



SUNBEAM

***Sunbeam Home Owners Association
Design Review Committee Guidelines***

Amended Aug 19, 2025

General Overview:

The purpose of these Design Review Committee (DRC) Guidelines for Sunbeam is to provide the homeowners with a framework of rules and regulations that will assure each of us that the property within our Subdivision will be developed and maintained in a fashion that will protect the investment and quality of life of every homeowner.

The DRC has broad discretionary powers regarding the aesthetic impact of design, construction and development including site planning, architectural styles, colors, textures, materials, landscaping, materials, and overall impact on surrounding properties. It is not the intent of the DRC to impose a uniform appearance within Sunbeam, nor to discourage creativity on the behalf of the homeowners. The DRC's intent is to promote and assure that all improvements are aesthetically compatible and will result in a quality community. During the plan review process, the DRC intends to be fair, impartial, and understanding of individual goals.

It is the goal of the DRC to maintain quality within the bounds of a streamlined approval process. Any changes after original build will still need approval but will have an impact fee of a lesser amount and dependent on the type of submittal, i.e., painting of a different color or solar panel installation to name two.

Submitting Plans to the DRC:

The Design Review Committee will meet once a month to review the plan submittals. Submittals are on a first come, first serve basis and the committee will do their best to review within 14 days of submittal. There is a form required with instructions on what is needed for submittal.

The form can be acquired by emailing the Property Management team. The email address is: jon@sawtoothproperties.com

Please follow all directions on the DRC form, any incomplete submittals will not be reviewed.

Guidelines:

1. General Architectural Design

Sunbeam encourages the use of new and old materials and designs that relate and respond not only to the streetscape but to the sun, views, and outside spaces. Sunbeam encourages innovation grounded in the mountain aesthetic and Hailey's rich traditional heritage. The overarching requirement of the DRC will be quality and harmony with the neighborhood.

2. Fencing and Privacy Walls.

Fences and walls must be an integral part of and complement the design of the house. Back yard fencing and walls can be up to 6ft in height from the line of the front of the house to the back yard. If the lot is a corner lot, the fence can be up to 42" high. No front yard fences or privacy walls are permitted, except for Architectural accents. Materials must be consistent and compatible with the materials on an approved house design. Chain link or wire fences are prohibited.

3 Garage Location

To the extent possible, the garage should not be the first visual and physical structure as viewed from the street fronting the house. If the lot dimensions and size can accommodate, the garage should be set back or entered on the side of the house. Properties are limited to one garage structure, which structure may be incorporated into only one of the following; the primary residence, a detached accessory dwelling unit (ADU), or a stand-alone detached garage.

4. Minimum square footage

The minimum square footage of the residential construction must be at least 1,200 square feet of living exclusive of garage.

5. Accessory Dwelling Units

ADUs shall be attached to the Residence or above the detached Garage.

6. Modular vs Manufactured or Shipping Container Homes

'Modular Homes" shall be permitted only if approved by the Design Review Committee, but "Manufactured Homes" and "Shipping Container Homes" shall not be allowed. For the purpose of this provision, "Modular Homes" are homes which are created in sections, and then transported to the home site for construction and installation. These are typically installed and treated like a regular house, for financing, appraisal and construction purposes. Although the sections of the house are prefabricated, the sections, or modules, are put together at the construction site much like a typical home. Modular homes are built to conform to all applicable state, local and regional building codes that are necessary for the location of the home, just like site-built homes. "Manufactured Homes" are built onto steel beams and are transported in complete sections to the home site, where they are assembled. Wheels, hitch and axles are removed on site when the home is placed on a permanent foundation. Manufactured homes come in three sizes: single wide, double wide and triple wide, or any combination

of the foregoing. "Shipping Container Homes" are homes designed out of modified container units.

7. Exterior Lighting

All exterior fixtures shall be dark sky compliant, fully shielded, full cut-off fixtures. Exterior lighting shall not produce glare for neighbors and all site lighting shall be down cast to comply with City of Hailey lighting ordinance. No floodlights, whether downcast or upward landscape will be permitted.

8. Solar Panels

Roof mount Solar Panels are encouraged.

9. Setbacks

Setbacks along streets, side lot lines, and rear lot lines shall conform with City standards for LR1 zoning.

10. Exterior Materials and Colors:

Roofs and exterior shall consist of non-reflective material. Accent colors are encouraged, but overall colors and tones should be tasteful and compatible with the neighborhood. Desirable exterior finishes and materials would include board and batten, natural wood materials, stucco, shingle accents, Architectural metals and other materials approved by The Design Review Committee.

11. Recreational Vehicles

No more than one (1) recreational vehicle, trailer, boat or camper shall be kept on a Lot except within an enclosed building (i.e., third car garage) or screened from public view from outside the Lot. All boats, snow mobiles, recreational vehicles, campers, lawn and garden equipment, garbage and trash containers, clothes lines, maintenance and service equipment, firewood, stored materials, satellite dishes, and similar personal property shall be screened from streets and adjoining Lots by Committee approved fences, berms, hedges and similar landscaping or enclosures.

12. Sheds and Outdoor Storage

Sheds or outdoor storage structures must be screened from adjacent properties using a design similar and complementary to the house with similar materials and color. Shed size and offset from property line must comply with City of Hailey regulations and/or Design Review Committee approval.

13. Irrigation Easements

Sunbeam lots have an extensive irrigation system on the street frontage of each lot. Any driveway or landscape construction damage must be repaired to minimize disruption to the irrigation system. The sprinklers must be repaired and adjusted to maintain coverage as designed after driveway is installed. Sprinklers and lines must be cut and removed under driveways, and sleeves must be installed with 1.5 times pipe size for sleeve. Example 1" pipe would need a 1-1/2" sleeve or larger. Construction must be coordinated with common area maintenance contractor before cutting in driveway to ensure minimal

interruption of common area watering schedule during construction Lots 9 through 31 have irrigation easements on the rear lot line. Lot 32 has irrigation easement on rear and North lot line. Lot 70 has irrigation easement on the North lot line. There will be a 2" poly line either buried or on the surface in the easement used to water the trees. If the homeowner damages the irrigation line, it must be repaired at homeowner expense within 24 hours. When the lot owner hooks up to the Hailey municipal water system, they must assume full irrigation and maintenance responsibility for the trees on their property. The HOA will maintain the perimeter trees until such time as the responsibility for irrigation is assumed by the lot owner. Any changes must be approved by the Design Review Committee.

14. Driveway Material

All driveway and parking areas shall be finished with materials approved by the Committee.

15. Noxious Weeds and Lot Maintenance

Owner shall keep unimproved lots in clean and tidy manner including occasional mowing and weeding for noxious weeds. If the lot is not being maintained after notification to do so the Association has the right to enter upon the lot to maintain and subsequently bill the owner for such work.

16. Cluster Mailboxes

The use of the provided cluster mailboxes is required for all single-family residential lots. One mailbox is available per single-family residential lot. Accessory dwelling units are not permitted a second mailbox. No individual street frontage mailboxes are permitted. All cottage townhouse developments shall provide cluster mailboxes on site.

17. Trees.

Trees shall be located with emphasis on improving streetscape appearance. At least one (1) coniferous tree shall be included on each lot. Deciduous trees shall be a minimum of 2" caliper size. Evergreen trees shall be 8' minimum height. Trees shall be chosen from the Wood River Valley Tree Guide

- for lots up to 8,000 square feet a minimum of 4 trees shall be planted
- for lots greater than 8,000 square feet but less than 12,000 square feet a minimum of 5 trees shall be planted
- for lots greater than 12,000 square feet but less than 14,000 square feet a minimum of 6 trees shall be planted
- for lots greater than 14,000 square feet a minimum of 7 trees shall be planted

Green Initiatives Required by City of Hailey:

Solar

All residences shall be constructed with conduit pre-installed for possible future installation of roof mounted passive solar panels. Please illustrate on plans the placement of the panels upon DRC submittal if installing at time of build.

Turf and Landscape.

Sunbeam is subject to water conservation and landscape guidelines as follows: Restrictions on the total land area of each lot which can be landscaped with turf consistent with the following:

- for lots up to 8,000 square feet a maximum of 40% of the total land area;
- for lots greater than 8,000 square feet but less than 12,000 square feet a maximum of 35% of the total land area up to a maximum of 3,500 square feet;
- for lots greater than 12,000 square feet but less than 14,000 square feet a maximum of 30% of the total land area up to a maximum of 3,500 square feet;
- and
- for lots greater than 14,000 square feet a maximum of 25% of the total land area.
- Landscape in Sunbeam must use qualified drought tolerant plantings from an approved Association list or as recommended by a landscape design professional There are several extensive lists of drought tolerant plants online:
<https://www.extension.uidaho.edu/publishing/pdf/BUL/BUL0862.pdf>
<https://www.webbland.com/nursery/plant-catalog/> Page 79
- All landscape areas shall use an underground irrigation system that comply with 70% distribution uniformity for turf areas and/or utilizes EPA Water Sense irrigation controllers and heads or equivalent.
- Turf and grass areas must use turf recommended by the Turfgrass Water Conservation Alliance (TWCA) or the equivalent, wherever turf is planted.

Trout Friendly Initiatives:

Conserve water by irrigating only between 5pm and 10am. Less water is lost to the atmosphere at night. Day-time watering loses substantial water to evaporation and leaves less water in the river for fish during hot months when they are vulnerable to warmer water temperatures.

- Water appropriately for your soil conditions; usually this is deeply AND every other day to cultivate healthy roots.
- Eliminate or reduce the use of synthetic herbicides, pesticides and lawn fertilizers. Use organic alternatives.
- Raise mower blade to 3 inches, decreasing the need for fertilizer and pesticides.
- If herbicide is required, spot spray only.
- Incorporating native and drought tolerant plants to reduce water demand.