

ARCHITECTURAL DESIGN GUIDELINES

Beauty Bay Homeowners Association

PURPOSE AND INTENT

Pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements for the Beauty Bay Estates as recorded in the office of the County Recorder, Kootenai County, State of Idaho (hereinafter referred to as the "CC&R's"), these guidelines are hereby adopted to preserve the unique identity of the Beauty Bay Estates and to provide for the continuity of design, materials, and other improvements to be constructed in the community. The intent of these guidelines is to provide design direction necessary to produce aesthetically pleasing site planning and architectural concepts. All of the conditions, restrictions and covenants of the CC&R's, including all definitions, are incorporated herein by reference and in the case of conflict, shall control over the contents hereof.

DESIGN COMMITTEE MEMBERSHIP

The Design Committee consists of three (3) members appointed by the board to serve at the pleasure of the board. A majority vote of the Design Committee will be required for design approval.

DESIGN COMMITTEE AUTHORITY

Each owner as defined in the CC&R's must procure the Design Committee approval of plans for new construction, site improvements, and all modifications thereof, prior to beginning construction.

The Design Committee may enact revisions to the form and content of these rules, standards and guidelines and may adopt such modifications as it deems appropriate. No Owner obtains any vested right based on any rules, standards and guidelines in effect when the Owner's Lot was acquired, as opposed to those in effect when the Owner's first submittal to the design committee is made.

Variances in these guidelines may be requested of the Design Committee and may also be appealed to the Beauty Bay Estates Board of Directors.

CONFLICTS WITH OTHER REGULATIONS

In addition to these Guidelines, builders and lot purchasers (and their consultants) at Beauty Bay Estates are expected to meet all the criteria established by the Kootenai County in relation to the County's Development Code.

All development within Beauty Bay Estates must comply with the codes and regulations of all Local, State, County, and Federal bodies and agencies, including, but not limited to Kootenai County and must

include appropriate permits. All development shall also comply with the Declaration of Covenants, Conditions, CC&R's & Bylaws of Beauty Bay Estates.

SUBMITTAL PROCEDURES AND APPROVALS

It is recommended that plan submittals be made with preliminary plans, for preliminary evaluation, prior to the preparations of final plans.

Plan submittals should include the following:

- A site plan showing locations of any structure to be placed upon the Lot and plot plans orientation to north, (a plot plan may be 1/8" scale).
- Exterior elevation drawings of all sides of any structure, a detailed floor plan, including but not limited to all room sizes, doors, windows and sizes of same.
- A detailed site disturbance plan and permit. (If required by Kootenai County.)
- A detailed plan of septic system and drain field approved by Panhandle Health Department.
- Permanent water and permanent power source plans.
- A description of all exterior colors and materials.
- Proposed off road parking.
- A detailed grading plan reflecting all changes in grade and showing drainage.
- Well location and/or water line location.

The Design Committee may require any additional information reasonably required to determine if the improvement is consistent with these guidelines. All plan changes must be approved by the Design Committee. All approvals may be granted or withheld at the sole discretion of the Design Committee. Design Committee signatures must be affixed on all approved plans. Records of approval shall be kept on file with the secretary of Beauty Bay Estates. Any approval pursuant to these Architectural Guidelines does not constitute a warranty, assurance, or representation by the approving party, and the approving party shall have no liability as a result of such approval.

SITE PLANNING

Siting of each structure has to be within the building envelopes that are established by the Design Committee. Each owner and contractor shall take steps to ensure that engineering guidelines and Kootenai County Site disturbance parameters are met. Siting and orientation of any building, dwelling, or other improvement on any Lot should be unobtrusive as possible to the neighbors as well as to the community. The Design Committee shall be empowered to reject inappropriate building siting.

All dwellings must have a permanent foundation and a permanent source of water and power.

CONSTRUCTION REQUIREMENTS

Every consideration should be taken to keep roadways in equal or better condition than when construction begins. All trenches need to be filled and repaired properly and any damage to roadways will need to be repaired. Any heavy equipment with caterpillar type steel tracks will be required to use protective pads when passing on roadways. Caution should be used during early winter and spring thaw with consideration to load limits.

Measures are to be taken to prevent soil erosion, land/mud slides, and flooding to or damage to surrounding properties or roads from site disturbance. Provision for water run-off is to be made including any culverts needed. A culvert is required under driveways.

Drainage ditches and shoulders within the road easement fronting the property must be maintained in good order with no obstruction.

Trees may be removed for the purpose of building a home including thinning for fire prevention. Clear-cutting is not permitted.

All construction activity must be contained on the Lot for which a building permit has been issued. Any common ground, adjacent Lots, or roads damaged during construction must be properly restored to their original condition to the satisfaction of the Design Committee within thirty (30) days of the completion of the permanent building.

Temporary enclosed chemical toilets must be available during all of construction. Chemical toilets must be removed within thirty (30) days after completion of the permanent building.

Construction trash and trash containers must be removed within thirty (30) days after completion of the permanent building.

New home construction must be completed within 24 months.

ARCHITECTURAL CONCEPTS

A single-family home is required.

Mobile homes are not permitted.

Materials and colors of homes, out buildings, fences, etc. must blend with the environment.

All buildings must be no more than two stories above ground level.

Roofing may be asphalt shingle, manufactured steel, or tile type roofing materials. Cedar shingles or shakes are not permitted for fire prevention. Hot tar and rock roofs are not permitted.

Siding may be a combination of cedar lap siding, bevel siding, hardy board, LP siding, brick, natural stone and synthetic stone. Stucco is not permitted.

Exterior lighting should be designed with consideration of neighboring properties.

Retain existing native vegetation, especially mature species, to the greatest extent possible.

TEMPORARY LIVING GUIDELINES

A temporary living RV, camper or trailer may be occupied by the owner building their residence.


May be moved on to the property upon the construction beginning.

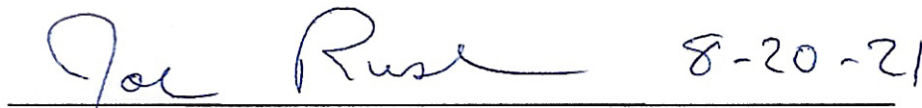
RV, camper, trailer or temporary living quarters may be lived in throughout the duration of construction.


Home is to receive a certificate of occupancy within 24 months.

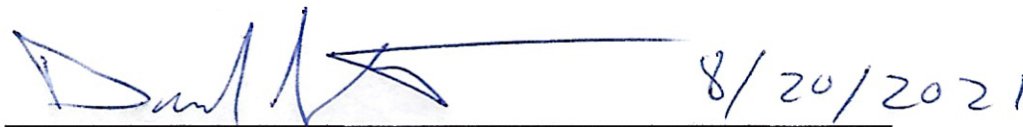
Upon receiving certificate of occupancy, temporary living quarters to be removed within 30 days.

These Architectural Guidelines have been approved by the Beauty Bay HOA Board of Directors on this day, 20th, of August, 2021.


Director- Renee Bordelon


Director- Joe Rush


Director- Tim Ochoa


Director- Dan Sturgis