



Architectural Control Guidelines and CC&R Overview

This list is meant as an overview of both the Architectural Control Guidelines and the CC&R's for Bella Terra. It is strongly advised that you review the official versions of both documents before proceeding with any plans to build within the community.

Building Types:

- 1) Tuscan and/or Mediterranean dwellings utilizing stucco, stone, timbers and heavy facias are encouraged.
- 2) Single story dwellings to be a minimum of 1800 s.f.; two story dwellings to be a minimum of 2800 s.f. with a ground floor no less than 1600 s.f.
- 3) Enclosed, attached garage adequate for a minimum 2 standard size automobiles. No carports shall be allowed.
- 4) Outbuildings shall be constructed only after written approval by the ACC.
- 5) Roofs shall be a minimum of 4/12 pitch and not to exceed 8/12 pitch and comprised of Monier tile only.
- 6) Siding to be stucco, natural or synthetic stone, Tru-lap or battenboard.
- 7) All exterior colors and roof colors to be approved by ACC and should tend toward earth tones
- 8) All fencing to be constructed of wrought iron and approved by the ACC prior to installation.
- 9) All front exteriors shall be lit via a photo-cell device
- 10) Mailboxes and stands are provided by the Developer but paid by the buyer at closing.

Landscaping requirements:

Each lot shall be so graded that all runoff remains on that lot and all required landscaping shall be installed within 30 days of substantial completion of the building on the lot.

The initial landscaping shall include, at a minimum, sod in the front and side yards to the end of each side of the home and sod or grass seeded in the rear yards.

Tree count (tree types and sizes must be defined on the landscape plan submitted for approval)

Front yard: Minimum of 2 trees of at least 3" caliper

Back yard: Minimum of 2 trees of at least 2" caliper

Shrub count/size (shrub types and sizes must be defined on landscape plan submitted for approval)

Front yard: 8 - 5 gallon size plants, minimum and 8 - 2 gallon size shrubs, minimum

Back yard: 12 - 2 gallon size shrubs, minimum

Setbacks as per City of Eagle:

- 1) Front setback: 20 feet
- 2) Rear setback: 25 feet
- 3) Side setback: 7.6' for single story, 12 feet for two story
- 4) Side setback/corner lot: Thirty (30) feet from the Common Area boundary closest to the side road, or ten (10) feet from the property line, whichever is furthest from the side road.
- 5) Easements: No structure shall be permitted to be constructed over any platted easements. Any fencing over any platted easements must be approved by the ACC.

ACC Review Requirements:

- 1) Plan review fee required; both preliminary plan and final plan review process required
- 2) Architectural drawings of proposed home, including elevations of all four sides; cross sections; exterior wall texture, color and type of material; location of protrusions; type, material and color of any trim, doors, windows, fascia, shutters, decking and handrails
- 3) Roof plan, including color of roof
- 4) Exterior light fixtures to be indicated, including direction of light to be emitted and whether such lighting is recessed or surface mounted
- 5) Site plan, including setback locations
- 6) Landscape drawings.