

Payette River Subdivision No. 1	
Architectural Control Guidelines - Dated June 1, 2019	
For use by Owners beginning the planning process of new or remodeled residences and other improvements. Guidelines were established to amplify the covenants and conditions of the CCRs filed with Valley County on June 19, 2018	
Topic	Guideline
Architectural Control Committee Requirements	Refer to CCR Article IV, Sections 4.1 through 4.4
Plan - New construction or major renovation where building permit required by Valley County	
Elevations with exterior materials and finishes	Provide one full/half size set of plans and specifications along with 8 1/2" x 11" file set of plans
Floor and elevation plans	
Landscape plans	
Plan - Renovation or improvements where no building permit required by Valley County	Provide one set of drawings, sketches and written description of proposed work if no Architect plans exist, 8 1/2" x 11" is okay. Improvements are defined in CCR section 2.10 but cover structures such as a treehouse, doghouse, playhouse, or greenhouse.
Square foot Minimum - Residence	
Single level - ground floor excluding garage, open porch/deck	1000 sq. ft. excluding basement or daylight basement
Two story - ground floor excluding garage, open porch/deck	800 sq. ft. main level, maximum height 35 feet above existing grade
Exterior Design - Residence and attached garage/other	
Maximum building height	From foundation level - 35 feet
Siding	High quality, materials native to the area or manufactured which simulate such - log, stone, wood sheeting, wood plank or wood lap. No sheet metal allowed except wainscot/belly band on lower portion for snow protection. Brick, stucco, or block not allowed
Fascia, trim, exposed posts/beams	High quality, materials native to the area or manufactured which simulate such

Roof		
Shingles		Asphalt or composite - colors to blend with and compliment natural surroundings. Wood shingles/shakes are not allowed due to Firewise purposes. Composite that simulate shake or slate allowed.
Metal		Colors to blend with and compliment natural surroundings
Exterior Colors		
All exterior colors - i.e. - siding, roofing, trim, doors, beams/posts		Must be identified and submitted which shall blend with and compliment natural surroundings
Garage and other Out Buildings		
Unattached to residence		Exterior materials, roof materials, colors and finishes to compliment the natural environment as well as main residence and existing buildings
Stand-alone without a residence		No stand-alone garage or other out building allowed without being incidental to residential use of the Lot(s)
Lighting		
Exterior and outdoor lighting		Must be identified and located on plan and shall meet Valley County requirements. Lighting to be shielded and not directed into/toward neighboring properties
Landscaping		
Grading and drainage		Not allowed to drain onto neighboring Lot(s) - flow to be directed to natural area drainage
Landscaping		Materials to be natural to area and completed within one year after occupancy. No yews or other shrubs/plants allowed which are harmful to wildlife

Fencing	
Front or corner Lot - not greater than four feet in height	Natural or manufactured materials to simulate natural materials. Mix of wood posts and ornamental iron allowed to avoid the creation of fortified enclosure. No vinyl, chainlink or sheetmetal materials allowed
Front or corner Lot - four to six feet in height	With ACC prior approval, fencing design needs to allow for vision from outside and from within enough to avoid the appearance of creating a compound or fortified enclosure. Natural or manufactured materials to simulate natural materials. Mix of wood posts and ornamental iron allowed. No vinyl, chainlink or sheetmetal materials allowed
Side and back Lot - not greater than six feet in height	Natural or manufactured materials to simulate natural materials. Mix of wood posts and ornamental iron allowed to avoid the creation of fortified enclosure. No vinyl, chainlink or sheetmetal materials allowed
Storage tanks and heating/cooling apparatus concealment	
Fencing - height adequate to conceal from public view	Natural or manufactured materials to simulate natural materials. No vinyl or sheetmetal materials allowed
Other screen or enclosure	Materials and colors to blend with and compliment natural surroundings and provide concealment of the tank or apparatus. Natural landscaping must provide full concealment and throughout the year. An enclosure viewed as an outbuilding
Miscellaneous	
Builders signage	One sign - front or driveway to be removed at completion of construction
Used structure	No used structure shall be placed or located on any Lot unless approved per CCR article 3.1.3
Tents, yurts or Sprung manufacturing type structures	No tents, yurts, or Sprung manufacturing type structures allowed for residence or outbuildings
Setbacks	20 ft. front, back and street side corner, 7-1/2 ft. side of single or contiguous owned Lots