

Harvest Creek Owners Association

Architectural Guidelines



These guidelines were created to answer common questions and to provide information to homeowners in Harvest Creek. Any improvements made on residences in Harvest Creek are required to be approved by the Architectural Review Board prior to being built. Any improvements made without this approval are by definition in violation of covenants, and if they are not in keeping with the standards set by the committee, are subject to corrective enforcement in order to bring them up to standard.

Shed Guidelines

Sheds need to be “architecturally compatible” with the residence; therefore, they need to have elements which are very similar, if not the same, as the residence.

- 1) Siding needs to be similar to the house and be painted the same color. Therefore, no metal or vinyl sided buildings or sheds are allowed.
- 2) The roof needs to be the same material and should be a close color match to the house roof. Every roof in Harvest Creek uses asphalt shingle, thus asphalt shingles are the only roofing material allowed. Again, no metal or vinyl roofing materials are allowed.
- 3) There needs to be an exposed fascia and an overhang on the roof creating eaves. The fascia needs to be visible for at least 3”. The fascia & trim of the shed need to be painted the same color as the house trim. Other fascia colors may be considered if they are complementary to the structure.
- 4) City Planning & Building Codes mandate that sheds be 3 feet from any property line and 6 feet from the house. Sheds may only be located in rear yards. Sheds may not be larger than 120 square feet.

Fence Guidelines

Fences in Harvest Creek are required to be wood or materials which look like wood. They need to be quality materials and well maintained. Generally Harvest Creek follows the city zoning regulations with regard to fences. There are a few exceptions, however, which are more restrictive than the city’s regulations. Hedges and walls are also defined as fencing by the city, therefore, these fall under the same rules as fences. Since a wall made of stone or block would be a fence, not made out of wood, these are not allowed. Hedges are allowed in place of, or in conjunction with, a fence and, therefore, are required to follow the guidelines below.

- 1) Interior lots in Harvest Creek (lots having a house on 3 or more adjoining lot lines and are not on a corner) may fence the rear and side yards with a 6 foot fence. The fence needs to be set back from the front of the house by at least 3 feet in order to provide a visual break between the house and fence. In situations where a neighboring house would have a substantial portion of their front yard bordered by a fence, the setback may be required to be further back and will be decided on a case-by-case basis.
- 2) Corner Lots in Harvest Creek are substantially more complicated, so instead of trying to list all of the details of heights, distances, and location in these guidelines, we will just strongly recommended that you discuss your fence ideas with the Committee before investing time and money in planning your fence.
- 3) Lots along the linear park in Harvest Creek and those adjoining Farmall Park must have open style fences (turned post & rail, or split rail) of substantial quality and be no higher than 4 feet tall. These fences may have a heavy gauge wire fence attached to help contain pets. From the Park boundary toward the house, the side lot lines must continue this style of fence for 20 feet, from there forward there may be a 6foot privacy fence subject to the same guidelines as interior and corner lot fences outlined above. These lots bordering the parks, however, may not make use of the white ornamental fence as allowed elsewhere in Harvest Creek due to the architectural incompatibility of white picket fences and open style fencing.

- 4) White picket fences may be allowed provided they are of good quality, are not privacy style, and are no taller than 4 feet in height. Such fences are not allowed on lots along the parks. White vinyl privacy fences of any height are not allowed anywhere in Harvest Creek.
- 5) Fencing along the pathways in Harvest Creek is required to be no higher than 4 feet tall. Privacy style fences are allowed under 4 feet in height. A 6 foot tall privacy screen may be constructed on these lots on a line parallel to the path and starting at the rear corner of the house closest to the path. Details of this screen will be decided on a case-by-case basis in order to maintain a proper appearance. Fencing on the rear lot lines of these pathway lots and the side opposite the path may be 6 feet tall and are subject to the same guidelines as interior lot fences outlined above.

Hedge Guidelines

Since hedges serve the same purpose as fences, they are considered an architectural feature as opposed to a landscape feature and are subject to the same guidelines as fences.

- 1) A hedge is defined by Harvest Creek as greater than 30% of a lot line being planted with a shrubbery or any other vegetation which blocks views above 36 inches from ground level. Mature trees whose branches are trimmed to be no lower than 12 feet above the ground will not be included in the 30% total.
- 2) Because of the open nature of the linear park and Farmall Park, no hedges will be allowed in conjunction with or in place of open fencing in these locations.
- 3) Hedges will not be allowed forward of the front plane of the house along lot lines.
- 4) Hedges in permitted locations must be maintained to meet the same guidelines as privacy fences and
- 5) must not encroach beyond the homeowner's property line.
- 6) Vegetation kept trimmed to less than 36 inches tall will be considered ornamental in nature and must also be maintained within the property line.
- 7) Sidewalks must always be kept clear of any encroaching vegetation.

Driveway Guidelines

Driveways are normally installed with the building of the house at their maximum dimensions, adding on to driveways will, in most circumstances, put them in violation of city code and, therefore, in violation of Harvest Creek covenants. If you have plans to add additional parking space to your property, whether it be with Concrete, gravel, bark, or any other material, it is strongly encouraged to discuss it with the Board prior to spending money, time, and energy on it.

- 1) The concrete drive may not be closer to the side lot line than 7 feet 6 inches or 5 feet depending on which phase of Harvest Creek the home is in. The drive cannot create a 3rd place to park a car in front of or beside the house if the home only has two car garage doors.
- 2) If rocks or bark are present along side of the driveway, there must be vegetation planted, permanent lighting, planters or some other such item in place so that it is not possible to park a vehicle in the area.
- 3) You may not, at anytime, park a vehicle anywhere on your lot but in your garage or in front of your garage. Parking off to the side of your driveway on the grass or a rock area is a violation of city code.
- 4) Parking in a way which blocks the sidewalk in any way is another violation of city code and, therefore, a violation of Harvest Creek CC&Rs. Please, do not park on the sidewalk at all.

Exterior Lighting Guidelines

Exterior lighting adds to our neighborhood's value, character, enjoyment and safety. When modifying or replacing exterior light bulbs or fixtures, please remember to consider the effect of your lighting on your neighbors' enjoyment of their own property. Additionally, to maintain consistency and provide an inviting, rich and warm atmosphere or our neighborhood, all exterior lighting shall adhere to the following guidelines.

- 1) All residential exterior wall mount, recessed / canned, post lamps, landscape or other exterior lighting shall be free of glare, fully shielded, directed downward, and meet the City of Bozeman standard requirements. No unshielded or exposed light bulbs shall be permitted. All light fixtures shall be configured so as to deflect down and/or away from adjoining properties or streets.
- 2) Such light fixtures shall have a maximum light output of 1650 lumens (100 watt incandescent equivalent).
- 3) Acceptable lighting color temperatures shall be classified as 'Warm White', 'Soft White' or other rich & warm colors, typical of traditional incandescent bulbs. This is limited to the range of <2700K to 3000K (Kelvin). 'Cool White', 'Bright White', 'Natural' and 'Daylight' type color temperatures (>3500K (Kelvin)) are not allowed for residential exterior light fixtures.
- 4) Temporary lighting (such as for various holidays, etc) shall be allowed within reason, but shall not be disruptive or cause annoyance to neighbors.

Solar Panel Guidelines

Solar panels in general are allowed within the neighborhood, but must adhere to the following criteria.

- 1) Solar panels must be constructed at the same slope as the roof on which they are constructed and not project above a line drawn parallel to the sloped roof of more that approximately 1'-0."
- 2) Solar panels shall not project above the roof ridge line on which they are constructed.
- 3) Solar panels shall not be located on the front yard side of a roof.
- 4) Because such construction is a modification to the existing structure, Architectural Control Committee approval is still required. (REF: HCOA Bylaws - Article VIII, Section 16)

The Harvest Creek Owners Association hopes that you find these guidelines helpful. If you have questions, please contact Saddle Peak Properties LLC, 406-581-0142, info@saddlepeakproperties.com.

