

# MEADOW CREEK ARCHITECTURAL GUIDELINES

These Meadow Creek Architectural Guidelines ("Guidelines") are promulgated effective this 25th day of July, 2016, pursuant to the Declaration of Covenants, Conditions and Restrictions for Meadow Creek. These Guidelines replace and supersede all previous architectural guidelines.

## I. INTRODUCTION

The home designer should view these Guidelines as aides that will protect the special qualities of Meadow Creek, not as roadblocks to creative design. The Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design is encouraged. All terms used in these Guidelines shall have the same meaning as is set forth in the Declaration.

The Architectural Committee has the following design goals:

### 1.1 Perceived Quality:

"Perceived Quality" is the primary goal of Meadow Creek. To achieve a high quality community image, both the overall building appearance and its details should convey a sense of solid, permanent construction. The Architectural Committee will discourage facade treatments that are associated with impermanent, hastily-built, or obviously inexpensive construction materials or techniques. If inexpensive materials are used, the Architectural Committee expects that every effort will be made in both design and construction detailing to "ennoble" rather than further cheapen the effect of the materials. Regardless of the quality of material used, tacked-on, veneer-type facade treatments will be strongly discouraged by the Committee, as will any too-blatant an expression of cost-cutting methods, such as too-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 Scale and Proportion of Dwellings:

Lots in Meadow Creek are relatively narrow and the finished streetscape should not create the impression of oversized houses pushing too hard against the street. Vertical and horizontal offsets are encouraged in preference to houses with long, tall, or unbroken walls and roofs butting against the minimum setbacks. Proportion is a somewhat subjective issue, but the designer should be aware that this is an issue which will not be ignored and that there is rarely disagreement within the Committee when it reviews a house that is ill-proportioned.

### 1.3 Consistency:

A goal of the Architectural Committee will be to achieve a high level of consistency of design on all surfaces of the houses and other improvements in Meadow Creek. The average tract subdivision fails to achieve the high-quality community image that is the goal of Meadow Creek not so much through a lack of continuity of design between one house and another a primarily through the generalized failure of individual units making up the development to achieve a level of design consistency and substantial quality within themselves. Houses that may attempt a statement of quality on their street frontage but abandon all pretense of design or quality on their sides and rear will not be approved. A house that may be of simple design and constructed of modest materials - if it carries that design and those materials consistently around itself as a whole composition - will usually communicate a more convincing image of quality than the house with an elegant front but cheap, stripped-down design and construction on the other three sides. A development allowing this latter type of design is disparagingly referred to as a typical "tract" subdivision. It is the business of the Architectural Committee to

discourage the latter approach in Meadow Creek and encourage the former.

## II. GENERAL ARCHITECTURAL GUIDELINES

### 2.1 "Period" Architecture:

Applicants are not encouraged to submit designs imitating "period" architectural styles (Georgian, Tudor, etc.) except perhaps in those zones of the Meadow Creek development that are devoted to houses in the higher price ranges. It is difficult if not impossible to successfully execute a "Period" house in a low-to-moderate price category since the detailing necessary to achieve a quality image cannot be afforded. The 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 Committee is not opposed to designs evoking "Period" styles, but the applicant should be aware that - as with submittals based on more contemporary styles - the Committee will be looking for evidence of a clear intent as well as consistency within the context established by the design.

### 2.2 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.

### 2.3 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 Architectural Committee: to encourage the achievement through sensitive design the appearance of greater quality at lesser cost. See Illustration No. 1.

### 2.4 Scale:

The lots at Meadow Creek are not sized for "estate" homes and it is important that the homes not be over scaled. 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.

### 2.5 Roofs:

All roof types are allowed, depending upon the designer's ability to produce the visual impact of quality regardless of the materials used. As with the design of the house as a whole, the vocabulary established by the style of the roof should remain consistent from all views. In general, roof styles should not be mixed.

### 2.6 Openings and Projections:

Large blank walls should be avoided. Large gable ends of two story houses should be broken with projections or recesses rather than windows alone. 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. See Illustration No. 2.

### 2.7 Fascias and Rafter Tails:

Fascias should be a minimum of 8" deep and should be constructed of nominal 2" thick material. Rafter tails shall be covered with a fascia board.

#### 2.8 Roof and Attic Vents:

Roof and attic vents shall be shown on the building elevations. 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 projection of the submittal.

#### 2.9 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.

#### 2.10 Joints in Siding Materials:

Nearly every siding material requires joints of some type in order to extend across that area to be covered. The treatment of these joints provides important visual clues regarding the quality of its construction. The Architectural 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 Architectural 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.

#### 2.11 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 gracious entry, not of a garage and driveway. Garages can be de-emphasized by turning the garage 90 degrees to the street and providing landscaping for screening.

#### 2.12 Solar Considerations:

Designers should consider passive solar opportunities. 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 and neighboring outdoor living spaces.

Collector types shall be submitted for review by the Architectural 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. Reference section 4.32 for detailed specifications.

### III. SUBMITTAL AND APPROVAL PROCEDURES

#### 3.1 Preliminary Submittal and Approvals:

3.1.1 Purpose: The purpose of preliminary submittal is to review designs at the preliminary design

stage to give the Architectural Representative a chance to comment on designs which may not be in keeping with the concepts of Meadow Creek or which could be duplications of other designs in close proximity to the requested improvement or to suggest changes in the design which, because of his experience in working with the Architectural Committee, he believes may be requested by the full committee.

3.1.2 Intent: The intent of the Preliminary Submittal and Approval process is to identify and insofar as possible eliminate difficulties which could arise in the final, construction Approval review, thus speeding the overall process.

3.1.3 Appeal: If the submitter is not satisfied with the judgments of the Architectural Representative, he may request a review during the Preliminary Submittal stage by the full Architectural Committee.

3.1.4 Form: Preliminary submittals shall be made pursuant to the "Architectural Control Committee Submittal Form and Application" (which shall be completed in full) and such submittals shall include the following:

3.1.4.1 Landscaping Plan: A complete landscaping plan is not required at the Preliminary Submittal stage. Show only the various areas to be landscaped indicating graphically the percentages of the site allocated to sod, planting beds, patios, decks, etc., and the proposed location, generic type (evergreen, deciduous) and mature canopy diameter of shrubbery screens and trees.

3.1.4.2 Site Plan: Application for preliminary approval shall include a complete site plan at a minimum scale of 1/8" equals 1'-0" which shows the lot and phase number; adjacent streets and watercourses; the orientation of the site; the exterior perimeter and dimensions or the lot; existing trees and any significant topographical features; the location of fences and structures on adjacent lots, if any; all setbacks and easements; the location of all buildings, patios, decks, fences, screens, driveways and walks; the location of all utility service and meters; and the location of all mechanical items and electrical fixtures not attached to the building.

3.1.4.3 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1'-0". The elevations shall be drawn correctly in coordination with the floor plan and shall show the improvement exactly as it is proposed to be built. Drawings of improvements that are similar to the improvement proposed or are reversed from the way the improvement actually is to be seen will not be formally reviewed.

3.1.4.4 Floor Plan: A floor plan at a scale of 1/4" equals 1'-0" shall be submitted exactly as the improvement is proposed to be built. Drawings that are reversed from the way the plan it to be built will not be formally reviewed.

3.1.4.5 Roof Plan: A roof plan at a minimum scale of 1/8" equals 1'-0" shall be submitted. This may be illustrated on the site plan.

3.1.4.6 Fee: The application shall be accompanied by the Architectural Committee submittal form but no fee is required for preliminary approval. On the form, include name, address and telephone number of the submitter. Partial or incomplete applications shall not be considered.

3.1.5 Memorandum of Review: The submitter shall receive a memorandum of the review from the Architectural Representative.

3.1.6 Preliminary Approval: The receipt of qualified or complete preliminary approval shall not be deemed to be approval for the construction of the improvement. With the approval of the Architectural Committee, the Architectural Representative may at the submitter's risk allow commencement of site work or foundation construction prior to submittal of final documents for Construction Approval. Such commencement of work shall not be undertaken prior to the submitter's having received written approval from the Architectural Committee for the Architectural Representative and shall not proceed beyond the extent of the work approved. Verbal approval to proceed coming from any source other than the Architectural Representative or the Architectural Committee does not constitute approval to Proceed with work on the site.

3.1.7 Expiration of Preliminary Approval: The preliminary approval shall be valid for a period of six months, at which time it shall expire.

3.1.8 Optional: The preliminary submittal and approval process is optional.

### 3.2 Construction and Submittal Approval:

3.2.1 Purpose: With the exception of the foregoing, before any improvement may be constructed on any lot in Meadow Creek, the owner must obtain a Construction Approval Letter from the Architectural Committee. Construction submittals shall be made pursuant to the "Architectural Committee Submittal Form and Application", (which shall be completed in full) and such submittal shall include, without limitation, the following:

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

3.2.1.2 Site Plan: The application must be accompanied by a complete site plan at a scale of 1/8" equals 1'-0" containing the same information that is required for Preliminary Approval.

3.2.1.3 Building Elevations: All exterior elevations shall be shown at a minimum scale of 1/8" equals 1'-0". Correctly show that the relationship of the building's finished floor elevation to the Proposed finished grade of the lot on each elevation, including all decks and patios. Requirements of the Preliminary Submittal process also apply.

3.2.1.4 Floor Plans: Floor plans for the proposed improvement shall be submitted at a scale of 1/4" equals 1'-0". The square footage of each floor shall be designated as well as the total square footage of the plan, including the garage. Requirements of the Preliminary Submittal process also apply.

3.2.1.5 Roof Plan: A roof plan at a minimum scale of 1/8" equals 1'-0" shall be submitted. This may be illustrated on the site plan.

3.2.1.6 Three Dimensional Representations: It may occur in the case of complex roof forms or unusual structures that the Architectural Committee may require isometric or

perspective views or models in order to fully understand the visual impact of the three-dimensional feasibility of the proposed improvement. The applicant shall be notified of this requirement by the Architectural Representative during the Preliminary Approval process.

3.2.1.7 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.

3.2.1.8 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 Architectural 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, in necessary. The 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, downspouts, chimney caps, vents, house numbers, exterior light fixtures, etc. See Paragraph 4.9.2 and 4.12 for color requirements for exterior metal and downspouts.

3.2.1.9 Staging Area: The application shall show the staging area during the construction period.

3.2.1.10 Submittal Form: The Meadow Creek Architectural Committee Form must be completed and submitted at the time of the application.

3.2.1.11 Fee: The application shall be submitted with the required fee in an amount established by the committee.

3.2.2 Inspection: Submittal of the application is authority for the Architectural Committee to make a physical on-site inspection of the proposed lot and improvements. In addition, the owner shall be responsible for notifying the Architectural Committee when construction of the improvement is complete, at which time the Architectural Committee shall again make an inspection to verify compliance with the documents as approved.

3.2.3 Notification of Action: The owner shall be notified of the action of the Architectural Committee within twenty (20) days after the next regularly scheduled Architectural Committee meeting or special meeting following the date of submittal.

3.2.4 Expiration Date of Approval: The construction approval shall be valid for a period of one year at which time it shall expire.

3.2.5 Rehearing: The Architectural Committee will hear one additional Presentation from the owner or builder if necessary following its first formal review to insure that there has been no misunderstanding of the application. After the second review or hearing, the Committee's approval or rejection of the submittal shall be considered final. Additional hearings shall not be granted unless substantial changes in the application have been made. A formal decision to reject a submittal shall be made only with a quorum of the committee in attendance. A

questionable submittal may be tabled until a quorum is present.

### 3.3 Alterations, Submittals and Approval:

3.3.1 Alteration Submittals: Before an improvement in Meadow Creek may be altered, modified, painted, stained or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other alteration or modification, such alteration, or modification must be approved by the Architectural Committee. Alteration submittals shall be made pursuant to the "Architectural Committee Form and Application" (which shall be completed in full) and such submittals shall include, without limitation, the following:

3.3.1.1 The elevations of the proposed improvement as necessary to fully depict the proposed improvement.

3.3.1.2 A site plan at a scale of 1/8" equals 1'-0" of the proposed alteration and/or improvement.

3.3.1.3 If applicable, a floor plan at a scale of 1/4" equals 1'-0" showing the square footage.

3.3.1.4 Repainting or re-staining must include a submittal of the paint or stained chip of the requested color. The application shall be submitted with the required fee in the amount set by the Architectural Committee. Submittal of the application shall be authorization to the Architectural Committee to make physical on-site inspection of the Building Lot where the proposed alteration is to be completed. The owner is responsible for notifying the Architectural Committee of completion of the proposed alteration to facilitate final inspection for compliance with approved submittal.

3.3.1.5 Any other information requested by the Architectural Committee.

3.3.2 Alteration Approvals: The Owner shall be notified of the action of the Architectural Committee within twenty (20) days after the next regularly scheduled Architectural Committee meeting. The alteration approval shall be valid for a period of six months, at which time it shall expire.

## IV. DESIGN AND CONSTRUCTION GUIDELINES

The following is a list of certain design and construction guidelines which may assist an Owner/Applicant; provided, however, that the following guidelines shall in no respect modify the Declaration.

4.1 Vegetation: Certain plants and trees are indigenous to the Meadow Creek area and have been found to grow well in this location. Assistance in choosing plants and trees will be provided by the Architectural Committee upon request.

4.2 Accessory Buildings: Only buildings to be used as temporary construction shelter may be erected on a Building Lot 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 semi-permanent use, are not specifically prohibited, except as provided in the Declaration. Such structures are, however, subject to Architectural Committee approval.

4.3 Building Height: Building height limitations may be imposed by the Architectural Committee 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.

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

4.5 Driveways: Except for multi-family structures, driveway cuts onto streets shall be limited to one per Building Lot, unless otherwise approved by the Architectural Committee.

4.6 Excavation: All excavation must be done so as to create a minimum disturbance on the site and surrounding properties. All dirt (not otherwise used) and debris as a result of excavation must be removed from Meadow Creek.

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 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. In no case may the bulb output exceed 60 watts. 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 Committee. Flood lights and spot lights mounted on the exterior surface 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.

4.8 Exterior Walls and Trim: Wood (natural or treated with semi-transparent stains), local stone and brick are preferred for exterior walls and trims.

4.9 Exterior Appearance:

4.9.1 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.

4.9.2 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 Architectural Committee. All reflective metal such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All such colors are also subject to approval by the Architectural Committee.

4.9.3 All draperies and window coverings should also be of materials and colors which harmonize with the surroundings and should be chosen in consideration with neighbors and neighboring views.

4.9.4 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 Architectural Committee.

4.9.5 All glass, plastic or other transparent skylight or solar devices shall be treated to eliminate reflective glare.

4.10 Fencing: Two types of fences are allowed in the subdivision. They are wrought iron and cedar “picture window” type fences with either vertical or horizontal orientation of slats. Cedar fences are restricted to certain locations and cannot be used in backyards facing either the riparian areas or greenbelt. Maximum fence height is 6' for all types of fences. Lower fences are allowed with ACC approval. Cedar fencing requires maintenance and staining. The only approved stain is “*driftwood gray*” sold through Sherwin Williams retail paint stores or an equivalent.

4.11 Group Design: Any production/merchant builder owning contiguous property or property within the same block should submit the complete group design to the Architectural Committee.

4.12 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 attached.

4.13 Heating and Cooling Systems: All interior or exterior heating or cooling systems must be screened from the view of neighboring property, streets and the Common Area, and must be insulated for noise so as not to be heard from adjoining properties.

4.14 Mailboxes: All stands as initially provided by the developer, with mailboxes equal to Postmaster General Rural Mailbox Size No. 1 1/2 in black with white vinyl one (1) inch lettering and numbers.

4.15 Parking: Vehicles used daily should be parked in the garage or in the driveway. For safety and visibility of drivers and pedestrians, avoid parking on the street except for very short periods of time. Vehicles should not extend into the sidewalk.

4.16 Prefabricated Housing: Prefabricated house is prohibited.

4.17 Roofs: Approved roofing materials are cedar wood shakes, shingles, gray or brown light-weight concrete, gray slate tile, or presidential style asphalt shingles in earth tone colors and no less than 350 lbs. per square such as CertainTeed Presidential Shake TL or Presidential, GAF Grand Canyon or Grand Sequoia, Owens Corning Woodmore or Woodcrest or PABCO Paramount Advantage or Paramount. All must have a lifetime limited transferable warranty. Must provide copy of bid showing technical specifications and sample roofing along with completed ACC form and Notice and Certification of Roofing Specification Compliance.

4.18 Service Yards: When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other items of personality and must be placed where they will not be seen from the streets, or neighboring building lots.

4.19 Utilities: All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Material 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.

4.20 Construction Staging and Conduct: Construction Approval submittal shall designate at least one staging area for a building lot subject to approval by the Architectural Committee. Building materials and construction vehicles shall be kept completely on the construction site unless prior approval of the Committee is obtained. The construction area shall be kept free of litter and debris. Loud music and stray

animals will not be allowed. Persistent violation of these requirements shall be considered sufficient grounds for retention of the Construction Deposit.

#### 4.21 Landscaping:

4.21.1 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 Building Lot. The following standards shall be followed when designing and installing the front yard landscaping, unless otherwise approved by the Architectural Committee.

4.21.1.1 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. The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the curb and from and to adjacent properties. All plant beds must be held back six (6) feet from curbs or sidewalks where present. Forty percent (40%) of the ground area may be planted with shrubs, groundcover, or utilized as an entry patio. Groundcovers shall be approved by the Architectural Committee before installation. Groundcovers may be either organic (bark, plants, etc.) and/or inorganic (rock, gravel, etc.) and must be natural colors and must conform to the standards of the subdivision. All landscape boulders used to accent shall be of sufficient and appropriate size to properly compliment the landscaping plan.

4.21.1.2 Trees: A minimum of one (1) tree shall be planted per 500 square feet of front yard ground plane area. Required trees shall be a minimum of two inch (2") caliper measured at six inches (2") caliper measured at six inches (6") above ground plane. With the exception of the common lot line street tree 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 Architectural Committee) with a minimum offset of ten feet (10').

#### 4.21.2 Rear Yards:

4.21.2.1 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 ridgeline 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, Riparian Easement Areas, or public open space. Accordingly, rear yard landscape zones have been created to accommodate this second intent. In Phase I of Meadow Creek Block 5, Lots 1-9, 11, 13, and 15 through 20, Block 8, Lots 28 through 50, Block 7, Lots 10 through 31, 35, 36, and Block 6, Lots 1, 2, 3, and 5 through 12, and 14 are included in Zone 1. Zone 1 lots must submit a rear yard landscape plan prior to commencement of construction and landscaping is to be completed within ninety (90) days of completion of construction. All other lots in Meadow Creek Phase 1 are in Zone 2 and must complete rear yard landscaping within six (6) months of occupancy according to a rear yard landscaping plan which must be submitted to and approved by the Architectural Committee prior to installation of the landscaping.

4.21.2.2 Ground Plane Rear Yard: All rear yard areas in Zone 1 shall be landscaped and irrigated by an underground irrigation system. Groundcovers shall be approved by the Architectural Committee before installation. Groundcovers may be either organic (bark, plants, etc.) and/or inorganic (rock, gravel, etc.) and must be natural colors and must conform to the standards of the subdivision. Underground irrigation in Zone 2 is not required unless visible from the street or side yards.

4.21.2.3 Trees: One (1) tree shall be planted or retained per 1,500 square feet of rear yard area.

4.21.2.4 Grading: A maximum slope of three to one (3:1) shall be allowed between the Building and existing Common area grade.

4.21.2.5 Riparian Easement Area: The Riparian Easement Area and the rear yard transition to the Riparian Easement Area is critical to the image and character of the housing as well as the integrity of the fisheries and wildlife habitat in Meadow Creek. The visual appearance of an unfenced rear yard, with any manicured rear yard lawn area flowing into the Riparian Easement Area and making a harmonious transition is essential and required. All Riparian Easement Area landscaping shall be in accordance with the Plant List for Riparian Easement Areas attached as Exhibit A.

Note: The exact location of the Riparian Easement Area must be shown on the site plan and field checked.

4.21.2.6 Miscellaneous: Service yard, clothes lines, swimming pools and so forth, if desired, are subject to review and permitted on a case-by-case basis only.

4.21.2.7 Waterway Rocking: The waterways in Meadow Creek are subject to bank erosion. Rocking of these areas is permitted with Architectural Committee approval. Rocks shall be placed so as to mirror the shoreline of the existing bank as much as possible, allowing for a natural appearance. Rocks must be of sufficient size, with as many as possible weighing 150 pounds or more, to ensure proper stacking for bank stabilization. Rocks types shall be of color and texture so that they match existing rocking in Meadow Creek and any adjacent developments as closely as possible. Liners and soil backfill will be used where needed. No walls of other material will be allowed, to include river rock, cement walls etc.

4.21.3 Side Yards: Landscaping will have the same requirements as typical rear yards. Landscaping requirements and fence restrictions for side yards facing streets shall be the same as front yard requirements.

4.21.4 Miscellaneous Landscaping and Exterior Issues:

4.21.4.1 Solar Encroachment: Any planting that interferes with the existing use of solar energy on an adjacent property is prohibited.

4.21.4.2 Outdoor Furniture: All outdoor furniture should be chosen in consideration with the neighbors and neighboring views.

4.21.4.3 Timing: All landscaping shall be accomplished as soon as reasonably possible

and in connection with other construction of other improvements. The Architectural Committee may specify in its Construction Approval Letter the timing for the commencement and completion of landscaping and other exterior improvements.

4.21.4.4 Screening: 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.

4.21.4.5 Play Structures: The backyard area is defined, for the purpose of play structures, as the ground area from the back corners of the house running parallel to the back of the house to the side property line, excluding any house extensions into the backyard, and extending away from the back of the house to the property line or riparian easement. The play set may not intrude into any easement. The play set must be at least five (5) feet away from the side property line and back "green belt" property line and not encroach into the riparian area. The five (5) foot side yard setback may be exempted where written and signed permission from that side neighbor has been provided to the Architectural Committee prior to installation of the play structure. The play set should be placed in a manner that it will not be obvious to the neighbors. The play set shall be screened from the common and/or pond area to prevent it from being a potential "common nuisance", and it will not be unsightly to the neighbors on either side, or those across the common "green belt" or ponds.

4.22 Garages: The design of all garages attached and unattached to main residence, shall be subject to Architectural Committee Approval.

4.23 Garage and/or yard signs: No more than one (1) sign shall be permitted on any lot at any one time, and all signs shall be located so as not to encumber any sidewalk, pathway or other area of travel. Yard sale signs may be put up 2 days ahead of time and must be taken down as soon as possible after the event.

4.24 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 Architectural Committee will expect to see a statement to this effect on the final drawings submitted. 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 hi a chimney chase of a design compatible to the architecture of the house. The location and design of these chases shall be shown on the final drawing submittal.

4.25 Windows: Consistency hi type, style, trim and sometimes in the proportion of window areas is a key focus of the attention of the Architectural Committee. The relative sensitivity or inattentiveness of the designer is often revealed by the window treatment. Consistent with the goal of achieving "Perceived Quality" in Meadow Creek, the Architectural Committee will discourage submittals showing windows of differing styles and types scattered over the various faces of the house. In general, the window treatment should be approached as a theme that can be repeated with variations, rather than regarding each window as a separate design/function problem that exists separately from all the other windows.

4.26 Chimney Caps: Chimney caps of purely utilitarian design shall not be allowed in Meadow Creek. 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 Architectural Committee. Other types may be approved upon application.

4.27 House Numbers: House numbers shall be consistent with the house design, material and color.

4.28 Accuracy: It is imperative that the drawings submitted to the Architectural Committee and the Architectural 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 Architectural Committee. The Architectural Committee is charged with the responsibility to the homeowners of Meadow Creek of approving specific installations and cannot approve such drawings when their deficiencies are apparent.

4.29 Revision: Revisions required by the Architectural Committee must be drawn and re-submitted before the Architectural Committee can issue a formal approval unless the nature of the revision is such that the Architectural Committee can accurately describe it in a letter or conditioned approval.

4.30 Violations: When an improvement has been built that is in conflict with the documents submitted and the approval or conditioned approval of the Architectural Committee, the Architectural Committee shall consider this a violation and withdraw its approval, whether or not the Architectural Committee or the Architectural Representative might consider the change superior to construction proposed in the submittal. Approvals shall not be granted by the Architectural Committee after the fact, following construction. When a violation has deemed to have occurred, the matter shall be transferred from the jurisdiction of the Architectural Committee to disposition by the Meadow Creek Homeowner's 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 Architectural Committee under the Alteration process.

4.31 Construction Timing: All building construction must be completed within nine (9) months of commencement of construction.

#### 4.32 SOLAR ENERGY SYSTEMS

4.32.1 Applicability. The term "SOLAR ENERGY SYSTEMS" shall include: 1) Photovoltaic (PV) panels/modules, 2) Building Integrated Photovoltaic Systems (BIPV). 3 Solar Water Heating (SWH) panels/modules, and 4) all other mechanical, electrical, plumbing, or HVAC systems that primarily and directly rely on solar energy for operation.

4.32.2 Application Requirements. No owner shall install Solar Energy Systems without the prior written consent of the Architectural Committee (AC). Applications to install Solar Energy Systems must be submitted, and will be reviewed, according to Article X of the Meadow Creek Covenants. An application to install Solar Energy Systems must include the following in order to be considered:

4.32.2.1 The Architectural Review & Approval Form and the Architectural Committee Solar Agreement Form must be filled out and signed by both the owner of the property and the contractor/installer.

4.32.2.2 A color schematic and/or simulated image of the finished installation.

4.32.2.3 A plan sheet layout containing the location and number of collectors, location and detailed method of attachment to the roof, and the location of all exterior components

4.32.2.4 New or current roofing material and color.

4.32.2.5 Proposed panel information and color (including the panel frame), product specifications data sheets, manufacturer's installation instructions/guidelines, and any and all product warranties. Panels and frame must be black on black.

4.32.3 DESIGN STANDARDS. The Architectural Committee shall use the following design standards in determining whether to approve or deny an application to install Solar Energy Systems. Each installation will be on a case by case basis as each installation may have variations from other installations.

4.32.3.1 Solar Energy Systems must be professionally installed by a licensed solar installer. Installations by a non-licensed handyman or homeowner are not permitted. In addition to the requirements of the HOA, the installation must meet all city, county, state or federal code requirements.

4.32.3.2 All Solar Energy Systems must be owned by the homeowner. Owners may not lease these systems under any circumstances.

4.32.3.3 Tracker systems are not allowed under any circumstances.

4.32.4 The Architectural Committee shall use the following aesthetic standards in determining whether to approve or deny an application Solar Energy Systems:

4.32.4.1 The design and installation of the Solar Energy System shall be consistent with the architectural style and aesthetics of the house regarding style, location, size and color. Solar panels and associated hardware shall be an integral part of the design of the house and shall not have a "tacked on" appearance. Solar panels shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

4.32.4.2 The solar collection system should be mounted in a location where it is minimally visible from the street or sidewalk. This will preclude most installation on the front, street-facing roof. The unit must be mounted low enough so the top of the unit does not "break" the roof ridge line when viewed from the sidewalk in front of the home.

4.32.4.3 Any glass, plastic, metal or other kind of panel must not produce glare and shall have a non-reflective surface and must be treated to eliminate reflective glare. Solar panels, framing, edging and other containment shall be black.

4.32.4.4 Panel installation must be parallel with the plane of the roof and may not extend above the ridge line of the roof. Solar Energy Systems should be continuous and without gaps.

4.32.4.5 Conduit, pipe runs, bracket fasteners, harnesses and all other mounting and electrical or plumbing hardware shall be concealed from view. Any required inverters and additional utility meter/equipment shall be concealed from view. Any conduit drops necessary on the outside of the house, must be painted the same color of the house.

4.32.4.6 Solar panels must lay parallel to the roof on which they are erected and may not be positioned more than six (6) inches above the surface of the roof.

4.32.5 The homeowner shall assume all liability and responsibility associated with the Solar Energy

System installed on their property. The property owner shall be personally responsible for maintaining and repairing the Solar Energy System. In case of obsolescence, the owner shall be personally responsible for removing the Solar Energy System and restoring their property to its original condition.

4.32.5.1 The homeowner must ensure the unit is properly maintained at all times. Any damage to the unit must be repaired promptly or the Architectural Committee may require that the solar collector be removed from the roof until repairs are made.

4.32.6 The design of Solar Energy Systems shall be consistent with any rules, regulations, or design guidelines adopted by the Architectural Committee, as well as with the Declaration and Bylaws of the Association.

4.32.7 No homeowner shall be deemed to have solar access protection or rights. If trees or other vegetation, landscaping or buildings block a homeowner's solar access, the homeowner has no right to require removal of the alleged obstruction. No homeowner shall be forced to trim or remove any vegetation that infringes upon solar operation.

4.32.8 Any homeowner who sells transfers or otherwise disposes of a home that has any type of approved solar equipment is required to disclose the rules of the Association, either directly or through their representative to the new owner, as they are set forth in the Architectural Guidelines pertaining to the operation of a Solar Energy System.

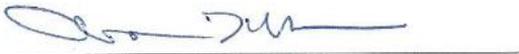
4.32.9 The Architectural Committee and the Board of Directors of Meadow Creek has authority to exercise any or all of its remedies available in the Declaration and Bylaws and any applicable law. Including without limitation, seeking an injunction to remove any noncompliant Solar Energy System. All attorney fees and cost incurred in enforcement action shall be the personal responsibility of the noncompliant owner. If a neighboring homeowner submits a complaint to the Architectural Committee, the AC shall review the complaint. If a homeowner is found to be in violation of the CC&R's or the Architectural Guidelines, they shall be required to take immediate action to eliminate the problem.

#### ADOPTION AND APPROVAL

These Meadow Creek Architectural Guidelines dated effective July 25, 2016 are hereby adopted and approved by the Meadow Creek Architectural Committee.



Bill Ritter



Allison Mann

MEADOW CREEK ARCHITECTURAL COMMITTEE SUBMITTAL FORM  
AND APPLICATION

PRELIMINARY SUBMITTAL

CONSTRUCTION SUBMITTAL

Date Received \_\_\_\_\_ By \_\_\_\_\_

Property Owner(s) \_\_\_\_\_

Address \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Architect/Designer \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Contractor \_\_\_\_\_

Telephone ( ) \_\_\_\_\_

Submittal for: New Construction ( ) Alteration ( )

Legal Description \_\_\_\_\_

Area (square footage) of house \_\_\_\_\_

Estimated completion date of all exterior work, including landscaping \_\_\_\_\_

The Architectural Committee exists at Meadow Creek to maintain high standards for design and use of homes and property. When an owner wishes to construct a home or other improvement, remodel and existing home, or otherwise alter a building lost, application must be made to the Committee using this form. Completion of the following pages will provide the Committee with a portion of the information necessary to review the proposed construction for compliance with the Rules of the Committee and with the Declaration. The Architectural Committee Representative can be contacted through O'Neill Enterprises, Inc. for information and assistance.

## PROCEDURE FOR OBTAINING ARCHITECTURAL COMMITTEE APPROVAL

1. Submittal of one set of preliminary or construction documents as outlined on the following pages.
2. A completed and signed submittal form and application and a construction deposit of \$350.00 for new homes or \$150.00 for additions or remodeling. No fee shall be required for preliminary submittal. The construction deposit of \$350.00 is to help cover the costs of the Committee and to assure satisfactory compliance with the Architectural Committee Rules and Regulations and the Declarations. Up to \$100.00 of the new home deposit and \$50.00 of the remodel/addition deposit may be refunded upon satisfactory completion of construction as approved.
3. Notice of action taken by the Committee will be mailed to applicants as soon as possible within twenty (20) days from the date of the Committee meeting following receipt of the complete application.

### ITEMS TO REMEMBER

1. Construction approval is valid for one (1) year for new construction and six (6) months for remodeling. If construction has not begun in that time, new application must be made.
2. All proposed exterior construction and finished landscaping on the lot must be completed within nine (9) months from the date construction is begun, unless otherwise approved by the Committee.
3. The Architectural Committee assumes no liability for encroachments into platted setbacks or onto easements of neighboring property. Be sure to check the plat of your lot and Property lines to avoid encroachment and trespass.
4. Removal of trees or shrubs or plant of same requires Architectural Committee approval.

MEADOW CREEK  
ARCHITECTURAL COMMITTEE  
CONSTRUCTION AGREEMENT (FOR NEW CONSTRUCTION)

As a prospective homebuilder, I/we have read the current Architectural Review Committee Rules and the submittal form and application and fully understand the requirements of this construction submittal.

Enclosed is the construction deposit fee of \$350.00 of which up to \$100.00 may be refunded upon a satisfactory final inspection by a representative of the Architectural Committee.

Any change in the exterior from an approved submittal must be resubmitted to the Committee for approval.

I/we assume responsibility for any and all damage by the contractor to adjacent lots, commons areas, or my/our property.

**SIGNATURES**  
(all owner's signatures required)

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lot Number:  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

MEADOW CREEK  
ARCHITECTURAL COMMITTEE  
CONSTRUCTION AGREEMENT (FOR ADDITIONS/REMODEL)

As a homeowner(s) requesting an addition/remodel as to the home on Lot \_\_\_\_\_ Block \_\_\_\_\_ Meadow Creek Phase \_\_\_\_\_, I/we have read the current Architectural Committee Rules and the submittal form and application, and fully understand the requirements of this construction submittal.

Enclosed is the construction deposit of \$150.00, up to \$50.00 of which may be refunded upon a satisfactory final inspection by a representative of the Architectural Committee.

Any change in the exterior design and/or construction from the original submittal will be resubmitted to the Committee for Approval.

**SIGNATURES**  
(all owner's signatures required)

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Lot Number:  
\_\_\_\_\_

\_\_\_\_\_

MEADOW CREEK ARCHITECTURAL  
COMMITTEE CHECKLIST

The following is a list of items which must be included in the Architectural Committee submittals and will be considered by the Architectural Committee prior to approval of any proposed construction. Please check off each item included.

A. SITE PLAN

- 1. Minimum scale: 1/8" = 1'-0"
- 2. Building location (house, garages, carports)
- 3. Property lines and dimensions
- 4. Existing tree locations
- 5. Driveway, parking areas, walks, patios, decks, service yards (indicate materials)
- 6. Privacy screening, fences (show elevations, details and materials on Elevation sheets)
- 7. Outdoor lighting layout
- 8. North arrow
- 9. Setbacks and Easements
- 10. Location of buildings and other improvements (patios, decks, privacy screens, etc.) on all adjacent lots
- 11. Location of utility services, meters, A/C units
- 12. Subdivision and Lot Number, names of adjacent streets, creeks

B. FLOOR PLAN(S)

- 1. Minimum scale: 1/4" = 1'-0" (1/8" = 1'-0" allowed for preliminary submittal)
- 2. Door and window opening
- 3. Exterior and interior walls, room names
- 4. Stairways
- 5. Exterior lights (location and mounting heights)
- 6. Decks, porches, and patios

- \_\_\_\_\_ 7. Electric and gas meter locations (recessed base and approved enclosure for electric meters required)\*
- \_\_\_\_\_ 8. North arrow
- \_\_\_\_\_ 9. Trash receptacles (locations - how screened and how accessed)
- \_\_\_\_\_ 10. Type and location of heating and cooling system.

C. BUILDING ELEVATIONS (ALL VIEWS)

- \_\_\_\_\_ 1. Scale: same as plans, showing ALL exterior building features
- \_\_\_\_\_ 2. Roofs - note materials (if materials or direction of application are a feature of the design, so indicate)
- \_\_\_\_\_ 3. Siding (graphically show and note material and direction of application, joining method joint location, type of joint cover shall be indicated on drawings)
- \_\_\_\_\_ 4. Chimney chases (graphically show and note materials, graphically show type of chimney cap proposed)
- \_\_\_\_\_ 5. Door and window openings - graphically indicate type (e.g. casement or single hung windows, sliding or swinging doors), style (e.g. paneled or flush doors, full glass or "paned" windows), size and location
- \_\_\_\_\_ 6. Trim - graphically show and note type and size of trim at windows, doors, corners, etc.
- \_\_\_\_\_ 7. Railings, decks, privacy screens, fences indicate relationship to composition of house, note materials. **FULL DETAILS FOR RAILINGS, PRIVACY SCREENS AND FENCES SHALL BE REQUIRED UNLESS STANDARD MEADOW CREEK TYPES ARE TO BE USED.**
- \_\_\_\_\_ 8. Roof and attic vents - correctly show size per UBC, locations and types
- \_\_\_\_\_ 9. **PLACE NOTE ON DRAWING THAT PLUMBING VENTS SHALL BE GROUPED AND LOCATED ON SIDE OF ROOFS OPPOSITE STREET. ESTABLISH LOCATION AND HEIGHT OF GAS VENT AND INDICATE ON DRAWINGS. (Gas vents over, 2'-0" high shall be enclosed in a chase compatible with the architecture of the structure)**
- \_\_\_\_\_ 10. **IMPORTANT.** Note generically all exterior materials and finishes (e.g. Painted Hardboard Siding, Stained Wood Siding) on these drawings (include more detailed information on materials and finishes in Outline Specifications below)

\_\_\_\_\_ 11. IMPORTANT. . Show the proposed structure's finished floor line in relation to the finished grade

D. LANDSCAPE PLAN

\_\_\_\_\_ 1. Sodded areas indicated

\_\_\_\_\_ 2. Planter areas indicated describing type of surfacing material (bark, soil aid, gravel, etc.)

\_\_\_\_\_ 3. Planting materials, size at time of planting, species

\_\_\_\_\_ 4. Mature canopy of trees indicated

\_\_\_\_\_ 5 Screening of mechanical u nits and meters shown

\_\_\_\_\_ 6. Berms indicated

\_\_\_\_\_ 7. Planting to soften fencing and privacy screens

\_\_\_\_\_ 8. Photographs of rocks, boulders to be used in landscape. Size indicated on drawings

\_\_\_\_\_ 9. Treatment of riparian areas indicated

E. OUTLINE SPECIFICATIONS

1. Site work

a. Driveways and Parking Areas

\_\_\_\_\_

b. Walks

\_\_\_\_\_

c. Patios

\_\_\_\_\_

d. Decks

\_\_\_\_\_

e. Screens and Fences

\_\_\_\_\_

2. Foundation - type and finish

\_\_\_\_\_

3. Exterior Masonry (submit actual samples sufficient to show full range of colors)

a. Types

---

b. Locations

---

4. Exterior Metals (see Paragraph 4.9.2 of Meadow Creek Guidelines)

a. Types

---

b. Locations

---

c. Finishes (colors)

---

5. Exterior Wood (submit actual samples sufficient to show full range of colors)

a. Siding (species, grade, pattern)

---

b. Trim (species, grade)

---

c. Fascia (species, grade)

---

d. Soffit

---

e. Batts/joint covers

---

6. Other Exterior Materials (submit actual samples sufficient to show full range of colors)

a. Siding

---

b. Trim

---

c. Fascia

---

d. Soffit

---

- e. Joint covers

---

7. Roof

- a. Roofing Materials

---

- b. Flashing Materials (type and color)

---

- c. Roof Finish/color

---

- d. Skylights (type)

---

8. Exterior Openings

- a. Garage Doors (type, style, material, finishes, color)

---

- b. Exterior Doors (types, styles, materials, finishes, color)

---

- c. Windows (types, styles, materials, finishes, color)

---

9. Exterior Paints and Stains (submit color samples on actual substrate - indicate on samples areas in which they are to be used)

10. Exterior Light Fixtures (submit manufacturer's brochure or photocopy of same illustrating appearance and indication rated wattage of all fixtures)

11. Heating/Cooling System Type (if specifying the use of solar or other exterior equipment, please indicate)

12. Rain gutters and Downspouts (see Paragraph 4.12 of Meadow Creek Guidelines)

- a. Types

---

- b. Finishes

---

13. House Numbers (see Paragraph 4.27 of the Meadow Creek Guidelines for the required type).

14. Chimney Caps (see Paragraph 4.26 of the Meadow Creek Guidelines for the required type).

EXHIBIT A  
MEADOW CREEK ARCHITECTURAL GUIDELINES  
  
PLANT LIST  
  
FOR THE RIPARIAN EASEMENT AREAS  
  
WITHIN THE MEADOW CREEK DEVELOPMENT

For the location of the riparian easement areas within the Meadow Creek development, see applicable notes on the Meadow Creek plats, paragraph 3 .27 of the Master Declaration of the (Conditions, Covenants and Restrictions of Meadow Creek dated \_\_\_\_\_ Instrument Number \_\_\_\_\_ , and all applicable provisions of supplemental declarations.

DISCUSSION

Trees, shrubs, grasses and forbs all play an important Pole in building and maintaining productive streams. As riparian, or riverside vegetation, they provide a healthy stream environment which ultimately benefits both people, fish and habitat.

Trees provide shade and streambank stability, due to their height and massive root systems. Shrubs provide bank cover, localized shade and erosion protection through intertwining root systems. Grasses and forbs form dense vegetation mats, reducing surface runoff and filtering pollutants from nearby urbanized areas.

Streamside vegetation shades the stream, thereby reducing water temperatures. Sunshine accounts for about 95% of all heat input into streams during the midday periods of summer. Certain types of vegetation are needed to control stream temperatures. Grasses and forbs provide overhanging shade but are relatively ineffective in intercepting sun rays. On Elmore Drain and side channel and other fish and wildlife habitat waterways, trees and shrubs must border the stream to provide effective shading.

Streamside vegetation provides habitat for terrestrial insects. Emergent vegetation such as sedges, rushes and cattails provide important habitat for aquatic insects. Both insect types are important to providing food for fish and other wildlife. Furthermore, leaf litter can provide up to 50% of a stream's nutrient energy supply. This stream detritus is a principle food source for aquatic insects. Leaf fall and other organic matter is therefore very important in the overall production of the aquatic environment.

Overhanging vegetation provides shelter for both adult and juvenile fish. This cover not only provides a sense of security for the fish but is also a source of terrestrial insect fall. Without this important aspect of Streamside vegetation' trout numbers would be minimal.

Riparian vegetation is also very important habitat for numerous birds, small mammals, reptiles and amphibians. Shrubs and trees are important food sources while also providing essential nesting and denning sites. Grasses and forbs provide food, nesting materials and cover for adults and young.

Riparian easements provide for a diversity in vegetation, without which many wildlife species would vanish.

## REQUIREMENTS

Removal or alteration of streamside vegetation will result in decreased wildlife use and ultimately lead to a decrease in the overall quality of life enjoyed at Meadow Creek. The riparian easement on either side of the waterway is a required minimum distance to provide the beneficial effects briefly described. These areas are to be developed and/or remain as "wild" as possible in character.

Streamside grasses shall be left to grow naturally (shall not be moved or if mowed, must be left at a height not less than 18"X) and shall incorporate native wildflowers, shrubs or other ornamentals. Incorporating the "wild" riparian easement into a dwelling's landscaping is a challenging prospect. However, those plants listed herein are generally compatible with ornamentals suited for the Boise area. Keep in mind additional water may be necessary for establishment of the plant material.

Specifically three (3) trees, 8-10' in height, are required per thousand square feet (1,000 sq. ft.) of riparian area. They shall be situated in a natural configuration, usually clustered, and located near the stream bank to help shade the fish habitat. Existing trees are to be shown on the landscape plan and can fulfill this tree requirement. Seven (7) shrubs per thousand square feet (1,000 sq. ft.) of riparian area are also required, and again, existing shrubbery will suffice toward that end. Forbs and herbaceous plantings are required as groundcover and erosion control and do provide the necessary habitat for an excellent fishery. Twenty-five percent (25%) of the riparian area shall be planted with the species listed under this category. A Permanent sprinkler system is not required, although application of plant establishment water is required for the first summer.

## PLANT LIST

The following list is relatively complete with respect to availability for native species found within riparian areas of the Great Basin - Inter-Mountain West. Some non-endemic species are also included since they are well established in the Boise area and provide important bird feeding habitat. **Amelanchier Mountain Ash**

Aspen	Mulberry
Birch, River	Oak
Cottonwood	Pine
Ponderosa	Lodgepole
Native White	Crabapple
Russian Olive	Hawthorn
Sumac	Alder

## SHRUBS

Barberry	Maple, Rocky Mountain
Buffaloberry, Russett	Ninebark, Mallow

Buffaloberry, Silver  
Buckthorn  
Cistena  
Ceanothus, Redstem  
Chokecherry, Black  
Cinquefoil, Bush  
Dogwood, Redosier  
Elder, Blueberry, Redberry  
Honeysuckle, Utha, Hall's

Oregon Grape Repens  
Pachistima, Myrtle  
Raspberry  
Rose, Woods  
Snowberry, Mountain  
Snowberry, Western  
Virginia Creeper  
Willow, Purplesoier  
Willow, Scouler

### FORBS - HERBACEOUS PLANTS

Alfalfa, Creeping type  
Anise, Sweet  
Aster  
Baby Blue Eyes  
Birds Eyes  
Black-Eyed Susan  
Buttercup  
Columbine  
Cornflower, Purple  
Coreopsis, Lanceleaf  
Cowparsnip, Common  
Daisy, Oxeye  
Dock, Sorrel  
Fivespot  
Flax, Scarlet  
Geranium, Wild  
Gilia, Blue  
Gooseberrylea  
Helianthella, Oneflower  
Lifusticum, Porter

Lion's Beard  
Lupine, Mountain  
Marigold  
Medick, Black  
Milkvetch, Chickpea  
Nasturium  
Penstemon, "Banderall  
Rocky Mountain  
Poppy, Iceland  
Primrose, Hooker Evening  
Sweetpea, Perennial  
Showy Golden Eye  
Tidy Tips  
Valerian, Edible  
Wallflower  
Watercress  
Weatherglass  
Wild Strawberry  
Yarrow

### GRASSES

Barley, Meadow  
Brome  
Bulrush  
Canadian Bluegrass  
Canary, Reed  
Fescue, Creeping Red  
Foxtail, Meadow  
Hairgrass, Tufted

Redtop  
Reedgrass  
Squirreltail, Bottlebrush  
Wheatgrass, Bluestem,  
slender or tall  
Wildrye, Creeping or  
Great Basin

### GRASS-LIKE PLANTS

Bulrush  
Cattails  
Rush, Flowering

Sedge  
Spikeru

## NOTES