

**THE MONTANA RANCH
DESIGN GUIDELINES**

Effective July 12, 2015

1.0 INTRODUCTION

The Design Guidelines (the "Design Guidelines") for The Montana Ranch located in Gallatin County, MT (the "Ranch") is a supplementary document to the Declaration of Covenants, Conditions and Restrictions for The Montana Ranch, as may be amended and restated (the "Covenants"). The Covenants should be consulted for additional information. For the purposes of this document, the Design Review Board shall be referred to as the "DRB"; the DRB is given authority and defined further in the Covenants.

The review and approval process required by the Covenants and described herein does not replace or eliminate any review or permit process required by County, State or Federal regulatory agencies having jurisdiction. The Owner or his or her agent shall be responsible to ensure conformance with any applicable regulations, and should check with Gallatin County and State of Montana Building Codes Division to verify that the most recently adopted edition of any applicable regulation is being used. Conformity with any and all applicable regulations of Gallatin County shall be required, in addition to the requirements of these Design Guidelines and the Covenants. In the event of a conflict between or among the documents, the more stringent shall apply.

Seven pre-existing lots at The Montana Ranch generally known and referred to as Lots 1-5 on Certificate of Survey No. 699A (informally denominated as Lots 24, 25, 26, 27 and 28) and Lots 8-9 on Certificate of Survey No. 376A (informally denominated as Lots 23A and 23B), filed among the records in the office of the Clerk and Recorder of Gallatin County (the "Goose Creek Lots") are also subject to design guidelines contained within the Protective Covenants for Peters Lots 1-9 and Goose Creek Lots 1-5 as amended (the "Goose Creek Protective Covenants"). For the Goose Creek Lots, The Montana Ranch Design Guidelines apply in addition to the Goose Creek Design Guidelines, and in the event of a conflict between the documents, the more stringent shall apply. Compliance with the design guidelines contained within the Goose Creek Protective Covenants is to be determined separately according to the process stipulated in the Goose Creek Protective Covenants.

The purpose of these Design Guidelines is to strike a balance between individual expression in design intent, and visual protection and preservation of values among lot Owners at The Montana Ranch.

Neither the DRB nor any member thereof nor the Board nor any member thereof shall be liable to The Montana Ranch Homeowners Association (the "HOA") or to any Owner or to any other person for any loss, damage or injury arising out of or in any way connected with the performance of the DRB's or the Board's respective duties under the Covenants or these Design Guidelines unless due to the willful misconduct or bad faith of the DRB or its member or the Board or its member, as the case may be.

2.0 Design Philosophy

The objective of the Design Guidelines is to establish guidelines to integrate residential structures into the topography and vegetation of the ranch lots, and to minimize the visual impact of residential structures from adjacent lots, neighboring properties and offsite views to the extent possible. The structures should be designed to appear as though they have been created from their site and should use predominantly natural building materials, colors that blend with the surrounding natural landscape and building massing that is sensitive to the surrounding terrain.

It is the intent of The Montana Ranch that Owners have the latitude to explore a range of architectural expression, creativity and compatibility while maintaining the special character of the Ranch. This document outlines appropriate architectural and landscape elements that reflect the Ranch's specific context and environment.

3.0 Design Guidelines

The DRB requires that a licensed architect, and licensed engineering consultants (if applicable), design any structure to be constructed or located with the Ranch, and that any construction is done by a licensed and bonded builder. Landscape plans and details shall be prepared by a licensed landscape architect or by a design / build landscape contractor having a minimum of 10 years of experience.

3.1.1 Building envelope

Approximate five acre building envelopes for each lot ("Designated Residential Area" or "DRA") have been designated on The Montana Ranch Road & Trail Easement Map in Exhibit B to the Covenants (the "Recorded Plat"). All structures and authorized improvements must be located entirely within the DRA unless otherwise approved by the DRB. Notwithstanding the foregoing, corrals & pastures, swimming pools and tennis courts may be located outside of the DRA provided that:

- a. Corrals & pastures are buffered from adjacent properties and comply with Section 7.4 of the Covenants
- b. Swimming pools, if located outside of the DRA, are immediate to the DRA
- c. Tennis courts are buffered from adjacent properties and adequate screening is provided

3.1.2 Building siting

Building siting must be sensitive to existing features of terrain, drainage patterns, vegetation, views, solar exposure and access. All improvements should be sited and designed as an integral element of the natural landscape and not dominate the natural features of

the Ranch. On sloping sites, Owners are encouraged to design structures to slope or step with existing topography. Foundation studies must be conducted for all buildings constructed on slopes greater than 15%.

No Owner shall remove or alter or allow others to remove or alter any of the existing vegetation on a lot, except as necessary for the clearing and preparation of the development area for the purposes of constructing authorized structures or roads thereon. Development shall preserve, where possible, tree masses, native vegetation, transition zones, topography, drainage, view corridors, roads and the trails designated on the Recorded Plat.

3.1.3 Grading

Except for utilities development and approved driveway improvements, site grading can only occur within the DRA and should be limited to the amount necessary to integrate the home, driveway, associated improvements and landscaping within the site. Overlot grading defined as the indiscriminate clearing of existing landforms, vegetation and other natural features or the addition of unnatural forms is not permitted. Regraded cut and fill slopes shall not exceed 2:1 and effort must be made to achieve a balance between cut and fill.

3.1.4 Retaining Walls

Retaining walls are encouraged on sloping sites to minimize site disturbance and to preserve existing vegetation. All retaining walls are required to be inside the DRA or associated with driveway construction. Retaining walls are to be constructed of wood and/or stone consistent in color with the main residence, and they should blend into the contour of the existing landscape. Walls visible from offsite must be stepped where possible to integrate plant materials and minimize visual impact.

3.1.5 Fences

Fencing is permitted on Ranch lots including but not limited to fencing around corrals, pastures, swimming pools, tennis courts, garden plots, kennels or other enclosures for permitted household or family farm animals. All fencing materials must be consistent with the philosophy of the Design Guidelines, in particular Section 3.2.2 Building Materials. Fencing shall be constructed utilizing natural materials such as wood or stone to convey authenticity and to create a gradual transition from the structure to the land. Fencing shall be no more than five (5) feet in height, and must be wild-life friendly. Corral and pasture fencing must conform to the requirements stipulated in the Covenants. White fences are strictly prohibited.

Privacy screens may be used in conjunction with a hot tub or sunning deck. The screening shall be consistent with the overall design of the building.

3.1.6 Entry Elements

Address markers are required to be located at the intersection of the driveway and the main road, which conform to the design illustrated in Exhibit A. The DRB will direct you to a local source for the required address marker.

Customized entry elements or gates are permitted but should be designed with minimal visual impact and integrated into the natural landscape and existing landform. Material selection for entry elements should complement and reflect the architecture of the home and be consistent with the authenticity, quality and other attributes outlined in Section 3.2.2. Understated quality should be the guide. Overly ostentatious and extravagant entries conflict with the design philosophy outlined in Section 2.0 and should be avoided.

Address markers, entry elements and / or gates must be set back a minimum of 8 feet from the road so as not to interfere with or be damaged by snow removal and maintenance equipment and to provide easy visibility in the event of an emergency or fire.

3.1.7 Driveways, Parking Areas and Garages

Site access shall be based on the Recorded Plat with one driveway for each lot accessed off the roadway system unless otherwise approved by the DRB. For all lots, driveways are to be designed and constructed to minimize visual impact, site grading and tree removal. Driveways must not exceed 14' in width with the exception of minimum passing pull outs, parking, turnarounds and adequate space allocated to stockpile snow. Driveways must be constructed from gravel, chipseal or chipseal finish asphalt, asphalt, concrete or any other materials approved by the DRB. Earth tone colors are required if concrete, unit pavers or gravel is used. Materials shall restrict weed growth and maintain a clearly defined edge between the landscaped area and the driveway surface. Materials shall withstand deterioration from winter snow plowing and erosion. Each Owner must maintain driveways in an appropriate manner to control issues such as dust, excess gravel and erosion.

All parking areas are required to be entirely within the DRA, and each principal residential structure shall have an attached or detached garage or storage building sufficient to house all of the Owner's vehicles. Garage doors shall be subdued and oriented away from the street, and shall be de-emphasized in the elevation of the building.

3.1.8 Landscape Design and Materials

All new plantings, whether inside or outside of the DRA, must be native plant materials which blend with the existing landscape and minimize conflicts with wildlife. Introduction of non-native plant species, which might compete with, harm native species, or result in their decline is prohibited. Extensive plantings that require significant supplemental irrigation are not encouraged. The landscape plan for each lot should specify all proposed landscape plans including but not limited to gardens, lawns, berms, moats and ponds. The landscape plan requires DRB approval and must not conflict with any environmental regulations that impact the Ranch as a whole.

3.1.9 Exterior Lighting

Exterior site lighting is to be strictly limited in order to reduce the amount of light pollution and to be unobtrusive to neighboring properties. Exterior lighting must be subdued, understated and indirect. Area lighting must have concealed light sources and must be either all white or all pale yellow. Lighting must be “down” type and must not radiate out from the property. In all cases, excessive glare to neighboring properties or circulation shall be avoided. Direct light sources must only be used to accent the architecture, landscape or exterior artwork, or for the definition of entries and walkways. Exterior lighting is discouraged outside the DRA, and lighting of tennis courts is prohibited. Flashing, blinking or moving lights are prohibited. Temporary holiday ornamental lights are allowed.

3.1.10 Utilities

All utilities, including propane or other fuel storage tanks, are to be placed underground and contained either within the DRA or driveway alignment to minimize disturbance. Exterior TV, radio, satellite dishes or other antennae shall be those of smaller size of the most recent technology. Satellite dishes must be screened from adjoining lots and streets, and other antennae should not be visible from the street. Radio towers are prohibited, as are solar panels unless they comply with Section 7.2 (u) of the Covenants. Meters shall be placed in a location so as to be accessible to the meter reader and yet not highly visible to adjoining roadways or properties. Meters, transformers and other utility boxes may be concealed with landscaping. All conduit wires servicing the meter are to be beneath the exterior wall sheathing or enclosed. Leach fields must be graded and re-vegetated to blend with the natural topography and plantings. Each lot is required to obtain a septic permit from Gallatin County and provide a copy to the DRB. The DRB must approval all proposed utilities locations and re-vegetation plans.

3.2 Architectural Design Guidelines

3.2.1 Building Height, Massing and Building / Roof Form

All structures are subject to a maximum building height of 35 feet, unless further limited by a covenant specific to the lot. Building height regulations are not intended to imply that all portions of a building may be designed to the maximum 35-foot limitation. Rather, the maximum height of a building should be designed in relation to the overall composition of the building and the natural characteristics of the site.

The building height is determined as follows: A vertical distance shall be taken at a series of points spaced at equal intervals around the perimeter of the building. The intervals may be of any equal distance less than 30 feet each. Within each interval, the height of any roof with a horizontal projection of 10 feet or greater will be measured from finished grade to the respective midpoint between eaves and ridge. These heights are then averaged to determine the height for that specific interval of the building. Finally, the height of the building is determined by averaging the heights of all intervals around the building.

Finished grade for purposes of these height calculations is the final elevation of the surface material (soil, paving, decking or plaza) adjacent to the building at the specific interval point as shown on the architect’s site plan. Berming or building up grades around the perimeter of a building for the purpose of satisfying building height requirements shall not be permitted.

Roof forms shall fit in with the surrounding natural landscape and can take on a variety of geometries, except that domed roofs are not permitted. Chimneys, cupolas, and other architectural features may exceed the maximum building height limitation by no more than 4 feet.

The main residence on any Lot shall have a minimum building footprint of 2,850 square feet and a maximum building footprint of 10,000 square feet, both exclusive of exterior parking spaces, garages, porches and decks. Any detached guesthouse shall be scaled appropriately to the main residence, subject to a maximum building footprint of 1,200 square feet exclusive of exterior parking spaces, garages, porches and decks. While there is no specific size limitation for secondary structures such as barns or other storage buildings, those are expected to be sized appropriately relative to the main residence and overall site plan.

Building height and massing shall be designed in relationship to the characteristics of each residence. The goal of minimizing visual impact to neighbors may be addressed by such concepts as breaking up the roof forms and stepping the building mass along the site contours. Building forms shall be articulated and detailed to relate to the human scale.

3.2.2 Building Materials

Acceptable exterior materials include those that are of high quality in content and detailing, materials that reflect regional resources and building traditions, materials with a sense of permanence, and indigenous materials that are used in an authentic, honest expression. Thought should be given to texture of materials, composition of forms and related materials, and transition from one material to another. Prohibited materials include those that are openly imitative of a traditional material or those that are glossy or reflective in appearance.

The substantial portions of the exterior wall surfaces of all structures shall be wood, stone, and/or glass. Materials including concrete, non-reflective metal, rammed earth, imitation stone, and cement stucco will be considered, but shall not dominate the exterior wall surfaces. Prohibited exterior wall materials include, but are not limited to, masonite, plastic, exposed concrete, unit masonry or any form of brick veneer, synthetic stucco, Dryvit, and T-111 sidings. Prefabricated kit homes, including prefabricated homes of any type, are prohibited.

Nothing herein shall preclude the use of glass and/or windows to harmonize the building with the environment, provided however, that highly reflective or mirrored glass is strictly prohibited. Windows and doors constructed of wood or metal coated with an approved matte finish are encouraged. Quality custom garage doors are encouraged.

Acceptable roof materials include fire-treated wood shakes or shingles, natural and synthetic slate tiles, non-reflective and non-bright colored metal roofing, heavy-weight (heaviest weight available) asphalt and fiberglass shingles, or other roof materials as deemed appropriate by the DRB. Prohibited roof materials include, but are not limited to, glazed tile, lower weight asphalt shingles.

All secondary buildings on a site shall fit with the external design of the main residence. The use of wood, stone and metal coated with an approved matte finish are encouraged for gate and entry elements.

3.2.3 Colors

An underlying goal is for all buildings to be designed as an extension of the landscape and to blend with the natural surroundings of the site. The exterior surfaces of all structures must be muted tones of brown, gray or earth tones, as typically found on the surrounding site or in the surrounding forests and range lands. Garage doors must be the primary color of the building. The use of natural finishes or transparent / semi-transparent stains is strongly encouraged. Opaque finishes may be conditionally accepted.

3.2.4 Exterior Mechanical Equipment, Other Equipment and Storage

Mechanical elements including HVAC units, power generators, vents, flues, exhaust ports, and any other utility not otherwise required to be buried underground must not visually compromise the architectural character of the building through their number, size or position. Architectural screening, including wall or roof forms, and /or landscape screening must be provided to minimize visual impact on neighbors or from distant viewpoints. All other types of equipment, garbage cans, wood piles, compost piles or storage piles must be screened or concealed from view if needed to minimize visual impact on neighbors or from distant viewpoints.

3.2.5 Fire Protection Regulations

All residents must provide adequate access for the Gallatin Gateway Fire Department. Standing and fallen vegetation surrounding all buildings must be cut, trimmed and/or reduced according to the Gallatin Gateway Fire Department standards. Areas within 30 feet of habitable structures shall be cleared of all flammable materials. In addition, a 3 foot wide non-combustible perimeter should be established around all structures, and owners are encouraged to consider the creation of defensible space utilizing vegetation which would reduce the threat, slow down and/or cool an approaching fire. Smoke detectors must be installed on each level of the main residence and on each level of any detached guest house, and elsewhere as required by code.

4.0 Review and Approval Process

4.1 DRB Process

The DRB shall meet within the timelines established in the Covenants upon submittal from an Owner / applicant. See Exhibit B for DRB contact details. There are three major steps in the design review and construction process.

4.1.1 Step One: Pre-Design Discussion

Prior to submitting a plan to the DRB, the Owner / applicant should confer with the DRB to obtain information and guidance. This informal discussion is not mandatory but is recommended before substantial commitments of time and money are made for home design. One set of the following documents should be submitted to each member of the DRB listed in Exhibit B for a pre-design discussion:

1. Property boundaries and location of structure(s) including utilities and easements
2. Preliminary design concepts
3. Names and contact details for the Owner, the project architect, the landscape architect, and any consulting engineers

4.1.2 Step Two: Schematic Design Review

The second review of the proposed plan will be for the schematic design of all contemplated structures and improvements. This is a critical step with regard to interpretation of the Design Guidelines, and is required. The DRB's response to the Schematic Design will be provided to the Owner within 30 days of submission in writing.

One set of the following documents are required to be submitted to each member of the DRB listed in Exhibit B for schematic design review:

1. Topographic survey
2. Conceptual site plan
 - a. Structure locations
 - b. Driveway and parking
 - c. Utilities
 - d. Grading
 - e. Landscape Plan
3. Conceptual Architectural Plans
 - a. Roof plan
 - b. Floor plans
 - c. Exterior elevations including the "maximum building height" as defined and calculated herein
 - d. Exterior materials and colors
4. Names and contact details for the Owner, the project architect, the project builder, the landscape architect, and any consulting engineers

4.1.3 Step Three: Final Plan Review

The final review will be of final plans to confirm that the detailed design is consistent with the plans approved at the schematic design phase. The DRB's approval or disapproval of the Final Plan will be provided to the Owner within 30 days of submission in writing. Additional reviews will be required if design concepts are changed and are found unacceptable by the DRB. Owner must obtain DRB approval of the Final Plan prior to building permit submission to Gallatin County. See Section 6.6 of the Covenants "Approval or Disapproval of DRB" for additional information.

One set of the following documents are required to be submitted to each member of the DRB listed in Exhibit B for final plan review:

1. Topographic survey
2. Site plan
 - a. Structure locations
 - b. Driveway, parking, walks, decks, retaining walls, and any other proposed improvements
 - c. Utilities
 - d. Grading and erosion control plan
 - e. Limits of site disturbance
3. Architectural Plans
 - a. Roof plan
 - b. Floor plans
 - c. Footing and foundation plan
 - d. Exterior elevations, including the "maximum building height" as defined and calculated herein
 - e. Building sections
 - f. Sketches or model (computer rendered or physical model)
 - g. Details sufficient to describe the design of the structure
4. Landscape Plan
 - a. Grading
 - b. Planting plan
 - c. Seeded areas
 - d. Outdoor lighting
5. Color and materials samples and specifications
6. Construction timeline
7. Names and contact details for the Owner, the project architect, the project builder, the landscape architect, and any consulting engineers

4.2 Fees

Architectural review fees have been established by the DRB to defray the cost of design review in the architectural and construction process. A non-refundable fee of \$2,500 shall be due upon submittal of the Step 2: Schematic Design Review documents. The DRB is authorized to retain the services of one or more consulting architects, landscape architect or land planning consultants to advise and assist the DRB in performing design review functions. Such consultants may be retained to assist the DRB on a single project, on a number of projects or on a continuing basis. The compensation of such consultants, if any, shall be included in the fee charged by the DRB for design review. Additional fees shall be charged by the DRB for excessive or multiple iterations of reviews and such fees shall be levied against an Owner as a specific assessment. Additional meetings / discussion and review resulting from multiple changes to the plans shall result in a minimum per meeting / discussion charge of \$500. All out of pocket expenses incurred by the DRB shall be reimbursable by Owners. The DRB reserves the right to modify architectural review fees at any time with 30 days advance notice.

4.3 Commencement of Construction

Prior to the commencement of construction, the Owner / applicant must make a refundable \$15,000 deposit with the HOA (the "Compliance Deposit"). The Compliance Deposit will be refunded to the Owner upon completion of construction, final inspection, and issuance of the Certificate of Compliance. If any damage to Ranch roads is incurred by the Owner's contractors during the construction process and not repaired by the Owner or Owner's contractors, the HOA shall deduct the amount required to repair the contractor road damage from the Compliance Deposit prior to refunding to the Owner. If the Certificate of Compliance is not issued by the DRB due to noncompliance which the Owner fails to remedy pursuant to Section 6.7 of the Covenants, the Compliance Deposit will be automatically forfeited by the Owner and used by the HOA and/or DRB to either remove the noncomplying improvement, remedy the noncompliance, or offset legal expenses incurred in seeking any remedy available by law.

Construction shall not commence until approval of the Final Plan has been received from the DRB, the Compliance Deposit has been made, and a building permit has been issued by the appropriate agencies, a copy of which must be provided to the DRB. Improvements shall strictly conform to all the requirements and provisions of the approved Final Plan, and construction must be completed within 18 months unless a written extension is granted by the DRB.

A pre-construction meeting shall be held between the Owner and/or their general contractor and a representative of the Board of the HOA to review schedule, gate access and any specific operational issues related to the project.

All Owners agree to allow the DRB or its designated representative site access to inspect all work in progress at any time during construction. Construction progress will be reviewed specifically to determine if:

- a. Construction is consistent with the plans approved by the DRB
- b. Off-site construction impacts on the surrounding residents are minimized
- c. Construction progress conforms to the construction schedule

4.4 Final Inspection and Certificate of Compliance

A final inspection is scheduled at the completion of all construction, landscaping and site work. In order to receive final inspection approval from the DRB, all aspects of the proposed residence must conform to the approved Final Plan and be completed, and a Certificate of Occupancy must be obtained from Gallatin County. The DRB shall then issue a written Certificate of Compliance for all projects approved at final inspection in accordance with guidelines specified in the Covenants. The DRB shall have the right to withhold issuance of a Certificate of Compliance if it is a party to any legal proceeding with the Owners at the time of completion. See Section 6.7 of the Covenants "Inspection of Work" for additional information.

If construction of a detached guest house is completed prior to construction of the main residence or during the construction but prior to completion of the main residence and the Owner wishes to temporarily occupy the guest house pursuant to Section 7.1 (c) of the Covenants, the DRB will take the steps outlined in the preceding paragraph for the guest house only, provided that prior to the issue of the Guest House Certificate of Compliance, the Owner makes a \$15,000 refundable deposit with the HOA ("Guest House Deposit"). The Guest House Deposit will be refunded to the Owner upon occupancy of the main residence pursuant to the preceding paragraph. In the event that the Owner does not occupy the main residence pursuant to the preceding paragraph within 12 months of the initial occupancy of the guest house, unless otherwise extended in writing by the DRB, the Guest House Deposit will be automatically forfeited by the Owner and used by the HOA and/or DRB to offset legal expenses incurred in seeking any remedy available by law.

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CONTRACTOR RULES AND REGULATIONS

General Contractors must submit a list of all sub-contractors who will be working at the designated building site as well as their vehicle descriptions (including license plate numbers) to be kept on file in The Montana Ranch Homeowners Association (the "HOA") office, located at 2450 Cottontail Road, Gallatin Gateway, MT. Homeowners and general contractors are required to complete and sign this form and return it to the HOA office prior to the onset of construction. General Contractors are responsible for informing all subs that they must sign this document and submit such to the HOA office prior to commencing work. Copies of this document are available at the HOA office. Any violation of these rules may result in the contractor or sub-contractor being denied access to the building site and Montana Ranch as well as reported to fire or law enforcement agencies if applicable.

1. Contractor's working hours are 7:00 a.m. to 7:00 p.m. Monday through Sunday.
2. The General contractor and sub-contractors shall provide proof of insurance including a minimum of \$1,000,000 of Liability coverage and \$500,000 Automobile Liability coverage naming The Montana Ranch and The Montana Ranch Homeowners Association as additional insured, as well as Workers Compensation Coverage of at least the minimum required by the State of Montana. Proof of insurance policies (certificates) need to be filed at the HOA office prior to the commencement of any work performed at The Montana Ranch.
3. All contract workers must be familiar with The Montana Ranch protective covenants contained in the Covenants and the Montana Ranch Design Guidelines and meet all requirements of these documents. These documents are available at the HOA office, or by calling 406-763-4858.
4. Construction signs shall be placed on a lot only during the construction period. The sign shall not be larger than 16 square feet in size and be of a color that is harmonious with the structure being built and the surrounding area. The sign must be removed immediately upon issuance of a certificate of occupancy or no longer than 18 months, whichever occurs first. Construction signs shall contain at most the names of the project, Owner, architect and general contractor.
5. A small job office or trailer may be located on the site during the construction period, but must be removed prior to occupancy.
6. Contractors (or their friends and family) are not allowed to hunt, fish, hike or recreate in any way on The Ranch. Nor are they permitted to use The Ranch to access any adjoining lands. Penalty will result in a trespass fine from Gallatin County Sheriff Dept. Contractors are required to travel on the main roads, maintain the posted traffic speed of 15 miles per hour and only travel to and from the entrance gate to the job site. Failure to do so will result in speeding and trespassing fines by Gallatin County Sheriff Dept. Driving off the paved roads is not allowed, except as necessary on the specific building site where the contractor is working.
7. Open burning is not allowed any time of the year. Contained burning in a 55-gallon drum (for warmth) is allowed during winter months by obtaining advanced approval from the HOA office and by possessing a current burn permit provided by Gallatin County. Proof of the burn permit must be filed at the HOA office. **NO BURNING OF BUILDING MATERIAL WASTE IS PERMITTED.**
8. There will be NO staying overnight at the building site or anywhere on The Ranch by the Owner, builders, contractors, sub-contractors, and/or architects.
9. Firearms and fireworks are not allowed.
10. Vehicles must be parked so they do not block the roads.
11. Any road damage caused by construction vehicles must be repaired as requested by the HOA office.
12. No persons under the age of 18 years shall be permitted on the construction site.
13. Contractors are not allowed to bring dogs or any pets to any job site.
14. Music must be kept at a reasonable volume and only during construction hours.
15. The site must be maintained in a neat/tidy condition.
16. All food items or food trash that is kept on site must be in appropriate containers. Note: common animals on the Ranch are bear, cougar, coyote, deer, elk, raccoon, gophers and rodents.

17. Any exceptions to the above Contractor Rules and Regulations must be approved by the Board of the Montana Ranch HOA and the Design Review Board (DRB).

I, _____ (property Owner), of lot # _____, have read,
(Please print name)
understand and accept the above listed rules and regulations for all contract workers at The Montana Ranch.

(Property Owner signature) Date: _____

I, _____ (contractor or sub-contractor), working at lot
(Please print name)
_____ have read, understand and accept the above listed rules and regulations for all contract workers at The Montana Ranch.

(Contractor or sub-contractor signature) Date: _____

EXHIBIT A

Required Entry Signage

