

ATTACHMENT B

INDIAN SPRINGS RANCH Eureka, Montana **Design Guidelines**

Introduction and Overview

Indian Springs Ranch is a golf and active lifestyle community located in Eureka, Montana. The natural environment consists of broad grassy meadows with foothills from softly rolling to steep, several ponds, a wooded springs area, and a spring-fed creek running through the center of the property. These beautiful and peaceful surroundings must be carefully nurtured to support the planned Indian Springs lifestyle.

Some 330 home sites are planned in a 370-acre area. The overall intent is to create a community where families, singles, empty nesters (retired or working), can live in a neighborhood 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.

Planned offerings for an active lifestyle include a golf course with an extensive practice facility, tennis courts, pool, fitness center, hiking or walking trails for bird watchers and wildlife lovers, and craft or workshop areas.

The Design Guidelines introduced in these pages are to provide an overall framework for residential design in Indian Springs Ranch. The guidelines are intended to:

- Preserve and maintain the inherent qualities of the Indian Springs Ranch environment.
- Guide potential homeowners and builders to plan home designs meeting the intent of the community, while limiting designs and practices not meeting this intent.
- Promote a sense of cohesiveness and standards that visually unite the community with architectural design, landscape design and site planning.
- Preserve quality, integrity, individuality, and enduring value for every Owner.
- Remain sufficiently flexible to allow individuals the opportunity to explore personal expression, resulting in inspiring, innovative, and creative homes
- Explain the approval process for home design reviews, and construction regulations.

Pursuant to Indian Springs Ranch's Declaration of Covenants, Conditions and Restrictions, (CC&R's), a Design Review Committee (DRC) will adopt these Design Guidelines. They apply to all Lots and Parcels located within the development, and each home must pass through a design review process before construction to ensure the guidelines are met.

Membership

All property Owners are members of the Indian Springs Ranch Homeowners Association ("ISRA") and thereby are subject to the Covenants, Conditions and Restrictions ("CC&R's"), and the By-laws and rules of ISRA. The membership and responsibilities of membership also extend to all individuals leasing property from Indian Springs Ranch property Owners and Builders who purchase Lots for the purpose of building custom homes.

The Developer and ISRA reserve the right to place liens on properties for unpaid fines, the

right to seek Temporary Restraining Orders for violations of any provision of these design guidelines, CC&R's or ISRA by-laws and reserve the right to any other remedy available to them under law and/or equity including attorneys fees.

Design Objectives

To retain the natural grassland and rolling foothills feel of Indian Springs Ranch, the homes, recreation facilities, and features must not overcome the natural environment. Integrating topography, trees, vegetation, and other natural features of the land is critically important. Accordingly, each home should be oriented and designed in response to the individual characteristics of its site and site as a whole. The siting of the home is the first stage of design review.

Buildings at Indian Springs Ranch should be low-profile, below or matching the skyline when viewed from a distance, and maintaining sight lines to hills, mountains, woodlands and watercourses. In short, buildings should blend in rather than stand out. In general, height restrictions will limit buildings to 1½-stories, although some sites may allow two stories. Outside the buildings, the natural prairie grassland look must be retained on common property and much of the golf course. The local natural feel must not be overwhelmed by cityscape – grass lawns, paving, and non-native plants. The exterior shape and design of homes should complement the natural environment. The schematic drawings demonstrating this are the second phase of design review.

The colors and materials of buildings in Indian Springs Ranch must also complement the natural environment. This can be achieved with natural materials such as wood, stone, or brick, and some man-made materials in appropriate colors. Appropriate colors include the muted color tones visible in the grasslands, hills, and mountains. Harsh artificial materials and large expanses of primary colors will not achieve this intent. Materials and colors, therefore, are the third stage of design review, in conjunction with a review of complete building plans.

Finally, the landscaping around the finished home must complete the blending of homes and land. Each home requires a landscape plan (after construction) to do so; this is the final stage of design review.

The following Design Guidelines should be read in conjunction with the Design Guidelines CD included with this booklet, presenting examples of acceptable and unacceptable architecture and colors.

Building Envelope and Buildings

On each site, a Building Envelope will be established to define the area in which a home and any accessory buildings such as garages may be sited. Setbacks from lot lines to Building Envelope will vary with the specific natural features of individual sites; specific minimum setbacks for the entire community have not been set. For example, a Lot near a waterway will have a Building Envelope set back from the water to limit the impact on established wildlife habitats. Shared driveways are encouraged to reduce construction impacts. Minor natural areas and washes are important biological habitats and should be preserved.

No more than one home and one guesthouse may be constructed on any Residential Lot. No guesthouse which includes a kitchen will be permitted. Where permitted, a Guest House should be designed as a single visual element with the Home, and should be visually connected by walls, courtyard, or other major landscape elements. A guest suite, without a kitchen, may be constructed on some larger Residential Lots, either detached from or attached to the Home, with the approval from the DRC and as permitted by the local governing authority. No guest house or guest suite may be leased or rented separately from the main Home.

Combining Lots

An Owner of two contiguous Lots may combine the Lots into a single Lot only with the prior consent of the DRC. When considering combining Lots, the Owner must recognize that the size and location of the Building Envelope shall remain the same as depicted on the original Custom Lot Criteria of the original Lots. Any request for changes to the Building Envelope due to the specific Lot configurations is subject to DRC approval. If such a revision is desired, the Owner or his representative is urged to submit a proposed revised Building Envelope for combined Lots prior to acquisition and/or as early in the design process as is reasonable prior to preliminary submittal. Specific focus will be placed on, but not limited to the following:

1. Adverse impacts to adjacent properties due to adjustments in Building Envelope.
2. Preservation of view corridors both to and from the newly configured Lot.
3. Building height restrictions.
4. Architectural massing (specifically with respect to overwhelming the natural setting).

The plat for a newly configured single Lot must be approved (if required) by appropriate governing authorities and must be recorded. All expenses associated with recording the new Lot and pursuing governmental approvals are the responsibility of the Owner.

Further Division of lots

Lots included in the final Plat of ISR may not be further divided. Only lots that have been combined to create a larger lot may be broken apart. Family Transfers or any other exception to the subdivision rules may not apply, however boundary line adjustments may be utilized upon review by the board of ISR.

Siting, Massing, Scale, and Proportion

Massing is the arrangement of three-dimensional building solids that form the exterior of the home. Each Home must be composed of multiple masses with each mass distinguished by a minimum vertical and horizontal offset of two feet (2'). At least two distinct masses, with a maximum of a 50' dimension along any given wall plane, must be visible from each building elevation and the size of each must be in proportion to the overall scale of the Home.

Within the Building Envelope, the massing of the home should be organized as a whole, and should not appear as a mixture of unrelated forms. The massing of the forms comprising the home should be established by the elements that are characteristic of the architectural style, and should be suitable for the site as a whole. Bulky homes and homes that overwhelm the natural setting will not be permitted. The following techniques are appropriate to achieve proper siting, massing, scale, and proportion:

Location and Form

- Sensitivity to design and siting of the home among various ecological elements.
- Varied setbacks for components such as the garage, porches, decks and entries.
- Staggered offset wall planes on each facade.
- Massing characterized by a series of stepping forms.
- Facade element breaks on both front and rear facades of the building.

Roof Form and Configuration

- Pitched roof lines compatible with the overall character of the local topography.
- Primary roof forms of gables and hips with multiple combinations.
- Punctuated roof plans with window or vented dormers.
- Pitched roof lines should not extend more than 50' in any direction without either a vertical or horizontal change in direction.
- Overhangs proportionate to the building (larger overhangs are encouraged).

Building Exterior Treatment

- Combinations of the various approved finished materials.
- Use of material change (vertical and/or horizontal) to break up building form and create movement along the facade
- Dominant material may comprise a maximum of 70% of each primary elevation.
- Walkout basement walls should be an extension of the main structure, using materials such as brick and stone to form the base and transition to the ground plane.
- Exposed unfinished concrete footings should extend <6" above finished grade.
- Stone and brick, where applied, should penetrate the ground plane, so as not to appear as a veneer.
- Finishes should not terminate on outside corners; the minimum wrap back is 24".

Porch and Deck Details

- Limitless opportunities to express individual style.
- Utilize shade structures, canopies and walkways.
- Outside people-gathering and activity spaces are strongly encouraged
- Strong horizontal base with ground hugging massing.
- Porches may be combined with entry elements.
- Broad porches with depth of 10' or more are encouraged.
- Railings are preferred to be wood or simple wrought iron.
- Deck support or porch columns must be in proportion to the application.
- Minimum 6"x6" wood columns accented with trim or knee braces, etc., or stone column bases, are strongly encouraged.

Entrance Forms

- Entryways should be a prominent element, private but inviting, and elegant within the home's context.
- Symmetrically or asymmetrically located.
- Minimum width 6'; maximum height 1½ story.
- Columns of wood, brick and stone are encouraged, proportionate with the scale of the entryway, without overemphasizing vertical aspects
- Side lights and transoms are encouraged at entry doors

Doors and Windows

Window projections and window/door detailing patterns should be compatible in scale with the house and architectural style.

- Large wall expanses with undersized windows and minimal detailing are inappropriate.
- Window header heights should adjust with varying plate heights.
- Sill heights at front facades should adjust with varying plate heights.
- Window and door treatment characteristics include:
 - Hard and soft flattened arches
 - Multi-paned windows
 - Oversized shutters, matching window shape and proportions.
 - Bowed or angled bays.
 - Stone, brick, wood and quoin window and door surrounds.
 - Front doors with sidelights and transoms
 - Planters and pot shelves
 - Accent windows in various shapes

Distinctive Details and Features

- Roof dormer vents in various shapes and sizes
- Louvered vents at gable ends
- Lighting fixtures
- Painted gutters and downspouts
- Trellises
- Chimneys in stone, brick, stucco accent and siding
- Wood corbels
- Wainscoting with transitions material change.
- Wood shutters consistent with the architectural style and finish.
- Knee braces at columns and cantilevered elements.

Garages and Accessory Buildings

Many people underestimate their requirements for vehicle parking and storage space in garage layout. Larger garages are encouraged in Indian Springs Ranch, especially when there is a need for truck parking space. Garages, however, must not dominate the street view of the home.

- Garages are required for all homes. Most homes will require two-car garages.
- All garages should be set back at least 1' behind the front surface or plane of the main house structure (exceptions will be considered).
- Garages may be detached, integrated into the main structure, or connected to the home through the use of a breezeway, garden room or other similar elements.
- Integrated garages should be visually removed to reduce the impact onto the street.
- Split and/or separate garage doors are encouraged. No garage door may be larger than a double door. Street-facing garages should have single doors, offset, for two-car garages.
- Rear, three/four car tandem, split designs, and subterranean garages are permitted.
- All garages must be fully enclosed – carports are prohibited.
- The maximum garage door height at front elevation is 9'. On rancher (acre+) properties, a higher door may be permitted to accommodate an RV if the door is appropriately located away from direct view from the street.
- Design of accessory buildings must reflect the selected architectural style of the home, and must be sited appropriately within the Lot.

Height of Homes and Structures

The DRC will prohibit the construction of any Home or other Structure which would appear excessive in height when viewed from the street or other Lots anywhere in Indian Springs Ranch. Because the terrain varies throughout Indian Springs Ranch, building height restrictions will be evaluated by the DRC on a Lot-by-Lot basis; most sites will be limited to 24-25' above Natural Grade, roughly 1½-stories, although some sites may allow two stories.

Building projections such as chimney flues will be reviewed on an individual basis by the DRC and their compliance with the height restrictions determined accordingly.

Retaining walls and other walls not directly supporting a Home or Structure, except screen walls, shall not exceed 8 feet in height, measured from the lowest Natural Grade (measured on the outside of the wall) adjacent to the wall. The appearance of such walls over 6 feet in height must incorporate a 6-foot separation between walls, to be softened by landscaping. Retaining walls which directly support a Home or Structure will be considered part of the elevation and will therefore be included in the overall height restrictions as listed above and reviewed by the DRC accordingly. Screen and free-standing walls may not exceed 4 feet in height measured from the lowest Natural Grade adjacent to the wall.

Materials and Color

Building Materials

Building materials are an important element in maintaining the overall community character. Imaginative use of a combination of materials can create unique designs and a distinctive individual identity for each home.

Additional materials may be permitted, but are subject to review and approval. The listing below includes the preferred materials for construction;

Appropriate Exterior Wall Surfaces

A combination of materials and/or finishes is encouraged. To maintain the general character of Indian Springs Ranch, earth tones and natural finishes are the most appropriate.

- Natural stone such as sandstone, limestone, granite and flagstone.
- Stone cuts with joints raked, pointed, or drystacked. Stone masonry reflective of the surrounding natural environment is preferred over brick masonry.
- Textured decorative block.
- Brick in earth tones, with modeled faces; no combed or raked surfaces
- Masonry elements must be integral to the architecture, not merely an applied feature. Masonry shall wrap masses in their entirety
- Stone grouting thickness should be understated in proportion to stone thickness, or not visible. Large mortar joints and “weeping mortar” are not permitted.
- Lapped, tongue and groove, ship lapped wood siding and board & batten
- Wood fascia, rakes, frieze and trim
- Exposed wood timbers & logs (may be rough-sawn)
- Wood shake wall materials
- Hardi-Plank and Hardi Shingles
- Stucco – in appropriate combination with other materials
- Simulated wood decking – Trex or similar in appropriate colors

Inappropriate Materials

- Brick accents in white, gray and red
- Exposed concrete
- Vinyl
- Unpainted steel or aluminum

Roof Material

Appropriate Materials

- Asphalt (25 year min), slate and concrete flat tile shingles
- Wood shakes
- Monochromatic roof shingles are not permitted
- Metal roofing in non-glare finishes and appropriate colors may be acceptable

Inappropriate Materials

- Flat roofs
- “S” Tile

Windows, Doors and Garage Doors

- Wood windows are highly encouraged; however, appropriately colored aluminum and vinyl are permitted. Natural aluminum is prohibited.
- Wood tilt-up, barn style and sectional roll-up garage doors are permitted
- Garage doors should blend into the overall color scheme to de-emphasize the prominence of the door.

Paving Materials

- Natural stone (including, but not limited to; sandstone, limestone, granite and slate)
- Flagstone
- Natural stone color exposed aggregate, unit pavers, or stamped concrete
- Wire cut brick
- Fired clay or pre-cast concrete pavers, including interlocking pavers.
- Decomposed granite.
- Turf block, grass-crete or equal
- Predominantly black or gray colored pavement
- Asphalt
- Double penetration coat chip seal

Chimneys

- Brick, stone, stucco and siding, and combinations of these materials are acceptable
- Exposed metal flues are not acceptable
- Caps must be painted to complement the home colors

Skylights

- Skylights must be designed as an integral part of the roof, energy conserving, and consistent with the materials of the Home.
- Glazing must be clear or solar bronze; framing material bronze, or matching the roof

Flashing

- All flashing and sheet metal must be colored to match adjacent material

Vents

- All vent stacks and pipes must be colored to match the adjacent roof or wall material
- Vent stacks should be grouped on the side or rear of the roof when possible
- Vents should not extend above the ridge line

Antennas

- Television, radio and CB antennas, satellite dishes larger than 18", and any other broadcasting devices on the exterior of the house, are prohibited
- Ground or structure-mounted satellite dishes are subject to review and approval, and must be appropriately screened and in compliance with any applicable ordinances.

Solar Application

- Passive solar application, or the orientation and design of the Home for maximum winter sun gain to reduce winter heating will be encouraged.
- Solar panels are to be integrated into the roof design and color, and to avoid excessive glare and reflection, screened from the view of adjacent Lots and streets.
- Natural aluminum frames for solar panels are not permitted.

Colors

Color acts as a critical element reflecting Indian Springs Ranch integration into the natural landscape and surroundings. Subdued colors, earthy in nature, blend naturally with the setting and should be used as predominant colors throughout the community. All exposed wood finishes and detailing must be painted appropriate colors or stained.

Blending of colors is encouraged to exhibit a greater sense of richness and capture the natural variation between different materials and within materials such as natural stone.

A wide range of trim and accent colors are permitted on homes to add variety and character, but must be approved by the DRC as part of the review and approval process.

Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the DRC for approval unless repainting in the same colors.

Landscaping

The Indian Springs Ranch landscape concept promotes integration of each home into the natural beauty of the surroundings, relying on the use of indigenous and compatible plant materials. Plantings in natural groves or masses, with occasional singular plantings, reflect the natural landscape. The successful residential landscape gracefully transitions from the design elegance of the structures within the Building Envelope to the inherent rural qualities of the region. Native landscaped materials, plants, trees, grasses, features, etc. are to be preserved and protected. Natural prairie grasses, trees, and turf grasses, over the entire Lot, should be accented with well placed rocks, shrubs, and planting beds.

Shrubs, planted in masses provide visual interest at any time in the year. Grass and turf areas can also provide a multitude of functions in the landscape. The contrast creates areas of a visual base plane from which all other elements of the landscape arise.

Approved non-vegetative ground cover in shrub areas includes tilled topsoil, decorative landscape bark, and decorative stones or rocks in natural colors.

All landscape design plans must be submitted to and approved by the Design Review Committee prior to excavation. The plans should address the objectives of:

- Harmonizing the home and setting with natural contours and surrounding vegetation.
- Smoothing transition between sections of structures and between structures and surrounding land.
- Reducing the visual impact of homes on view lines.
- Creating private space for homes, particularly around decks and porches.
- Eliminating disruption caused by construction to return land to a more natural state.
- Providing a transition from the finished landscape near homes and structures to the natural grassland and/or wooded areas nearby.

Driveways and Driveway Monuments

Each Owner is responsible for extending the driveway to the edge of the street pavement. All repairs due to driveway connection to the street are the responsibility of the property Owner. Driveways should be curvilinear where possible rather than linear to create a more interesting and varied streetscape. Minimum driveway width is 12' with a maximum width of 18' at the point where the driveway flares to the garage access.

All homes are required to have at least one street side driveway monument located at the point where the driveway intersects the property line nearest the street. It may be as simple as a large post or a more elaborate entry monument designed and constructed of materials compatible with the exterior of the home. Regardless of the design, the monument must incorporate a primary light and house numbers and may include a newspaper receptacle (but not an exposed plastic receptacle).

The monument lights must operate on a light sensor that is lighted every night. It will be the Owners' responsibility to replace light bulbs as necessary. Motion sensor lights are not permitted at the street side location.

Drainage Easements

Natural or existing drainage pathways are not to be obstructed. All site improvements must avoid or bridge such pathways without obstruction, and must be finished to prevent erosion. Boulder, stone facing, and landscaping is encouraged to screen drainage structures

Walls and Fences

The design of fencing and walls must be carefully considered in the context of the rural setting. They are most aesthetically pleasing when used in conjunction with plant materials and landscape techniques to reinforce the rural character. Walls or fences may be used for privacy, to delineate the Private Area from the rest of the Building Envelope, and as screening for cars and service areas of the Home.

Perimeter fencing is only permitted where installed by the Developer and will consist of Split Rail fencing 3' in height with 6" posts and three 4" rails. "Rancher" acreage Lots may be perimeter fenced with the approval of the Design Review Committee.

Patio wall/fences are permitted within the front, side and rear yards and must appear to be an extension of the home, located within the construction envelope, and conform to the color standards.

Canine enclosures of approved designs with maximum size of 10'x30' are permitted. They must be screened from view of streets and neighbors, and their locations approved by the Design Review Committee.

Walls and/or shrub screens are required around trash areas, mechanical equipment and propane tanks.

Community fencing may not be altered without the review and written approval of the DRC.

Irrigation

All landscaped areas should utilize individual irrigation system for watering during dry months. For grass fire protection, irrigations systems are strongly encouraged for all homes. The ISRA may impose seasonal restrictions if required.

Landscaping that requires irrigation shall use buried poly or PVC sprinkler system or a drip system. Sprinklers and nozzles shall be selected to provide water compatible with the landscaping, be water conserving in nature, and on an automatic control system. No overthrow onto roads, sidewalks, trails, or neighboring homes is permitted.

Decks, Patios, and Courtyards

All exterior decks, patios, and courtyards should be within the Building Envelope and are subject to DRC approval. Decks must be compatible with the terrain and must be designed using materials, textures and finishes consistent with the home's architectural style. Pressure treated wood must normally be painted or stained, but may be unstained in certain areas with DRC approval.

Patio Structures and Attachments

Patio structures, trellises and gazebos must be built within the Building Envelope and must be consistent with the design of the home. Built-in barbeques, firepits and/or fireplaces must be contained within the rear yard patio or courtyard. Chimney elements must be sited to avoid obstructing views from adjacent properties and set back a minimum of ten (10) feet from any side or rear view fence panel. Also, caution must be exercised to avoid the proximity of smoke to neighboring Homes.

Playground Equipment

Playground equipment and structures and their locations are subject to review and approval by the DRC.

Greenhouses

Greenhouses must be designed as an integral part of and attached to the Home; DRC approval is required.

Mailboxes and Newspaper Boxes

Individual mailboxes are not permitted. USPS-approved mailbox clusters will be provided by the Developer in designated locations in the community. Colored plastic newspaper boxes on metal posts are not permitted. Receptacles may be incorporated into driveway monuments.

Exterior Lighting

Decorative architectural night lighting is required for each Home, in addition to the driveway monument. A wall-mounted pedestrian light post or recessed light fixtures are required near or directly on the entrance of each home. Light fixtures must have internal reflectors to minimize the spread of light outside the lighted or upward, area and shielded to prevent any spillover onto adjacent properties.

No mercury vapor, metal halide or other "Farm" type area lights are permitted.

Water and Electric Meters and Mechanical Equipment

Each Lot must have a water meter and an electrical meter. Meters must be appropriately screened with landscaping materials or enclosed in cabinets as part of the primary home architecture, and must conform to all local utility and building codes.

Air conditioning, heating and soft water equipment must be screened from view and be insulated for sound attenuation. Wall or window units must be appropriately screened from view, and sound insulated to minimize noise impact on adjacent properties. Roof mounted air conditioning units are prohibited.

Propane Tanks

Propane tanks must be approved designs and sizes, and must be appropriately screened from view from the street and neighboring Lots

Utility and Service Lines

No gas, electric, power, telephone, water, sewer, cable television or other utility or service lines of any kind may be placed, allowed, or maintained upon or above the ground of any Lot except to the extent, if any, that underground placement may be prohibited by law or would prevent the subject line from being functional. Above ground service pedestals, splice-boxes, switch cabinets and transformers will be permitted, where required for public utilities or landscaping of Common Areas; these above-ground items must be appropriately screened.

Signage

Temporary Signs

Temporary signs, such as construction signs, must be approved and meet standards.

Street Signs

Street signage will be provided by the Developer.

House numbers

Two house number/address signs are required per unit. One sign shall be located on either the garage or entry of the house. The other shall be located on the driveway monument and lighted for nighttime visibility from the street.

Lighting

The lighting criteria for Indian Springs Ranch are intended to create a unified, natural effect which will not interfere or compete with night time views. There will be no streetlights or high-intensity exterior lighting. Lighted driveway monuments, house identification lighting, and entry lighting are required. Additional exterior lighting should be diffused and low intensity. No upward-directed lighting will be permitted without effective shielding.

Additional lighting may only be approved by the DRC if it is limited to a small area within the Building Envelope and will not result in excessive glare. To allow each Owner the flexibility and freedom to creatively resolve unique conditions, the DRC will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties and Common Areas on a case-by-case basis.

As part of the Landscaping Plan for each plan, a lighting plan including all lighting designs and location must be submitted to and approved by the DRC. A lighting design approved as part of the design review process must be in strict compliance with these Design Guidelines. However, the DRC will review alternative installations in the field, if requested by the Owner in writing. To avoid excessive costs, any variations from the approved final design should be mocked up for DRC review prior to permanent installation. The DRC accepts no liability for any costs or hardships resulting from lighting installations found to be unacceptable to the DRC, and all such findings shall be at the sole and final discretion of the DRC.

Exterior Lighting

Exterior lighting as used here shall mean light sources located outside the home, serving one of three general purposes for the purposes of these Design Guidelines: a) safety; b) security; and c) recreational, for the visual enjoyment of outdoor living spaces as characterized below:

Safety Lighting:

Low voltage lighting mounted in a low profile manner may be used to illuminate vehicular and pedestrian circulation and assist in circulation outdoors.

Security Lighting

Lighting intended to provide bright illumination during emergency situations only, which may include unauthorized trespass, unusual or threatening sounds and/or activities. It must be circuited and controlled separately from any and all other lights, and must be directed towards the Home and not the street or general neighborhood. All security lighting must be controlled by sensors.

Recreational Lighting

Lighting illuminates exterior living areas, such as patios, landscaping behind walls, or in private areas. This lighting is to be used only during waking hours. Lighting for visual enjoyment may also provide for safety requirement around outdoor living areas and safety lighting may contribute to the visual enjoyment of the landscape. However, because of differences in the frequency and duration of use, these lighting functions must be circuited and controlled separately to minimize unnecessary lighting.

Wattage

The maximum wattage of any exterior light fixture is 50 watts.

Mounting

Unless otherwise approved by the DRC, exterior lighting shall be mounted in the ground or on a post not exceeding 18" above grade, or in or upon a wall not exceeding 8' above grade.

Aiming

Upward-directed lights that spill light into the night sky will not be approved. Any upward directed lights must be shielded and aimed so that the focus of the light source is within 10 degrees of vertical, except for fixtures mounted below a roofed patio area, for which the light source must be fully shielded behind the eaves.

Downward directed lights must be mounted in an approved manner and must be aimed downward within 10 degrees of vertical and shielded so that no light source is directly visible. The DRC reserves the right to reject a downward directed light if, in its sole discretion, it appears excessive, inappropriate, or not in conformance with the lighting philosophy of Indian Springs Ranch.

Holiday Lighting

Lighting for holidays is allowed, however, every effort should be made to mount such displays in locations that are not obtrusive to, or damage the natural environment. All holiday lighting should be in place for only 30 days prior to and five days after the date of holidays.

Interior Lighting

Interior lighting becomes a concern of the DRC when the light spilling to the exterior causes glare when seen from neighboring properties or Common Areas. Special attention should be given to the aiming and brightness of display lighting and other intense accent lighting as it may be reflected to the exterior, particularly through high windows, clerestories or skylights. No light sources pointing up or out or directly visible through high windows, clerestories or skylights are allowed. Darkly tinted glazing may be used on skylights and clerestories, and dark tinting of glass areas or the use of window coverings at other doors and windows may be required to reduce light spill from interior spaces that may require high light levels. As it may be difficult to anticipate all conditions that could lead to concerns with interior lighting, the DRC reserves the right to require that Owners correct such concerns, if necessary, after completion of their homes.

Design Review Process

Construction Timeframe

As set out in the CC&R's, home construction must be commenced within 24 months of Lot purchase, unless otherwise agreed at purchase. Owners should therefore commence the Design Review process to support this. Design Review approval is valid for commencement of building for 12 months. After starting construction, the home must be constructed to "close-up" stage within 12 months, and landscaping must be completed within 90 days (subject to seasonal feasibility) after close-up.

Governing Jurisdictions

Before any construction can begin, a permit from the DRC must be obtained. The permit promotes compliance with the CC&R's and controls the harmony of external design with surrounding structures and landscape. Under no circumstances will an Owner begin construction without the final approval of the DRC.

Design Review Committee

Membership

The Design Review Committee will initially be composed of three individuals appointed by the Developer. The Developer shall appoint two of the three committee positions, until 30 months after the date on which Developer no longer holds any residential properties in ownership. Thereafter, the ISRA shall appoint the members of the DRC, subject to Developer's right below. The developer retains the right to appoint one of the three DRC members for 10 years following the sale of the last residential property.

Resignation of members

Any member of the DRC may, at any time, resign from the DRC upon written notice delivered to Developer or/to ISRA, whichever then has the right to appoint and remove members.

Duties

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, the DRC.

Compensation

The members of the DRC shall receive no compensation for services rendered unless authorized to do so by the Developer and/or ISRA. 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.

Amendment of Design Guidelines

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.

Non-liability

The DRC, members thereof, and the Developer shall not be liable to ISRA or to any Owner or other persons for any loss or damage claimed on account of any of the following:

- (a) The approval or disapproval of any plans, drawings and specifications, whether or not defective;
- (b) The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications; or,
- (c) The development or manner of development of any Lot within Indian Springs Ranch.

Every Owner and other persons, by submissions 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.

Enforcement

The DRC may, at any time, inspect a Lot 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 correct the violation. If any Owner fails to comply within this time period, the DRC or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of the Lot.

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 and/or Builder, 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 physical violation must be corrected to constitute a remedy.

The DRC may retain the Builder's deposit to repair any damages and/or recover unpaid fines. The Developer, DRC and the ISRA 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 ISRA also reserve the right to any other remedy available to them under law and/or equity including attorneys' fees.

Severability of Provisions

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.

Meetings

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 (10) 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 (2) days prior written or oral notice to the other members. A quorum for each meeting shall consist of two (2) members. 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.

Plan Submittals

Plans and specifications for the construction or installation of any improvements within Indian Springs Ranch must be submitted to the DRC at the following address:

DRC, Indian Springs Ranch
PO Box 226
Eureka, MT 59917

The DRC may, upon written and proper notice, change the address for submittal.

The DRC shall only review, approve and/or disapprove submitted plans and specifications regarding style, exterior design, appearance, location and compliance with the provisions set forth in these guidelines and requirements included in the CC & R's.

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.

Along with obtaining all necessary approvals from the DRC as set forth in the CC&R's 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.

Design Review and Approval Procedure

By way of illustration, but without limitation, the following improvements require submission to the DRC for approval:

- New construction or installation including dwellings, garages, fences, retaining walls, steps, awnings, canopies, poles, trellises, patio overheads or decks, gazebos, sundecks, wind screens, game courts, swimming pools, fountains, spas, hot tubs, recreation apparatus, and exterior lighting, sound systems and solar energy systems.
- Installation or modification of landscape, hard scape, trees, shrubs, plants, irrigation or drainage systems, recreation areas or courts and surface drainage revisions.

Subsequent changes or other improvements to the property after completion of the initially approved and/or constructed structure, landscaping, etc. must be submitted through the same design review procedure for approval.

Jurisdictional Review and Approval

Approval of any project by the DRC does not waive the requirement for permits from local governing agencies, 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 DRC approval.

The 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.

Design Review Submittal Requirements

All application submittals for the construction or installation of any improvement, including but not limited to architecture or landscape, must be made to the DRC. The application, provided by the Indian Springs Ranch Design Review Committee must include the following items:

- Property Owner's name
- Mailing address
- Business and residence telephone numbers (including area code)
- Property number(s) of proposed construction
- Address of site(s)
- Name, address and telephone number of architect, designer or Owner's representative (landscape architect or designer, engineer or contractor)
- Name, address and telephone number of contractor
- List of number(s) of drawings enclosed – 3-4 plans are required
- Refer to the review form found at the end of this section.

With the first submission, a fee of \$250 for a new Home construction (or other fee for lesser changes, as determined by the DRC) is required, for the review of submitted documents for approval.

Four submissions are typically required for review and approval by the DRC. The initial concept meeting and preliminary design workshop are required in the review and approval process; this meeting should be held informally with the DRC Representative at the beginning of the design process. The Owner and DRC representative will meet to discuss the review process. The preliminary workshop will be held after the Property Owner and his/her architect or designer have developed a design concept, prior to its evolution into a complete Schematic Design package. The DRC encourages the attendance of the Builder at all meetings throughout the Design Review Process.

The first submittal will include the Building Envelope Sheet, and the proposed house and building location. Provided the prior submittal has been approved, the second submittal will include schematic design plans, and the third submittal will include final construction drawings. A further meeting may be required for the DRC staff representative to review the external governing authorities' comments, if any, from reviews of approval documents.

When the review and approval process is complete, one set of each submittal will be retained by the DRC, and one set will be turned over to the Owner. All submittals must be determined to be complete before the DRC will commence review of plans. Incomplete submittals, as determined by the DRC, will be promptly returned to the Owner.

Deposits and Insurance

Owners shall, at the time of obtaining all required building and improvement permits and DRC approval of final construction drawings, (1) pay to ISRA or their agent through escrow the following deposit, (2) provide a certificate of insurance as described below, and (3) provide certificates of Workers Compensation Insurance for their builders and sub-contractors:

- 1.) Two thousand five hundred dollars (\$2,500.00) to ensure proper clean-up of dirt and debris and repair of any damage to the landscaping, private streets, or entry gates and their surroundings within Indian Springs Ranch caused by the Owner or his/her agents in the construction of the home. This deposit or any remaining portion is refundable upon completion of the construction of the Owner's home, including completion of landscaping, which must be completed within ninety (90) days of the DRC Construction

Signoff. To receive a refund, the Owner should submit a written request by the Owner to the Board of Directors and DRC. The DRC has the discretion to approve the release of the deposit after determining that any damage caused by the Owner or his/her agents in the construction of the home has been repaired.

- 2.) Prior to the commencement of construction, the Property Owner shall purchase and require his or her contractor to purchase general and auto liability insurance and both shall maintain such insurance. This Certificate of Insurance must be maintained for the entire period of time necessary to construct the Owner's Home or Home addition/renovation, and through the time frame to obtain a DRC Sign-off of Completion, in the amount not less than one million dollars (\$1,000,000.00). Each liability insurance policy shall contain the following clauses:
 - a) "This insurance shall not be canceled, limited in scope of coverage, or non-renewed until thirty (30) days written notice has been given to:
The Board of Directors
Indian Springs Ranch
PO Box 226
Eureka, MT 59917
Telephone: (406) 889-5054"
 - b) "This insurance policy which names the ISRA, and Indian Springs Ranch Design Review Committee and the Developer as additional insured is primary and any insurance maintained by such additional insured shall be non-contributing."
- 3.) All builders and sub-contractors working on site must carry appropriate Workers Compensation Insurance and may be required to submit a Certificate of such insurance before or during work on the property.

Terms and Definitions

Terms and definitions in these Design Guidelines are as contained in the CC&R's and/or the Bylaws of ISRA.

Construction Regulations

Owners and Builders are required to abide by the ISRA Construction Regulations, attached as Appendix A, which provide the requirements for builders and contractors working within Indian Springs Ranch.

Lot Owners shall be liable for their Builder's or Builder's subcontractor's contravention of these CCR's, Design Guidelines and/or Construction Regulations. Accordingly, the Owner is strongly advised to ensure that the Builder complies with their requirements.

Preliminary Meeting and Design Workshop

Before submitting preliminary plans to the DRC, the Owner, Architect or Designer, and Builder are invited to meet informally with the DRC staff representative to review the intent of the Design Guidelines and to clarify any questions related to the review process. The Owner or Owner's representative should contact the DRC to set up this initial meeting.

A preliminary design workshop will be held between the Owner, the Architect or Designer, Builder, and the DRC representative prior to completion of the Schematic Design package. This workshop is intended to be an informal session where the preliminary conceptual design is presented to the DRC representative. The representative will then determine if the conceptual design meets the intent of these Design Guidelines.

Plans at this meeting should include the following drawings and exhibits, in a loose format at a conceptual level:

- 1.) Property and grading plans providing building envelope and building footprint criteria.
- 2.) Floor plans providing building square footage and appurtenant structure location.
- 3.) Elevations and sections of exterior elevations/sections for all proposed buildings.
- 4.) Landscape plan, identifying planting zones as they relate to the plot plan and architecture, and indicating the placement of fences, walls, and amenities.

Submittal No. 1 – Building Envelope – Contents and Review

Building Envelope Submittals must include the following:

- Lot Plan
- Lay out of building(s)
- Staking proposed building(s) location

When the DRC has determined that all requirements for Submittal No. 1 have been met, the DRC must, within twenty-one (21) days, meet and either approve or disapprove the proposed improvements. The DRC will provide written notice to the Owner of the date, time and place of the review meeting. Failure by the DRC to act within this twenty-one (21) day period will constitute a denial of the submittal. In the event of such a denial due to non-action by the DRC, the Owner may then request, by mail, formal notification of the status of the submittal. Failure by the DRC to act within fourteen (14) calendar days of the request for formal notification will constitute an approval of the submittal.

Submittal No. 2 – Schematic Design – Contents and Review

Schematic Design Submittals must include all of the following:

Plot Plan:

- Min Scale 1"=10'
- Show property lines accurately, including length, angles, and amount of curve.
- Show all buildings, structures, fences, walks, setbacks, sidewalks, slopes and street right-of-way contiguous to the Property, and required building envelope setbacks.
- Summarize square footage of each floor, garage, decks or porches and basement.
- Include specifications of materials, color and height of all fences and retaining walls. Heights of the top of wall should be shown in relation to adjacent ground elevations.
- Clearly indicate the location of the proposed construction, including location and heights of existing fences, walls and structures.

Preliminary Grading Plan:

- Min Scale 1" = 10'
- Existing contours and the proposed drainage plan.

Floor Plan:

- Min Scale 1" = 4'
- Show all walls, columns, openings and conditions or features affecting exterior design.
- Scale accurately all items and parts of plans and details, including balconies, decks, atriums, garages, accessory buildings, square footage of living area and overall building, pool, recreation areas and patio covers.
- Include notes on all exterior items that cannot be clearly noted on the elevations

Elevations:

- Min Scale 1" = 4'
- Provide exterior elevations to scale of all proposed buildings. All horizontal elevation points must be shown on the elevations (i.e., ridge lines, balconies, terraces, etc.).
- All finish materials, colors and textures should be identified

Landscape Plan

- Min Scale 1" = 10'
- Include trees, shrubs, fences, walls, trellises, arbors, gazebos, drainage, grading, game courts, pools, pool equipment and mechanical equipment.

Other Documents

- Any other documents required or deemed necessary by the DRC to clarify issues
- Perspective or isometric drawings or renderings are not required, however, they may assist the DRC to understand the proposed design

When all requirements for Submittal No. 2 have been met, the DRC must, within twenty-one (21) days, meet and either approve or disapprove the proposed improvements. The DRC will provide written notice to the Owner of the date, time and place of the review meeting. Failure by the DRC to act within this twenty-one (21) day period will constitute a denial of the submittal. In the event of such a denial due to non-action by the DRC, the Owner may then request, by mail, formal notification of the status of the submittal. Failure by the DRC to act within fourteen (14) calendar days of the request for formal notification will constitute an approval of the submittal.

Submittal No. 3 – Detailed Drawings – Contents and Review

Final working construction drawings must include each of the following:

Working Drawings:

- Min Scale ¼" = 1'
- Include any revisions required by the DRC after the review of Submittal No. 1.
- The drawings shall be fully dimensioned and include the following drawings:
 - Floor plans
 - Foundation plans
 - Roof plan
 - Sections
 - Elevations
 - Details
 - Written specifications for all work

Roof Plan: Min Scale 1/4" = 1'

- Show plan of all proposed roofs with slope pitches and maximum roof height above natural grade adjacent to the structure and elevation above sea level
- Indicate all materials
- Indicate any unusual conditions or construction requirements

Exterior Colors and Finishes

- Provide all colors and materials on a sample board or an elevation sheet, clearly indicating which color(s) and material(s) will be used on each portion of the building.
- Identify all colors and materials with a manufacturer's name and list number/name.
- Colors must be painted on the proposed finish surface material. A sample of the roofing material, stone and/or brick must also be provided.

Grading Plan: Min Scale 1" = 10'

- Indicate contours, flow lines, drainage patterns, existing and proposed finished grades
- Indicate finish grade changes (cut and fill requirements), with a grading plan

When the DRC has determined that all requirements for Submittal No. 3 have been met, the DRC must, within fourteen (14) days, meet and either approve or disapprove the proposed improvements. The DRC will provide written notice to the Owner of the time, date and place of the meeting. Failure by the DRC to act within this fourteen (14) calendar day period will constitute a denial of the submittal. In the event of such a denial due to Non-action by the DRC, the Owner may then request, by mail, formal notification of the status of the submittal. Failure by the DRC to act within fourteen (14) calendar days of the request for formal notification of the status of the submittal will constitute an approval of the submittal. . Upon the DRC approval of Submittal No. 3, Owners should diligently proceed to submit their plans and specifications to the engineer and architectural tech to review at Owner's expense before proceeding to obtain other required permits. The Owner must provide a copy of any required building permits, when received, to the DRC.

Submittal No. 4 – Landscaping Plan – Contents and Review

Landscape Plan: Min Scale 1" = 10'

- Show type, size and location of all plant materials, consistent with the landscape standards in these Guidelines
- Show all fences, walls, trellises, arbors and gazebos – location, material and colors.
- Include drainage, slope stabilization, game courts, pools, pool equipment and mechanical equipment.
- Lighting plan – include design, location, purpose, and focus of all exterior lighting.

Pool Plans (if any): Min Scale 1" = 10'

- Include plans for drainage, pool equipment and construction in conformance with these Guidelines and the CC & R's.

When the DRC has determined that all requirements for Submittal No. 4 have been met, the DRC must, within fourteen (14) days, meet and either approve or disapprove the proposed improvements. The DRC will provide written notice to the Owner of the date, time and place of the review meeting. Failure by the DRC to act within this fourteen (14) day period will constitute a denial of the submittal. In the event of such a denial due to non-action by the DRC, the Owner may then request, by mail, formal notification of the status of the submittal. Failure by the DRC to act within fourteen (14) calendar days of the request for formal notification will constitute an approval of the submittal.

Right of Appeal of Disapproval

While the Developer appoints the majority of 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.

Notice of Completion

After completion of all improvements to the Property, the Owner shall submit a letter to the DRC and a copy to the ISRA Board of Directors indicating that all improvements on the Property are complete and are in conformance with the approved plans and specifications by the DRC. The DRC must inspect the improvements within fifteen (15) days of receipt of the letter. After inspection, the DRC must notify the Owner of either final approval of the improvements or noncompliance with the approved plans and specifications. Failure by the DRC to notify the Owner of any noncompliance within thirty (30) days after the inspection is completed will constitute an approval of the improvement.

In the letter stating that improvements are complete, the Owner shall also, after the inspection and final approval of the improvements by the DRC, request that the ISRA Board of Directors release any remaining refundable portion of their deposit, and release any insurance policies that have been held against the property.

Builder and Contractor Approval

When the DRC completes the review of the Indian Springs Ranch Application for Review, the builder and/or contractor will be notified of the DRC's approval or denial to proceed. Indian Springs Ranch and the DRC each reserve the right to deny, for reasonable cause, any Builder and/or contractor permission to work in Indian Springs Ranch.

Construction Regulations

Construction Regulations provide the requirements for builders and contractors working within Indian Springs Ranch, and are attached as Appendix A.

Owner's Acknowledgement of Receipt

I acknowledge receipt of a copy of these Design Guidelines, dated _____, and agree to abide by the Design Review Process described herein in building on the Lot(s) in Indian Springs Ranch

Owner's Signature

Co-Owner's Signature

Date: _____

Indian Springs Ranch Application for Review

Ownership Data

Property Owner's Name: _____

Current Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Residence/Evening () _____ - _____

Property number(s) of proposed construction: _____

Address of site(s): _____

Architect/Designer Data

Architect /Designer Name: _____

Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Contractor Data

Contract/Builder Name: _____

Mailing Address: _____

Telephone Numbers: Business/Day () _____ - _____

Contractor's License No. _____

With Submittal #1, a Submittal Fee of \$250.00 is required, (or other amount as determined by the Indian Springs Ranch Design Review Committee).

A Deposit of \$2,500.00 is due upon approval of Submittal No. 3.

As an Indian Springs Ranch Lot Owner intending to build, I/we have read and reviewed with my/our contractor, the current Indian Springs Ranch Design Guidelines, Covenants, Conditions and Restrictions 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 and obtain approval prior to commencement of any and all improvements.

Owner Signature(s) _____ Date: _____

Contractor Signature _____ Date: _____

Indian Springs Ranch Design Review Committee

Home Site Number: _____

Receipt of \$250.00 submittal fee: _____

Date & Time Received: _____

Receipt of \$2,500.00 submittal fee: _____

Received By: _____

Include \$75.00 per sign for _____ architect and

Application For: _____

contractor signs: _____

**Indian Springs Ranch Application for Review
Home Program and Areas**

Architectural Style: _____

No. of Bedrooms: _____

No. of Baths: _____

Finished Area: _____

Garage Area: _____

Covered Deck/Porch Area: _____

Uncovered Deck/Porch Area: _____

Unfinished Area: _____

Patio Area: _____

Lot Coverage: _____

Material, Finishes and Color

Item	Material	Color
Foundation	_____	_____
Retaining Wall(s)	_____	_____
Exterior Finish	_____	_____
Stone	_____	_____
Brick	_____	_____
Siding	_____	_____
Vertical Shakes	_____	_____
Stucco	_____	_____
Trim	_____	_____
Fascia/Rake	_____	_____
Roofing	_____	_____
Doors	_____	_____
Front	_____	_____
Other	_____	_____
Garage	_____	_____
Windows	_____	_____
Deck Railing	_____	_____
Additional Items:	_____	_____

Design Review Committee Remarks

Filename: Design Guidelines.doc
Directory: C:\Documents and Settings\dotnet\Local
Settings\Temporary Internet Files\OLK1
Template: C:\Documents and Settings\dotnet\Application
Data\Microsoft\Templates\Normal.dot
Title: INDIAN SPRINGS RANCH
Subject:
Author: Neil Longhurst
Keywords:
Comments:
Creation Date: 10/18/2006 11:23:00 AM
Change Number: 2
Last Saved On: 10/18/2006 11:23:00 AM
Last Saved By: MO
Total Editing Time: 1 Minute
Last Printed On: 5/16/2007 9:31:00 AM
As of Last Complete Printing
Number of Pages: 27
Number of Words: 9,403 (approx.)
Number of Characters: 53,600 (approx.)