

Design Guidelines

INDIAN SPRINGS RANCH - RV PARK
Eureka, Montana



1) Introduction and Overview

Indian Springs Ranch is a golf and active lifestyle community largely abutting onto pristine state land in Northwest Montana. This maintenance-free community is located just one mile north of the quaint town of Eureka, Montana and four miles south of the Canadian border at Roosville. The 450+ acre property features panoramic views of the Whitefish and Purcell mountain ranges as well as the Canadian Rockies, grass covered drumlins, several ponds and a spring-fed creek lined with mature trees. It also features the historic 69 Ranch, a tribute to the pioneering cattle-ranch days of old. The characteristics of these beautiful and peaceful surroundings have been a major inspiration towards the creation and support of the Indian Springs Ranch lifestyle. Each property will be built to harmoniously compliment the natural grasslands, rolling hills and majestic mountain views found in this corner of the Pacific Northwest.

The Indian Springs Ranch RV Park will host an estimated 115 RV sites on an approximate 80 acre area. The overall intent is to create a community where families, singles, empty nesters (retired or working), can recreate in a setting where children can play safely, couples can walk together, friends can share a game of golf, and fitness enthusiasts have room to roam. In harmony with the natural landscape, all can enjoy the spectacular scenery, the climate, and the multitude of recreational opportunities year round.

The Design Guidelines are in place to provide an overall framework for RV park development in Indian Springs Ranch. The guidelines are intended to:

- a) Preserve and maintain the qualities of the natural landscape at Indian Springs Ranch.
- b) Guide RV site owners and their builders/contractors on the approval process for RV site improvements to meet the intent of the community regarding architectural design, landscape design and site planning.
- c) Preserve enduring value, individuality and respect for every RV site owner.
- d) Outline what is acceptable to place on your RV site.

2) Jurisdictional Review and Approval

- a) Approval of any project by the Design Review Committee (DRC) does not waive the requirement for permits from local governing agencies, the State of Montana or any other governmental or quasi-governmental agency having jurisdiction in Indian Springs Ranch nor does the obtaining of all required permits from local, State of Montana, or any other governmental or quasi-governmental agency having jurisdiction waive the need for the Indian Springs Ranch design review committee approval process.

- b) Indian Springs Ranch Design Review Committee will not knowingly approve a project that violates jurisdictional building or zoning codes. The DRC takes no responsibility for plan's conformance to any criteria other than these Guidelines.
- c) Pursuant to Indian Springs Ranch's Declaration of Covenants, Conditions and Restrictions (CC&Rs), the Design Review Committee (DRC) has the right to enforce these Design Guidelines and/or to modify or suggest a modification to any design as is deemed appropriate.

3) General Guidelines Overview

- a) A Park Model/manufactured home or an RV (such as a motorhome, fifth wheel trailer, or pull trailer) is allowed to be placed on an RV site.
- b) Park Model/manufactured homes are permitted up to 600 square feet. They can have no more than one bedroom and one bathroom. Park Models need to be fully skirted and have a minimum width of 12'.
- c) RVs shall be in good, clean condition, not older than 10 years at the time of placement on an RV site. RVs older than ten years will be subject to approval by the DRC on a case-by-case basis. The minimum length for an RV is 25', excluding the hitch/coupler.
- d) Colors and materials of Park Model/manufactured homes, sheds and/or other structures in the Indian Springs Ranch RV Park should complement the natural environment. This can be achieved through choosing muted colors and natural or natural-appearance siding and other materials. Shiny or other bright materials or colors should be avoided and may be rejected by the DRC.
- e) Indian Springs Ranch infrastructure includes a community potable water system, irrigation system and sewer drainage system. All RV site owners are required to connect to this system.
- f) Prior to any development or construction on your RV site, architectural and drainage/grade plans must be submitted to, reviewed and approved by the DRC.
- g) Minor natural features and/or established wildlife habitats which may be located on your RV site are important biological habitats for which every effort should be made to preserve and protect.

4) The following items may be built or placed on an RV Site in addition to an RV or Park Model/manufactured home. Not to exceed 2 high profile structures (8ft & higher). Subject to review and approval by the Design Review Committee prior to construction:

- a) Sheds/gazebos/decks/patios
- b) landscaping features
- c) fire pit

5) RV/Park Model placement on site and additional structures

- a) A building envelope will be established on each RV site to define the area in which an RV or any other structures may be sited. Setbacks from lot lines to building envelope will vary with the specific natural features of individual sites. General Setbacks include 15' minimum from the road and 5' minimum from any adjacent RV site. An RV site near a water feature (natural or artificial) will have a Building Envelope set back from the water to limit the impact on established wildlife habitats. This setback will be determined by the DRC and must be a minimum 10' as dictated by the Administrative Rules of Montana.
- b) An RV or Park Model should be oriented with their side wall parallel to the pad and contained within the pad's edge where possible.
- c) Decks/patios are to be built adjacent to the RV or Park Model. Max size is 14' wide by 24' long, excluding stairs/landings.

6) Sheds

- a) A nicely designed shed is a practical and efficient way to store possessions while eliminating unsightly clutter within your lot and throughout the RV Park. Organized, tidy and well maintained sheds help to promote a quality RV Park and a comfortable living space for all owners. Sheds are meant to store possessions and may not act as a permanent living space.
- b) Sheds are not permitted to house any permanent plumbing and may not be constructed as a permanent structure.
- c) Maximum width: 12'
- d) Maximum depth: 20'
- e) Maximum height: 12'
- f) Windows: Acceptable
- g) Front entrance: Overhead garage type doors are not acceptable.
- h) Back entrance: An additional back entry door or patio style door is acceptable.
- i) Exterior siding: Wood, simulated wood, hardy-plank sidings are permitted.
- j) Roof: Asphalt shingles in earth tone colors.
- k) Exterior colors: Earth tone colors that blend with the natural surroundings.

7) Membership

- a) All RV site owners must become members of the Indian Springs Ranch RV Park Homeowners' Association and are subject to the Covenants, Conditions and Restrictions (CC&Rs) and the Bylaws and Rules and Regulations of the ISR RV Park HOA.
- b) The Developer and ISR RV Park HOA reserve the right to, when necessary:
 - i) Place liens on properties for unpaid fines.
 - ii) Seek Temporary Restraining Orders for violations of any provision of these Design Guidelines, CC&Rs or ISR RV Park HOA Bylaws.
 - iii) Use any other remedy available to them under the law.

8) Utility and Service Lines

- a) Utility lines should be installed from the RV directly to the utility demarcation point so as not to interfere with lawn mowing. Utilities for manufactured homes will be buried and will exit under the manufactured home so as to be enclosed by the skirting.

9) Exterior Lighting

- a) Exterior lighting needs to be directed so as not to shine on neighboring properties.

10) Irrigation

- a) Irrigation water is provided via the central irrigation water system by Indian Springs Ranch.
- b) The irrigation system shall not be modified except by staff at Indian Springs Ranch. The RV site owner will notify staff of any concerns
- c) The irrigation controller shall not be modified.

11) Walls and Fences

- a) Canine enclosures of approved designs are permitted, with a maximum of 10' x 10' in size and must be screened with vegetation or placed in a location not visible from neighboring houses.

- b) Enclosures must be constructed of decorative rod iron, wood or a simulated wood product. No chain link enclosures will be allowed.
- c) The enclosure must be placed so as to minimize noise and odors to neighboring lots.
- d) Enclosures will be approved on a lot by lot bases. Some lots will not be able to accommodate enclosures.

12) Drainage Easements

- a) Natural or existing drainage pathways must not be obstructed.

13) Antennas/Satellite Dishes

- a) Television, radio and CB antennas, satellite dishes larger than standard 36", and any other broadcasting devices on the exterior of the house are prohibited.

14) Construction Timeframe

- a) Design Review approval is valid for commencement of building for 6 months. After construction begins, it needs to be completed within 2 months unless a written exception has been received from the DRC.

15) Governing Jurisdictions

- a) Before any construction can begin, a written approval from the DRC must be obtained. Under no circumstances can an owner begin construction without the final approval of the DRC.

16) Design Review Committee

a) **Membership**

- i) The Design Review Committee will initially be composed of individuals appointed by the Developer until 30 months after the date on which Developer no longer holds any RV lots in ownership. Thereafter, the RV HOA shall appoint the members to the DRC, subject to Developer's right below. The Developer retains the right to appoint one of the DRC members for 10 years following ISR's sale of their last RV lot. Membership shall be for a one year appointment.

b) **Resignation of members**

- i) Any member of the DRC may, at any time, resign from the DRC upon written notice delivered to Developer or to the RV HOA; whichever then has the right to appoint and remove members.

c) **Duties**

- i) It shall be the duty of the DRC to consider and act upon proposals or plans related to the development of Indian Springs Ranch that are submitted pursuant to the Design Guidelines, to enforce the Design Guidelines and to amend these Design Guidelines when, and in a manner, deemed appropriate by DRC.

d) **Compensation**

- i) The members of the DRC shall receive no compensation for services rendered unless authorized to do so by the Developer and/or RV HOA. All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the DRC used

in the Review Process shall be paid such compensation as the Developer and/or ISRA determines.

17) Amendment of Design Guidelines

- a) The Design Guidelines may be amended in accordance with the provisions set forth in the CC&R's. Each Owner is responsible for obtaining from the DRC a copy of the most recently revised Design Guidelines before starting on any improvements to the Owner's Lot.

18) Non-liability

- a) The DRC, members thereof, and the Developer shall not be liable to the RV HOA or to any Owner or other persons for any loss or damage claimed on account of any of the following:
 - i) The approval or disapproval of any plans, drawings and specifications, whether or not defective;
 - ii) The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications; or
 - iii) The development or manner of development of any RV site within Indian Springs Ranch.
- iv) Every Owner and other persons, by submission of plans and specifications to the DRC for approval, agrees that he will not bring any action or suit against the DRC, or any of its members, agents, employees or legal representatives, or the Developer, or any of its officers, directors, members, agents, employees, or legal representatives, regarding any action taken by the DRC. If any part of this provision is determined to be unenforceable, the remaining parts shall remain in full force and affect.

19) Enforcement

- a) The DRC may, at any time, inspect an RV site or improvement and, upon discovering a violation of these Design Guidelines, provide a written notice of noncompliance to the owner, including a reasonable time limit within which they must correct the violation. If any owner fails to comply within this time period, the DRC or its authorized agents may enter the RV site and correct the violation at the expense of the owner.
- b) In the event of any violation of these Design Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses, impose fines on the owner, commensurate with the severity of the violation. The fines may be on a one-time basis or on a per diem basis until the violation is remedied. Any such fines do not constitute a remedy of the violation; the violation must be corrected to constitute a remedy.
- c) The DRC may retain the Builder's deposit to repair any damages and/or recover unpaid fines. The Developer, DRC and the RV HOA reserve the right to attach a lien on owner's property if infractions are not remedied within the requisite period of time. Temporary Restraining Orders may also be implemented if infractions persist. The developer, DRC and the RV HOA also reserve the right to any other remedy available to them under law and/or equity including attorneys' fees.

20) Severability of Provisions

- a) If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase

or word in any other circumstance, shall not be affected thereby, and the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.

21) Meetings

- a) The DRC shall meet as required to review the application for approvals, but shall not be required to meet more frequently than monthly. All applications must be submitted to the DRC at least *ten calendar days* prior to a meeting at which time an application shall be considered. The chairman of the DRC may call special meetings upon two days prior to written or oral notice to the other members. A quorum for each meeting shall consist of three members.
- b) A designated alternative member may participate at any meeting in which there is not a quorum of regular members present, and shall have all of the authority of a regular member while so participating. A designated alternative member is an individual nominated by a member to stand in times of need. The alternative member must hold similar credentials to the member they are standing in for and must be familiar with ISR Design and Construction Guidelines.

22) Plan Submittals

- a) Plans must be submitted to the DRC at the following address:

DRC, Indian Springs Ranch
77 Indian Springs Road
Eureka, MT
59917
- b) The DRC may, upon written and proper notice, change the address for submittal.
- c) The DRC shall only review, approve and/or disapprove submitted plans and specifications regarding design, appearance, location and compliance with the provisions set forth in these guidelines and requirements included in the CC&Rs.
- d) The DRC shall not be responsible for reviewing and/or approving any improvement plans and specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building or other county, state, or federal laws, ordinances or policies.
- e) Along with obtaining all necessary approvals from the DRC as set forth in the CC&Rs and these Design Guidelines, each owner must obtain all necessary governmental approvals. Plans and specifications are to be prepared in accordance with all applicable governmental laws and regulations affecting the use of the property and the improvements thereon.

23) Design Review Submittal Requirements

- a) The RV Site owner will provide the following information for review:
 - i) The completed Design Review Application that was provided by the Indian Springs Ranch Design Review Committee at the end of this booklet.
 - ii) Complete architectural drawings for park models.
- b) The DRC will review the information provided by the owner within *two weeks* of receipt.
 - i) The DRC will approve/deny the application by written signature and date, and will contact the owner via phone, in person, and/or by email.

24) Right of Appeal of Disapproval

- a) While the Developer appoints the DRC members, an Owner may appeal a DRC decision to disapprove any submittal to the Developer. Thereafter, an Owner may appeal a DRC decision to disapprove a submittal to the Board of Directors of ISRA. The appeal review will include, but not be limited to, a determination of whether the submittal is consistent with prior submittals; itemized reasons for any discrepancies if plans are not approved; and the review and approval or disapproval of all plans.

25) Owner's Acknowledgement of Receipt

I acknowledge receipt of a copy of these Design Guidelines

From DRC representative _____,

dated _____ 20_____, and agree to abide by the Design Review Process described herein

when building on Lot(s) _____ at Indian Springs Ranch.

Owner's Signature

Co-Owner's Signature

Date

Date

INDIAN SPRINGS RANCH RV DESIGN REVIEW APPLICATION

OWNERS

Property owner's name: _____

Current mailing address: _____

Phone/Cell Phone _____ Lot # _____

E-mail _____

Make: _____ Model: _____

Year: _____ Color: _____

As an Indian Springs Ranch RV site owner, I/we have read and reviewed the current *Indian Springs Ranch RV Design Guidelines*, the *ISR Covenants, Conditions & Restrictions*, and the *Construction Regulations*, and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Design Review Board. Approval must be obtained prior to commencement of any and all improvements.

Owner Signature(s)

Date

Indian Springs Ranch Shed Design Application for Review

Property owner's name: _____

Current mailing address: _____

Phone: _____ Cell: _____

Email: _____ RV lot#: _____

Shed size: _____ width x _____ deep x _____ height

Front entry door style: _____

Additional exterior door: _____

Window(s) size and locations: _____

Exterior siding material: _____ Color: _____

Roof material: _____ Color: _____

Shed location to be: _____

Work needed on lot to accommodate shed: _____

Indian Springs Ranch Design Review Committee

Application received: _____ by: _____

Approved per specs above: YES NO by: _____

date: _____

As an Indian Springs Ranch RV site owner, I/we have read and reviewed the current *Indian Springs Ranch RV Design Guidelines*, the *ISR Covenants, Conditions & Restrictions*, and the *Construction Regulations*, and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Design Review Board. Approval must be obtained prior to commencement of any and all improvements.

Owner Signature(s)

Date

