the Owner and the Committee shall work together to correct the deficiencies in the original plan(s) submitted by the Owner. The Owner shall re-submit such revised plan(s) to the Committee after each denial, if the Owner so desires. The Committee shall have thirty (30) days after a plan is re-submitted within which to notify the Owner whether the revised plan(s) has (have) been approved. Failure to notify the Owner within the time frame set forth above shall constitute the Committee's denial of the revised plan(s).

9. **Submissions.** Requests for approval of the Committee shall consist of such documents and other materials as may be reasonably requested by the Committee including, without limitation, the information identified in the Design Review Application Form, attached, or at HighlandIdaho.com.

10. **Rule.** The Committee establishes these Design Standards pursuant to Dec. § 5.3.2.

11. **Fees.**

11.1 **Design Review:** Pursuant to Dec. § 5.3.2, a fee of up to \$500.00 may be required for each application for approval to the Committee. The Committee the current application fee for Phases 1-5 is set at \$300.00. The design review fee for PRO Phase 6 is set at \$400.00. Where a subsequent plan or redesign on a lot requires extensive review the Committee may deem it to require an additional design review fee, which may be set at or lower than original application fee.

11.2 **Construction Fee:** Pursuant to Dec. § 4.2.5.5, a fee of \$2,500.00 may be assessed for a construction deposit at the time of closing. The Committee and Grantor set the current fee at \$250.00 to maintain the concrete washout and street sweeping during the course of construction (Owner and Builder are still responsible for excessive dirt in streets and sidewalks, trash, and other items of keeping the lot in reasonable appearance through construction).

11.3 **Transfer Fee:** Pursuant to Dec. § 4.2.5.3, upon the sale of each lot by an Owner (including builders, excluding sales by the Declarant) to Owner, the purchaser shall pay

a one-time transfer fee assessment of \$250.00 per Lot.

12. **Variances.** Pursuant to Dec. § 5.9, the Committee may authorize variances from compliance with any of the architectural provisions of this Declaration or any Supplemental Declaration, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and must be signed by at least two (2) members of the Committee.

13. **Liability.** Neither the Committee nor any member thereof shall be liable to the Association, any Owner, or any other party for damage suffered or claimed on account of any act, action or lack thereof, or conduct of the Committee pursuant to Dec. § 5.8.

14. **Waivers.** The approval of any plans, drawings or specifications for any Improvement or for any matter requiring the approval of the Committee, shall not be deemed a waiver of any right to withhold approval of any similar plan, drawing, specifications or matters subsequently submitted for approval.

15. **Signage Requirements.** Only authorized and approved Highland Building Lot and open house signage will be allowed. Builders and MLS Realtors shall be allowed periodic weekend open houses and shall not be allowed to establish any form of on-site marketing offices or sales centers except for model homes. The only non-model homes on-site sales center allowed shall be that designated by Developer.

Article II- Design Standards

16. **Design Standards.** The Committee shall apply and enforce the architectural and design standards set forth in this Article II. It is expected that the design of all Improvements will be tailored to the unique features of each individual Building Lot. The Design Standards set forth herein are intended to protect, preserve and enhance the Property, the Common Area and all Building Lots and Units within the Property. The purpose of the Design Standards is not to create identical improvements, but rather to ensure that there is a harmonious design within the Property that is complementary to the surrounding homes. While designs/layouts may be repeated, different elevation designs and distance must separate the similar designs and they must utilize variation in elevation materials and colors. The Committee shall have the power pursuant to permit such modification to and deviations from these Design Standards for a proposed building form or design style that reasonably justifies or requires such modification or deviation in furtherance of the goals set forth herein. The Design Standards are further intended to ensure the quality and harmony of design envisioned by Highland. As such, each Improvement and each Building Lot shall incorporate into their design the following Design Standards.

17. **Architectural Style and Form Building Forms and Arrangement.** No specific design style shall be required so long as the development of each Building Lot conforms to the Design Standards set forth herein. Long unbroken walls are discouraged and subject to review by the Committee.

17.1 **Roof Style, Pitch and Overhangs.** All roofs shall include hips, dormers and/or gutters in order to present heightened architectural features, unless otherwise approved by the Committee. The roof of each Unit shall be constructed of 30 year or better architectural asphalt shingles of grey or black, or such other material and color as may be approved by

the Committee in writing. The roof pitch on the street side of each Unit shall be 6/12 or greater and on other sides of each Unit 5/12 or greater, unless as may be otherwise approved by the Committee in writing (see Section 17.2 for “PRO6 R lots”). Metal, slate, masonry or tile may be approved as roofing materials by the Committee. Other roofing materials and colors are subject to Committee approval.

17.2 **“PRO6 R lots”**– As provided at Section 2.74 of the Seventh Supplemental Declaration and Disclosure recorded on March 10, 2026 as Instrument No. 357280, official records of Gem County, Idaho: Lots 3-10 and 11-19 Block 14 in PRO Phase 6 (marked with an “R” therein, “PRO6 R lots”), are: (1) granted a variance from the minimum roof pitch requirement in Sec. 2.1.4 and are encouraged to utilize a roof pitch no greater than 4/12; (2) prohibited from utilizing garage doors exceeding 10’ in height; (3) restricted to a single story; and (4) the portion of the building exceeding sixteen (16) feet in height is subject to review of the Architectural Committee as set forth below. The purpose of this requirement is to attempt to preserve views of the horizon for other lots in Phase 6. In reviewing the plan, the overall design for the lot and its impact to a view from the second story of neighboring lots not subject to this restriction will be considered in addition to other guidance in these Design Standards and the following measurements:

- A line will be drawn at an elevation of 16’ feet across the building. The horizontal distance of the house will be measured. This horizontal distance will then be divided by the width of the front of the house plus 10’. This will provide the quantified measurement of “% Exceeding 16”.
- For the East PRO6 R lots (Lots 11-19 Block 14), the % Exceeding 16’ shall be no greater than 45% with maximum height not to exceed 21’.
- For the West PRO6 R lots (Lots 3-10 Block 14), the % Exceeding 16’ shall be no greater than 65% with maximum height not to exceed 21’.

17.3 **Doors and Garage Doors.** Entry doorways shall be in scale and harmony with all other elements of the home. Entry doorways shall be of a material consistent with the exterior finish for the home and shall be painted or finished in a color approved hereunder. Features such as side entry garages or smaller parking bays that minimize mass of garages are encouraged. Garage doors **may** be constructed of aluminum, wood or other metal, provided that all garage doors shall be paneled and have an attractive, decorative design. Each Unit shall include at least a two (2) car attached, enclosed garage. (Dec. § 2.1.2). The use of individual garage doors shall be required for any bay exceeding twenty-four (24) feet in width. Detached garages shall be of the same style, exterior materials and detailing as the Unit and must be proportional to the unit in design and material. Carports will not be permitted. Plans submitted with RV garages will be subject to a more detailed review process. On all garages, the Committee will consider:

- Percentage of front elevation that is garage doors and/or driveway;
- Setbacks from the street and rest of the house;
- How well the roof structure blends with the rest of the house; and
- Flush or flat panel garage doors are not allowed, and garage doors are to have detailing that is consistent with the architectural style and design of the home;
- Interiors of garages shall be sheet rocked, taped, sanded and painted or sheet

- rocked, taped, sanded and textured; and
- On tall or RV garages, heights exceeding 10’ will be reviewed for setback from the front equal to the height exceeding 10’ (e.g. a 14’ tall door shall be set back at least 4’ from the front of the house) (prohibited on PRO6 R lots).

17.4 **Windows.** Windows may be constructed out of metal clad wood, wood, fiberglass or vinyl provided that they and trim are of architectural grade and comply with all other design and color requirements set forth herein. Window consistency in type, style, trims and proportion will be required for each Unit. All windows shall be placed in such a manner as to harmonize with the size and mass of any openings in the wall and panes are recommended on prominent windows. Large blank wall are prohibited. Large gable ends of a two-story house shall include projections or recesses rather than windows alone. Interior areas visible to the exterior shall be treated as such. All draperies and window coverings visible to the exterior shall be of materials and colors consistent with the design of the Improvement and surrounding environment.

18. **Dimensional Standards.** All Units shall have the following minimum square feet of interior finished floor area, exclusive of porches and garages determined based on the following standards:

§ 2.1.1	Lots with a maximum width:	Minimum square feet
(a)	less than sixty feet (60’)	1,400
(b)	equal or greater than sixty feet (60’) but less than sixty-two feet (62’)	1,500
(c)	equal or greater than sixty-two (62’) feet	1,700

18.1 **Setbacks.** No Improvements may be constructed or placed on a Building Lot within the minimum building set back lines set forth by the City of Emmett (see ECC § 9-6-2). No approval of the setbacks applicable to the Property shall excuse or allow any variance or deviation from the building setback lines specified by the City of Emmett.

18.2 **Height.** No home shall exceed thirty-five feet (35’) in height or as specified by the City of Emmett Building Code. (see Section 17.2 for % Exceeding 16’ limitation on “PRO6 R lots”)

19. **Colors.** The Committee shall approve all exterior colors for exterior walls and roofing finishes. Exterior walls shall be painted in earth tones. All exterior material colors shall be harmonious with the permitted roofing colors. White, green, beige, black, brown, grey and other earth tones shall be permitted as exterior colors.

19.1 **Prohibited Colors.** Any exterior color that is not permitted above or approved by the Committee shall be prohibited.

19.2 **Exterior Color Treatments and Maintenance.** Exterior finishes may be stained, treated or painted such colors, provided that the Improvement shall be maintained regularly to ensure the integrity of the exterior finish and color.

20. **Materials.**

20.1 **Exterior Wall Finishes.** Subject to compatibility with the overall designated

architectural style, each house is encouraged to incorporate masonry (stone or brick) accent material into the exterior finish, but not required based on the integrity of the overall design. Architectural and aesthetic balance shall be a primary concern in determining how much masonry is required. Any elevation element receiving a stone or brick application is encouraged to have 100% coverage (wainscot is permitted with incorporating masonry cap) and shall wrap corners to the next exterior wall inside corner or a minimum of 24” inches on exterior corners. Brick and stone colors shall be compatible with the exterior paint colors approved by the Committee.

- 20.2 **Siding.** The standard shall be eight inch (8”) true lap hardy (fiber cement / cementitious) or LP true lap in similar or better-quality material, staggered shake, or board and batten. The Committee may approve different sizes of siding when architecturally appropriate. Stucco may be approved by the Committee where its application fits the architectural style. Cottage lap, steel, aluminum, vinyl or concrete siding is prohibited.

Accent materials that deviate from these standard siding requirements may be approved by the Committee, provided such are harmonious with the architectural style and deemed appropriate by the Committee. Other types of siding not contemplated herein are subject to written approval by the Committee.

The Committee may require additional and/or upgraded siding materials, and/or landscaping upgrades and /or other design elements at its discretion.

- 20.3 **Exterior Features.** Exterior Features on all homes shall harmonize with the natural landscape of Highland and the rest of the structure shall enhance the appearance of such. The following specific Design Standards apply to the specific element.

- 20.4 **Chimneys, Vents and Caps.** All chimneys and other roof projections such as vents and flues must be in scale and materials compatible with the Unit from which it projects and shall be located on the rear elevation of the Unit. All exterior chimneys must be of a material architecturally compatible with the Unit. Any metal utilized in chimney stacks, flashing, vents or exhaust pipes must be painted to match or blend with roofing materials. Chimney caps of a purely utilitarian design are prohibited. A false cap, appropriate to the design of the house must screen chimney caps and shall be indicated on the submitted design.

- 20.5 **Gutter and Downspouts.** All gutters and downspouts shall be designed as a continuous architectural feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached. Chains may be permitted as part of a downspout system, provided they terminate in a drain or solid material that prevents erosion and drains away from the Unit consistent with the drainage and grading requirements set forth herein. The location and placement of gutters and downspouts shall comply with the drainage and grading requirements herein.

- 20.6 **Roof and Attic Vents.** Roof vents and other ventilation pipes shall be located in the rear elevation except where impractical or otherwise required to be placed on the front elevation by code. Such protrusions shall be made as inconspicuous as possible and shall be painted to match or blend with the roof color and shall otherwise be installed in an inconspicuous location and manner. Roof and attic vent types and locations shall be shown on the Building elevations.

- 20.7 **Fascia, Soffits and Rafter Tails.** Fascia shall have a finished depth of 8" wide unless otherwise approved in writing by the Committee. Soffits shall be a minimum of 16" on eaves and 12" on gable ends and dormers. All fascia and soffit materials shall be consistent with the exterior finish of the Unit.
- 20.8 **Privacy Screens.** If not accomplished by Wing Fencing provided in Section 6 below, or not provided by other structures, each home shall have a screened exterior area for enclosing garbage and trash containers, firewood, bicycles, other items of personal property, or any other structure or improvement that the Committee determines is visually distracting and must be placed where they will not be seen from the streets or neighboring Building Lots and or properties. Exterior HVAC equipment shall be screened so that they will not be seen from the streets. Screening shall be required of any exterior area designated for garbage. All required screens shall be an architectural extension of the Unit both in its design and its material.
- 20.9 **Solar Panels.** Prior approval from the Committee is required prior to installation of any solar panels or solar collectors. The Committee has discretion to determine the specific location where solar panels or solar collectors may be installed on the roof as long as installation is permitted within an orientation to the south or within forty-five (45) degrees east or west of due south. All installations must comply with Emmett City Code and relevant building codes and panels or collectors must be parallel to a roof line, conform to the slope of the roof, and any frame, support bracket, or visible piping or wiring must be painted to coordinate with the roofing material. (See Dec. § 2.34).
- 20.10 **Dog Runs and Kennels.** See limitations and requirements at Declaration § 2.25. Dog runs must be approved by the Committee prior to installation. Size and location may be restricted. If approved, they shall be commercially manufactured and well maintained.
- 20.11 **Lighting.** No light shall be emitted from any Lot which light is unreasonably bright or causes unreasonable glare and all lighting shall comply with the City of Emmett's dark-sky ordinance. (Dec. § 2.20) Each Unit must have at least one (1) exterior light illuminating the garage door opening(s), and one (1) exterior light for the front entryway. All light fixtures (which may utilize a shade or shield to accomplish) shall emit its light below forty-five degrees (45°) when measured from zero to one hundred eighty degrees (180°) vertical. Individual lights are limited to 100 watts.
- 20.12 **Basketball Equipment.** Basketball backboards shall not be permitted on the roof or walls of the Unit. Basketball standards with glass or plexiglass backboards may be installed on fixed poles and are encouraged to be installed in less prominent areas such as rear or side yards. Moveable basketball standards are not permitted in sidewalks or streets and are encouraged to be in the rear or side yards.
- 20.13 **Exterior Recreational Facilities, Structures and Outbuildings.** Any permitted sport/recreational use shall be during normal hours and shall conform to community standards. No pool, hot tub, deck, awning, trellis, retaining wall, privacy screen, outbuilding, treehouse, play house, playground structure or equipment, storage shed, arbor or any other structure shall be constructed without having been approved by the Committee and without conforming to the provisions of the Declaration. All such structures shall be of a harmonious design as the Unit and are treated as an architectural

extension of the Unit, both in its design and in its materials. Decks may be constructed of natural wood or engineered wood products, provided that the color is approved and is harmonious with the Unit and the material can be and is maintained to ensure that its color and condition remain so.

- 20.14 **Driveways.** Driveways may (not required) have a decorative application (for example, brick, stone pavers or stamped concrete) along the edges of each driveway and for all front entry sidewalks. Rock or gravel shall not be utilized to provide parking areas adjacent to driveways. No driveways are allowed for access to a back yards for vehicles or other storage. (Existing previously approved pavers or drive strips retain their prior approval by maintaining compliance with vehicles and other storage concealed by privacy fencing.)
- 20.15 **Corner Building Lot, Multistory Story, and Back Elevation Requirements.** All improvements on corner Building Lots, multistory construction, and with back elevations prominently viewable from streets or common lots are subject to additional architectural requirements, such as windows and variability in features. Multistory construction shall include breaks, such as belly band (and/or belt course as appropriate) between levels and/or between gables and bottom level. The Church Lots' improvements with prominent visibility from the highway and Empire Street are similarly subject to this requirements and Committee approval.
- 20.16 **Mailboxes.** Mailboxes are not permitted on residential Building Lots. Community mailboxes will be provided by the Developer.
- 20.17 **Antennae.** No television antennae, satellite receivers, or radio aerials shall be installed on the Property, with a diameter larger than 24" and shielded from street view. Antennae with 24" diameter or less must have Committee approval as to location on premises.

21. **Fencing.** Prior to the construction of any fence, plans shall be submitted as part of the landscape plans and approved in writing by the Committee. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions and shall designate the type and height of fence proposed. No fences, other than those specified below, shall be permitted. All Owners shall construct a side yard fence from the edge of the Unit (setback 4' from the front edge of Unit or neighboring Unit) to the neighboring Lot property line, within thirty days of occupancy permit (the "Wing Fencing"). All Owners shall construct side and rear yard fencing within sixty (60) days of transfer of the Unit from the builder to the Owner.

Except as otherwise provided, all fencing shall be six foot (6') tall T&G vinyl privacy fencing, sand in color is required, except for flag lots and Lot property lines neighboring common lots or corner lots near the sight triangle, which shall be wrought iron fencing, unless otherwise approved by the Committee. Fencing is not permitted in the front yard or on the side property line that extends in front of the Wing Fencing, except 4' wrought iron may be permitted for side property line adjoining a common lot. In Phase 6, the fencing adjoining common lots are or will be completed with required fencing which is: (A) five foot (5') wrought iron fencing for the fences bordering common lots: Lots 19 and 42 Block 6, Lot 17 Block 8, Lot 2 Block 14; and (B) six foot (6') wrought iron fencing for the rear lot lines on Lots 20-24, 25, 27-35, 37-41. See HighlandIdaho.com for approved fencing. For coordination of construction, Declarant will coordinate with Owner and pay fencing contractor for initial construction of fencing, and

Owner will reimburse Declarant within 30 days for ½ the cost of back yard and ½ the cost of each side yard fence and 100% of the cost of the fencing from the side of the house to side property line and any gates.

22. Grading and Landscaping

22.1 Lot Grading and Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Committee and City of Emmett, if necessary. Each Owner is responsible for installation, maintenance, and minimizing runoff and seepage from such Owner's Lot. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Grantor, or that drainage which is shown on any plans approved by the Committee and/or City of Emmett, which may include drainage from Common Area over any Lot in the Property. The Owner of any Lot within the Property shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures and devices including, without limitation, the drainage facilities, or any other means or devices, which are not the responsibility of a public agency, and plantings and ground cover installed or completed thereon to the specifications and requirements set forth in the Emmett City Code (by reference to adopted international building code ECC 8-1-1). Drainage directed to the adjacent road right of way shall be limited to that area as depicted on the approved Civil Grading Plan for the Community, if any. (Dec. § 2.30). Retaining walls may be permitted by the Committee and shall be constructed on the lower elevation Lot to retain grading and drainage on the upper elevation Lot and to improve the visual appeal of the retaining walls the street end of the retaining wall may blend into the slope of the upper elevation Lot.

22.2 Landscaping. Subject to the Committee's prior approval of a landscape plan submitted by an Owner consistent with the Committee's landscape guidelines, the front yard of each Lot, and the side yard of any Lot which is adjacent to a street and visible, must be landscaped and planted with sod within thirty (30) days of issuance of the Certificate of Occupancy for a residential dwelling Unit on any Lot, except between December 1st and February 15th, and then as soon thereafter as the weather permits, together with a minimum of two (2) ten-gallon trees, eight (8) five-gallon bushes, and an underground automatic sprinkler system attached to the pressurized irrigation system. The Church Lots landscaping plan is subject to discretion and approval of the Committee. All remaining portions of the yard area of each Lot must be planted with sod, seeded and/or landscaped, within ninety (90) days of issuance of the Certificate of Occupancy, or as soon thereafter as weather permits. Alternatives to grass lawns require Committee's prior approval. See Dec. § 2.27 for failure of the Owner to timely comply with this paragraph.

All irrigation risers and valve boxes connected to the pressurized irrigation system shall be clearly labeled on the surface "Non-Potable Water. Do Not Drink." All pressure irrigation systems services shall be in a fiberglass valve box installed level and straight with surrounding ground service and each valve box shall provide one connection for residential irrigation use.

22.3 Plan. The Landscaping Plan shall identify the type and quantity of species. Invasive

species and species toxic to wildlife are prohibited (including Japanese or European/English yews), and shall be removed if planted, despite any prior approval.

23. **Sight Distance at Intersections/Driveways.** All landscaping, trees, and fences must, at all times comply with City of Emmett laws. Emmett City Code 9-7-2. (Dec. § 2.13).

24. **Utilities.** Utility improvements such as connection boxes shall be installed below grade with boxes level to grade, unless otherwise approved in writing.

Article III - Construction Guidelines

25. **Excavation.** Excavators are required to contact Dig Line at 208-342-1585 prior to commencing excavation on the Building Lot. Building Lots shall be excavated in a manner that will not adversely impact neighboring Building Lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other Lots. Declarant may identify vacant suitable ground outside of finished Lots.

26. **Foundations.** Unless otherwise approved, all foundations shall be stem wall rather than slab on grade. The Owner has been provided notice of and is responsible to review the Geotechnical Investigation by American Geotechnics dated September 16, 2019 prior to constructing any Unit (Dec. § 2.11). Owner shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from Owner's Building Lot will be retained on site.

26.1 As provided in Section 2.72 of the Seventh Supplemental Declaration and Disclosure SLAB ON GRADE AND FOUNDATION DRAIN: Lots 25, 27-35, and 37-41 Block 6 PRO Phase 6 (marked with an "S" therein, "PRO6 S lots") shall have perforated drains installed around the perimeter of the building foundation ("Foundation Drains"). Foundation Drains shall include a segment that connects to existing infrastructure (i.e. "Connection Pipe") as shown in the attached Exhibit "C". Connection Pipes shall be installed to promote positive drainage away from the foundation. Foundation Drains and Connection Pipes shall remain separate from storm drains or roof drains. Slab on grade construction preferred for lots with Foundations Drains. The Foundation Drains shall be owned and maintained by the owner of the Lot. The existing installed Connection Pipe that runs parallel to the road and connected manholes shall be owned and maintained by the Association..

26.2 As provided in Section 2.73 of the Seventh Supplemental Declaration and Disclosure ADAPTIVE LOTS: In addition to the requirement in Sec. 2.72, Lots 25 and 27-35 Block 6 PRO Phase 6 (marked with an "A" therein, "PRO6 A lots") shall be constructed as two story adaptive lots consistent with the existing grade of the lots, with the garage on the first floor near road grade and rear yard access from the second story.

27. **Construction and Jobsite Maintenance.** Upon commencement of construction, the construction of the improvements shall be diligently pursued in accordance with the Committee approval plans, including all conditions of approval. Construction shall be completed within one hundred eighty (180) days from the date construction commences.

Washout of concrete trucks and equipment will be performed outside of the subdivision or in a designated concrete washout area. Developer will determine a location and provide direction to the concrete washout area within the subdivision if such an area is provided. Contractors are required to

utilize this area to clean concrete trucks, pumbers, or other concrete coated equipment if washed within the subdivision.

Construction shall not begin prior to 7:00 a.m. or continue after sunset, however, during the summer months (June - September), contractors may begin as early as 6:00 a.m. as long as they are sensitive to neighbors and comply with all rules and requirements of the local jurisdiction.

Jobsites shall be tidied up and free of debris each evening and prior to each weekend. Each builder shall provide a trash bin/dumpster at the jobsite. Jobsite trash or debris that may be scattered by wind shall be properly contained in trash bins/dumpsters or by other means.

Builders and Building Lot Owners who fail to maintain the Building Lot in an orderly manner or allow construction debris to clutter surrounding properties may be subject to appropriate action from the Declarant, Committee or Association.

Temporary toilets, construction equipment and construction material shall be contained within the Building Lot boundaries and not obstruct the public roadways.

All vehicles will be parked within the Building Lot boundaries or on public streets adjacent to the jobsite and shall not block traffic, mailboxes or otherwise interfere with existing homeowners.

Streets shall remain free from dirt, gravel or other excavation material and shall be maintained by the owner or builder in a clean and orderly manner. At their own discretion, builders may seek a Temporary Right-of-Way Use Permit from City of Emmett to temporarily block the sidewalk in front of a home under construction.

Builder shall coordinate with utility and fiber providers (including Idaho Power, Intermountain Gas, City of Emmett, and Fatbeam) for hookup and connection of these services to each house.

All complaints will be conveyed to the Builder who is responsible for compliance with these guidelines. The Builder is responsible to the developer of the Highland Community for the compliance of their contractors and subcontractors with these jobsite guidelines. Builders shall comply with all regulatory requirements, including any applicable SWPPP and are responsible to remediate and subject to Enforcement Assessment as provided in the Declaration.

THESE DESIGN STANDARDS ADOPTED by the Architectural Committee of Emmett Highland Owners Assn, Inc. effective March 10, 2026:

Emmett Highland Owners Association, Inc.

Architectural Committee

Adam Little

Adam Little

By: Adam Little, Its: President



**PAYETTE RIVER ORCHARDS SUBDIVISION – HIGHLAND COMMUNITY
DESIGN REVIEW APPLICATION FORM**

This form, applicable Fee, and the following must be submitted electronically at a sufficiently detailed scale for Committee evaluation. The Committee is scheduled to meet weekly on Thursdays (non-holidays), applications shall be submitted by 4pm the day prior for consideration.

To: Emmett Highland Owners Ass., Inc. Architectural Committee
Attn: Adam Little
PO Box 488, Emmett, ID 83617
Email: adam@rafterdot.com / 208-407-8830.

1. **Site Plan.** A site plan that shall show all improvements on the Building Lot, all applicable setbacks and any other pertinent information related to the Improvements and the building footprint.
2. **Building Plan.** A building plan that shall consist of the preliminary or final blueprints, roof slope, floor plans, elevation drawings of the north, south, east and west sides of the Unit, detailed exterior specifications for each Unit that shall indicate, by sample, all exterior colors, material and finishes, including roof, to be used.
3. **Grading and Landscape Plan.** A grading and landscape plan for the Building Lot shall show grading, drainage, retaining walls, berms and mounding proposed for the Building Lot and shall show spot elevations depicting drainage for the Building Lot, together with the location of fences, free-standing exterior lights, driveways, parking areas and walkways, together or separately with the location, type and size of trees, plants, groundcover, shrubs, sprinkler system, fences, free-standing exterior lights, driveways, parking areas and walkways.

- A. Applicant: _____ Fee \$400.00 Paid: Yes: ___ No: ___
Email: _____; Phone: _____
Applicant Address: _____
- B. Project Address _____
- C. Building Lot/Block Number _____
- C. Building Height _____ / Number of Stories: _____
- D. Square Footage of Proposed Structures: Total _____
First Floor _____; Second _____ (see § 2.3 and 5.15); Other _____
- E. Style Designation _____

F. Exterior Building Material and Colors:

Main Body Color	Manufacturer and Color	Sample Attached (electronic file,	Approval or Denial	Alternate Selection Recommended
Fascia Trim				
Body Band				
Windows (arch. grade)				
Window and Door Trim (arch. grade)				
Corner Trim				
Shingles/Board & Batten				
8" Fiber Cement siding				
Columns				
Railing				
Stain				
Stone				
Mortar				
Stucco Style				
Garage & Man Door				
Front Door, Int. & Ext.				
Roof				
Roof Hardware				
House Numbers				
Other:				
Roof Pitch	Meets § 2.1:			
Roof: § 2.1	Includes hips, dormers...			

Applicant: _____ Date _____

Comments: _____

Committee: _____ Approved: ___ /Denied: ___ Date: _____

Comments: _____

PAYETTE RIVER ORCHARDS SUBDIVISION – HIGHLAND COMMUNITY
APPROVED FENCING

Vinyl: 6' Sand T&G Vinyl

Wrought Iron: 4' Vista 2-Rail

PRO Phase 6 to include:

Wrought Iron: 5' Vista 2-Rail

Wrought Iron: 6' Vista 3-Rail

Vinyl: 6' Sand T&G Vinyl