



## **CC&R Guidelines**

1. Properties shall be in neat and sanitary condition and shall not "fall into disrepair or not to be so maintained so as to create a dangerous, obstructed, unsafe, unsightly or unattractive condition".
  - Grass should be less than 6" high.
  - There should more lawn than weeds in the yard (80% lawn) or approved ground cover.
2. Shall not be allowed to store any boat, unused vehicle (unlicensed, not in operating condition on blocks, etc.), camper, trailer, RV, or the like anywhere on the property, except within a garage or behind a board-approved site obscuring fence, regardless of size, for more than 48 hours. City of Hayden ordinance allows parking of same on a city street for only 24 hours.
3. There should be no visible stacking of "rubbish, trash, garbage, or waste material" except in sanitary containers and concealed from view, and must not be "unsanitary, unsightly, offensive, or detrimental" to any other property in the vicinity thereof. Additionally, all firewood, coal, presto-logs, etc. shall not be stored in the view of the public.

These guidelines are existing CC&R's or were proposed by the Enforcement Committee and approved by the Board of Directors.

## **Architectural Control Guidelines**

The following requires Architectural Control Committee (ACC) approval:

1. All buildings, before construction.
  - Storage sheds in backyards must match the house in color and also have a matching composite roof.
  - Wood or metal walls are allowed. Metal siding must have a minimum 25 year warranty.
  - Shop/shed shall not exceed the height of the home on the property on which it is built, or the height of any home on an adjacent property.
2. All fences, which shall be constructed in accordance with the standards approved by the board and in compliance with the ordinances of the City of Hayden, Idaho. Fence guidelines include:
  - No chain link in the front yard forward of any structure on the lot; chain link with privacy slats is acceptable for the side yard for the purpose of concealing a vehicle, boat, trailer or RV, but not to exceed forward of any structure on the lot.
  - No solid fence is allowed in the front yard parallel to and forward of any structure on the lot - wood picket fence is acceptable.
  - Perimeter fence shall be white vinyl.
3. Vinyl siding on homes may be replaced with "fiber cement siding" (i.e. HardiePlank).
  - Wood or metal siding is NOT allowed on homes.
  - Style and size of siding should be similar in style and appearance of existing homes.

These guidelines are existing CC&R's or were proposed by the Architectural Committee and approved by the Board of Directors.