

Wheatland Meadows Design Guidelines

The purpose of this document is to set forth the design guidelines for development within the Wheatland Meadows subdivision. These guidelines are intended to provide information to potential property owners for use in making decisions about their projects.

The following types of development activities are subject to review by the Architectural Review Committee (herein after "ARC"):

1. All new construction on all lots.
2. Alterations or additions to exteriors of existing structures, including improvements, remodeling, and refinishing
3. Alterations to driveways, parking lot design and layout, and installation of sidewalks or other paths on all lots.
4. Landscape modifications to the site unless in conformance with the approved landscape plan.
5. Fences, including dog kennels and dog runs
6. Signs
7. Conditional Uses as defined in the Protective Covenants
8. Variances from the Protective Covenants

Consider the assistance of a professional design representative.

These guidelines are not intended to replace those valuable services offered by professional designers in the engineering, architectural and landscape architectural fields. Property owners are strongly encouraged to engage the assistance of a professional to assist them in developing their projects.

Become familiar with other applicable Federal, State, County and/or City regulations and requirements.

The design guidelines and Protective Covenants for Wheatland Meadows supplement other relevant regulations and requirements. Although these

documents layout the principles for development, property owners should become familiar with other applicable regulations and processes as they relate to development in Wheatland Meadows.

Prepare and submit a complete package of review materials

By preparing and submitting a complete and thorough application on form provided by ARC, the ARC can better review the development plan for content and thus render a decision with greater ease. By following the requirements stated below for each application type, the development proposal can be more quickly evaluated by the ARC.

Design Guidelines

These Design Guidelines apply to all proposed development in Wheatland Meadows. Prior to any construction site access shall be established by installing a culvert and gravel driveway.

Site Improvements

- All grading and drainage shall provide for the adequate removal of water from around building and structures and from walkways and paths.
- Surface drainage shall not be directed into adjacent properties, whether public or private.
- Landscaping, minimum of three 40-gallon trees with watering plan.

Building Design

- Homes shall be designed to be energy efficient and should incorporate industry standard material to achieve this.
- All buildings shall be constructed to be within the height requirements as described in the Protective Covenants.
- Garages must be attached with a minimum of a 10' hard surface (concrete, asphalt, or pavers) apron.
- Pitched roofs, such as gable, hip and shed roofs, should overhang at least two feet over the outside wall.

- Building setbacks shall be as follows: Minimum of 50' from edge of road and 25' from any property line for the primary residence and 25' for any accessory building.
- Minimum requirement for all fascia board is 2" X6"
- No more than two houses of the same design and basic facade are allowed in the subdivision.

Architectural Features

- The application of stone masonry as an accent building material is encouraged in home design.
- Exposed rafter ends on the front facade of the house are encouraged.
- Fences are encouraged, must be approved prior to installation.

Exterior Materials

- Quality materials should be used to provide a strong sense of lasting value. No T-111 or Vinyl siding.
- Stone used on exteriors shall be installed with a dry stack appearance. In other words, the mortar should not be visible from the street. Examples of acceptable stone are Montana Antique, Prairie Fieldstone and Montana Bronze.
 - Metal wainscot with ARC approval will be considered.
 - Metal roofs will not be allowed on main structure, accent only.
 - Metal will be considered for accessory buildings.

Colors

- All homes shall use at least two difference complimentary colors on the exterior.
- Materials and colors shall be harmonious with the surrounding site.
- Exterior building colors shall emphasize earth tones fitting with the natural, surrounding environment.

- Color of garage or other ancillary buildings shall match or compliment that of the main residence.

Decks, Porches and Patios

- Front porches are required on all residences within Wheatland Meadows.
- Decks and patios are encouraged and shall be integrated into the overall design.
- Decks and porches shall be designed to handle snow and drift loads as well as possible shedding snow from roof overhangs above.
- On all patios, positive drainage away from the building shall be maintained.

Alterations and Additions

- Normal repair and maintenance does not include alterations and additions.

Construction Procedures

The developer has made every effort to ensure that development within Wheatland Meadows is conducted in a manner that will compliment adjacent property owners within the community. However, it is recommended that all adjacent property owners wishing to propose development establish good communication with each other during the design and construction of improvements. Adjacent property owners may coordinate site plans, access to lots, parking, landscaping and perimeter treatment of their lots. They might consider opportunities to minimize the cost of site amenities by planning them together.

All property owners, developers and contractors shall ensure that all construction is performed in accordance with the following requirements:

A. Adjacent property is protected from damage during the construction process. If damage occurs, restoration to original conditions must be completed within 30 days of the occurrence.

B. Temporary structures, such as construction trailers, dumpsters and toilets shall be removed within 30 days of completion of construction and shall not be located where they might negatively impact adjacent properties. These structures shall not be stored or parked on the street.

C. Roadways shall be maintained and/or repaired as needed in order to prevent the excessive wear and tear caused by construction vehicles. All contractors shall park personal vehicles on roadways or within the confines of the property on which the construction is taking place. Construction equipment shall be stored or parked within the confines on which the construction is taking place. No overnight parking is allowed on roadways. Trailers shall be parked within the confines of the property on which construction is taking place.

D. Construction staging and storage of materials shall be located only on the lot on which construction is taking place.

E. Construction vehicles shall only have access to the property from existing roads adjacent to the construction site.

F. The site plan, landscape plan or grading plan shall illustrate and call out plans for the control of erosion and vegetations/tree protection during the construction process. All surplus building material shall be promptly removed from the construction site following completion of the project.

G. All construction sites shall have an on-site enclosed portable toilet that should be kept clean and be located to lessen impacts to adjacent properties. The portable toilets shall be removed promptly after construction is completed.

H. Construction activity is only permitted between 7 a.m. and 7 p.m. Monday through Saturday.

I. No burning of waste or use of incinerator cans shall be permitted.

J. All trash and construction debris shall be kept covered in appropriate refuse containers and emptied on a regular basis. No disposal of leftover materials is allowed on adjacent private properties or on public roads or common spaces.

K. Property owners and their contractors are responsible for preventing the spread of noxious weeds. They are responsible for the decontamination of trucks, machinery, materials and tools brought in from outside areas.

L. The ARC, or their designated representative has the right to enter the construction site to inspect construction at any time, including during routinely scheduled inspections for occupancy and during investigation for violations.

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