

# The Woods ACC Landscaping

## Maintenance and Improvement Guidelines

Updated 9/12/23

At The Woods community, we truly appreciate the beauty that comes with well-maintained landscaping and its positive impact on our neighborhood. We want to ensure that our community remains a picturesque haven for all residents. To achieve these goals, we have established the following friendly guidelines:

1. **Signs:** Signs in The Woods at Riverside are subject to specific guidelines and regulations to maintain the neighborhood's aesthetic standards and property values. For political signs, House Bill 503, Title 55 passed in March 2022 allows their display but restricts placement on residential properties to within 45 days before and two days after an election, with only one sign per candidate, sized at a maximum of 24 inches by 18 inches, and ensuring they do not obstruct or create safety hazards, nor contain profanity or disrespect. Additionally, signs cannot be posted on common areas or on another resident's yard without permission. General sign regulations, as per The Wood at Riverside's Master Declaration, prohibit commercial billboards and permit only specific signs for advertising homes for rent or sale, builder identification, and directional signs, provided they are approved by the Architectural Control Committee (ACC) before installation. Residents are encouraged to seek ACC approval if unsure about sign compliance before displaying them in their yards.
2. **Yard Maintenance:** We kindly request homeowners to take responsibility for ongoing yard maintenance, such as regular mowing, cleaning up beds and borders, pruning dead or damaged branches, and removing fallen leaves and tree debris in the spring and fall. These simple tasks contribute to the overall charm of our community.
3. **Updated or New Landscaping:** If you plan to make significant changes or introduce new landscaping elements, we kindly ask that you seek prior approval from the Architectural Control Committee (ACC). This includes planting trees or shrubs, displaying large garden ornaments in the front yard, or removing mature

trees. The ACC will review your plans to ensure they align with our height requirements, species restrictions, and stump removal guidelines.

4. **Outbuildings:** We understand the desire for additional structures like pergolas or greenhouses. If you wish to construct non-residential outbuildings, we kindly request that you obtain approval from the ACC. We value high-quality construction and design that adheres to zoning and building codes, setbacks, and our community's aesthetic standards. Maintaining equitable valuation is essential, so please ensure that the value of these structures aligns with that of your existing home.
5. **Waterways:** Preserving the natural beauty of our waterways is vital. Therefore, we kindly ask homeowners not to alter or modify waterways without express permission from the ACC, as well as a permit from Water Resources, as necessary. If you have any proposals for alterations, we welcome you to submit them for review and approval. By doing so, we can maintain the serene ambiance of our community.
6. **Preservation of Trees:** We place great importance on the preservation of trees and natural elements. To honor this commitment, we encourage the use of mulch over rock and request that planter boxes or enhancements be placed in the backyard. Additionally, we kindly ask that toys and play items are kept in the backyard. If you intend to remove any mature trees, defined as those with a trunk diameter exceeding 12" in diameter, please seek permission from the ACC. We believe that together we can maintain the natural beauty of our community.
7. **Fencing and Privacy:** If you are considering installing fences within our community, we kindly ask that you obtain prior permission from the ACC that meet the fencing requirements found in our master AC&C rules document. We encourage homeowners to explore innovative screening techniques or privacy hedging that respect property boundaries while preserving our unified aesthetic. Let's work together to create a harmonious living environment that offers both privacy and beauty.
8. **Fire Pit Safety:** In the interest of everyone's safety, we have a strict policy against wood-burning fire pits in The Woods community. Instead, we highly encourage

the use of gas fire pits or smokeless fire pit options. These alternatives provide warmth and ambiance without the risk of embers causing fires. Compliance with this safety measure is essential to ensure the well-being of our entire neighborhood.

9. Mailboxes: All mailboxes other than those in place that were provided by the developer must be approved by the ACC. Our pre-approved mailbox is a 9" cedar upright round post with 2"X8" cross beam that can be purchased from X company. You can find complete spec's on the attached mailbox variance request form should you need to submit a request to the ACC. Otherwise, please contact the supplier directly to place your order.
10. Solar Panels: Another essential guideline is regarding solar panels. To comply with the state of Idaho solar guidelines for HOA communities, we kindly request homeowners to restrict solar panels to areas of their roof that are not visible from the road. By adhering to this guideline, we can maintain the natural beauty of our community while embracing sustainable energy practices. Reach out to the ACC for any clarification on the placement and installation.

We believe that these additional guidelines, designed to maintain the beauty and integrity of The Woods community, will preserve property values and foster a harmonious living environment for all residents. While we hope that compliance comes naturally, non-compliance may result in penalties or appropriate actions as determined by the ACC. Let's continue to work together to make our community a truly special place to call home.