

1. Architectural Review Committee (ARC) Approval (Required Before Any Work)

- You **must** obtain written approval from the Architectural Review Committee **before** excavation, construction, or placement of any structure.
- The ARC reviews for design harmony, materials, colors, height, location/siting, topography, setbacks, and compatibility with the subdivision.
- **Submission requirements** (submit 2 copies of each unless noted):
 - Construction plans and specifications
 - Scaled site plan showing existing + proposed structures, driveways, fencing, landscaping, and fixtures
 - Actual material and color samples
 - Fencing and landscaping plans (can be submitted by end of construction)
- If the ARC does not respond within **14 work days** of a complete submission, plans are **deemed approved**.

2. Dwelling Construction Type & Minimum Size

- **Must be stick-built on site** — Manufactured, mobile, modular, prefabricated, or move-on homes are **prohibited**.
- **Minimum square footage**:
 - Single-story: **2,300 sq ft**
 - Two-story: **1,800 sq ft on the main floor + at least 600 sq ft on the second floor**
 - Bonus rooms over garages **do not** count toward the second-story requirement.
- Minimum **attached 3-car garage** required.

3. Exterior Materials & Design Standards

- **Vinyl siding is prohibited.**
- Exterior trim must be **brick, stucco, or other similar masonry.**
- Roof materials: Wood shake, tile, slate, or **dark architectural composite shingles** with a minimum **30-year warranty.**
- Architectural variety is encouraged (bay windows, broken roof lines, gables, hip roofs, etc.).
- All structures must maintain a harmonious rural/residential character with neighboring homes.

4. Landscaping Requirements

- Front-yard landscaping must be completed within **90 calendar days** of occupying the home (weather permitting).

- Minimum per dwelling: **3 two-inch caliper trees + 7,000 sq ft of grass** (sod or hydro-seeded).

5. Utilities, Septic, Well & Fire Suppression

- Individual **septic tank + drain field** required (must be permitted by Southwest District Health Department).
- Individual **domestic water well** required (permitted by Idaho Department of Water Resources). Irrigation limited to ½ acre.
- **Automatic fire sprinkler system** (NFPA 13D standard) is **mandatory** in every residence, using the domestic well (per the original development agreement).
- All utility lines serving the home must be **buried**.

6. Fencing Standards

- **Post and pole wood fencing** (rural style) is approved and matches the area.
- Must have a **minimum of three (3) horizontal rails**.
- Must be approved by the Architectural Review Committee **prior to installation**.
- Any variation from post-and-pole/3-rail requires ARC approval.
- Fences are the only structures generally allowed between the house and the public road (other structures in the front yard require written ARC approval).

7. Construction Timeline & Site Rules

- Construction must be **diligently and continuously pursued** and **completed within 1 year** from the start date.
- Construction trash, rubbish, and scraps must be contained and prevented from spreading to other lots.
- Lots must be maintained at all times (weeds controlled, rodents managed, rubbish contained) — even before a home is built.
- No structures (other than approved fences) are allowed between the dwelling and the public road without written ARC approval.
- All building permits are reviewed by the **Middleton Rural Fire District** and must meet applicable fire codes.

8. Other Important Notes

- **Outbuildings/accessory structures:** Allowed only with prior ARC approval. Must use quality materials, be fully finished/painted on the exterior, and be in harmony with the home. Metal buildings are acceptable if aesthetics coordinate with the residence. They must be set back farther from the road than the house.
- **Right-to-Farm:** The subdivision is in an agricultural area. Owners may not challenge lawful agricultural activities (noise, odors, dust, nighttime operations, etc.) on neighboring properties.

- **HOA Assessments:** \$250 setup fee at each closing (may be waived for certain family transfers) + \$250 annual regular assessment per lot.

Important Disclaimer: This is a summary based on the recorded CC&Rs for Stadium Subdivision No. 2. Always verify the most current recorded version, confirm exact interpretations with the Architectural Review Committee (Spencer Kofoed, Tyler Hess, and Mike Conklin initially), check current Canyon County building/zoning requirements, and consult legal counsel or your builder before proceeding. Requirements can be subject to ARC discretion and county codes.