

*Kaniksu Sands*  
*on Priest Lake*

**ARCHITECTURAL CONTROL GUIDELINES**

**Effective: January 29th, 2008**  
by Campbell Design

**Architectural Control Guidelines Committee**

Developer Appointee  
Architectural Design Consultant Appointee  
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*Note: These guidelines represent the “minimum” requirements determined by the developer and are in addition to or subordinate to any Bonner County development and building codes as contained in Chapter 11 - Building Regulations and Chapter 12 - Land Use Regulations.*

# ***Table of Contents***

1	Introduction and Interpretation of Design Guidelines .....	3
1.1	Introduction - Theme & Intent .....	3
1.2	Interpretation of Design Guidelines .....	3
2	Detailed Design Specifications .....	4
2.1	Front Elevations .....	4
2.2	Rear Elevations and Side Elevations .....	4
2.3	Repetition of Exterior Elevations and Home Design Styles .....	4
2.4	Roofs .....	4
2.5	Eaves Troughs and Downspouts .....	4
2.6	Fascia and Soffits .....	5
2.7	Columns and Posts .....	5
2.8	Chimney Stacks .....	5
2.9	Front Facade .....	5
2.10	Decks and Porches .....	5
2.11	Garages .....	6
2.12	Windows .....	6
2.13	Parging .....	6
3	Building Materials and Colors .....	7
3.1	Roofs .....	7
3.2	Walls .....	7
3.3	Colors .....	7
3.4	Driveways, Sidewalks and Stairs .....	7
4	Building Size .....	8
4.1	Area .....	8
4.2	Height .....	8
5	Site Design Specifications .....	9
5.1	Driveways .....	9
5.2	Setbacks and Siting .....	9

5.3	Grading .....	9
5.4	Walkways .....	9
5.5	Communication Devices .....	10
5.6	Easements, Appurtenances and Restrictive Covenants.....	10
5.7	Free Standing and Other Structures .....	10
6	Landscaping, Lighting & Fencing .....	11
6.1	Landscaping.....	11
6.2	Exterior Lighting (House, Garage, Dock and Street) .....	11
6.3	Fencing .....	11
7	Approval Process.....	12
7.1	Submission of Documents .....	12
7.2	Design Approval .....	12
7.3	Geotechnical Engineering Approval.....	12
8	Site Inspections .....	13
8.1	Periodic and Final Inspections.....	13
8.2	Site Maintenance.....	13
8.3	Excavation Material.....	13
9	Lot Signs .....	14
9.1	Builder's and Supplier's Signs .....	14

## **Appendices**

A-1	Architectural Control Guidelines Review Form .....	i
A-2	Building Envelopes.....	iii
A-3	Exterior Colors & Materials .....	vi

# ***1 Introduction and Interpretation of Guidelines***

## **1.1 Introduction**

Kaniksu Sands on Priest Lake is a development of 10 stand alone (individually deeded) cottages and 20 condominium units contained in five fourplexes, all with shared access to a common waterfront property with clubhouse, pool, marina and other amenities. The goals for the development are to promote community amongst people, respect for the natural state of the land and the environment and at the same time enjoyment of the recreational activities it affords. Part of having a share in the development is to have a voice and a responsibility of ownership in achieving and maintaining these goals.

The overall theme intended for this development is that of a low impact, low density, rustic (but tidy and attractive), lake country cottage community. Each stand alone cottage design will be required to reflect this theme as outlined by these guidelines.

Unique designs or special treatments not specifically addressed in the guidelines are welcomed and should be submitted for review at the earliest possible stage of design.

While it is intended that the design guidelines be adhered to, each plan will be judged on its overall merit. Accordingly, the Design Committee reserves the right to approve plans that do not strictly conform to these design guidelines if, in its opinion, such approval does not detract from the quality of the community of Kaniksu Sands.

## **1.2 Interpretation**

Interpretation of the Guidelines shall be the sole jurisdiction of the Design Committee, made up of a representative from the Developer, a representative from the Design Consultant and a representative from the Project Architect.

## **2 Detailed Design Specifications**

### **2.1 Front Elevations**

The front elevations are those elevations that face the roadway or any other public area.

### **2.2 Rear & Side Elevations**

Rear and side elevations should maintain the cottages design concept.

### **2.3 Exterior Colors**

Colors must be pre-approved by the Design Committee. It should be understood that color schemes will be determined on the basis of the major massing of the cottages not simply on trim colors.

Exterior colours to follow the earth tone palettes.

Pre-approved colors are listed in Appendix A-3 Exterior Colors & Materials.

### **2.4 Roofs**

Acceptable roof materials are architectural composite or asphalt shingles.

Acceptable roofing colors from the IKO Premium Roofing Products catalogue are: All colors except; Rainbow Green, Tile Red, Rainbow Red, White and Slate Blue.

Roof pitches permitted should be not less than 6 / 12 but will be judged based on cottage style and use.

### **2.5 Eavetroughs and Downspouts**

“Rainhandler” (an environmentally friendly alternative to eavestroughs), is a pre-approved product and will be encouraged on every cottage.

If used, eavetroughs and downspouts should be concealed or integrated into the architectural features of the cottage. Downspouts should be the same color as or compliment the exterior.

Minimum of one rain barrel required for each cottage. Rain water to be stored only in rain barrels.

## **2.6 Fascia and Soffits**

Aluminum fascia is encouraged.

Aluminum soffits are discouraged and will be permitted only by approval in special circumstances. Natural wood, composite or other pre-finished material is encouraged for soffits.

## **2.7 Columns and Posts**

Posts that are seen from the front street view must exhibit strength and style. Moreover, posts used in both front and rear elevations must be constructed based on the following dimensions:

1" width minimum for every 12" height from base to capital.

Posts above deck surfaces must match posts below deck surfaces.

## **2.8 Chimney Stacks**

All chimneys and furnace flues must be boxed in and covered in at least one of the exterior wall materials.

## **2.9 Front Façade**

Each cottage must incorporate individual style and unique features to dress-up exterior appearance.

## **2.10 Decks and Porches**

Railings on decks and porches must not exceed 3'-6" in height from deck surface.

Screen porches or gazebos that are free structures on property must not exceed 150 square feet and must not block the views from any other cottage towards the lake or mountains.

Privacy walls on decks must not exceed 6'-0" in height from deck surface.

No more than 25% of continuous deck edge is to have a vertical railing.

Use of deck benches and wide stairs are encouraged on decks as a means of guard or lack thereof.

No deck is allowed over 24" above finished grade.

If second storey balconies are used they must not exceed 60 sq ft of area that is cantilevered beyond any face of lower wall.

## **2.11 Garages**

A minimum one vehicle garage is required for every dwelling. Maximum height of garage walls is 11' -0".

Maximum height of garage roof is 17'-0" from concrete slab. (unless developed into living space over).

Maximum garage height that has developed living space over can not exceed adjoining cottage elevation.

Garage must compliment cottage on the same lot and must be placed in garage building envelope.

Detached garages are encouraged as the preferred standard.

Minimum garage size - 14' x 26'.

Maximum garage size - 16' x 32'.

A boxed out area of no more than 20 square feet is allowed for each garage as a wall massing relief.

Roof cupolas and belvederes on garages are not to exceed more than 10% of slab area of garage in plan view.

## **2.12 Windows**

Vinyl frame windows are encouraged, but aluminum or wood frame windows are permitted. Size, shape and location should reflect the style of the cottage. Window rhythm is highly encouraged.

## **2.13 Parging**

All exposed concrete must be parged. The height of the area to be parged on the front elevation must not exceed 12 inches from finished grade elevation

## **3 Building Materials & Colors**

### **3.1 Roof Materials**

Roofing materials are restricted to Composite shingles only. (Certainteed Premium or Luxury Shingles or equivalent)

### **3.2 Exterior Wall Materials**

Exterior wall materials are restricted to the following:

Brick, Cedar, Hardi Plank (or approved equivalent), Natural Stone, Cultured Stone (subject to approval by the proper authorities), Crezone Panel, Smart Board, Aluminum - (trim only), Acrylic Stucco ( less than 10% of wall surface of individual elevation) Cedar Shingles.

“European style” stucco may be approved on an individual basis but will be limited as to how many cottages will be permitted with such finish.

### **3.3 Exterior Colors**

Earth tone colors are encouraged, but other colors which allow for individual expression while still fitting into the overall character of the development may be approved at the discretion of the Architectural Control Committee.

White, blue and grey can be used by approval only.

All garage doors should be painted or stained one color and compliment the exterior colors of the cottage.

### **3.4 Driveways, Sidewalks and Exterior Stairs**

Driveways and sidewalks should be constructed of any one of the following materials:

Exposed aggregate, brick, interlocking stone, compacted gravel and concrete (plain, stamped or colored).

A continuous run of exterior stairs is not permitted. Stairs are to be in groups of no more than 4 (four) risers.

## 4 Building Size

### 4.1 Area

**Minimum** dwelling square footage sizes *(based upon developed or future developed areas)* are:

Single Storey	1,000 sq. ft.
Storey & a half	1,200 sq. ft.

**Maximum** dwelling square footage sizes are:

Single Storey	1,800 sq. ft.
Storey & a half	2,200 sq. ft.

### 4.2 Building heights and elevations

Maximum height from grade to eaves of main roof shall be no more than 17'.

Maximum roof height = 25'-0" where pitch is greater than 6 / 12 or maximum 18' where pitch is less than 6 / 12. Measured from the main finished floor elevation.

Allowance of 200 square feet (in plan area) of roof can exceed the maximum roof elevation, up to 5 vertical feet

Cupolas and belvederes with an allowance of 20 square feet (in plan area) will be permitted above the 25' roof height restriction.

Maximum main floor elevation = 2'-0" above the highest grade elevation around the edge of the cottage foundation within 4'-0" of foundation wall.

Maximum second floor elevation = 11'-0" above finished main floor elevation.

Any floor level more than 2'-8" above main floor elevation is classified as a second/upper floor.

## **5 Site Design Specifications**

### **5.1 Driveways**

Maximum slopes on driveways, as measured through the center line of the driveway from the garage front to the property line should not exceed 4%.

Driveways should be no closer than 1'-0" from side property lines.

Maximum width of carriage way (the entry and course of the driveway to the garage) is 14'-0" except an area for guest parking which can not exceed an additional 200 square feet of hard surface.

### **5.2 Setbacks and Siting**

All setbacks are documented in Appendix A-2 Building Envelopes.  
(Both cottage envelopes and garage envelopes are indicated)

All building envelopes can not be adjusted unless otherwise authorized by the developer in writing.

Minimum setbacks specified by Bonner County are:

- Front - 25' from front property line.
- Rear - 25' from rear property line.
- Sideyard - 5' from side property line.

All setbacks are to be measured from the property line on a perpendicular line from the property line.

Projections into the required setback such as cantilevers, roof eaves and decks are **NOT** permitted.

Landscaping features such as paving stones or ground level patios may project into the setbacks.

### **5.3 Grading**

Building grades and site grades must be designed to ensure that all drainage is directed away from the building towards the property lines.

### **5.4 Walkways**

Any walkway on the cottage lots must be made of the same material as the driveway or a natural rock material. The use of pre-cast concrete flagstones in the front yard is prohibited.

## **5.5 Communication Devices**

Satellite dishes shall not exceed 24" in diameter. (No television or radio antenna, transmitter or receiver device shall be permitted on any lot unless fully screened from view by trees or shrubbery.)

## **5.6 Easements, Appurtenances and Restrictive Covenants**

In addition to utility and drainage right-of-ways and access easements shown on registered plans, the Developer has registered Restrictive Covenants as outlined in Appendix A-4 Restrictive Covenants. The customer should review these Restrictive Covenants, which have restrictions applicable to some or all of the lots.

## **5.7 Free Standing and Other Structures**

Standalone storage sheds are **NOT** permitted. All storage must be accommodated by and incorporated into the structure of the cottage or garage.

Free standing structures, moveable structures, playhouses, or gazebos must comply with the following criteria:

Maximum square footage of a gazebo or arbor = 150 square feet.

Maximum height of gazebo or arbor = 14'-0"

Playhouses must not exceed 25 square feet & a maximum height of 7'

The Architectural Control Guidelines Committee shall have the right to refuse to approve any plans or specifications for any such structure which in the sole opinion of the Architectural Control Guidelines Committee if it is not aesthetically pleasing in appearance, obtrusive in size and/or location, structurally unstable, not constructed of approved exterior materials or generally incompatible in design with the dwelling on the lot or other lots in the development.

## **6 Landscaping, Lighting & Fencing**

### **6.1 Landscaping**

Landscaping shall be the responsibility of the owner. Low maintenance natural grass and shrubbery is encouraged, however it must NOT be allowed to become unsightly or unkempt. No landscaping shall be left unfinished for more than 45 days following occupancy or in the event of seasonal delays, no later than 45 days from the commencement of the start of the next growing season.

### **6.2 Exterior Lighting**

In an effort to minimize “light pollution”, all exterior lighting, including that which is on the exterior of any buildings, docks, landscaping, area lighting or street lighting shall be indirect. No direct lighting or exposed light bulbs will be allowed.

The only exception to this will be navigational or safety lighting on docks where exposed lighting is permitted on the “lake” side, so long as the “land” side of the light is shielded from direct view.

### **6.3 Fencing**

Fencing is the responsibility of the owner. Brown vinyl coated chain link fencing to a maximum of 4’ high is the only pre-approved type of fencing permitted and if used, must not extend beyond the front of house. No other fencing is allowed. Any screening must be accomplished by shrubs, hedges or trees. Lattice or wood screens may be permitted but if so, must be contained within the building envelope and may only be located at the edge of a deck or patio.

# **7 Approval *P*rocess**

## **7.1 Submission of Documents**

Prior to the owner obtaining approval of the house plans, the following must be submitted to the Architectural Control Guidelines Committee:

1. Completed Architectural Control Guidelines Approval Form. (Appendix A-1)
2. Two site plans showing cottage and garage locations as well as drainage and spot elevations. (Spot elevations must be shown for each corner of each building.)
3. Two complete sets of building plans (cottage and garage) showing complete details of elevations indicating Block and Lot Numbers.
4. A color board with material samples for all exterior finishing materials may be rewuired upon developer's recommodation.

## **7.2 Design Approval**

The Architectural Control Guidelines Committee will provide a response to the Architectural Control Guidelines Applicant within 15 days of submission (with or without any noted changes which may be required for approval).

## **7.3 Geotechnical Engineering Approval**

A Geotechnical Engineering Consultant must be consulted for a soil bearing inspection upon completion of foundation excavation but prior to pouring footings. The Developer will pay for the cost of the initial soil bearing inspection by our Geotechnical Engineering Consultant.

## **8 Site Inspections**

### **8.1 Periodic and Final Inspections**

The Design Consultant will conduct periodic site inspections to ensure compliance with approved drawings. Owner is responsible for any consultant's fees required to resolve non-compliance with approved drawings.

Exterior of dwelling must be completed within 30 days of occupancy, weather permitting.

Requests for final inspection prior to occupancy are to be made, in writing, to the Design Consultant not later than completion of construction and site clean-up.

### **8.2 Site Maintenance**

Sites must kept litter free and must have garbage bins on site during construction.

### **8.3 Excavation Material**

Owners must ensure that all excavation material is kept within the confines of their lot. Any dumping or spillage on the road, sidewalk or neighboring lots must be removed immediately. Where the Developer authorizes temporary dumping on adjoining lots, the material must be immediately removed on request or the Developer will arrange for its removal and invoice the owner of the site from which the fill came.

## 9 *Lot Signs*

### 9.1 **Builder's and Supplier's Signs**

The Developer will provide Lot signage during construction. No additional signage will be permitted without the Developer's approval.

**Appendix A-1**  
**Architectural Control Guidelines Review Form**



## **Appendix A-2 Building Envelopes**

**Lot Coverage** (as a percentage of lot size)

**Cottage and Garage Maximum**     35%

(including screened porches, covered deck surfaces and any deck surface above finished grades)

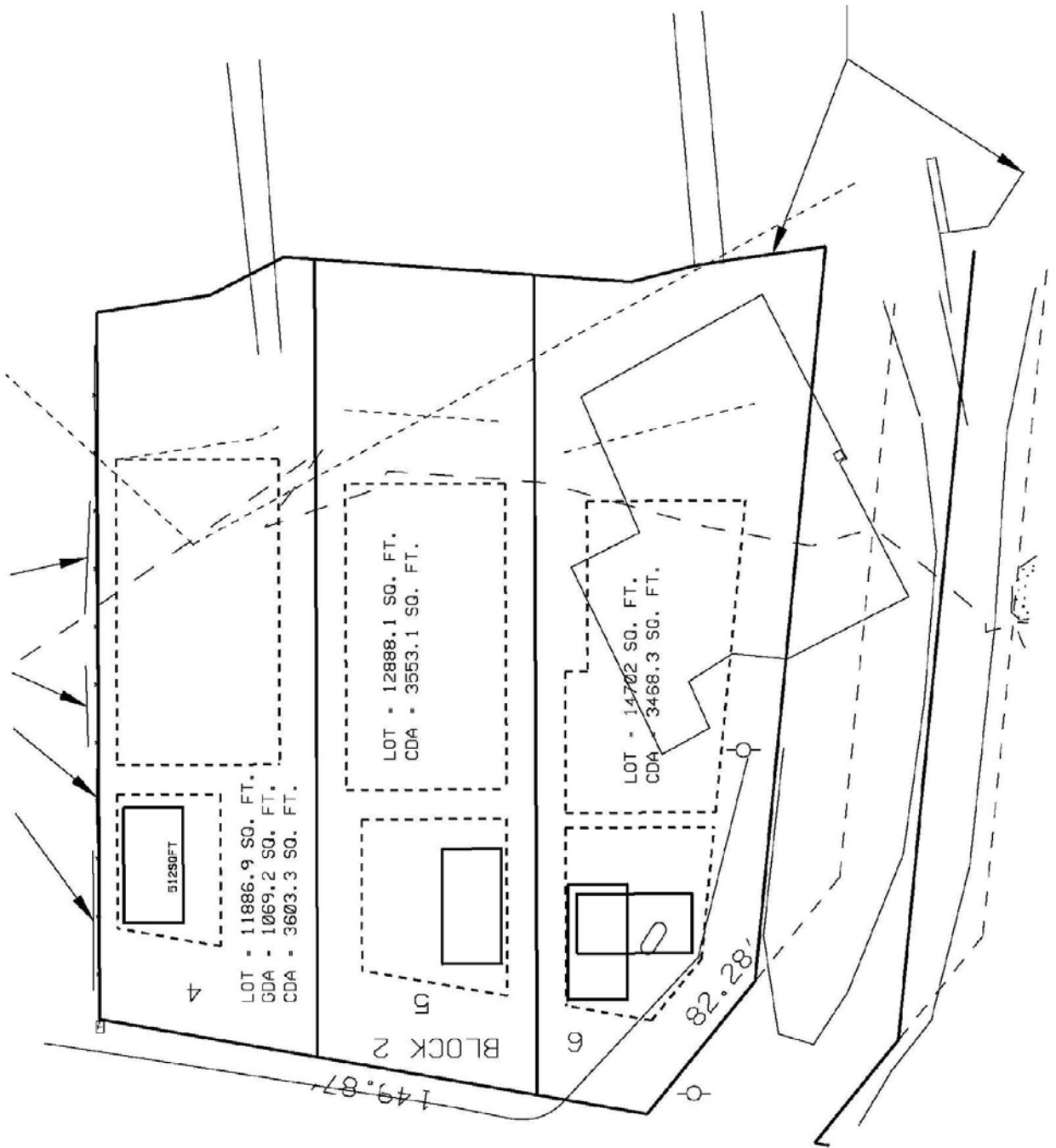
**Garage Maximum** lot coverage:

Block 1, Lots 1 thru 3	10%
Block 1, Lots 4 thru 5	8%
Block 1, Lots 6 thru 8	6%
Block 2, Lots 4 thru 6	5%

**Building Envelopes** (Block 1 Lots 1 - 7 & Block 2 Lots 4 - 6)

Building Envelopes shall be as indicated on the plot plan on the following page, subject to the above Lot Coverage restrictions.





**Appendix A-3**  
**Exterior Colors & Materials**