

DESIGN REVIEW GUIDELINES

INTRODUCTION TO THESE GUIDELINES

The purpose of this document is to assist Owners in the Sandhill Subdivision by providing a framework for design, construction, maintenance and usage of their Principal Dwelling and Lot within the subdivision. This will allow each project to contribute to the long-term goal of creating a development that compliments and enhances the surrounding natural environment. This document also explains the Rules and Restrictions that are intended to protect the landscape, wildlife and use of Property for the protection and enjoyment of all owners of Sandhill Subdivision. This document also outlines appropriate architectural elements that reflect the specific context and environment of the Sandhill Subdivision.

Specific Objectives are:

- To protect and enhance property values, wildlife, and the natural environment.
- To respect environmental conditions and neighbors.
- To establish architectural criteria for buildings which allow for individual expression within clearly defined restraints.
- To address all aspects of community usage and design, Including: buildings, landscaping, maintenance, water usage, fences & signs.

Within Article 3 of the Declaration of Covenants, Conditions and Restrictions of Sandhill Subdivision contains protective covenants, conditions and restrictions to preserve and maintain the natural and agricultural character and value of the Property for the benefit of all owners of the Property or any part thereon. These Design Guidelines exist to assist owners in the development of their building projects. Unless otherwise defined herein, all terms used in these Design Guidelines shall have the meaning set forth in the Community Declaration of Master Covenants, Conditions, and Restrictions for Sandhill Major Subdivision, Gallatin County, Montana, as recorded with the office of the Clerk and Recorder, Gallatin County, Montana on _____, 2024 as document number _____, as such may be amended from time to time (the "Declaration"). These Design Review Guidelines run with the land. By purchasing your Lot, you agree to waive all protections given to you under M.C.A. § 70-17-901 and any amendment of this document will apply to all Lot Owners and Lots within the Property.

A BRIEF DISCUSSION OF SANDHILL SUBDIVISION AND IT'S SURROUNDINGS

In addition to the privately held lots, the Sandhill Subdivision is partially bordered by agricultural lands, state lands and open spaces.

Given the natural attributes of the Sandhill Subdivision property and the residential character of the surrounding community, two goals are of prime importance. These are to create an environmentally and aesthetically sensitive neighborhood. At Sandhill Subdivision, there is an opportunity to maintain the integrity and charm of these traditional uses while providing appropriate building sites for single family residential lots.

Element I: DESIGN REVIEW GUIDELINES

A. Sandhill Subdivision Architectural Review Committee (ARCARC)

1. Authority.

The Sandhill Subdivision Architectural Review Committee (ARCARC) shall act in addition to, and not in lieu of the Gallatin County Planning Commission. The County Commission is not, however, an appeal board for the ARC. The ARC is given authority through Article 9 of the Declaration of Covenants, Conditions and Restrictions for the Sandhill Subdivision only for those powers and duties granted by the Declaration.

2. Committee Organization.

The committee is established by the Owner's Association who is responsible for appointing members and terms. The ARC shall then consist of three members of the Owner's Association or may be the same as the Owner's Association.

The ARC shall modify when necessary and enforce the Design Guidelines related to the external design, appearance, and location of Improvements located on Lots within the Sandhill Subdivision.

3. Purpose.

The Sandhill ARC is established to coordinate, expedite and assure fair equitable implementation of the Design Guidelines and where appropriate, the Covenants. The objective of the ARC is to encourage development quality that will enhance both the natural and built environments.

4. Duties.

The Sandhill ARC is responsible for administering the Design Guidelines and performing the following duties:

- a. To form such reasonable rules and adopt such procedures as it deems necessary to carry out its functions.
- b. To review all of the following it deems necessary:
 - i. Site plans and site selections;
 - ii. Landscape and irrigation plans;
 - iii. Building drawings and specifications;
 - iv. Material and color samples; and
 - v. Other information deemed appropriate by the ARC with regards to individual Improvement proposals
- c. To require all Improvements, such as the following, to be reviewed and approved by the ARC before construction commences.
- d. To enforce height requirements contained within the Gallatin County zoning regulations and to designate such requirements where they are not called out.
- e. To reject materials, designs and colors submitted with the plans and the plans themselves, if they are not compatible or are inappropriate with the overall plan of the subdivision.
- f. To grant variances to the Design Guidelines as it deems appropriate.
- g. To interpret design Guidelines as it deems appropriate and make rulings thereon.

- h. To insist upon the completion of all Improvements in substantial compliance with the approved plans and specifications.
- j. To revoke or suspend approvals and order the suspension or cessation of any construction in violation of the Design Guidelines or any approval issued by the ARC.
- k. To require that a fee will be paid for the review and approval of main Principal Dwelling building plans and specifications. Fees will be paid at time of Initial Plan Review Submittal and at other times as designated by the ARC. If Accessory Building or ADU is included in initial submittal and plans an additional fee may be required. If an ADU or Accessory Building is submitted separately a full fee may be required as determined by the ARC.
- l. To require the submission of landscape and irrigation plans with all requests for review and approval of building plans.

5. Liability.

Neither the ARC nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of the following:

- a. The approval of any plans, drawings, or specifications, whether or not defective. The ARC is not reviewing the submissions to ensure that the Improvements meet any type of code, ensure that your actual construction is actually located where shown on the submitted, or to discover if the plans contain construction defects or any other matter similar in nature. That is the duty of the Owner's construction, engineering and design professionals. The duty of the ARC is to ensure that the plans meet the Design Guidelines and Covenants applicable to the submission.
- b. The construction or performance of any work, whether or not pursuant to approved plans, drawings, or specifications.
- c. The development or manner of development of any property within Sandhill Subdivision provided, however, that such member has acted in good faith.

B. Regulations & Codes

1. General Information.

The Sandhill Subdivision is located within the jurisdictional area of Gallatin County, Montana. In addition to these Design Guidelines, building design will be regulated by County, State and Federal regulatory agencies having jurisdiction. The Owner shall be responsible to ensure conformance with any applicable regulations and should check with the County of Gallatin and State of Montana Building Codes Division to verify that the most recently adopted edition of any applicable regulation is being used.

Owners and residents of the subdivision are informed that some adjacent uses are likely to be agricultural. Owners accept and are aware that standard agricultural and farming practices can result in dust, smoke, animal odors, flies and machinery noise. Standard agricultural practices feature the use of heavy equipment, chemical sprays, periodic burning and the use of machinery early in the morning and sometimes late into the evening.

No construction of, or alteration to any Improvements shall be commenced on any lot prior to receiving the written approval of the ARC.

Interior modifications and/or improvements that do not alter the exterior appearance of an Improvement shall not require the approval of the ARC.

2. General Development Parameters.

a. Density. See Declaration.

b. Allowable Uses. See Declaration.

c. Building Envelopes. All Lots have a Building Envelope. See Covenants.

d. Setbacks

- Every lot shall have the following minimum setback to the property line

- Front Yard 35 feet
- Rear Yard 25 feet
- Side Yard 25 feet each side

e. Maximum Building Footprints & Minimum Floor Areas. See Declaration.

f. Square footages shall be determined by the most current version of the American National Standards Institute.

1. Applicable Codes.

All construction must comply with the provisions of the latest edition of the following design regulations, codes, and their amendments.

- Fire District
- Sandhill Subdivision Design Guidelines
- Protective Covenants of Sandhill Subdivision
- International Residential Code
- National Electrical Code
- Uniform Mechanical Code Uniform Fire Code
- National Fire Protection Association Code
- State Fire Code Standards
- Montana Energy Code
- And all other applicable County, State and Federal Regulations

Element II: ENVIRONMENTAL REGULATIONS

A. Existing Site Vegetation

The Owner of any Lot within Sandhill Subdivision shall recognize that many wildlife species live on or migrate through the property during various times of year. The following limitations on use and development are intended, in addition to all other requirements of this manual, to protect and to minimize the adverse effects of development on wildlife.

1. Non-Native Plants.

Introduction of non-native plant species which might compete with or harm native species or result in their decline is prohibited except where it is shown that such

introduction can improve or prevent undue damage to the natural environment. The planting of ornamental (non-native) woody or shrubby vegetation, especially attractive to wildlife, for landscape purposes is discouraged in order to reduce the likelihood of human-wildlife encounters on Lots.

Noxious weeds within each residential property are to be controlled by the Owner in accordance with the Gallatin County Weed Department. All Areas of Common Responsibility within Sandhill subdivision shall likewise be controlled the Association.

2. Chemicals.

The use of chemical herbicides and pesticides is prohibited except for the control of noxious weeds as required by law. Non-chemical weed control is strongly encouraged. Only approved herbicides should be used and a Gallatin County Weed Board Representative should be consulted before applying chemicals to sensitive areas. Contact a local nursery for the most effective pesticides that least impact desirable species of Insects.

3. Clearing of Vegetation.

All areas disturbed by construction shall be re-seeded with vegetation types approved by the Gallatin County Weed Control Officer.

4. References.

- a. Montana Interagency Plant Materials Handbook for Forage Production, Conservation, Reclamation and Wildlife. MSU Extension Service, 1990. J
- b. Ground Cover Plants for Montana Landscapes. MSU Extension Service, 1988.
- c. Gallatin County Weed Management Policy

B. Wildlife

1. Human/Wildlife Interaction Mitigations.

Residents and guests on the property shall not harass wildlife and should avoid areas of wildlife concentration. Loud, offensive, or other behavior which harasses or frightens wildlife in Areas of Common Responsibility is prohibited. Indiscriminate use and disturbance of wildlife refuge is discouraged. No snowmobile, motorcycles or similar device shall be operated on any lot or off of roads within Sandhill Subdivision for recreational purposes, except for the purpose of Association maintenance of Open Space.

2. Damage Claims.

Owners acknowledge that wildlife damage to landscaping will undoubtedly occur since the property is located within a rural area. Owners shall accept that risk and shall not file claims against the Owner's Association or any other governing body for such damages.

3. Wildlife Habitat Enhancement

Wildlife habitat improvements and enhancements are controlled by the ARC. Such activities would include pond excavation for waterfowl and fish, and creation of waterfowl nesting habitat. Any activities of this nature shall be coordinated, if required, with the Montana Department of Fish, wildlife & Parks, soil Conservation Service, US

Army Corps of Engineers and other applicable City, County, State and Federal regulations.

4. Non-Native Animal Species.

Introduction into the wild of any non-native animal species which might compete with, or harm native species and result in their decline is prohibited. This includes domestic waterfowl in common.

Element III: SITE DESIGN GUIDELINES

The integration of buildings into the landscape of the Sandhill Subdivision is important to the success and appearance of the development. Site Design Guidelines specifically serve to protect and enhance the natural landscape, view sheds and natural habitat. Buildings shall be located in accordance with the designated Building Envelope. Building locations shall minimize the impact of cut and fill for roads, buildings, paths and other site improvements. In general, buildings should be sited in conformance with existing contours, and should disturb the existing grade as little as possible. New landscaping and plant materials shall be grouped in clusters in order to mimic naturally existing vegetation patterns.

A. Topographic Influences

1. Response to Character of Land Form:

A Building Envelope has been designated within each Lot, in order to assure that each building site responds to the existing topography. See Declaration.

2. Relationship to Open Space:

Individual buildings shall be located in a manner that preserves the character of the open space within the Lot. Each Lot has a Building Envelope which was filed with the Declaration. Residential buildings shall be custom-designed to relate harmoniously to each Lot. In addition, indigenous landscape materials shall be introduced to minimize the exposure of the buildings. Manicured lawns shall be separated from the established native vegetation with landscape materials. These transitions are necessary to preserve the character of the open meadows found throughout the Property.

3. Site Drainage.

All site plans must indicate surface drainage patterns. All grading within the development must relate to and blend into the surrounding natural landscape. Care should be taken to limit the extent of cuts and fills. All cut and fill areas must feather into the natural topography with the confines of the property boundary and focused drainage towards onsite retention ponds.

4. Driveways & Parking.

All driveways and parking areas shall respect existing landforms and vegetation. Parking areas and garage doors shall not be the primary visual element of any residence. Every effort shall be made to diminish the impact of the entry to the garage through the consideration of angles of approach and landscaping. All parking shall be within the Lot boundary, off public and private rights-of-way.

The construction and maintenance of all Driveways and culverts shall be the responsibility of the owner. Culverts shall be equipped with flared ends, tapered into the

landscape. Driveways and parking areas shall be crowned and sloped for adequate drainage and safety.

Driveway and parking surfaces shall be asphalt, concrete or any other materials as approved by the ARC. 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.

Driveways shall be limited in width to 14 feet maximum, and to 1:10 slope, unless otherwise approved by the ARC. Garage aprons may be wider than 14'. Two exterior parking spaces minimum are required. Driveways shall meet the requirements of the Gallatin County Transportation Design and Construction Standards, Gallatin County Zoning Regulations, and the Fort Ellis Fire Department.

B. Utilities and Site Details

It shall be the sole responsibility of the Owner to contact utility companies prior to any excavation and grading, including, but not limited to the following:

Northwestern Energy, CenturyLink or other appropriate utility provider

1. Utilities.

Utilities shall be installed underground.

Meters shall be placed in a location so as to be accessible to the meter reader and yet not highly visible from adjoining roadways or properties, as allowed by the utility provider. Meters, transformers and other utility boxes may be concealed with landscaping, provided utility personnel are able to access equipment as needed. All conduit wires servicing the meter are to be beneath the exterior wall sheathing or enclosed.

2. Water Supply.

Each lot in the Sandhill community is allocated 0.014 ac-ft for irrigation purposes and shall conform to all applicable standards of the State of Montana (DEQ), Gallatin County or any other regulatory agency. Should an Owner desire more landscape than the allocated 0.014 ac-ft of water could irrigate, there are options where more irrigation water could be obtained, such as re-use of septic system grey water or cisterns. The Sandhill design team has created preliminary designs and concept plans for re-use of septic system grey water or cisterns and should be contacted by the lot owner who desires more extensive landscaping.

3. Sewage Disposal.

Each Lot shall provide its own sewage disposal system at the Owner's sole expense, and such sewage disposal system shall conform to all applicable standards of the State of Montana (DEQ), Gallatin County, or other regulatory agency. No outdoor toilets shall be permitted, except for the period of construction as required by Gallatin County.

The individual septic tank and drain field system will be sized according to the number of bedrooms designed for a Principal Dwelling and the percolation rate of the soils located at each Lot site. A permit is required from the Gallatin County Sanitarian's office for each septic system.

Sites for drain fields are identified on each lot. Owners are required to utilize these locations unless otherwise permitted by the County. All septic tanks shall be routinely

inspected and pumped.

4. Site Conditions During Construction.

All rubbish, trash and garbage shall be regularly cleaned up and removed from the Property and shall not be allowed to accumulate thereon. Trash, garbage and other waste shall not be kept except in sanitary containers. All construction materials and equipment must be kept in a neat, orderly fashion on the Lot.

5. Exterior Lighting.

The intent of the lighting restrictions is to reduce the amount of light pollution and to be unobtrusive to neighboring properties. Exterior lighting shall be subdued, understated and indirect. Area lighting shall be cut-off type, having concealed light sources and shall be either all white or all pale yellow. Lighting shall be dark sky compliant and shall not radiate out from the property. In all cases, excessive glare to neighboring properties, roads or trails shall be avoided. Up lighting of trees, Accessory Buildings and Principal Dwellings is prohibited.

Direct light sources, if used at all, shall be limited for use only for the definition of entries and walkways. Flashing, blinking, or moving lights shall not be used. Temporary holiday ornamental lights are allowed November through January.

6. Fences, Walls & Gates.

Fences, walls and gates provide important transitions and continuity between architecture and public spaces, site walls may be used for landscape terracing to improve site development. In general, these improvements shall be consistent in color, texture and form with the associated building. Pool mechanical equipment to be located within an enclosure that utilizes materials, colors, and textures consistent with the primary structure. Sport racquet courts to include green vinyl clad fencing. Required meshing to be green. Pet enclosures/runs to be attached to the primary or accessory structure. Enclosures to be a maximum of 6' high and constructed of the same materials and colors of the Principal Dwelling. Gray wire mesh can be utilized as a transparent material.

No boundary fences around the exterior lot lines of any Lot, or around the perimeter of any Building Envelope shall be permitted. Use of open style fencing and gates to maintain the rural character of the development is permitted. The Owner is required to reduce visibility of fences and gates by using colors and materials that blend with the natural environment. Maximum height is 4'-0". No overhead entrance signs shall be permitted on individual Lots.

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 existing building. The height of the screen should not be taller than the edge of the roof eaves and no longer than 25 feet in uninterrupted length

Pools are allowed but only upon approval of the ARC. Pool equipment to be enclosed as described above.

Retaining structures shall make use of natural material such as boulders, rocks, cut/quarried stone, and/or concrete faced with natural materials.

8. Site Accessories.

Hot tubs and play structures are allowed. Trampolines are allowed and need to be buried. Clotheslines and other similar personal elements shall be established within the Building Envelope. Play structures shall be constructed of natural materials without bright or reflective painted or applied colors. All site accessories must be screened from view from adjacent properties and roads.

9. General Alteration of Site Features.

No mining or other mineral extraction or development activities shall be permitted on any Lot, including the removal of gravel. Intensive grading and/or earth berm creation for landscape purposes may be permitted with the prior written approval of the ARC. New berms shall have maximum slope of 3:1.

10. Foundation Studies.

Foundation studies shall be conducted for all buildings constructed on slopes greater than 15%.

11. Fireplaces, Wood Stoves and Pellet Stoves

The ARC recommends that residents burn only natural gas or low emission solid fuel materials (such as untreated wood and lumber, and products manufactured for the sole purpose of use as fuel) in a solid fuel burning device such as a wood burning fireplace, wood stove, or pellet stove. There shall be no exterior fires whatsoever except barbecue fires contained within receptacles, fires within designated approved gas fire pits, approved outdoor gas or wood fireplaces with chimneys

Wood stoves are acceptable solid fuel burning devices but must be fitted with a catalytic converter.

Chimney and flues shall be cleaned and checked regularly due to the collection of creosote from the soft woods used. Spark arrestors shall be provided around the mouth of the chimney stove pipe or vent or any heater stove or fireplace. Spark arrestors shall be cleaned regularly to remove deposits.

12. Address Marker

Address markers should exhibit a consistent design theme throughout the subdivision to create a unified and attractive streetscape. Consider incorporating architectural elements, colors, and materials that complement the overall design and character of the subdivision. Ensure that address markers are easily visible and legible from the street for emergency services, visitors, and residents per Gallatin County standards. Choose durable and weather-resistant materials that withstand the local climate conditions and that harmonize with the architectural style of the Principal Dwelling. Locate address markers in a position near the driveway entrance.

13. Basketball Hoop

Basketball hoops are allowed. Consider driveway locations that minimize visibility from the street, and high-quality materials such as powder coated poles and professional grade rims and backboards.

14. Flags

When displaying a flag on a house, it is essential to adhere to the principles outlined in the United States Flag Code to ensure proper respect and representation. The flag's

dimensions should be proportionate to the size of the house, maintaining a visually balanced and dignified appearance. Finally, it is imperative to avoid any display that may be interpreted as disrespectful or inappropriate. No flag poles are allowed.

C. Landscaping

New plant materials should respect existing topographic patterns that are present on and surrounding the property. Therefore, trees, shrubs and ground cover should be placed in groups of similar species, rather than alone or with a number of other species. When locating trees and large shrubs on the landscape plan, consideration for neighbor's view shed and sun penetration to their site should be considered. In an effort to blend with the surrounding environment and acknowledge the extreme conditions of temperature and moisture, an informal landscape using indigenous plant materials is recommended.

All owners are required to maintain their grounds. Should the Owner be a part-time resident, maintenance contracts shall be entered into with local landscape and maintenance companies. If grounds are not being maintained, the owner will be notified to rectify the situation. If maintenance is ignored, arrangements will be made to have the necessary work done and the owner will be billed. Turf lawn area is required to have an irrigation system. Artificial turf is allowed, and it must be reviewed by the ARC; non reflective, dark colors to match natural surroundings, commercial grade, sample to be submitted and approved by ARC.

The ARC requires 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. Sowing wild grass seed over a disturbed area is not sufficient to restore the land. Owners and their builder should designate land areas that will not be disturbed during construction. All areas disturbed by construction shall be re-seeded with vegetation types approved by the Gallatin County Weed Control officer. All private properties within the Sandhill Subdivision shall also be controlled for noxious weeds. It is the owner's responsibility to restore and landscape his or her property. A detailed landscape plan must be presented to the ARC for approval before landscaping is commenced.

Please Note: Landscaping should begin no later than the beginning of the first growing season after completion of the Principal Dwelling and/or the Accessory Building and should be substantially completed by the end of the second growing season.

The following shall be included in the preparation of landscape plans:

1. Topsoil and Sod.

Topsoil replacement is required to a minimum depth of six (6) Inches. Sod is required in landscape areas where manicured lawns are desired, such as adjacent to buildings, pathways, patios, etc. In disturbed areas where manicured turf gives way to the natural landscape, an informal edge shall be created to tie with the natural line created by the existing vegetation. Water wise, drought hardy grasses such as hard fescue, sheep fescue, buffalo grass, and crested wheat grass are recommended.

2. Edges.

Where formal or groomed planting gives way to the natural landscape, the transition should be accomplished in a way that eliminates a jarring edge. This can be accomplished through a soft transition using combinations of boulders, perennial wildflowers, shrub beds, low walls, pathways, or roads.

3. Screening.

Planting can be used effectively to screen yards and decks for privacy and to avoid glare from sources such as automobile headlamps. Sight lines at the roadway shall be preserved by holding plantings back sufficiently from the roadway. As a basic solar consideration, clusters of evergreens should be placed on the north and east sides of a building to provide a wind break from prevailing winter winds. Deciduous trees and shrubs can be placed on the southern and western side to provide shade in the summer months and allow sun to penetrate to the building during the winter months.

D. Plant Materials

Suggested Plant Materials for the Sandhill Subdivision are based on plant material that have been observed growing in similar environments and soils of the Gallatin County and other areas of comparable elevation. Since many factors effect the success of plant material, a qualified landscape professional, familiar with local conditions should be consulted. The selection and location of plant materials by individual owners shall be made in part to minimize irrigation water usage.

1. *Indicates especially drought tolerant species that should be prioritized in planting plan.

Deciduous Trees:

Populus tremuloides	Quaking Aspen
Acer ginnala	Amur Maple
Acer tataricum	Tatarian Maple
Acer plantanoides*	Norway Maple*
Acer glabra*	Rocky Mountain Maple*
Aesculus glabra	Ohio Buckeye
Amelanchier spp.	Serviceberry
Crataegus laevigata ‘Superba’	Hawthorn
Crataegus x mordenensis	Hawthorn
Crataegus x mordenensis ‘Toba’*	Toba Hawthorn*
Celtis occidentalis	Hackberry
Gleditsia triacanthos*	Honeylocust*
Maackia amurensis	Maackia, Amur
Malus spp.*	Flowering Crabapple*
Prunus nigra ‘Princess Kay’	Princess Kay Plum
Prunus maackii	Amur Chokecherry
Prunus virginiana*	Canada Red Chokecherry*
Prunus ussuriensis	Pear, Ussarian
Quercus macrocarpa*	Bur Oak*
Sorbus alnifolia	Mountain Ash, Korean
Sorbus hybrida	Mountain Ash, Oakleaf
Syringa, spp.*	Lilac, various*
Tilia americana	American Linden
Tilia cordata	Little Leaf Linden

Evergreen Trees:

Juniperus scopulorum	Rocky Mountain Juniper
Picea glaca var densata	Black Hills Spruce
Picea pungens*	Colorado Spruce*
Pinus aristate*	Bristlecone Pine*
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pseudotsuga menziesii	Douglas Fir

Evergreen Shrubs:

Juniperus, spp.*	Juniper, various*
Juniperus scopulorum*	Juniper Rocky Mountain*
Picea abies	Dwarf Spruce
Picea pungens 'Globosa'	Dwarf Globe Blue Spruce
Pinus mugo spp.	Mugo Pine

Deciduous Shrubs:

Alnus tenuifolia	Thinleaf Alder
Amelanchier alnifolia*	Serviceberry*
Aronia melanocarpa var. alata	Chokeberry
Artemisa cana*	Silver Sage*
Artemisa tridentata*	Big Sagebrush*
Caragana var.	Peashrub
Salix var.	Willow, various
Cotoneaster apiculatus	Cotoneaster Cranberry
Cotoneaster lucidus	Cotoneaster Peking
Chyrosothamnus*	Rabbitbrush*
Eleagnus commutate	Silverberry
Eleagnus alatus	Burning Bush
Forsythia hybrid	Forsythia
Hydrangea arborescens	Hydrangea 'Annabelle'
Hydrangea paniculata	Hydrangea 'Tardiva'
Lonicera hybrid	Honeysuckle 'Honeyrose'
Physocarpus opulifolius	Ninebark
Potentilla fruticosa	Potentilla
Prunus besseyi*	Sandcherry var.*
Spirea var.*	Spirea*
Rhus var.*	Sumac, various*
Rhus trilobata*	Skunkbrush*
Ribes alpinum*	Alpine Currant*
Rosa hybrids*	Rose, various
Syringa var.*	Lilac, various*
Viburnum var.	Viburnum, various

Ornamental Grasses, Groundcovers, & Perennials:

These will be reviewed on a per project basis. Plants should be hardy to Zone 3/Zone 4 and appropriate to the area. Drought tolerant and/or native species are encouraged.

Suggested List:

Feather Reedgrass
Blue Fescue
Blue Oat Grass
Maiden Grass
Purple Moor Grass
Switchgrass
Little Bluestem
Prairie Dropseed
Yarrow
Pasque Flower
Pussytoes
Lady's Mantle
Bugleweed
Aster, various

Brunneria
 Clematis
 Coneflower, various
 Sweet Woodruff
 Geranium, various
 Sunflower, various
 Daylily, various
 Coral Bells
 Iris
 Lamium
 Catmint
 Penstemon
 Russian Sage
 Phlox
 Black Eyed Susan
 Salvia, various
 Pin Cushion Flower
 Soapwort
 Sedum, various
 Goldenrod
 Thyme Creeping
 Veronica, speedwell

Turfgrass:

Drought tolerant and water wise mixes including the species listed below, combined with northwestern wildflower mixes.

Agropyron smithii*	Western wheatgrass*
Bouteloua gracilis*	Blue Grama*
Buchloe dactyloides*	Buffalograss*
Elymus lanceolatus*	Thickspike Wheatgrass*
Festuca, spp*	Fescues: Sheep, Hard, Red, Idaho*

Manicured Lawns:

Limited areas of Sodded lawn are acceptable. Limited areas of Sodded lawn are acceptable.

Element IV: BUILDING DESIGN GUIDELINES

The intent of the following building requirements are to provide a continuity to the context of the built environment, while allowing for the vitality of individual expression. Through the use of materials and color all structures in the residential districts will blend into the surrounding site. These Guidelines specifically require custom designed homes that are sensitive to environmental conditions and specifically prohibit tract type designs, inadequate site, planning solutions, unorthodox design solutions or other problematic approaches that impair or erode property values and/ or aesthetic values.

A. Building Types

All Principal Dwellings within Sandhill Subdivision shall be stick-built on site, using common dimension lumber and other similar basic materials. Prefabricated, modular, panelized, factory buildings will be allow so long as they keep with the design review covenants and in the spirit and quality of the neighborhood.

B. Building Height

The building height shall not exceed:

1. 34' with a roof pitch greater than 6:12
2. 30' with a roof pitch between 3:12 and 6:12
3. 24' with a roof pitch less than 3:12

Height shall be measured from the average finished grade (grade plan) to a point on the roof midway between the eaves and the ridge of the elevation that the roof serves. The primary residence grade plan position shall be used when calculating the maximum allowable height for all attached and detached structures. With the approval of the ARC, chimneys, cupolas, and other architectural features may exceed the given height limitations by no more than a few feet. Finished grade shall be the final elevation of the surface material, whether soil, paving, or decking, adjacent to the building as shown on the Architect's drawings.

C. Roof Form

The architecture within the Sandhill Subdivision should complement and respond to the natural qualities of the foothill landscape. The consistency and compatibility of roof shapes, pitches and materials will contribute significantly to the continuity of the character of the Sandhill Subdivision. The following design Guidelines have been developed to allow for distinct building forms while addressing the character of the entire community. When refining roof forms consideration should also be given to the prevention of excessive snow build-up and snow shedding. Any Accessory Buildings on the Lot must match the Principal Dwelling's building and trim on the house, out buildings must be completed in one year of building beginning.

1. Shape and Pitch

When considering roof shapes and pitches for Principal Dwellings and Accessory Buildings within the Sandhill Subdivision, designers should consider the simple gable shapes and steep pitches of buildings found within many of the surrounding clusters of farm buildings. Lower roof forms are preferred for exposed hilltop sites. Mansard roofs, pseudo, curvilinear roofs, and A-frame roofs are not allowed. Primary roof forms shall not be greater than 12:12. Secondary roofs may be shed roofs with pitches not less than 3:12 when attached to major building forms. Valleys should be specially flashed since they are a potential source of ice build-up and water damage.

While still being consistent with Gallatin County regulations, the ARC reserves the right to waive the minimum or maximum roof pitch, requirement. When, in its sole judgment, a lower or higher roof pitch is more appropriate for the design of a building and does not compromise the integrity of the subdivision. This privilege may be exercised by the ARC without relinquishing its right to enforce the minimum requirement on other projects.

2. Dormers, Secondary Roofs and Skylights

Dormers and secondary roofs are encouraged, both to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers and secondary roofs may have gable, hip or shed forms and may be stacked in multiple forms.

When designing the location of skylights, consideration should be given to both the interior and exterior appearance of the Principal Dwelling, ADU and/or Accessory Buildings. Locations should also be coordinated with window and door locations. Skylights shall be located away from valleys, ridges and all other areas where drifting snow may hinder the performance and safety of the unit. Skylights should be of high quality insulated, double pane construction.

Solar collectors shall be integrated into the overall roof design and shall be placed flush with the Slope of the roof or wall of the building. Free standing solar energy systems are discouraged and must be granted approval from the Architectural Design Committee ARC on an individual basis.

3. Entry Definition, Overhangs & Fascias

Caution should be taken in design to minimize shedding of snow and ice toward driveways, sidewalks, porches, decks, balconies or any other areas which may be damaged or cause injury.

Entrances should be expressed with gable or shed roof forms and protected with adequate overhangs. All roofs shall have overhangs of at least 2 feet.

All eaves and soffits shall be boxed with ½” nominal thickness sheathing, for fire protection (See appendix A-Fire Protection Plan)

Element V: MATERIALS AND DETAIL GUIDELINES

Materials in the Sandhill Subdivision shall be selected for the quality, durability and low-maintenance characteristics. The following are the only allowable materials in the Sandhill Subdivision:

A. Roof Materials

Roof materials above occupied areas of buildings, or in areas exposed to the sun, mechanical vents, and heat from adjacent chimneys shall be carefully selected to address the freezing and thawing cycle common to most roof designs. Cold roof systems with adequate ventilation and insulation are recommended.

Roof materials shall be constructed of fire-resistant materials carrying a Class A rating.

The following are the only acceptable roof materials:

- Class A synthetic shakes or shingles
- Natural and synthetic slate tiles
- Standing ridge metal roofing (non-reflective)
- Class A asphalt random tab shingles
- Other similar materials as allowed by the ARC.
- All roof flashing vents, hoods, and roof accessories shall be copper or a prefinished metal that blends with the color of the roofing material selected.

B. Exterior Wall Materials

The character of the building exterior should be kept simple in order to harmonize and compliment the surrounding environment of the site. Natural materials and subdued colors should predominate the main body of the building.

The ARC shall consider materials not listed below that maintain the aesthetic continuity of the Sandhill Subdivision, including prefinished composite wood products and synthetic siding materials.

1. Stonework.

Rock shall be natural stone materials, or realistic-appearing types of manufactured stone as approved by the ARC. Stonework shall not be applied to individual elevations or wall surfaces, to avoid a veneer like appearance. Stone should be returned to inside corners to avoid veneer appearance. Detailed drawings of all stonework shall be included with the Final Plan Review materials.

2. Unit Masonry.

Unit masonry materials shall be limited to brick, as approved by the ARC. Brick surfaces shall be limited to 20% of the exterior surface area, and shall not be applied to individual elevations or wall surfaces in order to avoid a veneer like appearance. Brick should be returned to inside corners to avoid veneer appearance.

3. Concrete.

Exposed concrete foundation walls between ground level and exterior wall siding shall be a maximum of 8 Inches. Foundation exposure over 8 Inches shall be finished with synthetic textured stucco (stained a subdued color in harmony with the building), stone, or treated wood.

4. Stucco.

Synthetic stucco shall be permitted providing that the finished surface is adequately textured to obscure the pattern of insulation panels. Synthetic stucco surfaces shall be a subordinate portion of the exterior surface area and shall not be applied to individual wall surfaces in order to avoid a veneer-like appearance.

5. Wood Siding/ Wood Product Siding.

Smooth or rough sawn wood siding, of at least ½” nominal thickness, shall be an acceptable exterior wood sheathing material. All wood siding shall be painted or stained. As a rule, wood shingles should be used as smaller scale accents to the larger scale materials of the exterior walls. Other wood product siding or applications will be considered by the ARC on a case-by-case basis.

6. Natural Log.

Natural, hand peeled log materials, having non-machined, irregular diameters and lengths, shall be the only acceptable uses of log products. Prefabricated kit homes shall not be allowed.

7. Metal.

Reflective or industrial metal siding is discouraged and will be evaluated on an individual

basis

by the Architectural Design Committee for accent materials.

C. Chimneys Materials

Chimneys, flues, and vents may be used to create visual contrast to the dominant roof forms of the buildings within the Sandhill Subdivision. All flues shall be enclosed with a chimney cap and fitted with a spark arrestor. All chimney forms shall relate to the overall building, and shall be covered with stone, brick or stucco. No chimney enclosures shall be clad in wood, unless specifically approved by the ARC.

Chimneys and flues shall be located to avoid smoke and fumes at ground levels created by down slope winds. Buildings adjacent to steep slopes or with unique roof configurations shall give special attention to down drafts. All chimneys shall be located as high as possible on the upwind side of the roof to ensure adequate disbursement of smoke.

Building vents and flues for such functions as ventilation and exhaust should be consolidated into enclosures wherever possible and should typically be concealed from public view.

D. Exposed Flashing and Trim

All exposed metal flashings, gutters, downspouts, and other roof hardware shall be non-reflective earth tone colors. All roof flashing vents, hoods, and roof accessories shall be a color that blends with the roofing and be non-reflective in nature.

E. Windows and Doors.

1. Scale, Composition & Proportion

Window and door patterns and reveals should be carefully studied to create interest, variety and consistency. Window and door locations shall be carefully considered to avoid being obscured by accumulating snow.

2. Solar Orientation and Exposure

The design and location of exterior windows should respond to the solar orientation of the Principal Dwelling and ADU. Energy considerations should be addressed in the building design. Solar design guidelines - panels and photovoltaics to be integrated with architecture with matte finish.

3. Materials

Windows and doors shall be constructed of natural, stained or painted wood, pre-finished enamel or colored aluminum cladding, or fiberglass. All glazing shall be tempered and framed. Glass curtain walls shall not be approved. Mirrored glass shall not be used. Vinyl window systems shall not be allowed.

Glass storm panels, set within the window sash, may be used within divided-light windows provided that the storm panel is installed on the interior side of the window. Divided light glass must be authentic appearing. Authentic appearing snap-in grills will be considered.

4. Window Coverings

If shutters, grills, or awnings are used on exterior walls, they must be operable and not used merely as ornament.

5. Garage Doors

Garage doors shall be subdued and oriented away from the street and shall be de-emphasized in the elevation of the building. Doors shall be recessed a minimum of 6 inches in an exterior wall and shall be subdivided with secondary materials. Exceptions shall be reviewed by the ARC on a Lot-by-Lot basis.

F. Decks and Balconies

1. Design

Decks, balconies and terraces shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Long, continuous banks of balconies shall not be approved. Combinations of covered decks, projecting balconies and bay windows are encouraged. Terraces should be used to integrate the Principal Dwelling and landscape by creating a transition between the built and natural character of the Lot.

2. Materials

Decks which are not practical to skirt shall be designed to assure that the underside of the deck is integrated with the design of the building. Exposed anodized aluminum joist hangers will be allowed, so long as they are not visible from adjoining streets and properties. Materials and colors shall be consistent with the building and surrounding landscape.

G. Color.

Exterior color schemes throughout the Sandhill Subdivision shall emphasize the natural tones of the surrounding environment. Large exterior wall surfaces shall be painted or stained with neutral tones. Color schemes shall be developed to provide a pleasing contrast between the basic wall surfaces and accented details as bright and reflective colors are not permitted. All exterior color schemes shall be reviewed and approved by the ARC as a part of the Final Plan Review & Approval.

H. Energy Conservation.

All residential buildings shall meet the following minimum standards for roof and exterior wall insulation:

- Roofs: R-38 (R-50 recommended)
- Walls: R-21 (including foundation walls)

I. General.

Sandhill Subdivision is a neighborhood specifically designed to accommodate quality homes in a setting where property values and environmental quality are protected. The ARC is charged with the all-important responsibility to see that Principal Dwellings at Sandhill Subdivision are well designed; property sited, landscaped and constructed according to ARC approvals. The ARC is responsible for reviewing house designs and has the clear authority and discretion to approve, disapprove or approve with conditions any and all design submissions. Highly qualified design professionals (architects, home designers and landscape architects) shall be retained to aid each property owner in achieving sound design solutions.

ELEMENT VI: SIGN GUIDELINES

All signs, posters, displays, or advertisements are prohibited unless they have received the approval of the ARC prior to installation or use and compliant with zoning regulations. Signs covered by these requirements Include:

A. Residence Identification

Addressing Posted – Addresses shall be assigned by Gallatin County. Addresses shall be posted at the intersection of the Driveway and the subdivision public roadway and shall be constructed of 4 (four) inch letters of a retro-reflective material on a contrasting, retro-reflective material surface background. The address posted shall be in the same design intent as the Principal Dwelling.

ELEMENT VII: CONSTRUCTION PROCEDURES

A. Building Inspections

The ARC will not inspect projects for building code conformance. The ARC will however, review the construction sites for conformance to these design standards.

It is the responsibility of the Applicant or the Applicant's builder to contact the state and other authorities regarding electrical, plumbing and other required inspections for building code conformance.

ELEMENT VIII: DESIGN REVIEW PROCESS

The design review process must be followed for any of the following:

- All Improvements except interior Improvements to the Principal Dwelling, ADU and/or Accessory Building, except that the Board and/or ARC may ask for interior improvements for the purpose of determining whether an interior Improvement includes an ADU.

In addition to meeting the requirements of this manual, an owner must comply with the requirements of all governing agencies including Gallatin County and the State of Montana in order to obtain a building permit, Certificate of Occupancy, Temporary Certificate of Occupancy or similar occupancy approval.

All plans submitted to the ARC for the Principal Dwelling or Accessory Dwelling shall be of an architectural quality prepared by a licensed architect or approved home designer. The ARC shall reject materials, designs and colors submitted with the plans, and the plans themselves, if they are not compatible or are inappropriate with the overall plan of the subdivision.

The Sandhill Subdivision Design Review Process has two steps: Initial Plan Review and Final Plan Approval. It is recommended that owners follow this two-step process for any major building project. However, owners may submit materials for Final Plan Review and Approval without an Initial Plan Review. In addition, the owner may appeal the ARC's decision to the Sandhill Subdivision Owner's Association.

A. Initial Plan Review

The Initial Plan Review addresses the conceptual design of the project. The review will address existing site conditions and planned improvements, building floor plans and elevations, roof design, architectural character or expression, exterior materials, grading, drainage, and erosion

control measures. See Initial Plan Review Checklists and Evaluation Criteria for complete submission requirements.

The Initial Plan Review includes the following steps:

1. Owner/architect prepare and submit to the ARC digital PDF of the Initial Plan which will include all information required by the Initial Plan Review Checklist including fee
2. ARC reviews Initial Plan at scheduled meeting and notifies owner in writing of the findings within 30 days.
3. If necessary, the Owner may resubmit an Initial Plan or appeal to the Owner's Association within thirty days.
4. Documents to be submitted with fee to:
Sandhill Subdivision HOA
PO Box 161236
Big Sky, MT 89716

B. Final Plan Review & Approval

The Final Plan Review & Approval addresses the final design details of the project. The review will address planned improvements, building elevations, building sections, roof design, architectural character or expression, exterior materials, site conditions, grading, drainage and erosion control measures. See Final Plan Review Checklists and Evaluation Criteria for complete submission requirements.

The Final Plan Review & Approval includes the following steps:

1. Upon approval of the Initial Plan the owner/architect shall prepare and submit a digital PDF of the final plan which shall include all information required by the Final Plan Review Checklist.
2. ARC will notify owner in writing of the Final Plan Approval decision or comments within 14 days.
3. Upon issuance of written Conditions of Final Approval and Owner signature of acceptance Owner may start construction. If the owner does not agree to sign the conditions of final approval document, then they may elect to begin the variance process and prepare an application/\$500 fee.

The following pages contain Checklist Forms, listing the required steps and submittals needed for both the Initial plan Review and the Final Plan Review. To make sure that the Owner, the Owner's Architect, Builder, or other representative files a complete Submittal Package with the ARC at each stage of review, it is recommended that these forms be used during the compilation of needed materials prior to scheduling a review by the ARC.

ELEMENT IX: CHECKLISTS FOR SUBMITTALS REQUIRED BY ARC

A. Initial Plan Review Checklist

- Subdivision Plan Review Fee

Prepare and submit to the ARC a single e-mail with digital PDF (15 Mb or less) copies of the preliminary design in conceptual drawing form to describe the following:

- Site plans indicating easements, setbacks, existing site elements, septic and drainfield locations, location of water line(s), stream corridors, landscaping concepts, contours @ 2'-0" intervals, site drainage, location of retaining walls, orientation of

- garage, driveway materials & width, snow storage locations, and location of site section. (Scale: 1" = 20' min.)
- Site sections indicating percent slope of Lot, extent of cut and fill, retaining walls, conformance with building height restrictions. (Scale: 1" = 20' min.)
- Floor Plans (Scale: 1/8" = 1'-0" min.)
- Exterior Elevations of all sides of proposed buildings (Scale: 1/8" = 1'-0" min.)
- Roof Plan (Scale: 1/8" = 1'-0" min.)
- Exterior Materials
- Building Height Sketch showing height
- Written Statement summarizing setback, height, and square footage of proposed construction and whether any variance requests will be made.

B. Initial Plan Review Evaluation Criteria

1. The Principal Dwelling and Accessory Building is contained within the Building Envelope setbacks
2. Building section is appropriate to slope of site:
 - Conforms to building height requirements
 - Retaining walls are less than 5'-0" High, 25'-0" In unbroken length
 - Drive conforms in terms of width, slope, extent and material
3. All variance requests regarding these Guidelines are clearly defined, and in writing.

C. Final Plan Review Checklist (3 PAGES TOTAL)

Digital PDFs of drawings and written materials, along with one set of all proposed building materials for the Final Plan Review & Approval in a single e-mail (15 Mb or less), must be submitted to the ARC at least 10 days prior to their next scheduled meeting. The ARC can only approve a final plan submittal when each of the Items listed below has been submitted and approved.

GENERAL

- Square footage summary, showing specifically finished and unfinished space, exterior decks/patios, garages, and any accessory structure square footage.
- Geotechnical report prepared from a licensed Geotechnical Engineer.
- Please note sprinklers required and type.
- Statement of building height and building height calculations.

SITE PLAN (scale 1"=20' or 1"=16')

- Property boundaries
- Easements and setbacks
- Existing and proposed contours at one-foot intervals
- Building footprint lies within Building Envelope , confirmed by the production of an engineered drawing, verifying the location of the as built Principal Dwelling. This drawing shall be presented to the ARC within 30 days of the completion of the foundation pour.
- Utility meters
- Transformer locations
- Service lines for water, sewer, gas, telephone, cable TV, fiber, and electric (existing service to building, if applicable)
- Proposed driveway, walks, driveways, parking, decks, patios, Accessory Building and all Lot Improvements
- Location of basketball hoop
- Location of fenced area and/ or invisible fence
- Location of pool or playground equipment
- Materials to be utilized for construction of roads, walks, driveways, decks, and patios
- Surface drainage and retention pond
- Finished floor elevations
- Location of septic tank and drain field
- Location of water service and connection

LANDSCAPE and IRRIGATION PLAN (same scale as Site Plan, to be submitted prior to beginning of landscaping)

- Location, type, planted size and quantity of all plant materials and landscape features proposed for use.
- Final grading, extent of cut and fill.
- Proposed treatment of all ground surfaces (turf, ground cover, mulch, pavers, etc.)
- Extent of turf areas to be mowed and irrigated (transition zone maintained, irrigation method indicated.
- Irrigation plan with and amount of irrigation designed compared to what is allowed
- Proposed seed mixes and rate
- Lighting location type and wattage

- Details of any fencing proposed
- (Continued next page)**

BUILDING DRAWINGS (scale 1/4" or 1/8" = 1'-0")

- Floor Plans showing square footage
- All exterior elevations showing finished grade, materials, windows, doors, colors, graphics, details and lighting
- Primary roof pitch
- Secondary roof pitch
- Conformance with building height restrictions
- Project Specifications, including use of water saving devices
- Digital material board indicating exterior wall and trim materials, exterior stone samples, window colors, roof materials and flashing, exterior paving materials, exterior finish colors, presented as actual materials with finishes applied. HOA can request physical samples for review when necessary.
- Exterior dark sky compliant lighting fixture cut sheets

D. Final Plan Review Evaluation Criteria

1. Principal Dwelling, the Accessory Building is contained within the Building Envelope . This fact shall be confirmed by the production of an engineered drawing, verifying the location of the as built Principal Dwelling. This drawing shall be presented to the ARC within 30 days of the completion of the foundation pour.

3. Building section and form is appropriate to slope of site:
 - Conforms to building height, roof slope, overhang & fascia requirements
 - Retaining walls are less than 5'-0" High, 25'-0" in unbroken length
 - Driveway conforms in terms of width, slope, extent and material
 - Two story volumes are interrupted by an intersecting roof form.

4. Exterior materials and colors conform to design Guidelines.

5. All variance requests regarding these Guidelines are clearly defined, and In writing.

E. Final Plan Review Certification of Submittal Completeness

Note: AFTER FINAL PLAN APPROVAL HAS BEEN OBTAINED, NO CHANGE FROM APPROVED PLANS SHALL BE MADE WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE SANDHILL SUBDIVISION COMMITTEE FOR DESIGN REVIEW.

I hereby certify that all information on this sheet has been provided to the Sandhill Subdivision Committee for Design Review.

OWNER/Architect

DATE