

Architectural Control Committee Guidance

Reference CC&R Paragraph 2. Land Use and Building Size

Committee and Property Owner Responsibilities

This document is to provide guidance for the Architectural Control Committee and Property Owners during building plan submission and review. It serves to provide consistency in the process with association vote approved language while strengthening the long-term preservation of Landmark North.

The Architectural Control Committee must approve ALL building and improvement plans, which are then subject to approval by the Valley County Building Department (not the city of Cascade). The Valley County Building Department has a wealth of online information for guidance with building permit and structure usage questions.

<https://www.co.valley.id.us/departments/Building>

Committee members and Property Owners should consider the most current Valley County Building Ordinance, Shed Permitting, Lighting Ordinance, and Building Permit FAQ's as a reference resource with design and evaluation of projects.

The Landmark North Board acting as the Architectural Control Committee will make approval decisions on behalf of the association.

Requests and Approvals - All building and site improvement plans shall be in accordance with; CC&R Paragraph 13.B. Architectural Control Committee and Paragraph 10. Excavation.
No verbal requests or approvals are allowed.

B. APPROVAL OF PLANS BY ARCHITECTURAL CONTROL COMMITTEE:

No building or structure, including swimming pools, animal runs and storage units shall be commenced, placed, or altered on any lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials, colors, together with detailed plans showing the proposed location of the same on the building site have been submitted to and approved in writing by the Committee. All plans and specifications for approval by the Committee must be submitted at least twenty (20) days prior to the proposed construction starting date.

10. EXCAVATION:

There shall be no excavation of established slope areas, except for building foundations, driveways and septic systems. Each lot should promote "healthy forested lots". Trees smaller than 4 inches in diameter or trees that are crowded should be removed. Crowded trees are those that are closer than 12x the diameter of the tree. 6 inch trees spaced less than 72 inches (6 feet) apart, and 10 inch trees spaced less than 10 feet apart would be considered "crowded". Mature well-spaced trees should not be removed. Further exceptions may be made upon review and approval of the Architectural Committee on an individual basis.

Exterior Building Materials

Our official CC&R's dated 1981 required natural wood siding, presumably in the desire to achieve a "log cabin or "mountain home appearance"; Stated in CC&R Language; *Exterior building materials shall be Natural Wood Siding finished in a subdued earth tone color.*

As new materials have become available, the Board has recognized their value for durability and fire resistance. To allow the use of non-wood materials, without losing the natural mountain home appearance, and to achieve greater consistency the Board proposes these guidelines.

*Exterior building materials shall be natural wood or have a "Natural Wood Appearance".
This shall be interpreted to refer to the siding material used on the substantial portion of the building.*

When wood alternatives are used some architectural details shall be utilized to capture a mountain home appearance. Exposed beams, logs, stone, corners, posts, ridge beams, and other accents, along with a steeper roof pitch. Other materials may be used for eaves, soffits, wainscot skirting, gable ends, trim, and other incidental applications.

All exterior materials shall be in conformance with the acceptable colors. The pallet for subdued earth tone colors is commonly associated with the colors of brown, green, gray and beige. No bright or bold colors shall be approved.

Architectural Control Committee Guidance Reference CC&R Paragraph 8 Animals

Stated in CC&R Language; *Dogs, cats, and other common household pets are allowed, but care should be taken to prevent them becoming a nuisance, i.e., excessive barking, aggressive behavior etc.*

No animals, livestock, or poultry are allowed on subdivision lots. Requests for exceptions to the animal restrictions may be submitted to the Architectural Committee on an individual basis.

Valley County and Landmark North being a predominantly rural area with large animals as part of the landscape and lifestyle will receive animal requests from existing and new property owners.

The Architectural Control Committee is tasked with reviewing, approving, or denying animal exception requests per the covenants.

This document is to provide guidance for Property Owners and the Architectural Control Committee regarding allowances for animals. It serves to provide consistency in the process with association vote approved language, strengthening the property owners' responsibilities, and protecting the long-term preservation of Landmark North.

To accommodate property owners in the Association as well as the needs of full-time resident property owners the board proposes these guidelines:

Riding Stock and Pack Animals are allowed on a temporary basis. No cattle, pigs, goats are allowed. Temporary is defined as no longer than 3 consecutive days and less than 9 calendar days in any 1 calendar year. In no event can any animal be left unattended, and they must be properly restrained. No animal shall ever leave the owner's property unsupervised. All refuse must be promptly cleaned up. If riding horses on the subdivision road the owner is responsible to clean up any manure immediately. All Landmark North Owners are granted this temporary provision without requiring an exception request.

Exceptions to the restrictions for periods longer than the temporary basis can be submitted to the Architectural Control Committee on a case-by-case basis. Maximum (2) animals per lot with full-time resident supervision. No exemption allowed on undeveloped lots without a permanent home.

All animal exception requests shall be in written form and include duration requested, animal description, animal quantity, diagram of the site plan including lot locations of proposed pasture, corral, fencing, feed storage, and proposed outbuildings/sheds/barns.

All exemptions related to building and site improvement plans to accommodate animals shall be in accordance with CC&R Paragraph 13.B. Architectural Control Committee.

B. APPROVAL OF PLANS BY ARCHITECTURAL CONTROL COMMITTEE:

No building or structure, including swimming pools, animal runs and storage units shall be commenced, placed, or altered on any lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials, colors, together with detailed plans showing the proposed location of the same on the particular building site have been submitted to and approved in writing by the Committee. All plans and specifications for approval by the Committee must be submitted at least twenty (20) days prior to the proposed construction starting date.

The written request for exemption will be submitted to the Architectural Control Committee prior to placing any long-term animals on the property. No verbal requests or approvals are allowed.

The exemption request will be distributed by the Architectural Control Committee to adjacent lots for notification and comment prior to an approval decision.

The Landmark North Board acting as the Architectural Control Committee will make approval or denial decisions on behalf of the association.

Approvals

Approvals will be fully documented in writing with the conditions and responsibilities mutually agreed between the Property Owner and Architectural Control Committee.

No verbal approvals are allowed.

Exception approval requires the property owner to adhere to all provisions of the agreement conditions and responsibilities or the exemption can be revoked for noncompliance with the agreement.