



ARCHITECTURAL REVIEW COMMITTEE

DESIGN SPECIFICATIONS

And

PROJECT REQUIREMENTS

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DESIGN SPECIFICATIONS AND PROJECT REQUIREMENTS

Pursuant to ARTICLE VIII – ARCHITECTURAL REVIEW of the 2013 RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF QUAIL RIDGE HOMEOWNERS ASSOCIATION (hereinafter referred to as “Quail Ridge”), the Architectural Review Committee (hereinafter referred to as “ARC”) has promulgated the following rules referred to herein as Design Specifications. The primary function of these Design Specifications is to provide the community with the necessary tools that will enhance the beauty of the development and simultaneously protect future use and property values. Questions and correspondence pertaining to these Design Specifications should be addressed to the ARC.

The purpose of these Design Specifications is to ensure the best use of the property and the most appropriate development and improvement of each lot within the property; to protect the owners against such improper use of surrounding lots as will depreciate the value of their lot; to preserve so far as is practicable the natural beauty of the property; to prevent the construction of inappropriate structures; to insure the highest and best development of the property; to encourage and secure the building of attractive homes thereon with appropriate locations; to secure and maintain adequate setbacks and adequate free space between structures; and, in general, to provide adequately for a high quality of improvements on the property and thereby to enhance the values of improvements made by owners.

Homeowners are encouraged to contact the ARC as early as possible to discuss a project and how best to submit the required information and deposits. Initial contact should be through Western Mountains Property Management. Contact information is listed below.

Chair, Architectural Review Committee
Quail Ridge Homeowners Association
c/o Western Mountains Property Management
PO Box 9635
ATTN: Dawn Owens
Kalispell, MT 59904
(406) 257-1302
dawn@westernmountains.com

I. REQUIRED FORMS

Required forms encompass new home construction and improvement / alteration of existing homes or property.

No improvements (whether temporary or permanent), landscaping, alterations, repairs, excavation, grading or other work which in any way alters the exterior appearance of any property shall be made are allowed without the prior written approval of the ARC. No changes or deviations in or from the plans and specifications once approved by the ARC shall be made without prior written approval.

No building, fence, wall, dwelling unit or other improvement shall be commenced, erected, maintained, improved, altered or made without prior written approval of the ARC. All subsequent additions to or changes or alterations in any building, fence, dwelling unit or other improvement, including exterior color scheme, and all changes in the grade of lots, shall be subject to the prior written approval of the ARC.

- A. **New Home Construction (required forms)**
 - Form No. 1 - Design Documents Review Application (*requires \$350 non-refundable fee*)
 - Form No. 2 - Construction Application (*requires \$5,000 refundable deposit*)
 - Form No. 3 - Final Inspection Application
 - Form No. 4 – Owner’s Authorization Form (*when applicable*)

- B. **Exterior Remodel or Design Change (required forms):**
 - Form No. 5 - Exterior Remodel/Design Change Application
 - Form No. 3 - Final Inspection Application
 - Form No. 4 – Owner’s Authorization Form (*when applicable*)

- C. **Other Projects (required forms)**
 - Form No. 6 - Other Project Design Review Application
 - Form No. 3 - Final Inspection Application

The protection and preservation of the natural beauty and topography of each building site is a priority. All design and construction activities shall seek to blend with and reinforce the natural amenities of Quail Ridge. To preserve the beauty and character of the entire development, it is essential each lot be developed with due care and particular attention to each home’s integration into the neighborhood.

Owners of lots in Quail Ridge shall engage an experienced, **licensed** contractor of their choice who has built at least five (5) custom residential homes to construct a single-family home on their lot in accordance with plans approved by the ARC. The elements constituting the design plans are listed in Section V – BUILDING DESIGN GUIDELINES & REGULATIONS, D – Plan Details Required.

The attached “Owner’s Authorization Form”, Form No. 4 (Appendix #3), is to be completed and submitted by the owner to the ARC if the owner is to have a designated representative in the approval process of the proposed new home or improvement / alteration of the existing home or property.

II. DESIGN REVIEW REGULATIONS

A. Quail Ridge Architectural Review Committee

1. Duties: The ARC is responsible for administering the Design Specifications and Protective Covenants and performing the following duties with the oversight of the Quail Ridge Board of Directors:
 - a. To form and adopt such reasonable rules and procedures as necessary to carry out its functions.
 - b. To review all the following it deems necessary:
 - i. Site plans and site sections,
 - ii. Landscape plans,
 - iii. Building drawings and specifications,
 - iv. Material and color samples, and
 - v. Other information.

- c. To require all improvements to be reviewed and approved by the ARC before construction commences, including:
 - i. Construction of buildings or other structures,
 - ii. Alterations and remodeling,
 - iii. Restorations,
 - iv. Landscaping, fences and walls,
 - v. Parking,
 - vi. Signs and exterior lighting, and
 - vii. Other improvements.
 - d. To enforce design requirements contained within the Design Specifications and Protective Covenants and to designate requirements in circumstances where they are not specified.
 - e. To approve, reject, and/or specify requirements that will bring into compliance all materials, designs and colors submitted with proposed plans and the proposed plans themselves, if they are not compatible or are inappropriate with the overall plan of the subdivision.
 - f. To grant variances to the Design Specifications and Protective Covenants it deems appropriate.
 - g. To interpret Design Specifications and Protective Covenants as it deems appropriate and make rulings thereon.
 - h. To require the completion of all improvements in substantial compliance with approved plans and specifications.
 - i. To enforce the Design Specifications and Protective Covenants through reasonable means, including, but not limited to, in a court of law with the majority approval of the Board of Directors.
 - j. To revoke or suspend approvals and order the suspension or cessation of any construction in violation of the Design Specifications and Protective Covenants.
 - k. To require the submission of landscape plans with all requests for review and approval of building plans.
2. Liability: The ARC and each member thereof shall be indemnified by the Association in connection with any claim or loss by any member in connection with the performance of his or her responsibilities, and 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 or disapproval of any plans, drawings or specifications, whether or not defective.
 - 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 Quail Ridge.

B. Zoning Regulations, Codes and Restrictions

1. General Zoning Regulations: Quail Ridge lies within the jurisdictional areas of Flathead County.
2. Density, Allowable Uses and Not-Allowed Uses:
 - a. Density: Not more than one single-family residence may be built on each residential lot.
 - b. Allowable Designed Uses: Each lot shall be used exclusively for single-family residential purposes. No more than one family (including its servants and transient guests) shall occupy a residence.
 - c. Not-allowed Designed Uses:
 - i. For-profit or not-for profit multi-family and/or group homes,
 - ii. Any use or occupancy that reasonably may constitute a nuisance or interference with the peaceful and quiet enjoyment of the neighborhood,
 - iii. Any use or occupancy that requires a license or permit to operate on the premises, and
 - iv. The rental of the residence for 12 months or less.
3. Codes: All construction must comply with the provisions of the latest edition of the following Design Specifications, codes and their amendments.
 - Quail Ridge Design Specifications,
 - 2013 Restated Covenants, Conditions and Restrictions of Quail Ridge,
 - International Building Code,
 - National Electrical Code,
 - Uniform Mechanical Code,
 - Uniform Fire Code,
 - National Fire Protection Association Code,
 - State Fire Code Standards,
 - Montana Energy Code – DEQ Residential Buildings Energy Code, and
 - All other applicable County, State and Federal Regulations.

It is the responsibility of the homeowner and licensed contractor to adhere to all building code requirements. The ARC is not responsible for enforcing these requirements.

III. ENVIRONMENTAL REGULATIONS

Many wildlife species live on or migrate through the community at various times of the year. The following limitations on use and development are intended, in addition to all other requirements of this document, to protect, preserve, and maintain the existing wildlife habitat and minimize the adverse effects of the development on wildlife habitat.

A. 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.

B. Burning

The open burning of any materials or vegetation is prohibited, except when in accordance with government regulations and in the case where burning is shown to be beneficial.

C. Native Vegetation Transition Zone

All lots adjoining common open space areas are to incorporate and protect native vegetation on the lot edges adjacent to the open space.

IV. SITE DESIGN SPECIFICATIONS & REGULATIONS

The integration of buildings into the landscape is essential to the success and appearance of the development. Site design requirements specifically serve to protect and enhance the natural landscape and habitat.

A. 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 within the confines of the property boundary.

B. Driveway

1. Each lot shall be developed with adequate parking for residents and visitors.
2. The construction and maintenance of all driveways shall be the responsibility of the owner. Driveway surfaces shall be asphalt, concrete or any other materials, subject to ARC approval.
3. 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.

C. Garbage Cans and Refuse for Disposal

All garbage cans and refuse for disposal shall be screened or concealed from the view of other dwellings and Common Areas.

D. Water Meter

A Neptune 1” T-10 Pro Read ED2F11R6G7 meter must be installed (Section 5.5 of CCRs).

E. Exterior Lighting

Exterior lighting shall be designed to be subdued, understated, and indirect. Area lighting shall have concealed light sources and shall be either all white or all pale yellow. Lighting shall not radiate out from the property.

F. Fences, Walls & Privacy Screens

Owners may construct fences with ARC approval, consistent with the following requirements.

1. Fencing: Fences shall not impede the view of adjacent owners. The use of vinyl fencing is prohibited. Fences may not be higher than four (4) feet at their highest point nor any section longer than ten (10) linear feet.
2. Installation of perimeter walls, privacy fences, and screens is not allowed. Open spaces between residences are mandatory for front yards.
3. Deer Protection Fencing: Fencing around individual plants, shrubs or trees for the purpose of protecting the plantings from damage caused by deer is permitted. Acceptable materials for such deer protection are open wire, woven mesh, or burlap. Protective fencing is not allowed around the entire property. No approval is required from the ARC for the installation of deer protective fencing for individual trees, shrubs, and plants and small clusters of shrubs and plants. Protection of gardens can be achieved by a combination of four (4) foot high double fencing with deer allergic plantings between the fences.

G. Landscaping

Each owner of a residence lot shall provide landscaping in connection with construction of its improvements and shall maintain the landscaping of the lot. Prior to installing landscaping, the owner of a residence lot shall submit a written landscaping plan to the ARC and secure approval of the plan. Thereafter, each owner shall keep all landscaping of every kind located on its residence lot neatly trimmed and shall keep all such area properly cultivated and free of trash, weeds and other unsightly material. While lawn seeding may be permitted by the ARC, sodding is recommended. All landscaping on residence lots must be designed to be properly irrigated.

Any owner who fails to complete the initial landscaping within the twelve (12) month construction period, unless such time frame is otherwise extended by the ARC to account for weather or seasonality, or who fails to maintain its landscaping shall be subject to a Maintenance Charge by the Association to cover the cost of bringing the lot into compliance with the Landscaping standards. The Association is authorized to take reasonable action to cause the landscaping to be installed and maintained.

H. Tree Setback from Roadway Curb

Trees shall not be planted within 15 feet of the roadway curb.

I. Irrigation

Automatic and programmable irrigation systems are required from the rear of the residence to the street for all developed lots in Quail Ridge. The irrigation system is to be designed in conjunction with the Landscape plan. The system shall consist of zones and be able to be programmed to operate at varying times and days.

Quail Ridge experiences variations in water pressure during the irrigation season. The water pressure coming out of the pump house is set for 65 pounds of pressure per square inch (psi). Quail Ridge monitored water pressure readings at each of the five flush hydrants during the 2024 irrigation season. The lowest pressure recorded at each of the flush hydrants during the 2024 irrigation season was:

| | |
|---------------------------|-----------|
| Grey Hawk Cul-de-sac | 39.66 psi |
| Blue Grouse Cul-de-sac | 54.27 psi |
| Quail Ridge Cul-de-sac | 39.06 psi |
| White Swan Cul-de-sac | 34.14 psi |
| Prairie Falcon Cul-de-sac | 33.10 psi |

Prior to installing a new irrigation system, homeowners should contact the ARC for information regarding updated pressure readings. Automatic irrigation systems should be designed and installed with pressure variations taken into account.

The ARC recommends no more than five or six sprinkler heads per zone.

J. Service Areas and Utilities

Underground utility lines and telephone service will be provided on the primary roads, and property owners shall provide underground lines to their respective residences. All such utilities shall enter the house in the service areas. Television, amateur radio, or CB antennas are permitted in Quail Ridge subject to ARC approval. Satellite dishes not exceeding 24 inches in diameter are permitted in Quail Ridge. ARC approval is required for location and means of fastening the satellite dish. (also refer to the CCRs, Section 7.11 and 7.12)

K. Flagpoles

Single-family home lots are allowed one freestanding, permanent flagpole. Such flagpoles shall be a maximum height of 25 feet and shall be constructed of approved commercial material and must be professionally designed and installed to ensure stability. Freestanding, permanent flagpoles and their proposed location must be approved by the ARC prior to installation.

L. Awnings

Awnings may be permitted with ARC approval.

V. BUILDING DESIGN GUIDELINES & REGULATIONS

A. Setbacks

No dwelling or other structure shall be situated or constructed on any of the lots except in conformity with Section 7.4 of the Quail Ridge CCRs, which states there shall be no building of any kind within 35 feet of the front lot line and 15 feet of the side and rear lot lines. However, variances may be granted by the ARC.

B. Building Height and Minimum Square Footage

Building heights shall minimize the obstruction of all neighbors' views and shall be limited to a maximum of 35 feet. Building height shall be measured from the highest ridge to the average existing grade of the building site as determined prior to site preparation.

The total square footage of each single-family residence on each site shall be no less than 2,000 square feet, excluding garages. The main level of a two-story home shall be no less than 1,400 square feet. For purposes of this section, square footage calculations exclude garages, decks, balconies and porches. Each lot is required to have a single-family residence. The square footage of a garage may not be more than 50% of the total square footage of the single-family residence. The ARC may grant variances to these requirements.

C. Roof Pitches

All residences shall have a minimum pitch on the main roofline of 7/12 with a maximum pitch of 12/12. Small dormers can include pitches as low as 4/12.

D. Plan Details Required

The following drawings are required:

1. Site plan locating residence on lot, lot setbacks, driveway, septic tank and drain field, and emergency generator, if applicable. The site plan must include project name, architect, contractor, lot number and street address.
2. Plan sheets for each level showing room layout and indicating living area on each level. Plan sheets to include full dimensions.
3. Roof plan with all roof pitches noted.
4. Elevation drawings for each side of residence.
5. Electrical plan for each level highlighting exterior lighting.

The following plans are desired but not required.

6. Foundation plan indicating dimensions of concrete footers and slab thickness, rebar pattern with attachment of slabs to stem walls.
7. Framing joist floor plan.

Symbols, legends and general notes are to be included on each sheet to provide clarity to the drawings.

Landscape Design. A landscape design plan may be submitted with constructions plans. Alternatively, it may be submitted after construction is complete. The landscape design plan must include whether the irrigation system will provide irrigation coverage to the back yard in addition to the requirement that it provide irrigation coverage from the back of the house to the street.

E. Entry Definition, Overhangs & Facias

Snow in the Flathead Valley often builds up on roof surfaces and slides at irregular intervals. Such slides can damage property, decks and balconies and injure people. Caution should be taken in design to minimize shedding snow and ice toward driveways, sidewalks, porches, decks, balconies, or any other areas which may be damaged or cause injury. Entrances should be expressed and protected with adequate overhangs. All sloped roofs shall have overhangs of at least 2 feet.

F. Construction & Landscaping Period

All construction (interior and exterior) and landscaping, must be completed within a period of twelve (12) months from the approval of the Construction Application (Form No. 2), unless such timeframe is otherwise extended by the ARC to account for weather or seasonality or other commercially reasonable circumstances.

VI. MATERIALS AND DETAIL GUIDELINES & REGULATIONS

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

A. Roof Materials

Permitted roof materials include Class A or B asphalt shingles. Wood shakes or shingles shall not be used. Metal roofing shall not be permitted.

B. Exterior Wall Materials

Subdued and natural colors should predominate the main body of the building. Exterior trims can be more colorful and contrast with the main body, adding visual interest to the predominate neutral tones. Stucco is not allowed.

The ARC shall consider materials listed below that maintain the aesthetic continuity of Quail Ridge, including prefinished composite wood products and synthetic siding materials, including Hardiplank, LPsmartside, and Stonework (natural and/or cultured stone).

1. Stonework Veneer: Natural and/or cultured stone is encouraged at the front of house [facing street].
2. Wood Siding/Wood Product Siding: Smooth or rough wood siding shall be an acceptable exterior wood sheathing material.
3. Synthetic Siding: Prefinished composite sidings and fiber cement sidings are acceptable.

C. Chimney Materials, Composition & Proportion

Chimneys, flues, and vents can be used to create visual contrast. All flues shall be enclosed with a chimney cap and fitted with a spark arrestor.

D. Exterior Windows and Doors

1. Scale, Composition & Proportion: Window and door patterns and reveals should be carefully studied to create interest, variety, and consistency. Uninterrupted bands of windows and doors shall not be allowed on any building. Window and door locations shall be carefully considered to avoid being obscured by accumulating snow.
2. Materials: Windows and doors shall be constructed of natural, stained, or painted wood or prefinished enamel, colored aluminum, or steel cladding. Glass curtain walls shall not be approved. Mirrored glass shall not be used. White vinyl triple glazed windows are acceptable.

3. Windows shall achieve a minimum of 20 percent window area to floor area ratio for each room. The ARC can provide a variance depending upon the design situation.

E. Decks, Balconies & Terraces.

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.
2. Materials: Low level decks shall be skirted to grade. Decks which are not practical to skirt shall be designed to ensure that the underside of the deck is integrated with the design of the building.

F. Building Color

Exterior color schemes throughout Quail Ridge shall emphasize the natural tones of the surrounding natural environment.

G. Solar Panels

The installation and use of solar panels for energy use for the residence is permitted, subject to plan and design approval of the ARC. The location of solar panels for each residence is limited to the roof of the residence. The number of solar panels shall be determined by the solar panel supplier/installer.

VII. SIGN REGULATIONS

A. Residence Identification

Per Section 7.13 of the Quail Ridge CCRs, owners shall maintain numbers either on the house itself and/or at the driveway entrance. Curbside numbering identifying residences shall be placed by each owner in an approved location on the property, no greater than 10 feet from the street and no greater than 5 ft. from the drive. The address marker should be made of materials consistent with the construction of the home and may include stone, wood, and metal. Numbers shall be at least 3 inches high and 2 inches wide in stroke. The identification shall be clearly visible to emergency vehicles from the adjacent street at all times.

B. Contractor and Realtor Sign

Contractor Sign. A construction sign with appropriate contact information may be placed on a lot only during the construction period. Such signs may be no more than 5 square feet. The sign must be removed immediately upon approval of Final Inspection Application (Form No. 3) or no longer than twelve (12) months, whichever occurs first. Appropriateness of signs will be determined by the ARC.

Real Estate for Sale Sign. A standard broker/realtor sign may be placed on property that is for sale. Such signs may be no more than 5 square feet. Signs must be removed immediately upon closing of the sale or listing expiration. Appropriateness of signs will be determined by the ARC.

C. Temporary

Signs of a temporary nature such as “Open House” or “Model” need not be approved by the ARC but must be removed when not in use.

VIII. CONSTRUCTION PROCEDURES

A. Approvals Required Before Construction Starts

1. Permits: Construction shall not commence until Final Plan Approval (Forms No. 1 and No. 2 for new home construction and Form No. 5 for exterior remodel/design changes) has been received and approval issued by the ARC. Building construction and landscaping must strictly conform to the approved final plan and must be completed within twelve (12) months after obtaining the Final Plan Approval for new home construction and six (6) months for exterior construction design change of existing home or property, unless specific written extension is granted by the ARC.
2. Erosion Control: All disturbed areas of the site shall be protected from erosion during and after the construction period. Erosion control measures must be taken during construction to ensure soil stabilization, sediment control, and timely revegetation.

B. Building Inspections

The ARC will not inspect projects for building code conformance; this is the responsibility of the owner and contractor. The ARC, from time to time, will review the construction sites for conformance to these design standards. It is also the responsibility of the Applicant or the Applicant's builder to contact the state and other authorities regarding electrical, plumbing and other required inspections.

IX. CONSTRUCTION PHASE

A. Construction Regulations

All property owners, as well as the Quail Ridge Homeowners Association, are concerned that natural beauty always be protected as much as possible, including the times when Contractors are working at Quail Ridge. Therefore, the following regulations apply to all Contractors and their employees as well as service personnel while at Quail Ridge:

1. Owners are required to apply for permission and receive approval prior to any development of a lot using Form No. 2.
2. No construction activity will commence prior to 7:00 a.m. and must halt no later than 6:00 p.m., Monday – Saturday. The ARC may grant a variance to work beyond 6:00 pm. No work shall be performed on Sunday.
3. Contractors are required to always keep their job sites as neat and clean as possible. Trash and discarded materials will be removed daily. All trash stockpiled for removal shall be located in the rear of the residence until removed. There will be no stockpiling of materials or trash on adjacent roads or property. Dumpsters must be provided by the Owner. Trash not removed may be removed by Quail Ridge and all costs thereof shall be deducted from the construction deposit.
4. Contractors will use only the utilities provided on the immediate site on which they are working.
5. Any damage to roads, drainage inlets, street signs, utilities, etc. will be repaired by the

Contractor. If not repaired on a timely basis by the Contractor, Quail Ridge will do so and will deduct such costs from the construction deposit.

6. The established speed limit within Quail Ridge is 15 miles per hour for all vehicles, including construction light trucks and autos. This must be obeyed.
7. There will be no washing of any concrete truck or chutes on the roads or common property. Any concrete truck washed out must be on the construction site, and debris promptly removed by the Contractor.
8. Operators of vehicles are required to see that they do not spill any materials while within Quail Ridge, and if spillage of a load occurs, operators are responsible for cleaning up. Clean ups done by Quail Ridge will be billed to the responsible party. Please report any spills as soon as possible.
9. On street parking must be kept to a minimum, and workers should be prepared to offload tools or materials from their vehicles and park them off roadways whenever possible.
10. All personnel working in the development are to ensure that they will keep all areas in which they work or travel free of discarded materials such as lunch bags, wrappers and beverage containers. Objects should not be thrown out of cars or trucks.
11. Loud radios or noise will not be allowed within the development. This is distracting and discomforting to property owners and wildlife alike. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
12. Construction equipment, trucks, and trailers may be left on the lot under development overnight but shall not be parked on the street or on adjacent property.
13. Dogs or other pets owned by construction personnel are not allowed.
14. Fires and flash burning of any kind are absolutely prohibited in Quail Ridge.
15. Only bona fide workers are allowed at Quail Ridge. Spouses may drive workers to the construction site and pick them up but must not remain on the property unless they are actual employees of the Contractor or Subcontractor. Children of workers are not allowed at the construction site.
16. Construction personnel shall wear shoes and shirts when on the construction site. Personal vehicles used by workers shall be parked out of view to the greatest extent possible.
17. The only sign allowed to be posted on the site shall be in accordance with Section VII of these Design Specifications. The sign shall be removed from the site at the earlier of 1) completion of the construction of the home or 2) twelve (12) months from the construction application approval (Form No. 3).
18. Metal tracked vehicles will not be allowed on pavement unless pavement is protected by tires, planks or other approved means.

APPENDIX NO. 1 - INFORMATION SHEET FOR BUILDERS AND NEW HOMEOWNERS

Welcome to the Quail Ridge community. Building a new home is an exciting process and we want to help your project be as pleasant and satisfying as possible. The Quail Ridge Architectural Review Committee has these suggestions to help your project go smoothly.

1. Quail Ridge is a private subdivision, which is governed by the Homeowners Association Board of Directors. Every lot owner is responsible for becoming familiar with the CCRs and strictly abiding by that document. Noncompliance will result in administrative action including fines and could lead to legal action if a lot owner displays long-term noncompliance. The Board prefers to be proactive and not reactive or punitive. If you are unsure whether your situation will be compliant with the covenants, please consult with the Architectural Review Committee before proceeding with your plans. The covenants are written for the protection of all homeowners and are enforced for everyone's benefit.
2. Lot owners are responsible for the actions of contractors, subcontractors, and employees. Please observe all speed limits, do not park on roadways, and keep construction sites tidy.
3. It is the responsibility of property owners to abate all noxious weed growth on their lots. The weeds should be destroyed before seed stage.
4. When building a home, common sense and good communication goes a long way toward making a project successful. If you are unsure about anything during your project, please contact the Architectural Review Committee. Many issues can be answered with a phone call, or a decision can be made within 48 hours to keep your project moving. Also, whether you are a builder or homeowner, when starting your project take the time to introduce yourself to the neighbors in the finished properties next to you. Give them your name and number so they can contact you if they have questions or concerns. Remember, if you are unsure, always ask; do not assume. Wrong assumptions can be frustrating and expensive, and we would all like to avoid that.

Sincerely,

Quail Ridge ARC

Mailing address Quail Ridge Homeowners Association
 c/o Western Mountains Property Management
 PO Box 9365
 Kalispell, MT 59904

Email address dawn@westernmountains.com

Phone: (406) 257-1302

APPENDIX NO. 2 - FORMS

I. SUBMITTAL, REVIEW, & APPROVAL PROCESS

The ARC will respond in writing within 30 days to each submittal and will generally be supportive and constructive with positive encouragement of each design approach to emphasize compatibility with overall development appearance. The design review process must be followed for any of the following:

1. Construction of any building.
2. Renovation, expansion, or refinishing of the exterior of any building.
3. Interior changes which affect the exterior design of a building.
4. Major landscape or parking changes.
5. Exterior lighting changes.

In addition to meeting the requirements of this document, an owner must comply with the requirements of all governing agencies.

Contact the ARC through Western Mountains Property Management, (406) 257-1302, Dawn Owens, as early as possible to discuss the project and how best to submit required information and deposits. Electronic submittal of items may be accepted when appropriate. The ARC will determine what items are appropriate for electronic submittals.

Homeowners shall have one year, unless otherwise stated, to complete projects submitted to and approved by the ARC.

II. NEW HOME CONSTRUCTION

A. Preliminary Design Review

If the Owner desires, the ARC will conduct an early “sketch review” of preliminary concepts prior to the preparation of design solutions. This review will provide early project support in principle with suggestions, if necessary, to keep the design process moving along without delay. Information which could be presented would include a Sketch Plan showing the general function layout and massing of everything to go on the lot including, but not limited to, the home, one additional structure, driveway, service area, walks, and all major amenities such as terraces, decks, gardens, etc.

B. Form No. 1 - Design Documents Review Application

The completed application (Form No. 1), design documents, and a \$350 non-refundable design review fee for the residence must be submitted as part of the Design Documents Review Application. Three (3) sets of complete working drawings, specifications and all necessary materials must be submitted to the ARC for review (see below for requirements).

Owners are permitted to engage a reputable, licensed contractor of their choice who has built at least five (5) custom residential homes. The Contractor is to be identified. License type(s) and license number(s) are to be provided, as well as documentation of having built at least five (5) custom residential homes.

Owners shall submit proof that the lot has been professionally surveyed, and all

boundaries have been properly identified.

If the ARC does not grant approval of the Design Documents, it may suggest items be corrected or resubmitted. If it grants final approval, the Owner may submit an application for construction approval using Form No. 2.

Approval of Form No. 1 shall be for a period of twelve (12) months from the approval date. If Construction Application (Form No. 2) is not approved within the twelve (12) month period, the Design Documents Review approval shall be forfeited.

Items to be submitted (both hardcopy and electronically):

1. Dimensional Site Plan: Site plan must be drawn at a minimum scale of 1" = 20' or 1/8" = 1' and must convey a scale representative of all property boundaries, easements, setbacks, existing and proposed contours at 2' intervals and the building footprint. Plans should include proposed walks, driveway, decks, patios, other building, trash enclosures and all site improvements as well as proposed materials to be utilized for such. Mechanical equipment, utility meters, transformers, surface drainage and planting areas should also be identified. All underground utilities including, but not limited to, water lines, sewage lines, telephone lines, cable lines, gas lines, lighting lines, etc. should be located on the plans. The following must be identified on the plans:
 - Setbacks and location of buildings on lot.
 - Building height.
 - Square footage of home compared to lot size.
 - Entry Definition, Overhangs and Facias details.
2. Landscape Plan: The Landscape Plan may be submitted along with the Site Plan, or it may be submitted separately. The Landscape Plan must include the location of the lot features included in the Site Plan and include the addition of flower beds, gardens, fences, additional structure(s), etc.
3. Floor Plans: Floor plans must be drawn at 1/4" scale containing all information necessary for construction as well as square footage.
4. Roof Plan: Roof plan including all roof pitches.
5. Side Elevations: Drawn at 1/4" scale, elevations shall accurately represent the view of all sides of the house. Floor elevations must be delineated, and existing and proposed grade levels must be shown. Building height must be indicated.
6. Electrical Plan: Electrical Plan must highlight exterior lighting.
7. Additional Drawings, desired but not required
 - a) Foundation Plan: Foundation plan indicating dimensions of concrete footer and slab thickness, rebar pattern with attachment of slabs to stem walls.
 - b) Floor Joist Framing Plan.
8. Materials Board: A materials board indicating exterior siding, trim, fascia, soffit, timber, batten board, gables and shingles, exterior stone samples, window colors,

roof materials and flashing, exterior paving materials, exterior finish colors, and exterior lighting fixture cut sheets must be submitted.

A document with links to each of these required materials with corresponding colors may be submitted in lieu of a physical materials board.

Refer to Appendix #4 for an example of a materials board.

C. Form No. 2 - Construction Application

Once the Design Documents Review (Form No. 1) is approved, the Construction Application (Form No. 2) can be submitted.

Approval of Form No. 2 grants authorization for construction. All construction (interior & exterior) must be completed within a period of twelve (12) months from the approval of Construction Application (Form No. 2).

All items below are required.

1. Completed Form No. 2 - Construction Application: Completed and signed Form No. 2.
2. Refundable Construction Deposit: At the time this application is submitted, the Owner must submit a construction deposit in the amount of \$5,000.00. This deposit, or portions of it, may be used by the ARC to repair damage to roads or shoulders caused by construction, site clean up, adjacent property clean up, or removal of material from roadways or unauthorized storage areas and any other reason the ARC deems necessary to guarantee correcting damages caused by construction.

In the event the ARC utilizes said construction deposit, or a portion thereof for any reason, the Owner within 2 weeks of notification must reimburse all monies spent by the ARC. Two working days will be considered sufficient notice by the ARC for correction of such deficiencies. After two working days, the ARC may take corrective action. Any unused portion of the construction deposit shall be returned upon completion of the home construction and landscaping.

3. Insurance: The General Contractor must provide the ARC with ACORD certificates of commercial general liability and automobile insurance 15 days prior to commencement of construction. The minimum limits required are as follows: respects commercial general liability insurance, \$1,000,000 each occurrence / \$2,000,000 general aggregate; respects automobile insurance, \$1,000,000 limits of automobile liability for vehicles owned by general contractor and hired and non-owned vehicles. The General Contractor is also required to furnish the ARC with a certificate of workers compensation insurance* with \$1,000,000 limits of employer liability insurance. Any and all subcontractors hired by the General Contractor need to provide the General Contractor with certificates of general liability, automobile liability and workers compensation insurance* prior to working at the construction site. All General Contractors and Subcontractors must comply with all OSHA and Montana Safety Culture Act requirements. The ARC requires that all of these policies be written with reputable companies authorized to do business in Montana, and the insurer must have a current AM Best rating of A

or better. The certificate must have a 30-day cancellation notice and certificate holder needs to read;

Quail Ridge Homeowners Association
c/o Western Mountains Property Management
PO Box 9365
Kalispell, Montana 59904

The certificate holder needs to show on the ACORD certificate as an additional insured respects commercial general liability.

** Workers compensation insurance is required by Montana Department of Labor and Industry when the construction contractor is part of a business entity with employees - identified as "Employer" on the Contractor Registration (CR). CRs with identification of "No Employees", "Leased Employees", or "Bid Only" (can only bid construction work and cannot perform actual work) are not subject to workers compensation coverage requirements on employees. Independent contractors must either secure an Independent Contractor Exemption Certificate (ICEC) or self-elected workers compensation insurance.*

D. Form No. 3 - Final Inspection Application

Upon the completion of the new construction, the Owner will need to file a completed Form No. 3 – Final Inspection Application with the ARC.

Upon receipt of Form No. 3, the ARC will either grant final approval or note discrepancies yet to be completed. Upon final approval, the ARC will refund any remaining deposit due to the Owner.

Form No. 3 includes signatory requirements for the Owner and Contractor to certify the completed project's approved construction / landscaping plans and specifications represent the "as built" condition, including any approved modifications.

E. Form No. 4 – Owner's Authorization Form

Should the homeowner wish to designate an agent, Form No. 4 – Owner's Authorization Form shall be utilized to designate the Agent.

1. The form shall include the lot number and address in addition to the name, address, phone number, and email address of the authorized agent.
2. The authorization will remain in place until a written notice from the homeowner or as designated on the form.

III. Exterior Remodel/Design Change Application

Improvement / alteration of existing home or property, including additions, landscape elements and any alterations to the exterior, will require review by the ARC. To facilitate this process, the Owner should submit a completed Quail Ridge Form No. 5 – Exterior Remodel/Design Change Application and required items.

Exterior Remodel/Design Change Application (Form No. 5) approval shall be for a period of six (6) months from the approval date. If construction has not commenced and been completed within the said six (6) month period, the approval shall be forfeited.

A. Form No. 5 – Exterior Remodel/Design Change Application

When submitting for review of proposed improvements, the submittal must include, but is not limited to, the items below. Approval of Form No. 5 grants commencement of project.

1. Completed Form No. 5 – Exterior Remodel/Design Change Application: The ARC will either grant approval or state reasons for the rejection of the project and normally will offer suggestions for improvement. Approval of Form No. 5 grants approval to proceed with the project.
2. Letter of Intent: The Owner should inform the ARC as to the intent and purpose of the proposed improvements.
3. Color Samples: Samples are most important when applying for improvements approval because of the necessity of matching existing materials. Provide a Construction Materials Sample Board if appropriate. The sample board may be submitted electronically with links to the specific brands and colors.
4. Site Plan: A plan with dimensions of the property must be submitted showing the location of the proposed improvements.
5. Drawings: Sufficient plans and elevations shall be submitted to adequately define and explain the improvement.
6. Contractor License: Required when General Contractor is being used for project. The Contractor is to be identified. License type (s) and license number(s) are to be provided.
7. Insurance: Required when General Contractor is being used for project. The General Contractor must provide the ARC with ACORD certificates of commercial general liability and automobile insurance 15 days prior to commencement of construction. The minimum limits required are as follows: respects commercial general liability insurance, \$1,000,000 each occurrence /\$2,000,000 general aggregate; respects automobile insurance, \$1,000,000 limits of automobile liability for vehicles owned by general contractor and hired and non-owned vehicles. The General Contractor is also required to furnish the ARC with a certificate of workers compensation insurance* with \$1,000,000 limits of employer liability insurance. Any and all subcontractors hired by the General Contractor need to provide the General Contractor with certificates of general liability, automobile liability and workers compensation insurance* prior to working at the construction site. All General Contractors and Subcontractors must comply with all OSHA and Montana Safety Culture Act requirements. The ARC requires that all of these policies be written with reputable companies authorized to do business in Montana, and the insurer must have a current AM Best rating of A or better. The certificate must have a 30-day cancellation notice and certificate holder needs to read:

Quail Ridge Homeowners Association
c/o Western Mountains Property Management

PO Box 9365
Kalispell, Montana 59904

The certificate holder needs to show on the ACORD certificate as an additional insured respects commercial general liability.

** Workers compensation insurance is required by Montana Department of Labor and Industry when the construction contractor is part of a business entity with employees - identified as "Employer" on the Contractor Registration (CR). CRs with identification of "No Employees", "Leased Employees", or "Bid Only" (can only bid construction work and cannot perform actual work) are not subject to workers compensation coverage requirements on employees. Independent contractors must either secure an Independent Contractor Exemption Certificate (ICEC) or self-elected workers compensation insurance.*

B. Form No. 3 – Final Inspection Application

Upon receipt of Form No. 3, the ARC will either grant final approval or note discrepancies yet to be completed.

Form No. 3 includes signatory requirements for the Owner and Contractor, to certify the completed project's approved construction / landscaping plans and specifications represent the "as built" condition, including any approved modifications.

IV. Other Project Design Review Application

A. Form No. 6 – Other Project Design Review Application

Form No. 6 is for all other project design that is brought by existing homeowners. Examples of other projects include fences, sheds, gardens, exterior painting, generators, solar panels, play areas, landscaping, etc. that were not included on Form No. 2, Construction Application.

- 1. Shed or Outbuilding** - Only a single gardening shed or other outbuilding (playhouse, greenhouse, etc.) with 160 maximum square floor feet shall be allowed. Any outbuilding shall be constructed in keeping with the construction and architecture of the home located on the lot and shall present an exterior appearance similar to the home. Any outbuilding shall be kept and maintained in good condition, repair, and appearance. The Architectural Review Committee must approve the size, location and design of any outbuilding prior to construction. The Architectural Review Committee may grant variances to the provisions of this section.
- 2. Gardens** – The form shall include a site drawing locating the garden. The size of the garden shall be designated whether it is an in-ground garden or raised bed garden. Raised bed gardens must indicate the type of construction material to be used for the raised beds.
- 3. Exterior Painting** – The form shall include paint samples or links to the manufacturer including specific colors, designating base and trim colors. Exterior colors shall be of natural, earth tones.

4. **Fences** - No fence shall be over four feet in height. There shall be no fence forward of the rear of the house. There shall be no solid privacy fences. The appearance, height, location and construction materials of all fences must be approved by the Architectural Review Committee prior to construction.
5. **Generators** – A site layout of the generator location is required. The generator shall be installed on a concrete or gravel pad or material as sized and specified from the generator installer. The noise level shall not exceed 65 db under load. Muffler silencer may be required depending upon location of generator in relation to adjacent residences. Screening or fence may also be required.
6. **Solar Panels** – Solar panels are allowed as designed by the solar panel manufacturer and installer. All solar panels must be installed on the roof of the residence or garage.
7. **Landscape and Irrigation Plans** – Plans should indicate extent and location of all plant beds, landscape features, ground materials, and turf areas to be mowed and irrigated. Landscape lighting type, location, and wattage should also be included.
8. **Other** – Other projects will be reviewed as requests are received. All projects require layout drawings and details as determined by the ARC.

V. **DISAPPROVAL AND ASSESSMENTS**

The ARC may reject and disapprove of any work or construction proposed to be performed or suspend any construction in progress on any Owner's property if the Owner is in violation of any of the Restated Declarations of Covenants, Conditions and Restrictions of Quail Ridge or these Design Specifications.

APPENDIX NO. 3 - ARCHITECTURAL REVIEW COMMITTEE FORMS

The following is a list of administrative forms related to the approval process for new lot owners planning to construct a new residence or existing lot owners planning to remodel and/or make changes to a driveway, landscape, fence, wall or exterior lighting.

- **Form No. 1** - Design Documents Review Application
- **Form No. 2** - Construction Application
- **Form No. 3** - Final Inspection Application
- **Form No. 4** – Owner’s Authorization Form
- **Form No. 5** - Exterior Remodel/Design Change Application
- **Form No. 6** - Other Project Design Review Application

The individual forms follow this list.



Form No. 1 DESIGN DOCUMENTS REVIEW APPLICATION

(Please include three (3) sets of drawings, one electronic file of all drawings, and the non-refundable Design Review fee in the amount of \$350.00 made payable to “Quail Ridge Homeowners Association.”)

Date Prepared: _____ Date ARC Received: _____

Provide the following Owner information:

| | Name | Street Address | Phone # | E-mail | Lot # |
|-------|------|----------------|---------|--------|-------|
| Owner | | | | | |

IF OWNER IS NOT MAKING SUBMISSION, PROVIDE ‘OWNER’S AUTHORIZATION FORM’ TO AUTHORIZE A DESIGNEE TO ACT AS AGENT ON BEHALF OF OWNER.

Provide the following:

| | Name | Address | Phone # | E-mail | License # |
|------------|------|---------|---------|--------|-----------|
| Contractor | | | | | |
| Surveyor | | | | | |

It is understood and agreed that Design Documents Review Application (Form #1) approval when granted shall be for a period of twelve (12) months from the approval date thereof. If Construction Application (Form No. 2) approval is not granted within twelve (12) month period, this Design Documents Review Application approval shall be forfeited.

It is understood that all construction (interior & exterior) and landscaping must be completed within a period of twelve (12) months from the approval of the Construction Application (Form No.2) unless extended by the ARC.

Signed: _____ Date: _____
 Owner or Authorized Agent

 Design Documents Review Application Approved: Yes No Date: _____

Comments:

Signed: _____
 Architectural Review Committee



Form No. 2 CONSTRUCTION APPLICATION

Page 1 of 2 (Please include the refundable construction deposit of \$5,000.00 made payable to “Quail Ridge Homeowners Association”)

Approval of **Form No. 2** grants authorization for construction.

Date Prepared: _____ Date ARC Received: _____

Date of Design Documents Review Application Approval (**Form No. 1**): _____

Provide the following Owner information:

| | Name | Street Address | Phone # | E-mail | Lot # |
|-------|------|----------------|---------|--------|-------|
| Owner | | | | | |

IF OWNER IS NOT MAKING SUBMISSION, PROVIDE ‘OWNER’S AUTHORIZATION FORM (Form No. 4) TO AUTHORIZE A DESIGNEE TO ACT AS AGENT ON BEHALF OF OWNER.

Provide the following Contractor Information:

| | Name | Address | Phone # | E-mail | License # |
|------------|------|---------|---------|--------|-----------|
| Contractor | | | | | |

Construction Approved: Yes No Date: _____

Comments:

Signed: _____
 Architectural Review Committee

AGREEMENT,

I hereby agree that I have read and understand the Quail Ridge Design Specifications and Project Requirements and will abide by said specification and requirements and shall perform the Construction approved herein in accordance with the final approved Design Review Documents. I will not make any changes without prior approval by the ARC.

I understand that my deposit may be used to make corrections for unauthorized work, to clean up site clutter, repair streets, trees or road shoulders, and perform any other actions or repairs that are required to remedy infractions or violations to the Design Specifications.

It is agreed that a conference shall be held between the Owner and Contractor prior to construction to review all Documents and assure the parties' adherence to the Design Specifications and Project Requirements.

I shall promptly pay any additional fees, fines or assessments for the stated purpose should I be required by the ARC.

I further agree to submit within 15 days prior to commencement of construction an insurance certificate naming Quail Ridge Homeowners Association as an additional insured on Owners and Contractors Policy.

I understand and agree that all construction (interior & exterior) and landscaping must be completed within a period of twelve (12) months from the approval of this Construction Application.

Signed: _____
Owner or Authorized Agent

Date: _____

Signed: _____
Contractor

Date: _____



Form No. 3

FINAL INSPECTION APPLICATION

Date Prepared: _____

Date ARC Received: _____

Requested Date for Inspection by ARC: _____

Provide the following Owner information:

| | Name | Street Address | Phone # | E-mail | Lot # |
|-------|------|----------------|---------|--------|-------|
| Owner | | | | | |

IF OWNER IS NOT MAKING SUBMISSION, PROVIDE 'OWNER'S AUTHORIZATION FORM' (Form No. 4) TO AUTHORIZE A DESIGNEE TO ACT AS AGENT ON BEHALF OF OWNER.

I certify the completed project's approved construction / landscaping plans and specifications represent the "as built" condition, including any approved modifications. Construction has been completed and all work done conforms to State, County and Local Codes and Quail Ridge specifications.

Signed: _____
Owner/Authorized Agent

Date: _____

Signed: _____
Contractor

Date: _____

Amount Deposit Returned: _____

Amount Deposit Withheld: _____

Comments:

Signed: _____
Architectural Review Committee

Date: _____



Form No. 4

OWNER'S AUTHORIZATION FORM

This agreement dated this _____ day of _____, 20____, shall authorize the Quail Ridge Homeowners Association to recognize as my Designated Agent: _____, to represent me on all matters relating to the construction on lot # ____ located at the street address of _____, Kalispell, MT 59901.

DESIGNATED AGENT

Name: _____

Address: _____

Phone Number(s): _____

Email Address: _____

I understand and agree that I am responsible for the actions of my Agent and that this authorization shall continue until _____ or my written notice to the Quail Ridge Homeowners Association to terminate this authorization has been received by the Architectural Review Committee.

Agreed to and accepted this _____ day of _____, 20____.

By: _____

Property Owner

By: _____

Designated Agent

Accepted by the Quail Ridge Homeowners Association

By: _____ Date: _____



Form No. 5

Page 1 of 2

EXTERIOR REMODEL/DESIGN CHANGE APPLICATION

Please include three (3) sets of drawings.

Approval of **Form No. 5** grants approval to proceed with project.

Date Prepared: _____

Date ARC Received: _____

Provide the following Owner information:

| | Name | Street Address | Phone # | E-mail | Lot # |
|-------|------|----------------|---------|--------|-------|
| Owner | | | | | |

IF OWNER IS NOT MAKING SUBMISSION, PROVIDE 'OWNER'S AUTHORIZATION FORM' TO AUTHORIZE A DESIGNEE TO ACT AS AGENT ON BEHALF OF OWNER.

Provide the following (if applicable):

| | Name | Address | Phone # | E-mail | License # |
|------------|------|---------|---------|--------|-----------|
| Contractor | | | | | |

Proposed Project/Change (attach sketch or drawings):

Reason for Project/Change:

It is understood and agreed that this Exterior Remodel or Design Change approval when granted shall be for a period of six (6) months from the approval date hereof. If construction has not been commenced and completed within the said six (6) month period, this approval shall be forfeited.

Signed: _____
Owner or Authorized Agent

Date: _____

Exterior Remodel/ Design Change Approved: Yes No Date: _____

Comments:

Signed: _____
Architectural Review Committee

Form No. 5

Page 2 of 2

AGREEMENT,

I hereby agree that I have read and understand the Quail Ridge Homeowners Association Design Specifications and Project Requirements and will abide by said Rules and shall perform the exterior remodel or design change in accordance with the final approved Exterior Remodel/Design Change Application. I will not make any changes without prior approval by the ARC.

It is agreed that a conference shall be held among the Owner and Contractor prior to construction to review all Documents and assure the parties adherence to the Design Specifications and Project Requirements.

I shall promptly pay any additional fees, fines or assessments for the stated purpose should I be so requested by the ARC.

I further agree to submit within 15 days prior to commencement of construction an insurance certificate naming the Quail Ridge Homeowners Association as an additional insured on Owners and Contractors Policy.

I understand and agree that all construction and/or design changes must be commenced and completed within a period of six (6) months from the approval of this **Exterior Remodel/Design Change Application**.

Signed: _____
Owner or Authorized Agent

Date: _____

Signed: _____
Contractor

Date: _____

Form No. 6

Page 2 of 3

VEGETABLE GARDEN: The CCRs do not specifically address vegetable gardens, but their appearance is expected to be aesthetically pleasing and to adhere to all other covenants regarding fencing and location.

Please provide a sketch of the garden's placement on the lot as well as the following information:

Type: In Ground Raised Bed

Length: _____ Width: _____ Height: _____ Fence Height (if applicable): _____

Fence Material: Chain Link Color: _____

Other (Describe): _____

If raised beds are to be placed on the lot, please attach a detailed description of the beds.

EXTERIOR PAINTING: Homeowners wishing to change the exterior color of their home must receive approval from the Architectural Review Committee (ARC).

Please submit color samples of the proposed changes:

Primary House Color: _____

Primary Trim Color: _____

Secondary Trim Color: _____

OTHER: Please attach a description and sketch of other exterior projects which may impact the overall desirability of living in Quail Ridge, such as the installation of generators or deck, patio or landscaping modifications that will change the appearance of your property substantially. You may contact WMPM for guidance regarding the information that is required to be submitted for review of your project.

COMMENTS:

Form No. 6

Page 3 of 3

LOT OWNER:

Name: _____ Lot Number: _____

Phone: _____ Email Address: _____

Mailing Address: _____

SIGNED: _____ **DATE:** _____
Owner

ARC USE ONLY: APPROVED: **DENIED:**

SIGNED: _____ **DATE:** _____
Architectural Review Committee

APPENDIX NO. 4 - CONSTRUCTION MATERIALS SAMPLE BOARD

Quail Ridge requires you to submit a Construction Materials Sample Board outlining the materials to be used during any type of construction or reconstruction to your home or lot. For the quickest and most efficient approval the ARC recommends a sample board to look as follows:

| | |
|----------------------------------|-------------------|
| 2' Width | |
| Roof Materials: | |
| Timber Details & Doors: | |
| Fascia/Soffit/Trim: | |
| Board & Batten: | Window Materials: |
| 4' H e i g h t | Other: |
| | Gable & Shingles |
| Siding Materials: | Description: |
| Driveway & Sidewalks: | Description: |
| Rockwork: | Description: |

CONSTRUCTION MATERIALS SAMPLE BOARD
Electronic Construction Materials Sample Board (Example)

Exterior Selections
Quail Ridge Drive, Kalispell, MT 59901
[Date]

Roof/Shingles: Owens Corning TruDefinition Architectural Shingle — Estate Gray
<https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration?color=estate-gray>

Siding: Preprimed LP lap siding (7-71/4" reveal) and 4" Smart Trim Corners Sherwin Williams SW9164 Illusive Green <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-byfamily/SW9164-illusive-green>

Gable: Shakes - LP material color: SW6198 Sensible Hue <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-byfamily/SW6198-sensible-hue>

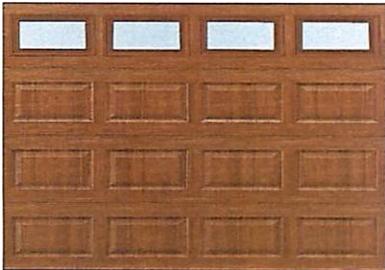
Fascia , Soffit, Trim: 4" Smart Trim Window trim, combination of solid and vented 2' soffit. Sherwin Williams S W7012 Creamy <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-byfamily/SW7012-creamy>

Front Columns: Fir/larch stained SW 3504 Woodridge <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/staincolors/details/SW3504-woodridge>

Front Door: Therma True Classic Craft American Style CCA8230 — Wildflower Honey
<https://www.thermatru.com/explore-products/door-style/CCA8230-SDL?finishId=wildflower-honey>

Garage Door: 16' x 8' Amarr Metal/insulated garage door
<https://www.amarr.com/residential/collection/lincoln>

Would look more like:



Window Materials: Vinyl Milgard Tuscany casement. Grids included on front and first two windows on each side. White interior & exterior <https://www.milgard.com/windows/tuscany-series>

Driveway: Asphalt

Sidewalk/Back patio: Concrete

Deck: Framing (fascia board, stair stringer, joists & posts: Fir/larch stained SW3508 Covered Bridge stain <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/staincolors/details/SW3508-covered-bridge>

Decking & stair tread: Trex Decking Select color Saddle <https://www.üex.com/inspiration/colors/>

Railing: FE26 Steel railing Black <https://fortressbp.com/railing/fe26>