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## Greenside Vistas Homeowners' Association, Inc. Architectural Control Committee (ACC) General Guidelines

The information provided in this document is designed to help Homeowners determine whether the additions or changes they wish to make to the structures on their property will likely be approved by the Architectural Control Committee (ACC). Projects outside these general guidelines may be approved, but will require a variance being granted by the Board of Directors and will require (1) a fee to cover engineering or attorneys costs, (2) enough lead time for the Committee and the Board to research potential CC&R and zoning restrictions, as well as required permitting, and (3) an impact or consequences of the Homeowner's request – including its ultimate effect on neighbors and the community at large. The Committee and the Board are eager to allow Homeowners to add value to their property, but requests must be within CC&R guidelines and meet the collective aim of Association, its Members, and the fiduciary responsibilities of the Board.

### Definitions:

1. **% Under Roof** – based on building measurements, this calculation should include: (1) residential footprint – including wing or “L” attachments to the residence itself, garage(s), porch(es) or other extensions that are part of the residential structure – plus (2) the total square footage of any standalone workshop, storage unit, children's playhouse or equivalent outbuilding exceeding located on the property (whether existing or proposed). The residential footprint under roof shall be expressed in terms of square feet. The percent (%) under roof shall be calculated by dividing total residential+outbuilding footprint (combined total) by lot size – both expressed in terms of square feet. Shade-producing structures such as pergolas, patio coverings or awnings shall not be considered “under roof,” even if attached to the structure. Important ACC factors in considering additions or changes to an existing property may include: proportion and scale, balance, contrast and harmony, focal point, utility, elegance of line, and shape. (See **% Under-Roof** Example for sample calculation.)
2. **% Hardscape** – based on structural measurements, this calculation should include: (1) concrete, pavers, asphalt, or other materials used as vehicle

driveway, driveway extension(s), or parking pad(s); (2) concrete, pavers, stone, asphalt, or other manmade materials used for sidewalk surface(s); (3) concrete, pavers, asphalt, stone, or decking [wood, Trex®, composite decking, or other manmade material] as patio, decking, walkways, fences, recreational structure(s) and/or existing or planned tool or garden shed, (4) anchored, children's playground equipment, trampolines, above or in-ground pools (other than decorative fountains). While the preceding list is not all-inclusive, the percent (%) hardscape shall be calculated as follows: (a) A total of the sum of areas covered by the hardscape materials/structures as described above. (b) Subtract the total residential+workshop footprint (combined total), expressed in square feet, from the lot size, expressed in square feet. (c) Divide the hardscape square footage calculated and described in (a) above by the square footage not under roof as calculated and described in (b) above. This calculated percentage (%) should not exceed thirty – to thirty-five percent (30%-35%) of the total area not under roof. If a hardscape project exceeds the calculated 30%-35%, the Homeowner can anticipate that the project will require a variance from the Committee or the Board. Important factors in considering additions or changes to an existing hardscape may include: proportion and scale, balance, contrast and harmony, focal point, utility, elegance of line, and shape. [See **% Hardscape** Example for sample calculation.]

3. **% Landscape** – based on actual measurements, this sum should include: (1) lawn areas; (2) trees and shrubbery; (3) bedding plants; (4) ground cover [whether herbaceous, such as perennials, evergreens, or decorative/ornamental grasses, or natural materials, such as decorative stone, sand, or mulch]; as well as other landscape/architectural features such as river stone, fountains, stepping stones, fire pits, and container gardens, etc. While the preceding list is not all-inclusive, the percent (%) landscape should be calculated as follows: (a) Total the sum of all areas covered by the landscape materials as presented in the “landscape” description above. (b) Subtract the total residential+workshop footprint (combined total), expressed in square feet, from the lot size, also expressed in square feet. (c) Divide the landscape square footage calculated and described in (a) above by the square footage not under roof as calculated and described in (b) above. This percentage (%) should fall somewhere in the range of sixty-five to one hundred percent (65%-100%) of the total area not under roof. Important factors in considering additions or changes to an existing landscape may include: proportion and scale, balance, contrast and harmony, focal point, utility, elegance of line, and shape. [See **% Landscape** Example for sample calculation.]

## Calculation Examples Follow

### % Under-Roof:

	<u>SQ FT</u>
Lot Size (County Record)	11,400
Large:	
Living Area (Footprint)	2,400
2-Car Garage (20 x 25)	500
Porch (10 x 20)	200
Workshop (20 x 25)	+ 500
<b>TOTAL</b>	<b>3,600</b>

% Under-Roof Calculation  
 $3,600 \div 11,400 = 31.6\%$

	<u>SQ FT</u>
Lot Size (County Record)	7,400
Medium:	
Living Area (Footprint)	2,000
2-Car Garage (20 x 25)	500
Porch (5 x 20)	100
Workshop (doesn't qualify)	+ 0
<b>TOTAL</b>	<b>2,600</b>

% Under-Roof Calculation  
 $2,600 \div 7,400 = 35.1\%$

### % Hardscape:

	<u>SQ FT</u>
Lot Size (County Record)	11,400
Large:	
Sidewalk (4 x 125)	500
Driveway (25 x 25)	625
Patio/Deck (20 x 25)	500
Tool Shed (doesn't qualify)	+ 0
<b>TOTAL</b>	<b>1,625</b>

% Hardscape Calculation  
 $11,400 - 3,600 = 7,800$   
 $1,625 \div 7,800 = 20.8\%$

	<u>SQ FT</u>
Lot Size (County Record)	7,400
Medium:	
Sidewalk (4 x 65)	260
Driveway (20 x 25)	500
Patio/Deck (15 x 15)	225
Tool Shed (12 x 15)	+ 180
<b>TOTAL</b>	<b>1,165</b>

% Hardscape Calculation  
 $7,400 - 1,165 = 6,235$   
 $1,165 \div 6,235 = 18.7\%$

### % Landscape:

	<u>SQ FT</u>
Lot Size (County Record)	11,400
Large:	
Lawn	4,300
Trees & shrubs (20 x 25)	500
Flower beds (10 x 50)	500
Crushed stone (10 x 17)	+ 170
<b>TOTAL</b>	<b>5,470</b>

% Hardscape Calculation  
 $5,470 \div 11,400 = 48.0\%$

	<u>SQ FT</u>
Lot Size (County Record)	7,400
Medium:	
Lawn	2,800
Trees & shrubs (15 x 15)	225
Flower beds (10 x 20)	200
Water feature (10 x 10)	+ 100
<b>TOTAL</b>	<b>3,425</b>

% Hardscape Calculation  
 $3,425 \div 7,400 = 46.3\%$

Definitions (cont.):

4. **Workshop or Storage Unit** – separate, free-standing structure with a footprint measuring between 190 square feet but less than a maximum of 800 square feet; it should be noted that any structure with a footprint greater than 200 square feet requires building permits and inspections from the City of Post Falls. Workshops are authorized on Unit Lots that measure 11,400 square feet or more. If the Homeowner elects to build a workshop on a qualified lot, a second outbuilding, such as a tool or garden shed is prohibited. Only one outbuilding is permitted per qualifying Unit Lot. As specified in the CC&Rs (Article VII – Architectural Control), all construction and landscaping must meet specified requirements. The following are of particular importance: Section 7.03 – Unapproved Construction, Section 7.04 – Building Standards, and Section 7.05 – Setbacks.
5. **Tool or Garden Shed** – separate, free-standing structure with a footprint measuring less than 189 square feet. Tool or garden sheds are authorized on all Unit Lots; however, no more than one outbuilding is allowed per lot; multiple sheds, playhouses, recreational equipment/structures, garden greenhouses, or any combination of said outbuildings are not allowed. As specified in the CC&Rs (Article VII – Architectural Control), all construction and landscaping must meet specified requirements. The following are of particular importance: Section 7.03 – Unapproved Construction, Section 7.04 – Building Standards, and Section 7.05 – Setbacks.
6. **Natural vs. Structural Features** – the Association's ACC wishes to maintain a balanced relationship between the structural features (residence, outbuildings, on-property parking, recreational equipment/structures and other hardscapes) and natural elements indicative of Unit Lots (lawns, plantings, water features – excluding swimming pools, spas, and the like). To this end, the Architecture Control Committee and the Board of Directors have provided general guidelines as to the percentage of a Unit Lot may be dedicated to structural elements under-roof (maximum 40%), and elements of hardscape (maximum 35%). These percentages are guidelines to help Homeowners in planning desired improvements and additions to their property. Projects that fall outside these guidelines may require additional attention in terms of time, research, and recoverable out-of-pocket costs, which will be passed on to the Association Member.
7. **Timely Response** – ACC requests be submitted to ASI at least one month prior to the desired start of construction. This lead-time allows for two-way communication between Member and Board to resolve possible issues. Start of construction is not allowed without written ACC approval.

8. **Submission Standards** – any ACC request should include the following: (1) ACC Application (copies can be downloaded and printed from the GSV-HOA Website); (2) a detailed sketch of the planned project, including how the structure/project is to be sited on the Unit Lot; (3) measurements of the structure/project; (4) distances from Unit property lines; (5) distances from the residence and its attached components; and (6) Under Roof, Hardscape, and Landscape percentage calculations. If the Submission has missing components, approval of the Member's ACC applications will be delayed. Start of construction cannot begin without ACC approval.