



ARCHITECTURAL REVIEW GUIDELINES

Vision Statement

Quail Run at Northstar is a modern community with rural and agricultural roots, and is comprised of 284 lots within the Northstar Subdivision Single Family Residential Property. The Quail Run neighborhood provides amenities such as parks, trails and open space while maintaining a traditional look and feel. Located at Four Corners, west of Bozeman in Gallatin County, this contemporary rural neighborhood offers relationships with adjacent retail, commercial, and community centers. This key location provides residents of Quail Run at Northstar an opportunity to live, work and recreate within their neighborhood community.

1. Architectural Guidelines

1.0 Intent. The Architectural Guidelines which follow are intended to govern the construction, installation, and development of any Residence on any Lot, and to clarify the intention for the design of single family dwellings in Quail Run at Northstar.

1.1 Architectural Review Committee (ARC). The ARC shall be responsible for the review of the construction, installation, or development of all Structures and Improvements pursuant to the Design Guidelines. The ARC shall strictly enforce the Design Guidelines; it shall, however, have the right and the flexibility to grant variances to said Guidelines when, in the majority opinion of all members of the Committee, a variance is deemed appropriate. The ARC is not responsible for reviewing plans and specifications for Code compliance.

1.2 Architectural Review Committee Rules. The Architectural Review Committee may make such reasonable rules and bylaws and adopt such procedures as it deems necessary to carry out its functions, which rules, bylaws and procedures may not be inconsistent with the provisions of these covenants. The ARC shall be governed by the following guidelines in its consideration of plans and specifications submitted for its approval:

- a) It must be recognized that this subdivision is designated for the Northstar Subdivision Residential Property Owners and all improvements in the subdivision must harmoniously combine, and not be inconsistent with, the development of the project which will serve said purpose.
- b) In considering any plans and specifications, the ARC shall examine the suitability of the same to the site, including the materials of which it is to be constructed, as well as the relationship of the same to the neighborhood.
- c) All plans or specifications shall be in full compliance with all or the terms and provisions of these covenants, except for any variances, which have been granted by the ARC for such plans and specifications.

2. General Procedures

2.0 Plan Review. There are 2 levels of review to help expedite the review process.

- a) Stage 1: Schematic Design. The Architectural Review Committee has fifteen (15) days to approve

or disapprove of design, landscaping, and materials used for the buildings. The ARC shall have the authority to reject materials, designs submitted with plans, or the plans themselves if they are not compatible with the design guidelines. Landscaping may be reviewed in the second stage if need be.

b) Stage 2: Construction Drawings. A full set of construction drawings must be submitted. Landscape drawings must also be submitted at this time. If submitted as two stages the ARC will have fifteen (15) days to review the drawings for approval or disapproval, for a combined total of thirty (30) days. If desired, the *Stage 1: Schematic Designs* may be by-passed and all drawings reviewed at *Stage 2: Construction Drawings*. The ARC will then have thirty (30) days to approve or disapprove of the design, landscaping, and materials. The fee would still be the same.

c) The review fee of \$200 must be submitted with the initial request for review.

2.1 Minor Review. This level of review applies to duplicate submissions by the same applicant, any exterior remodels, renovations, improvements, and major landscaping changes. All appropriate construction drawings and material samples must be submitted for review and approval. The ARC has fifteen (15) days to review the design, landscaping and materials used. The fee for this review shall be \$50.

Interior modifications and/or improvements that do not alter the exterior appearance of a building, or site improvements, shall not require approval of the ARC.

Northstar Subdivision Residential Property Owner's Association shall retain one set of plans.

2.2 Design Submittal.

Plans must show all intended architectural details. No cross-outs, corrections, or notes as to intended changes from drawing will be accepted upon first submission. Submittals must be complete to permit approval. Incomplete submittals will not be accepted.

The time allowed for review of the construction plans will start from the time all design submittal requirements are received by the Committee. The time for plan review shall be adjusted accordingly if plans are submitted during any holidays. Approval of plan submittal shall require a majority by the Committee.

Builder/Owner will be notified of preliminary approval in writing or of additional requirements necessary for approval. The initial fee of \$200 covers 2 resubmissions, after which time the review fee shall be \$50 per each resubmission. No construction may begin until the Builder/Owner has a letter of final approval from the ARC.

Once plans are approved, no changes may be made without written approval from the Architectural Review Committee.

A. Stage 1: Schematic Design. Schematic Design review addresses the conceptual design for the project. The review will address the site, building floor plans and elevations, architectural character, exterior materials, and drainage. Stage 1 submittal shall include:

Site plans including landscaping, driveways, parking, walks, decks, and other site improvements including drainage. (Scale: 1/8" = 1'-0" or similar engineering scale)

Schematic Plan drawings - Two (2) sets shall be submitted to the Committee for approval. Each set shall include floor plans, exterior elevations of all sides, and specifications (scale 1/4" = 1'-0").

Landscape drawings (Scale: 1"=20' min). Optional at Stage 1: Schematic Design.

Samples of all exterior materials with their respective color proposals in an adequate size to evaluate properly.

The Quail Run at Northstar "Request for Design Review" form must be completed in full, including specific manufacturers, dimensions, type, style and color names for all siding, paint, decorative stone, and roofing material. *Attachment 1*.

Review fee of \$200.

B. Stage 2: Construction Drawing Review: Construction drawing review entails reviewing for any

changes that may have occurred since Stage 1: Schematic Design review of the project. The ARC is not responsible for reviewing the construction drawings for Montana code compliance. Construction drawing submittal shall include:

- Site plans including driveways, parking, walks, decks, and other site improvements. (Scale: 1/8" = 1'-0" or similar engineering scale)
- Complete construction drawings - Two (2) sets shall be submitted to the Committee for approval. Each set shall include floor plans, exterior elevations of all sides, roof design, specifications and any construction details. (Scale: 1/4" = 1'-0"). Drawings must include the location and dimensions of all trim, handrails, columns/posts and other ancillary details.
- Landscape drawings (Scale: 1"=20' min) are required.
- Samples of all exterior materials with their respective color proposals in an adequate size to evaluate properly.
- Review fee of \$300 if schematic design review was by-passed.
- The Quail Run at Northstar "Request for Design Review" form must be completed in full, including specific manufacturers, dimensions, type, style and color names for all siding, paint, decorative stone, and roofing material. *Attachment 1.*

2.2 Plan Rejection. The Architectural Review Committee shall have the authority to reject materials, designs submitted with plans, or the plans themselves if they are not compatible with, or suitable for the subdivision.

2.3 Completion. All work on any improvement in the Quail Run at Northstar, once started, must be continued on a diligent and continuous basis until completion, which shall not exceed 12 months.

2.4 Construction Compliance. All improvements, construction, reconstruction, alterations, or remodeling requiring the approval of the Architectural Review Committee must be completed in substantial compliance with the plans and specifications initially approved by the Committee. All such construction must be completed within 12 months from the date construction is commenced.

2.5 Start of Construction. There shall be no construction work initiated without written approval of the plans by the ARC. Vacant lots shall be maintained by the Owner at the Owner's expense in accordance with these Covenants, including mowing for fire safety and the control of noxious weeds.

2.6 Enforcement. The Architectural Review Committee shall have the power, authority, standing and right to enforce these covenants in any court of law or equity when it reasonably believes the same have been violated, and shall have the authority to order suspension or cessation of any construction or work in violation of these covenants or of any permit issued by the Committee. Failure to comply with these covenants shall result in Declarant's denial of utility services (water and sewer) to the Owner until such time as violations are rectified.

2.7 Inspection of Work. The Architecture Review Committee reserves the right to call for inspection of a construction site for compliance with the applicant's submission and/or ARC guidelines. Upon the completion of any Improvement, if the Committee finds that such work was not done in strict compliance with all approved plans and specifications submitted or required to be submitted for its prior approval, it shall notify the owner and the Directors of such noncompliance, and shall require the Owner to remedy the same. If, upon the expiration of seven (7) days from the date of such notification, the Owner has failed to commence to remedy such noncompliance, the Directors shall determine the nature and extent of noncompliance thereof and the estimated cost of correction or removing the same. The Directors shall notify the owner in writing of the Director's estimated cost of correction or removal. The owner shall then only have five (5) days to commence such remedy and thirty (30) days to complete such remedy. If the Owner still does not comply with the Director's ruling within such five (5) day period, the Directors, at their option, may remove the non-complying improvement or remedy the noncompliance, and the Owner shall reimburse the Association upon demand for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the owner to the Association, the Directors shall levy an assessment and file a lien against such owner and the improvement in question and the land on which the same is situated for reimbursement and the same shall be enforced and/or closed upon in the manner provided for by law for mortgages.

The Committee may inspect all work in progress and give notice of noncompliance as provided above.

3. Building Guidelines

3.1 Intent. Each building design will be reviewed individually with the following criteria in mind. These criteria will be of paramount importance in the review and approval process of residential building plans by the Architectural Review Committee.

3.2 Building Type. All buildings shall be of frame type construction. The following types of structures are prohibited: mobile homes, trailer homes, manufactured homes, or any off-site built home that is not taxed as real property.

3.3 Building Design. A variety of traditional architectural styles and designs is encouraged. This provides a visually interesting streetscape while providing uniqueness to each residence. The main structure should be visually dominant over accessory structures such as garages through the use of architectural details, and/or height. *See Example 1.*

3.4 Building Height. The maximum building height shall be 36 feet. Architectural accents, chimneys and roof top vents may exceed this height.

3.5 Garages When possible garages should be visually subordinate from the main structure and setback from the front plane of the home. Garages built forward of the front plane shall be designed so that they do not detract from the building design or streetscape. The design of side entry garages is encouraged. Garages must be a minimum of 2 vehicles and may not exceed a maximum of 3 vehicles. *See Example 1.*



Example 1

Appropriate garage set back from main structure



Appropriate garage set in front of main structure

3.6 Material Guidelines. Traditional residential materials are encouraged, with more than one material encouraged per dwelling. Vinyl siding is prohibited.

3.7 Roof. Varied roof forms are encouraged with a minimum of two roof lines per building front. Acceptable roof materials are asphalt or composite shingle, and shake shingles.

3.8 Porches and Entrances. Each dwelling shall have a clearly defined entrance whose size is equal to roughly 10% of the front façade. Porches and entrances shall be an extension of or incorporated into the main structure. See *Example 2*

Example 2



Appropriate porch/entrance



Inappropriate entrance

3.9 Material Colors. Colors should not be overly bright, flashy or dominant. The use of three colors, including trim, is encouraged.

4. Site Design Guidelines

4.1 Intent. Each site design will be reviewed individually with the following criteria in mind. These criteria will be of paramount importance in the review and approval process by the ARC.

4.2 Building Footprint. Single family residences shall have a minimum building foot print of 1,200 square feet, exclusive of exterior parking spaces, garages, carports, porches and decks. Each residence shall have, as a minimum, an attached two-car garage.

4.3 Driveways. Driveway shall be constructed of concrete. Driveways should not be of a length that encourages vehicles to park on or hang over any portion of the sidewalk.

4.4 Parking Areas. All parking areas, outside of the typical driveway, located within the lot boundaries shall be of a non-permanent material such as gravel. At no time shall lawn or bare ground be used as a parking or storage area for vehicles, trailers, campers or the like. Parking areas should be screened from adjacent properties.

4.5 Walkways. All dwellings shall have a walkway from the driveway to the main entrance. The walkway shall be constructed of a permanent material.

4.6 Vision Triangles. Drive approach and public street intersection sight triangles shall be free of fences, walls and planting in excess of 36" above the street center line grade.

4.7 Sidewalks. All sidewalks shall be standard 5 foot concrete sidewalks.

4.8 Easements. All easements exist as shown on the final plat. *Attachment 3*.

4.9 Setbacks.

Buildings:

Front – 20 feet

Side - 7 ½ feet for interior lots

Side - 15 feet for corner lots

Rear – 10 feet

4.10 Fencing. Fencing is permitted along the side and rear perimeter of the lots. Fencing is prohibited in the front yard or beyond the front plane of the dwelling. Refer to *Attachment 3* for fencing height specifications. All fencing shall be composed of wood with wood posts or chain link fencing. Vinyl fencing may be approved at the discretion of the ARC. Wire fencing is prohibited.

4.11 Power, gas and telephone services shall be the responsibility of the Lot owner from the points of service at the lot lines to the buildings, consistent with the rules and regulations of the service provider. All utilities, pipes, wires and service lines shall be buried.

4.12 Construction Job Site. All equipment and materials must be stored on the building site and may not be kept on other lots or in common areas. All rubbish, trash and garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon. Rubbish, trash and garbage must be kept in sanitary containers and not allowed to blow or scatter onto other property in the area. Owner is responsible for providing a portable toilet on the site during construction.

4.13 Antennas and Satellite Dishes. In no case shall a satellite dish exceed 30" in diameter. No antennas for the transmission or reception of telephone, television, microwave, radio signals, or wireless reception shall be placed on any Lot within the Property without the prior written approval of Declarant and/or Association. Ham radio antennae are specifically prohibited.

5. Landscaping Guidelines

5.1 Intent. Aside from important ecological significance, landscaping shall also provide visual interest and buffering and will preserve the value of land and buildings by enhancing the character of Quail Run at Northstar and the entire Northstar Subdivision Residential Property.

5.2 Streetscape

1. Lot Owner: The streetscape shall be installed by the Lot Owner/Builder and maintained by the resident and/or property owner. Builder shall be responsible for the following:

- a) 9' wide grass boulevard with spray irrigated bluegrass turf and standard boulevard street trees of 1 ½ inch caliper and 50 feet on center and staked with 2 inch wood doweled posts with rubber strapping (8' grass curb to sidewalk, 1' grass sidewalk to property line).
- b) Standard 5' wide boulevard sidewalks.

2. Developer: The Developer shall be responsible for the following:

- a) Standard 60' wide road right-of-way for all dedicated roads.
- b) Standard County 28' wide asphalt road section.

5.3 Site Drainage and Landscape Plan. Lot Owners are required to manage storm water within the limits of each lot. Landscaping plans shall be submitted with building plans to the Architectural Review Committee for approval. Plans must indicate surface drainage patterns. All grading within the development must relate to and blend into the surrounding landscape

5.4 Site Work and Landscaping. The ARC shall require that all disturbed areas during the building process be restored to their natural state, or landscaped to a degree that is acceptable to the ARC. Owners/builders should designate land areas that will not be disturbed during construction. Sowing of wild grass seed over a disturbed area is not sufficient to restore the land. All areas disturbed by construction shall be re-seeded with vegetation types approved by the Gallatin County Weed Control officer (582-3265) and ARC. All properties within the Northstar Subdivision Residential Property Area shall also be controlled for noxious weeds whether improved or not. Landscaping shall be completed within 12 months after the completion of construction, including driveways and parking pavement, walks, lighting, trees, shrubs, landscape mulch, irrigation lawn and turf areas.

Each lot shall be responsible for a comprehensive approach to the landscape associated with buildings and structures. The street side or front yard area of each lot is to continue the streetscape and common area landscape theme. The ARC shall require that the street facing yards have a well-developed landscape plan including adequate irrigation. Side yard and rear yard areas are to include landscape consideration but at a minimum landscape areas are to have mulch materials over weed fabric or natural grass areas, which will require periodic mowing. No bare earth or weedy areas will be allowed.

- a) There shall be minimum of 2 trees within the front and side yards, installed with the initial landscaping. All trees shall be a minimum of 10 feet in height with a minimum 1.5 – 2 inch caliper trunk dimensions.
- b) Sod lawn shall be the primary yard coverage. Hardscape and other vegetation may act as an accent and or landscaping feature. At no time shall hardscape be the predominant ground cover.
- c) Plantings which screen and or cover foundations are required on the front and sides of the building. No exposed foundation walls are permitted.
- d) Boulevard areas must contain boulevard trees planted 50 feet on center with a minimum of 2 trees per lot frontage. Boulevards must contain grass turf in its entirety except for typical tree planting beds. In no circumstance may a boulevard be covered with hardscape or non-live materials. Boulevards must be irrigated.
- e) All lots must be irrigated with automatic underground irrigation systems.

5.5 Recommended Plant Materials. Suggested plant materials for Quail Run at Northstar are based upon plant material that has been observed growing in the Gallatin Valley and other areas with similar climate and elevation above sea level. Since many factors affect the success of plant material, a qualified landscape architect or contractor, familiar with local conditions should be consulted. The selection and location of plant materials by individual owners shall minimize irrigation water usage. Suggested plant materials are:

a) Trees:

Boulevard: Black Walnut, Robinia/Black Locust, Hackberry, Honeylocust, Black Ash, Amur Chokecherry, Mountain Ash, Elm.

Interior lot: Crabapple, Chokecherry, Amur or Totarian Maple, Japanese Tree Lilac, Buckeye, Mountain Ash, Amur Chokecherry, Hackberry, Colorado Spruce, Ponderosa Pine, Scotch Pine and Grand Fir.

- b) Shrubs: Alpine Currant, Red Twig Dogwood, Potentilla, Plum, Service Berry, Cotoneaster, Grape Holly, Junipers (many varieties) Spirea and Shrubrose.
- c) Ground Covers: Phlox, Ajua, Periwinkle, Sedum (many varieties).
- d) Grasses: Natural pasture grasses and wildflower mixes.
- e) Lawns: Drought tolerant and water wise general lawn mixes including Kentucky Blue Grass (70%), and rye grass and fescue (30%).

f) The landowner shall be responsible for the control of state and county declared noxious weeds on his or her lot whether improved or unimproved. In the event a landowner does not control the noxious weeds, after 10 days notice from the Property Owners Association, the Association may cause the noxious weed to be controlled. The cost and expense associated with such weed management shall be assessed to the lot and such assessment may become a lien if not paid within 30 days of the mailing of such assessment.

7. Lighting

7.1 Intent. Lighting is provided to protect public health, safety and welfare. It should help identify residences and provide for safe pedestrian travel. Lighting should visually enhance the building and the site; it should not be excessive nor create a nuisance, and be respectful of the dark sky definition. Within Quail Run at Northstar, attractive, consistent neighborhood lighting is intended to contribute to a safe and harmonious environment.

7.3 Exterior Lighting. Exterior lighting shall be subdued, understated and indirect lighting. Lighting shall be free of glare and indirect, no light shall radiate beyond a property lot line. Mercury vapor and high pressure sodium lights are prohibited.

7.4 Yard Lamps Each lot shall contain one yard lamp as specified in *Attachment 2*. The lamp shall be installed in the front yard, a minimum of 2 feet and maximum of 6 feet from the interior edge of the front sidewalk. The lamp post should be 6 feet in height. A photocell must be installed on all yard lamps.