

Valley Vista
Estates

***Packet for New Residential Construction
Including Additions and Alterations***

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REVIEW FEE SCHEDULE:

Valley Vista Estates has adopted the following review fees:

Residential:

\$700.00 for a new residence
\$100.00 for new additions or alterations to existing
\$25.00 structures
\$3500.00 for new decks, patios, fences and storage
shed
for landscape and construction deposit –

Bonds will not be accepted

\$150 Interim Meeting Fee. Prior to each additional meeting between the applicant and the Design Committee other than those to consider the above-referenced submission, the applicant shall pay the Interim Meeting Fee.

All fees are payable to the Valley Vista Estates HOA and must accompany the completed application form and 2 sets of plans submitted to the Valley Vista Home Owners Association, if applicable.

DESIGN COMMITTEE MEETINGS:

The Design Committee regularly meets in the afternoon on the first and third week of each month to consider new applications. Please contact the Valley Vista Estates HOA to be scheduled for the next meeting. To be considered at the next meeting, application, digital copies, and plans must be turned into the Valley Vista Estates HOA no later than noon on the last Friday of the month prior to the meeting. Applicants should request an appointment with the Design Committee if they wish to discuss plans with the Design Committee prior to the Design Committee's consideration of those plans.

Initial_____

Valley Vista Estates

Construction Rules and Checklist

Before any construction will be allowed to start, the following requirements shall be complied with and the project manager shall check the following for compliance:

1. ___ Plans have been reviewed and approved by the Valley Vista Estates Design Committee and all applicable fees have been paid.
2. ___ Landscape plan
3. ___ A Sewer Connection Permit has been issued for the project by the city of Victor.
4. ___ A Water Connection Permit has been issued for the project by the Valley Vista HOA
5. ___ A Building Permit has been issued for the project by Teton County. (must have HOA building approval prior to getting your county building permit)

During construction, the following rules shall apply:

6. Driving of vehicles or unloading and storage of construction materials on neighboring lots or common areas is prohibited unless written consent from owner of said lots is obtained.
7. No construction worker owned dogs or pets are allowed on any construction site or common area.
8. All construction traffic shall obey the 20 MPH Speed limit in Valley Vista Estates.
9. A portable chemically treated toilet shall be provided and maintained for the use of construction workers on all sites during construction. Such toilet shall not be required for additions or alterations to an existing residence where workers have access to an existing functioning toilet on the premises.
10. All construction sites shall be kept clean and free of any blowing materials and trash. Any violation will result in a dumpster being placed on the construction site at owner's expense.
11. No on site burning of trash or construction debris shall be permitted.
12. The owner is responsible for the actions of his general contractor and all subcontractors.
13. No one may occupy a building until a certificate of occupancy has been issued by Teton County.
14. All lots must be landscaped including finish grading and lawn seeding within 18 months from start of construction.
15. Building permits expire after 12 months. If no construction starts before this time application fees will be charged again to reapply.

Signature of Owner(s)

date

Homeowner's Association Representative
Initial ___

date

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Application for New Residential Construction Including Additions and Alterations

Owner Information:

Owner's name(s): _____

Lot number: _____ Street address: _____

Mailing address: _____

Home phone #: _____ Cell phone #: _____

Contractors information:

Name : _____

Phone #: _____ Cell phone #: _____

Home Dealer information: (if applicable)

Name: _____

Phone #: _____

Project Description:

New residence _____ Addition to existing _____ Alteration to existing _____ New accessory structure _____

Construction Type: Stick framed on site _____ Modular pre-fabricated _____ Log _____

Manufactured _____

Primary structure description: _____

Floor area (include walls): Residence _____ Garage _____ Accessory structure _____

Height above finish grade: Residence _____ Garage _____ Accessory structure _____

Covered porch: Dimensions _____ Height _____

Existing trees on property _____ (If yes, please provide location of existing trees on the site plan.)

Any fences proposed? _____ (If yes, see Rules and Regulations for a Residential Fence.)

Storage shed proposed? _____ (If yes, see Rules and Regulations for a Residential Storage Shed.)

Satellite Dish or Antenna proposed? _____ (If yes, see Rules and Regulations for a Satellite Dish)

Initial _____

Material and Color Descriptions:

Foundation: Concrete____Concrete block____ Height of exposed foundation from finished grade to floor _____

Driveway Paving: Concrete____Asphalt____Other_____

Driveway distance from side setbacks_____

Exterior Siding: Material _____ Brand _____ Color name _____

Web link /Sample/Photo _____

Soffits, Fascia, and Trim: Material _____ Brand _____

Color name _____ Web link/Sample/Photo _____

Windows: Material _____ Brand _____ Color name _____

Web link/Sample/Photo _____

Exterior Doors: Material _____ Brand _____ Color name _____

Web link/Sample/Photo _____

Garage Door(s): Material _____ Brand _____ Color name _____

Web link/Sample/Photo _____

Roofing: Material _____ Brand _____ Color name _____

Web link/Sample/Photo _____

Exterior Lighting: Must be dark sky : Brand _____ Style _____

Web link/Sample/Photo _____

Initial _____

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Variances:

Are any variances proposed? _____ (If yes, to what standards?) _____

All variances must be specifically requested and approved in writing by the Valley Vista Estates Design Committee in accordance with Article VI, Section 6.15, of the Declaration of Covenants, Conditions and Restrictions for Valley Vista Estates which reads in part: .

The site Committee has the authority to grant a variance to any rule or regulation under Article VI for any reason it deems appropriate in the circumstances, except no variance may be granted regarding matters controlled by Federal, State, County, or Town law, rules or regulations. Variances may be granted due to personal handicaps, a uniqueness of a Lot or for any reason deemed relevant by the Site Committee, as long as the end result is consistent with the theme, spirit and overall concept of Valley Vista Estates.

Testimonial:

I have read and understand the Rules and Regulations for New Residential Construction including Additions and Alternations and the Construction Rules and Checklist attached to this application.

I acknowledge that the above-referenced rules, as well as the Declaration of Covenants, Conditions, and Restrictions for Valley Vista Estates, any rules and regulations of Valley Vista Estates, and any rules and regulations of the Valley Vista Estates Design Committee apply to this project.

I warrant and represent that the plans that I have submitted for this project comply in all respects with all requirements of the aforesaid documents, except for items for which a variance is specifically requested therein.

Signature of owner(s) _____ date _____

Design Committee approval:

by: _____ date _____

by: _____ date _____

by: _____ date _____

Initial _____

Valley Vista Estates

Rules and Regulations for New Residential Construction Including Additions and Alterations

The following list highlights the main points regarding residential design standards in Valley Vista Estates but is not a complete list. See Article VI, Architectural Standards, of The Declaration of Covenants, Conditions, and Restrictions, Valley Vista Estates.

1. The Design Committee must approve all new residential construction, additions, and alterations.
2. A completed application form (submit a digital copy to assistant@scottssre.com), \$700.00 review fee, \$3500.00 deposit, drawings clearly showing the proposed new construction, and landscaping and exterior material samples and color chips shall be submitted to the Design Committee for approval at their semi monthly meeting.
3. Submitted drawings shall include the following:
 - a) A site plan drawn to a minimum scale of 1"= 20', clearly showing lot number, property lines, setback lines, driveway, and dimensioned location of proposed new construction.
 - b) Floor plans drawn to a minimum scale of 1/4" =1'-0" clearly showing proposed improvements.
 - c) Exterior elevations drawn to a minimum scale of 1/4" =1'-0" clearly showing exterior materials, window and door locations, roofs, roof pitches, roof overhangs, and overall height above finish grade.
 - d) Landscape plan – digital submittal can be hand drawn
 - e) Submitted drawings will also include 1/4" =1'-0" minimum building sections depicting anticipated structural components.
 - f) All of the above plans must be submitted digitally to assistant@scottssre.com
4. All buildings shall be Western ranch in design character with a covered front porch. Exterior walls not to exceed 30' without an architectural break.
5. Exterior materials shall be of rough sawn natural wood, peeled log, stone, hardy board other similar rough textured natural materials, or other materials which have the texture and appearance of natural wood and which are specifically approved by the Design Committee. Roof materials shall be cedar shake or shingle, asphalt shingle, ribbed metal with non-reflective finish.
6. No exposed plywood, pressed wood, pressed board shall be permitted.
7. Exterior finishes shall be earth tone colors. No white color will be permitted, except for trim. All exposed metals shall have a non-reflective dull colored finish, including exposed metal chimney flues and caps.

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8. The minimum floor area of any primary single-family residence shall be not less than 1300 square feet, exclusive of an attached garage, storage shed, fixed playhouse, unenclosed porches or decks. Minimum of 600 square feet of the floor area total shall be at grade level.
9. The maximum height of residential structures shall be 28 feet measured vertically from finish grade to highest point on the roof.
10. The finished grade must be a minimum of 6 inches and no higher than 18 inches.
11. Roofs shall have a minimum pitch of 6 in 12, and all primary roofs shall have a minimum overhang of 16 in. measured horizontally from the exterior face of the wall.
12. Exposed foundations shall not exceed 18" above finished grade.
13. Minimum setbacks to any side and back property line shall not be less than 10 feet and to any back property line shall not be less than 20 feet.
14. Finish grading shall assure positive drainage of surface water away from buildings and driveways so there is not pooling of water. No pooling of water along road.
15. Fencing shall comply with the Rules and Regulations for a Residential Fence.
16. Wall mounted exterior lighting fixtures, with a lamp not to exceed 75 watts. Shall be by front door, back door and on garage. **Must be dark sky.**
17. All utilities shall be installed underground, including but not limited to propane tanks.
18. **ALL DEVELOPED LOTS MUST BE LANDSCAPED** including finish grading and follow landscaping requirements

Valley Vista Estates HOA

Application for Water Service Connection Permit

Date: _____

For Lot: _____

Owner: _____

Size of line: _____

Valley Vista Estates Connection fee has been paid: _____ Receipt # _____

Mandatory Pressure Test by Teton County was passed: _____

WATER SERVICE CONDITIONS

1. Water users must pay for the actual labor, material, and equipment costs required to make the tap and to repair roads and landscaping damaged by the installation of the water service.
2. All taps and service lines must be inspected by Valley Vista Estates HOA prior to backfilling and placing in service.
3. It is mandatory that all house and landscaping water service lines be equipped with backflow preventers conforming to Idaho Department of Environmental Quality Standards.
4. All water service users must comply with any and all water use rules or restrictions that may be issued by Valley Vista Estates HOA and the State of Idaho.
5. Water taps greater than one inch (1") will not be allowed or approved.
6. The water user shall notify Valley Vista Estates HOA immediately of any water line leaks, as well as proposed repairs in advance of those repairs. Failure to notify Valley Vista Estates HOA may result in the homeowner incurring costs that would otherwise be the responsibility of the HOA.
7. All water service line leaks shall be promptly repaired by the water user if the leak occurs on the "homeowners" side of the curb stop (water service shutoff valve), which is generally located within the road right-of-way, between the road asphalt "edge" and the nearest corresponding property line. Valley Vista Estates HOA is responsible to repair all leaks from the "upstream" side of the curb stop to the main supply line in the road easement.
8. Any other conditions as contained in the regulations of water and sewer use of Valley Vista Estates as the same may be amended from time to time by the HOA or any other authority, not limited to , but including ID DEQ.