



DESIGN REVIEW GUIDE



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RIVERWOOD PROPERTIES



These Development Guidelines have been created to preserve the natural beauty and wildlife corridor of its surroundings as well as provide harmonious residential design, and to protect and enhance property values.

They are intended for use by all persons involved in any new buildings or landscapes, as well as any subsequent additions or alterations to any property at Riverwood.

The Development Guidelines are administered and enforced by A&E Design in accordance with procedures set forth in this document. A&E's role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is smooth, efficient, and satisfactory experience. This document may be amended from time to time by A&E. Before submitting plans, the Owner or it's representative, is required to contact A&E to obtain the most revised Development Guidelines.

These Development Guidelines are supplemental to the Covenants for Riverwood Properties and intended to guide the design process. Any specific numbers or situations outlined in this document are subsequent to any prevailing documents.



1.0 DESIGN DEVELOPMENT GUIDELINES

1.1 Design Considerations

1.1a General

It is the intent of Riverwood Properties to build on the architectural tradition of the area, while allowing diversity of architectural expression within an overall unity that characterizes a distinctive community.

A major goal of this subdivision is to assure all building sites and residences are developed in a manner minimizing disturbance to natural terrain and vegetation, and maximizing preservation of natural beauty and open space. Creative architectural design is strongly encouraged.

1.1b Duplicate Designs

Duplicate building designs are prohibited.

1.2 Setbacks

No structure shall be constructed so as to be less than twenty-five (25) feet from the front lot line, less than twenty (20) feet from the side lot lines, or less than thirty (30) feet from the rear lot line, with the exception of lots that border the creek. It is strongly encouraged to keep the building to the front of the lot.

Reference the plat map on page 10 of this document but ultimately defer to the covenants for your setbacks and restrictions specific to your lot conditions.

1.3 Density & Site Utilization

Not more than one single family residence may be built on each residential lot.

No primary residence should be less than 2,400 sqft and the total built square footage of any lot should not exceed 40% of the property boundary.

1.4 Codes

All structures shall be constructed in compliance with the current Uniform Building Codes.

1.5 Site Drainage

All site plans must indicate surface drainage patterns. All grading within the property must relate to and blend into the surrounding natural landscape. No surface drainage may enter adjoining properties.

1.6 Driveways & Parking

All lots shall have only one driveway access. All parking shall be within the lot boundary. At least two of these parking spaces shall be enclosed in the required two-car garage. Driveways shall be asphalt, concrete or any other material as approved by A&E Design.

1.7 Construction Vehicles & Construction Trailers

Temporary construction trailers maintained during, and used exclusively in connection with, the construction of any work or improvement shall be permitted. No person shall reside in such temporary construction trailers or vehicles. Trailer may not be left on roadways overnight and must be pulled onto the developing property.

1.8 Utilities

It is the sole responsibility of the owner to contact utility companies prior to any excavation and grading. All utilities shall be installed underground. Television antennas and satellite dishes should be those of smaller size and of the most recent technology. Satellite dishes shall be screened from adjoining lots and streets. Television antennas shall not be visible from the street. Radio towers are prohibited.

1.9 Fencing

1.9a General

- Maximum Height 4'-0"
- Fencing property lines is not allowed.
- Fencing shall only be used in minor areas of the property and shall be designed to connect building forms on the site.
- Use low, open style fencing and gates to maintain the rural character of the development.
- Reduce visibility of fences and gates by using colors and materials that blend with the natural environment.

1.9b Kennels & Dog Runs

Kennels and dog runs must be placed within the greater building(s) enclosure and in an area which is inconspicuous and removed from the direct view of neighbors and the primary road. All kennels and dog runs must obtain A&E Design's approval for size, materials and location.

Kennel and dog run material must mimic and compliment the design of the home. Kennel and dog run size shall not exceed 600 sq. ft. unless using a wireless fence.

Wireless fence options can exceed building enclosure and exceed the 600 sq. ft. area.

1.10 Building Mass & Form

Buildings need to be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs.

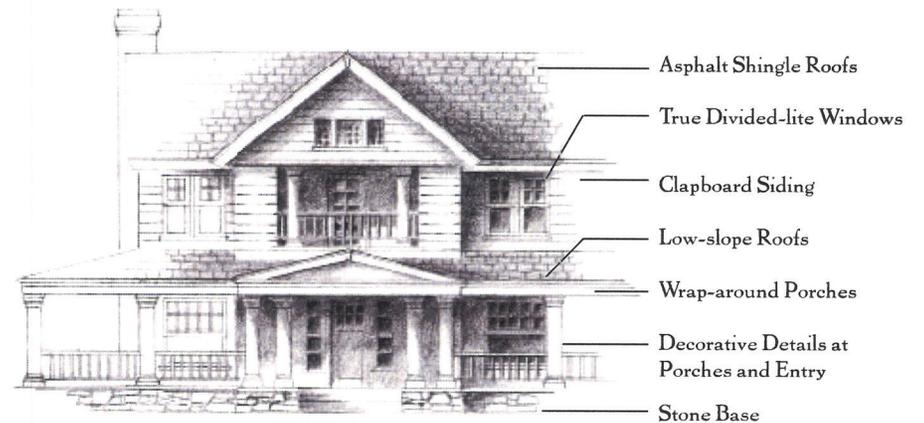
It is preferred that the second-story portion of buildings not exceed sixty (60) percent of the ground floor square footage. The use of "roof space" as usable living space is encouraged.

Design structures in proportion to the size and configuration of the lots on which they are placed.

Structures should be sited and designed to be unobtrusive and subordinate to the landscape.

1.11 Building Height

Generally, the maximum height limit established is thirty (30) feet to the ridge point of the roof, sufficient for a two-story building with a pitched roof.



1.12 Building Projections

The use of porches, verandas, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. Second-story decks which create unstable or unsightly spaces below will not be permitted. The use of unenclosed front porches and projecting bay-window forms is encouraged.

All roof projections including flues, vents, and other equipment must penetrate the roof behind the ridge and must be compatible in height and material with the structure from which they project and/or be painted to match the roof color.

External stone wood clad chimneys are encouraged as a major design feature in all neighborhoods.

Free-standing, external, pad-mounted equipment such as required for air conditioning units, pools and spas, or garbage can storage areas must be integrated into the building through the use of walled or fenced enclosures.

1.13 Ancillary Structures

1.13a General

All ancillary structures such as garages, guest wings, caretaker units, etc., are to be designed as integral parts or extensions of the main building in terms of architecture, materials, and colors, even if they are physically separated. And shall be subordinate in mass and scale to the main building. ADU's must comply with local county/city jurisdictions.

1.13b Size & Orientation

The size and orientation of ancillary structures should consider the view corridors of adjacent neighbors and can not obstruct the majority of their views beyond the development.

The size of ancillary structures should be proportionate to the main building and not dwarf in scale. Large expanses of building facade on ancillary structures should be broken up according to the guidelines outlined in section 1.12 Building Projections.

1.14 Roofs

Roofs potentially have the greatest impact on the overall image of Riverwood Properties from many public viewpoints, community spaces, and individual lots. For that reason, roof design will be one of the most carefully considered elements for Design Review by A&E Design.

Large unbroken expanses of single-pitch roof will not be approved. Gable, and hip roof forms with dormers, and limited shed roofs are to be used. Flat and mansard roof forms will not be approved. Internal volumes and groups of uses within the building should be expressed by changes in roof planes.

A roof pitch of six to twelve on main roof areas shall be the minimum pitch. For ancillary roof pitches such as unenclosed patios shall be two and twelve. Flat roofs are acceptable upon approved design merit.

Roof colors should be selected to be compatible with the surrounding natural landscape. Examples of approved materials are as follows:

- Cedar Shakes- Natural color
- Cedar Shingles- Natural color
- Asphalt Shingle- Dark colors
- Metal Roofs
- Other materials can be considered based on design merit

1.15 Basements, Crawlspace, & Exposed Concrete

Basements are **not permitted** anywhere in this development.

Crawlspace are allowed, please refer to the most recent version of FEMA's Lowest Floor Guide to determine the lowest floor restrictions based on your specific lot conditions.

All exposed concrete foundation walls that are 12" in height or more shall be covered with another material acceptable within these guidelines.

1.16 Doors & Windows

Window shall not be less than 10% of the wall area, measured on each elevation. Elevation calculations shall include exterior window trim. Only glass doors are considered in these calculations.

Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved. All glazing is to be double pane as a minimum for its energy conservation characteristics.

In order to maintain quality and value of the properties developed, Vinyl and Fiberglass are **not a permitted finish** for doors or windows with the exception of the products that meet or exceed the specification of the following products:

Marvin Essential Series

www.marvin.com/products/collections/essential

Anderson A Series

www.andersenwindows.com/windows-and-doors/series/a-series/

1.17 Exterior Walls and Finishes

1.17a General

The exterior walls of any building are not to be surfaced with more than three (3) materials. One (1) materials should be dominant over the other(s) and they should express logical structural relationships.

All building facades must include a significant degree of texture such as that provided by shingles, clapboards, board-and batten, dressed stone, and rock. The use of stucco will not be approved.

The front elevation shall have at least 36" of wainscot comprised of materials compatible with the overall exterior finishes. The wainscot shall wrap a minimum of 36" around the side elevations. Deletion of this design element can be approved based on overall design merit consideration by A&E Design.

1.17b Engineered Siding

While real materials are encouraged, some engineered products are acceptable. The following product is pre-approved by A&E Design and is the preferred engineered product if engineered siding is used in the project.

LP Dam Smartsiding.

Contact: LPShed.com

1.18 Color

Exterior wall and trim color must be chosen from a palette of approved colors. These colors have been carefully chosen for their compatibility with the natural environment, their harmony with each other, and the overall aesthetic goal of these Guidelines.

In general approved colors for the development are to be light grays, beiges, creams, greens, earthy reds, muted reds, white, browns, and galvanized. Other colors can be approved based on design merit. Adjacent lots may not have the same color palette and must be reviewed by A&E Design upon submittal.

*(Because of the emphasis on natural materials in these neighborhoods, finishes which complement and enhance the material's intrinsic qualities are encouraged. Colors should complement and blend with, rather than contrast, the surrounding natural environment. Colors should generally be recessive, particularly those used for roofs and walls. A minor amount of high-contrast color on trim work may be considered appropriate in certain conditions).

1.19 Texture

Textures are to be incorporated throughout the structure in order to create a variety of light and shadow at all scales. Building forms are to be complex, with setbacks, overhangs, porches, and varied skylines.

Walls, roofs, and windows are to be made up of clearly-defined smaller elements. (continued on next page)

A richness of architectural detailing, including columns, brackets, corners, eaves, railings and doors, will provide approved micro-textural elements. Rough materials, rather than those with a smooth textural quality, will more likely be approved. Plywood panels, for example, will not be approved.

1.20 Resource Conservation

Riverwood Properties encourages the use of appropriate passive-energy technologies and the utilization of products made from recycled materials. A&E Design will actively support the use of additional resource conservation measures in the design of all new homes in ways that are compatible with the intent of the Development Guidelines.

1.21 Solar Applications

Solar applications are encouraged. However, they must be integrated into the design of the building and/or its landscape and should not appear as an “add-on” unrelated to the overall design. Roof-mounted solar panels are discouraged unless fully integrated into the design and not visible from other Los, the street, or any place off-site.

1.22 Lighting

In order to maintain the rural character of Riverwood, a ‘minimal’ approach should be taken to outside illumination of any use, site, or structure. Excessive lighting on an individual site (and/or the impact of cumulative lighting on adjoining sites) can create a glow that tends to obscure the night sky and stars, and results in a community that is more urban and less rural.

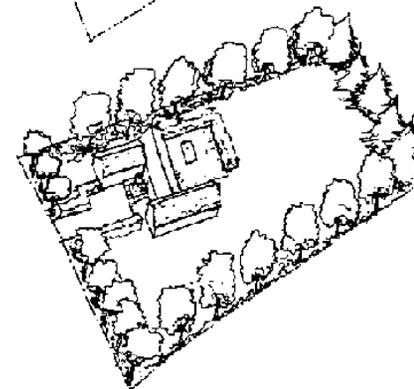
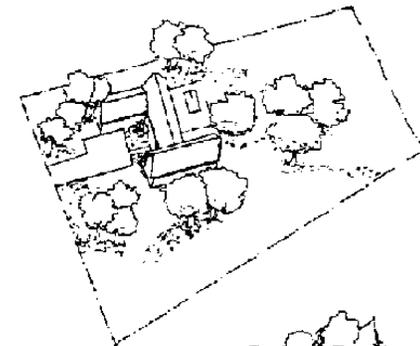
Use only the minimum amount of lighting necessary to achieve essential illumination. The primary objective of exterior lighting should be safety for pedestrians and other non-vehicular uses around the primary building on the site. Lighting of front entries, main access doors, frequently used stairs, etc. may be appropriate, but should be determined on a case by case basis. Further, some lighting to identify address numbers and driveway entries may be acceptable, but should be considered only when it is determined that reflectors and reflective numbers cannot be used effectively.

Exterior lighting should be located as close to building entries and key stair and access ways as possible.

Lighting for purely decorative purposes should be avoided. The source of light in any light fixture, i.e., the bulb or other source of indirect illumination, shall not be visible off-site. All lights shall conform to ‘night sky friendly’.

Exterior lighting shall be manually controlled so that lights are on only when needed. Lighting controls should be selected and adjusted to light areas only at the times lighting is essential. It is preferable to have lights manually controlled or on timers rather than to be controlled by photocells or motion detectors.

1.23 Landscaping



1.23a General Landscaping Guidelines

A landscaping plan must be submitted at the same time as the building plans. All approved landscaping plans must be implemented and completed per the approved landscaping plan with-in six (6) months after the primary building is signed off on by local building officials or the property becomes occupied, whichever comes first.

All buildings completed after October 1st must begin their landscaping in the spring and no later than May 1st.

Plant in random groupings to reflect the vegetation in adjacent properties and open space areas. Planting in linear lines is prohibited.

Create a simple and natural design that blends with the site and area rather than an elaborate and formal landscape solution.

Use a landscape plan to address conditions or the site such as controlling erosion, providing privacy, creating shade and softening the appearance of structures.

Avoid plantings that would restrict sight distance, require unusual maintenance or interfere with already established indigenous plantings.

Manicured lawn size will be regulated by the maximum allotted water use as reflected in the Water Use Table on page 13 of this document or as more specifically outlined in the covenants.

1.23b Acceptable Tree, Plant, and Ground Cover

Trees

Deciduous - Aspen, Cottonwood, Alder, Willow, Crabapple, Chokecherry, European Green Birch, Rocky Mountain and Big Tooth Maple.

Evergreen - Douglas Fir, Lodge Pole Pine, Engelman and White Sub-Alpine Fir and Rocky Mountain Juniper.

Shrubs

Alpine Currant, Red Twig Dogwood, Potentilla, Plum, Service Berry, Caragana, Catoneaster, Grape Holly, Junipers (many varieties), Spirea and Woodrose.

Ground Covers

Phlox, Potentilla Vema, Kinnickinnick, Agua, Periwinkle, Sedum (many varieties).

Grasses

Natural pasture grasses wildflower mixes.

Lawns

Drought tolerant and water wise mixes including sheep fescue, buffalo grass and crested wheat grass.

Planting of at least (3) minimum 2" caliper trees in the front yard, (2) minimum 2" caliper trees in backyard and at least two appropriately sized planting beds at the house perimeter containing a mix of shrubs is required.

All properties are required to have a full in-ground landscape irrigation system that encompasses the manicured lawn size specified in the Water Use Table on page 13.

2.0 DESIGN REVIEW PROCEDURES

2.1 Design Review Process

Submittals will be carefully reviewed by A&E Design to ensure that the design is compatible with both Riverwood Properties as a whole, and to the particular Lot. This Design Review process must be followed for any of the following improvements:

- Construction of all new building;
- Construction of roads, drives, and site work;
- Construction of an addition to fences or enclosure structures;
- Renovations, expansion, or refinishing of exterior of existing buildings, including repainting with the same color as previously approved by A&E Design; or
- Major site and/or landscape improvements except for the replacement of plant species similar to those previously approved by A&E Design.

A&E Design evaluates all development proposals on the basis of Riverwood Properties Development Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards and the interpretation of these standards is left up to the discretion of A&E Design.

Other development standards are more definitive, or absolute design parameters and it is the intention of this Design Review process to ensure that all improvements comply with these absolute standards.

The Design Review process takes place in four steps:

1. Preliminary Design Review
2. Design Review Meeting
3. Final Design Review; and
4. Inspections.

2.2 Preliminary Design Review

The preliminary review step in the process is intended to avert wasted time and professional fees that result from pursuing a design solution which is in conflict with standards contained in these guidelines.

To initiate the Preliminary Design Review process the Owner or Contractor need to submit a written application and preliminary design documents, together with the appropriate fee.

Preliminary development documents are as follows:

- Lot Location on Plat Map
- Site Plan
- Schematic Floor Plans
- Schematic Roof Plans
- Schematic Elevations
- Schematic Sections (at least two)
- Samples Board with the following:
 - Roof Material & Color
 - Exterior Wall Materials & Colors
 - Exterior Trim Material & Colors
 - Window Material & Color
 - Stone Materials
 - Fence Materials
- Landscape Plan (can be part of site plan)

2.3 Design Evaluation

Within **ten (10) business days** of receipt of the required documents and fees, A&E Design will notify the Owner of the scheduled meeting date to review the final development documents. The Owner and/or consultant(s) must be present at the meeting or the submittal will be postponed until the next meeting. Should such a postponement occur through fault of the Owner or Consultant(s), additional fees may be charged.

A&E will review and comment on the application at the meeting, allow time for discussion with the Owner and/or consultant(s), and subsequently provide the Owner with written record of the meeting. *(continued on next page.)*



Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to A&E Design a minimum of **five (5) working days** prior to the next regularly scheduled meeting.

2.4 Final Development Approval

A&E Design will issue Final Development Approval in writing within fifteen (15) days of approval. Final development approval is site-specific and should not be construed to establish precedent for other sites.

Project approval does not clear a project for construction. Once approved, the final approved documents must be acquired from the HOA. See section 2.9 for information on acquiring your approved design documents.

If the decision of A&E Design is to disapprove the submission, A&E Design shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in modifying or redesigning the project so as to obtain the approval of A&E Design.

2.5 Re-Submittal of Plans

In the event that the final submittal is not approved by A&E Design, the Owner will follow the same procedures for a re-submission as for original submittals. An additional Design Review fee may be charged for each re-submission as required at A&E Design's discretion.

2.6 Minor Changes

It is anticipated that owners may wish to make improvements or modifications to their buildings or property during construction or at a future date. A change may be executed upon receipt of Form 2- Application for Changes bearing the Architectural Review Committee approval.

2.7 Liability and Variances

Neither the Architectural Review Committee (ARC) nor individual members thereof, may be held liable to any person for damages for any action taken pursuant to these Guidelines, including but not limited to, damages which may result from correction, amendment, changes or rejections of the plans

and specifications, the issuance of approvals, or any delays associated with such action on the part of the ARC.

2.8 Application Fees

1. New Construction
Initial Submittal: five hundred dollars (\$500)
Re-Submittals: two hundred fifty dollar (\$250)
2. Remodel
Initial Submittal: five hundred dollars (\$250)
Re-Submittals: two hundred fifty dollar (\$250)

2.9 Construction Deposit

To ensure construction sites are kept clean during construction all approved projects must deliver a construction deposit to Riverwood's HOA prior to starting construction regardless of approval of the design.

A&E Design will send Final Development Approval documents to Riverwood's HOA to be held until the construction deposit is complete at which time the approved design documents will be released.

For site construction guidelines and construction deposit details please contact Riverwood's HOA.



CONTACTS

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Owner & Licensed Property Manager
Saddle Peak Properties, LLC.

PO Box 4240
Bozeman MT 59772

(406) 581-0142

saddlepeakproperties.com

lindsay@saddlepeakproperties.com

SIMPLIFIED PLAT MAP

Setback Note:

For lots 1-7 of Riverwood East, rear yard building setbacks are more restrictive based on either 150' wide watercourse set back or 100-year floodplain boundary whichever is more restrictive as depicted on the plat. Other restrictions may apply, such as approved wastewater locations, well locations, and storm water facilities.

KEY

-  **SETBACKS**
-  **LOT LINE**
-  **FLOODPLAIN**





WATER USE TABLE

Water Use Note:

The following table can help guide landscape design to determine the maximum manicured lawn size for your lot based on the allotted water usage.

Subdivision	Lot #	Maximum Domestic & Irrigation Water Use Per Lot	Corresponding Maximum Irrigated Area Per Lot
Riverwood West	1-12	0.833 Acre-ft/Year	9,649 sq ft
Riverwood East	1-16	0.625 Acre-ft/Year	6,010 sq ft



THE RIVERWOOD PROPERTIES DESIGN REVIEW COMMITTEE

Section 1: Function of the Architectural Design Review Committee (ADRC)

The function and purpose of the ADRC is to encourage the architectural harmony of the Riverwood Properties. The developer and all property owners are bound by regulations defined in the Riverwood Properties Covenants, Conditions and Restrictions, the Riverwood Properties code, and the design review process. To that end, no structure shall be erected or altered until Municipal, ADRC and any other required approvals have been obtained.

Section 2: Scope of Responsibilities

The ADRC has the right to exercise control over all construction in the the Riverwood Properties. It will also review all homeowner's alterations and modifications to existing structures (including but not limited to walls, painting, renovations, and landscaping).

Section 3: Enforcing Powers

Should a violation occur, the ADRC has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the ADRC. Approval by the ADRC does not relieve an owner of his/her obligation to obtain any government approvals. If such approvals are required and are not obtained by the owner, the ADRC and/or the applicable government agency may take whatever actions are necessary against the owner to force compliance.

Section 4: Committee Members

The ADRC will consist of A&E Design as the principal of Declarant, it's successors, assigns, agents or appointees may, in their sole discretion, engage architects, engineers or other advisors in the ADRC review process.

Section 5: Limitation of Responsibilities.

The primary goal of the ADRC is to review the submitted applications, plans, specifications, materials, and samples in order to determine if the proposed structure conforms to The Riverwood Properties Architectural Regulations. The ADRC does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the proposed structure or improvement.
- Soil erosion, ground water levels, non-compatible or unstable soil conditions.
- Compliance with any or all building codes, safety requirements, and governmental laws, regulation or ordinances.



MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY SITE REQUIREMENTS

It is the responsibility of the applicant to review and verify that your plans meet the following Montana Department of Environmental Quality (MDEQ) requirements:

Well and wastewater absorption system locations.

Verify the specific location of the currently approved MDEQ Approval and Site Plan on-file at the Gallatin County Clerk and Records office.

Note: The current MDEQ Approval and Site Plan may include an MDEQ Rewrite superceding the original MDEQ Approval. Owner/Applicant shall verify.

Storm Drainage

Requires 25 ft setbacks from wells, and 25 ft setbacks from wastewater absorption areas. A stormwater pond is required for each lot, per MDEQ. Stormwater ponds can generally move around slightly and still maintain setbacks from wells and wastewater absorption areas. However, wells and wastewater absorption areas need to be installed exactly per the MDEQ Approved Site Plan

Finished Floor / Floodplain

Ensure finished floor is 2 ft above the 100-year base flood elevation, specific to Lots 1-7 of Riverwood East, which are touched by floodplain from Middle Creek (ie. Hyalite Creek). All other lots in Riverwood East and/or Riverwood West are not directly affected (or touched) by the delineated floodplain, but this overall area is prone to flooding, and homesites are strongly recommended to consider raising their finished floor to protect from potential flooding events that may occur for the area.

Geotechnical Evaluation/Report

It is the responsibility of the owner/builder to have the appropriate geotechnical reports done to properly evaluate soil conditions. Of particular concern is the depth of fine grained soils that may vary in depth, over-top native gravels. Lots of primary concern for this are Lots 1-7 of Riverwood East, but all lots should be evaluated due to the seasonal high groundwater potential of the area.

ADDITIONAL QUESTIONS?

Contact an engineer for questions, concerns and/or staking of MDEQ Approved water and wastewater systems, setting floodplain elevations on each specific lot, potential geotechnical evaluations, homesite staking (if requested).

Suggested Engineer

Allied Engineering Services, Inc.

32 Discovery Drive
Bozeman, MT 59718

Office: 406-582-0221

Contact

Mark Fasting
mfasting@alliedengineering.com



Last Revised: 3/25/21