

## **Legacy Existing Homes Design Guidelines and Submittal Requirements**

Owners are required to submit plans for all new site work, landscaping, structures, improvements, and other items placed on a lot or exterior of any existing structure (the “**Improvements**”). New home construction is subject to the Builders LEGACY DESIGN GUIDELINES AND APPROVAL PROCEDURES. In requesting a review of proposed Improvements, these guidelines shall not be construed as a waiver of the existing Legacy Design Guidelines. All Improvements are subject to Design Review and require approval.

Process:

- A. Send all requests to: Legacy Community Association, Inc.  
P.O. Box 2498  
Eagle, Idaho 83616  
Or email to: [jodi@legacyidahohoa.com](mailto:jodi@legacyidahohoa.com)
- B. Owner or Owner’s Contractor submittal shall include:
  - a. Owner and Contractor name and contact information, including phone number and email address
  - b. Property address
  - c. Site plan with the details required below
  - d. Construction details
  - e. Any explanation of the requested Improvements approval
- C. Legacy’s developer (the “**Founder**”) or its authorized agent (the “**Reviewer**”) will either approve the request, deny the request, or require additional materials to be submitted.

The following outlines a list of the requirements for particular Improvements, which list is not exhaustive:

1. **For pool, spa, gazebo, pergola, shade structures or any other detached structures.**
  - a. Site plan, which must show the lot boundaries, the home, driveway, patio and existing Improvements.
  - b. Site plan will also show the location and/or footprint of the proposed Improvements.
  - c. Construction details - construction materials proposed, siding style, paint colors, roof material and color, stone, concrete, etc.
  - d. Will need to include screening with trees.
2. **Patio Covers**
  - a. Patio covers detached or attached shall be constructed with and roofed with the same materials and colors and design, as the residential structure on the applicable building lot. Reviewer may allow stained timber structures. No vinyl or aluminum patio covers are permitted as of 2-29-2016.

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### **3. Landscape Changes.**

- a. Site plan, which must include lot boundaries, home, driveway and patio locations along with the proposed plant names, sizes, and locations on the lot.

### **4. Existing structure modification.**

- a. Site plan, which must include boundaries, home, driveway and proposed structure modifications.
- b. Construction details and materials proposed
- c. Elevation plans

- 5. Storage Facilities.** Detached storage facilities will not be approved. Storage facilities must not exceed 40 square feet. Storage facilities, if permitted by the Reviewer, shall be of the same construction, exterior finishes and colors as approved for the existing home. Any such structure shall be placed on a concrete pad in a location that complies with City of Eagle setbacks and shall not, in the complete discretion of the Reviewer, crowd a neighboring property. All storage facilities must adhere to the “Legacy Shed Requirements”, set forth by the Board of Directors, and will require a security deposit of \$1,000.00 (to be returned upon inspection). Metal or plastic storage sheds or other similar structures will not be approved. Storage facilities are not permitted on townhome lots.

- 6. Other Storage.** Small trailers and garden equipment and trash cans may be stored in areas entirely screened from view in all directions, provided that the location and construction of such screening is approved by the Reviewer. Any vehicle, trailer, boat, camper, RV or any other equipment which projects above or beyond the approved screening shall not be permitted for storage on the lot. The Reviewer encourages the storage of these items in offsite storage facilities. The submittal shall include:

- a. Site plan, which must include boundaries, home, driveway and proposed structure modifications.
- b. Construction details and materials proposed
- c. Elevation plans
- d. Provide landscaping and trees for screening.

- 7. Dog Runs.** Dog runs may be permitted along a side fence, but must be no closer than 10 feet away from any back lot line that is the boundary of a Common Area. Dog runs must be no more than 6 feet high and they must be screened from neighbors view. Black fence material will be used for any dog run or kennels proposed for approval.

- 8. Antennae.** Only direct small size satellite dishes shall be permitted and only if they are attached to the rear or side walls of the dwelling in an unobtrusive manner.

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9. **Basketball Equipment.** Basketball backboards shall not be permitted on the roof or walls of the dwelling. Basketball standards, backboards and rims are encouraged to be installed in less prominent areas such as rear or side yards.
10. **Fences.** Fences, where permitted, shall be designed to enhance visibility and shall not be tall, solid barriers that negate the feeling of neighborhood. Without proper design, construction and maintenance standards, perimeter fencing can often present a hodgepodge look which can degrade the character of the subdivision. Fencing, where permitted, will be limited to rear and side yard lot boundaries that do not extend beyond the front of a residence.

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the Reviewer. The submittal shall locate the fence on the lot's site plan and shall designate the type and height of fence, and otherwise comply with the fencing restrictions set forth in this section.

- a. **Fence Types.** The only fence type currently permitted is a metal or wrought iron type fence, as more specifically set forth on the Fence Detail Appendix. The metal material, dimensions, stain and color, along with construction details are set forth in the Fence Detail Appendix (the "**Wrought Iron**" fence), and all fences shall be in conformance with these details. The Reviewer reserves the right to approve alternate fence types or not require fencing, as may be deemed appropriate in the Reviewer's discretion.
- b. **Fence Location Restrictions.** The following locations restrictions shall be adhered to.
- i. Any side or rear yard boundary that borders another single family residential lot shall utilize the Reviewer approved Wrought Iron fence, and unless further restricted by these Guidelines shall not exceed five feet (5.2') in height.
  - ii. Any side or rear yard boundary that borders on N. Champions Way, adjacent to a pond and certain pathways, shall either not be fenced, or if permitted to be fenced by the Reviewer, shall utilize Wrought Iron fencing no higher than four feet (3.4').
  - iii. Any side or rear yard boundary that borders on drainage lots Common Area lots, other than certain pathways or N. Champions Way, may be fenced with Wrought Iron no higher than five feet (5.2').
  - iv. Any side yard that borders a sidewalk shall not install a fence within 5' of the sidewalk. This example is usually on corner lots.
  - v. **Courtyard Walls.** Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the dwelling and

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not exceeding three feet in height may be allowed in front yards with written Reviewer approval of location, design and materials.

- vi. **Other Requirements.** Wherever possible, adjoining lots shall use common corner posts. Front fence setbacks shall be at least two (2) feet behind the principle setback of the dwelling on each side of the lot.

### **11. Any other modifications to the lot, exterior of a home or structures that may be proposed.**

- a. May require a site plan, construction details and other information the Reviewer may require.

**12. Security Deposits.** A security deposit of \$1000.00 will be required with the submittal of plans for any new site work, structures or other improvements (the "Improvements"). The security deposit shall be held by the Legacy Community Association, Inc. (the "Association"). The security deposit will be forfeited if any construction is commenced prior to obtaining approval of the submitted plans. The security deposit will be refunded upon the Association's review of the improvements constructed and its certification that the improvements complied with the approved plans. Forfeiture or withholding of the security deposit shall not be deemed a waiver of the Association's right to pursue any other legal remedies available to it should an Improvement be constructed in violation of the LEGACY DESIGN GUIDELINES AND APPROVAL PROCEDURES and the LEGACY EXISTING HOME DESIGN GUIDELINES.