



ATTACHMENT B

INDIAN SPRINGS MONTANA

RV DEVELOPMENT

DESIGN GUIDELINES

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1) Introduction and Overview

Indian Springs Montana (ISM) is a golf and active lifestyle community located in Eureka, Montana. The natural environment consists of broad grassy rolling hills, multiple ponds, and a spring-fed creek with surrounding deciduous trees running through the center of the property. These beautiful and peaceful surroundings must be nurtured to support the planned Indian Springs lifestyle. The use of native plant species in the landscaping process is encouraged to blend in with the natural grasslands.

The Indian Springs RV Development will consist of an estimated 115+ RV sites on an approximate 80-acre area. The overall intent is to create a community where people 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.

The Architectural Design Guidelines (hereafter “Guidelines”) introduced in this document are meant to provide a framework for additions to the RV park development. They are intended to:

- a) Preserve and maintain the inherent qualities of the Indian Springs Environment.
- b) Guide RV site owners and their contractors on the approval process for RV site improvements to meet the intent of the community regarding design, landscape design and site planning.
- c) Preserve quality, integrity, individuality, and enduring value for every RV Property Owner.
- d) Explain the approval process and outline what is acceptable to place on your RV site.

2) Jurisdictional Review and Approval

- a) Pursuant to Indian Springs RV Park Declaration of Covenants, Conditions and Restrictions (CC&R's), a Design Review Committee (DRC) will enforce these Design Guidelines.
- b) The DRC has full authority to fairly administer and uphold the intent of these Design Guidelines. Any design features which are not clearly covered in the guidelines will be up to the DRC's judgment. The DRC will approve or deny an application at their full discretion.
- c) The Approval of any project by the Design Review Committee (DRC) does not waive the requirement for permits from local governing agencies, the State of Montana, or any other governmental or quasi-governmental agency having authority at ISM. Nor does the obtaining of all required permits from local, State, or any other governmental or quasi-governmental agency having authority waive the need for the DRC approval.
- d) The DRC will not knowingly approve a project that violates jurisdictional building or zoning codes. The DRC takes no responsibility for the plan's conformance to any criteria other than these Guidelines.
- e) It is the responsibility of the property owner and contractors to ensure their landscaping plan is contained within the property boundaries without encroaching on neighboring properties.

3) Membership

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

- iii) Use any other remedy available to them under the law and/or equity including attorney fees.

4) Items Subject to Review and Approval by the DRC Prior to Construction

- a) New, remodels, and/or alterations to RV's, Park Model type homes, Tiny Homes, Sheds, Gazebos, Decks, and landscape features on any lot within the RV development.

5) General Guidelines Overview

- a) One Park Model or one RV (such as a motorhome, fifth wheel trailer, or pull trailer) is allowed to be placed on an RV site after they are approved by the DRC.
- b) Additional items which may be placed on a lot with an RV or Park Model include:
 - i) Shed, gazebo, covered deck, covered patio, landscape features, or fire pit.
 - ii) Additional items are limited to 2 higher profile structures (8 feet tall and higher), pending approval by the DRC based on overall design.
- c) A truck camper, conversion van, or class B which is used for transportation to and from the development may be parked on the lot as long as it's not hooked up to water or sewer services.
- d) Indian Springs Ranch infrastructure includes a community potable water system, irrigation system and wastewater system.
- e) Prior to the parking of an RV, Home, Shed, or any other construction or remodel on your RV site, the owner must obtain written approval from the DRC.
- f) Setbacks are 10' from the road edge and 5' from all other property lines to any structure.
- g) An RV or Home shall be oriented with their side wall parallel to the edge of the paver pad and contained within the pad's edge where possible.
- h) All owners shall do their best to avoid cluttering up their property. Please utilize sheds and storage spaces to keep your lots looking clean and spacious.

6) RV Guidelines

- a) RVs shall be kept in good working condition, with a clean, well maintained exterior appearance. Faded and cracked graphics need to be removed or restored.
- b) RV's must be 10 years old or newer at the time of placement on an RV site. RVs older than ten years, in good working condition and a clean and well-maintained exterior appearance may be approved, pending a review by the DRC.
- c) The minimum length for an RV is 25 feet long, excluding the hitch.
- d) RV Skirting
 - i) Professionally installed or commercial skirting of matching colors and no exposed tape is allowed. No exposed foam board, tape, straw bales, etc.
 - ii) Please see examples of acceptable skirting on page 14.

7) Park Model/Tiny Home Guidelines

- a) Park Models or Tiny Homes (These are not legal terms, but terms of reference) are permitted pending approval from the DRC. In accordance with our Wastewater approvals from the DEQ, they can have no more than one bedroom and one bathroom. They need to be fully skirted with proper and approved materials and colors (see section 10).
- b) They cannot be attached to a permanent foundation.
- c) The building's plumbing vents must extend far enough, or install a charcoal filter, to eliminate the smell of sewage to neighboring properties.

8) Sheds and Bunkhouses

- a) A nicely designed shed is a practical and efficient way to store possessions while eliminating unsightly clutter. Organized, tidy and well-maintained sheds help to promote a quality RV Park and a comfortable living space for all owners.
- b) Property owners may elect to rent a storage space (annually) to place a shed, container, or trailer if extra storage space is required.
- c) Sheds/Bunkhouses are not permitted to be permanently hooked up to water or sewer services and may not be constructed as a permanent structure (with a concrete foundation).
- d) Max size is 12 feet wide x 12 feet tall x 20 feet long.
- e) Overhead garage type doors are not acceptable.

9) Porch, Deck, Gazebos, Patio Details, and Outdoor Kitchens

- a) All exterior decks, courtyards, trellises, gazebos, patios, patio coverings, and outdoor kitchens are subject to DRC approval.
- b) Max deck size is 14 feet wide by 24 feet long, excluding stairs and landings.

10) Park Model, Tiny Home, and Shed Exterior Building Materials

- a) Building Materials are an essential 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 structure. A combination of materials and finishes in earth tone and neutral colors and natural finishes are encouraged.

b) Recommended Exterior Wall Surface Materials, not limited to:

- i) LP Smart Siding and Trim (Lap or Board & Bat)
- ii) Hardie Board Concrete Siding (Lap or Board & Bat)
- iii) Natural or natural simulated wood
- iv) Natural and Manufactured Stone
- v) Standing seam metal

(1) Inappropriate Exterior Wall Surface Materials, not limited to:

- (a) Unfinished sheathing or house wrap
- (b) Shiny materials

c) Recommended Roofing Materials, not limited to:

- i) Architectural shingles
- ii) Metal

(1) Inappropriate Roof Materials, not limited to:

- (a) "S" Tile
- (b) Shiny, unpainted, or white metal
- (c) Monochromatic roof shingles

11) Exterior Colors

- a) Colors and materials of Park Models, Tiny Homes, and Sheds are limited to earthtone and neutral colors. Shiny or other bright materials or colors should be avoided and may be rejected by the DRC.

- b) Any refinishing, remodeling, or redecorating of exterior surfaces will also require submission of the color scheme to the DRC for approval, unless refinishing with the same colors as the original, approved design.

12) Exterior Lighting

- a) Help protect our beautiful night skies by properly planning and installing exterior fixtures that minimize light pollution to the extent reasonably feasible and directed in a manner designed to minimize the impact on others.
- b) Exterior light fixtures should direct light down rather than out or up.

13) Antennas/Satellite Dishes

- a) Antennas and satellite dishes are subject to approval by the DRC and must be placed appropriately.

14) Building Projections and Chimneys

- a) All vent stacks, pipes and caps must be colored similar to the roof or siding color.
- b) Exposed metal flues are not acceptable.
- c) Chimneys are also subject to the review and approval process.

15) Utility, Water, and Sewer Lines

- a) Utility lines should be installed from the RV directly to the utility demarcation point so as not to interfere with lawn maintenance. Utilities for park models, tiny homes, and sheds/bunkhouses must be buried.
- b) Insulated water hydrants and hoses
 - i) Where possible, use the waterline that comes up under your RV for wintertime use.
 - ii) Hydrant and waterline insulation is allowed and is required to have an attractive insulation bag over the hydrant. Please use a proper winter hose vs. exposed heat tape and insulation. Please see examples on page 16
- c) Neither the Developer, the Water and Sewer Utility Company, or the HOA is responsible for freezing hydrants, waterlines, or sewer lines.

16) Propane Tanks

- a) Large propane tanks refer to any tank larger than your standard RV tanks.
 - i) Large propane tanks should be placed behind the RV or shed where possible. Propane tanks are required to be screened so as not to be visible from neighboring properties and the road.
 - ii) Please see examples on page 15

17) Irrigation

- a) The irrigation system shall not be modified without the permission of Indian Springs or the HOA landscape contractor's prior permission. The RV site owner will notify staff of any concerns.
- b) The irrigation controller shall not be modified.

18) Fences and Canine Enclosures

- a) Permanent fences are prohibited.
- b) Temporary canine enclosures are permitted, provided they are placed on your property to minimize noise and odors to neighboring lots and removed for mow day.

19) Playground Equipment

- a) Playground equipment and structures and their locations are subject to review and approval by the DRC and must be kept clean between usage. Equipment needs to be kept in a way so as not to interfere with sprinklers and lawn maintenance.

20) Gardening Features

- a) Gardening Features may be installed pending DRC approval. They must be decorative and placed in an area that does not inhibit lawn maintenance. The use of galvanized or other shiny containers is not allowed unless they are screened from neighboring properties and road views.

21) Drainage Easements

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

22) Governing Jurisdictions

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

23) Construction Timeframe

- a) Design Review approval is valid for commencement of building up to 12 months. After starting construction, the project needs to be completed within 6 months unless a written exception has been received from the DRC.

24) Design Review Submittals

- a) An official Design Review Submittal is not complete until the DRC is in possession of:
 - i) The completed and signed application.
 - ii) Photos of the RV, Park Model, Tiny Home, or Shed/Bunkhouse.
 - iii) For Park Models or Tiny Homes:
 - (1) The Design Review and construction damage deposit.
 - (2) A digital set of building plans containing the following items:
 - (a) All Exterior Elevations
 - (b) Floor Plan (clearly denoting square footage of each floor)
 - (c) Structure layout on the lot.
 - (d) Setbacks from the structure(s) to the lot lines
- b) These items may be submitted to the DRC's chairman's email address or the following address:
 - i) Indian Springs Montana
 - ii) 77 Indian Springs Road or PO Box 226
 - iii) Eureka, MT 59917
- c) The DRC may, upon written and proper notice, change the address for submittal.
- d) The DRC shall only review, approve and/or deny submitted plans and specifications regarding style, exterior design, appearance, size, location, and compliance with the provisions set forth in these guidelines and requirements included in the CCR's.
- e) The DRC shall not be responsible for reviewing 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.

- f) 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.
- g) The DRC is not required to review any incomplete submittals.
- h) Once the submittal is completed the DRC will review the information provided by the Owner and respond within two (2) weeks of receipt.
 - i) The DRC will request further information or changes, or approve, or deny the Application within that two-week period. If further information or changes are requested, the DRC will have another two (2) weeks to respond after receiving further information.
 - ii) The DRC will deliver approvals or denials with the chairman's signature and date, via email.

25) Deposits

- a) Owners shall pay to the Developer (Later to the ISRH) or their agent a Two-Thousand-Five-Hundred-dollar (\$2,500.00) Design Review and Damage prevention deposit for Park Model and Tiny Homes. This deposit is required to ensure:
 - i) The Owner or their representative completes the design review process and doesn't begin construction until they receive final approval from the DRC.
 - ii) The completion of all structures, decks, patios, outbuildings, driveways, and landscape features are completed in accordance with the approved submittal.
 - iii) To ensure proper clean-up of construction materials, dirt, and debris
 - iv) To ensure no damages exist to neighboring properties, development services, the development streets, entry gates and their surroundings, within Indian Springs caused by the Owner or his/her agents in the construction of the home and landscaping.

(1) This deposit will be fully refunded upon a withdrawn application by the property owner.
- b) No interest will be paid on this deposit. This deposit or any remaining portion is refundable upon the Inspection of all completed construction.
- c) To receive a refund, see section 26.

26) Notice of Completion and Deposit Refund

- a) After completion of all improvements to the Property, the Owner shall submit a letter (email is acceptable) to the DRC 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.
- b) In the letter stating that improvements are complete; The Owner shall also request that the Developer release any remaining refundable portion of their deposit.

27) Design Review Committee Meetings

- a) The DRC shall meet as required to review applications for approval. Email and phone correspondence between the committee members constitutes a meeting. 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 three (3) members.

- b) A designated alternate member may participate at any meeting in which there is not a quorum of regular members present and shall have all the authority of a regular member while so participating. A designated alternative member is an individual nominated by a member to stand in times of need. The alternative member must hold similar credentials to the member they are standing for and must be familiar with the Design and Construction Guidelines.

28) Right of Appeal of Disapproval

- a) While the Developer appoints the DRC members, an Owner may appeal a DRC decision to disapprove any submittal to the Developer. Thereafter, an Owner may appeal a DRC decision to disapprove a submittal to the Board of Directors of RV HOA. The appeal review will include, but not be limited to an itemized list of reasons for any discrepancies.

29) Enforcement

- a) 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 to correct the violation. If any Owner fails to comply within this time, the DRC or its authorized agents may correct the violation at the expense of the Owner of said Lot.
 - i) Email notification constitutes a “written notice.”
- b) In the event of any violation of these Design Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses, impose fines on the Owner 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. Such fines do not constitute a remedy of the violation; the physical violation must be corrected to constitute a remedy.
- c) The DRC may retain the Builder’s deposit to repair any damages and/or recover unpaid fines. The Developer, DRC and the RV HOA reserve the right to attach a lien on Owner’s property if infractions are not remedied within the requested time. Temporary Restraining Orders may also be implemented if infractions persist. The Developer, DRC and RV HOA also reserve the right to any other remedy available to them under law and/or equity including attorneys’ fees.

30) Design Review Committee

- a) **Membership**
 - i) The Design Review Committee will initially be composed of individuals appointed by the Developer until 30 months after the date on which Developer no longer holds any RV lots in ownership. Thereafter, the RV HOA shall appoint the members to the DRC, subject to Developer’s right below. The Developer retains the right to appoint one of the DRC members for 10 years following ISR’s sale of their last RV lot. Membership shall be for a one-year appointment.
- b) **Resignation of members**
 - i) Any member of the DRC may, at any time, resign from the DRC upon written notice delivered to Developer or to the RV HOA; whichever then has the right to appoint and remove members.
- c) **Duties**
 - i) It shall be the duty of the DRC to consider and act upon proposals or plans related to the development of Indian Springs that are submitted pursuant to the Design Guidelines, to enforce the Design Guidelines and to amend these Design Guidelines when, and in a manner, deemed appropriate by DRC.

d) **Compensation**

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

31) Non-liability

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

32) Amendment of Design Guidelines

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

33) Severability of Provisions

- a) If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstance, shall not be affected thereby, and the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.

34) Terms and Definitions

- a) Terms and definitions in these Design Guidelines are as contained in the CC&R's and/or the Bylaws of RV HOA.

35) Construction Regulations

- a) Owners and Builders are required to abide by the Construction Regulations, attached as Appendix A, which provides the requirements for builders and contractors working within Indian Springs Montana.
- b) Lot Owners shall be liable for their Builder's and/or Builder's subcontractor's contravention of these CC&R's, Design Guidelines and/or Construction Regulations. Accordingly, the Owner is strongly advised to ensure that the Builder complies with their requirements.

INDIAN SPRINGS RV DESIGN REVIEW APPLICATION

OWNERS

Property owner's name: _____

Current mailing address: _____

Phone # _____ Lot # _____

E-mail _____

Make: _____ Model: _____

Year: _____ Color: _____

Please provide a photo of both sides, front, and back of the RV.

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

Owner Signature(s)

Date

Indian Springs RV Design Review Committee

Application received: _____ (date) by: _____

Approved per specs above: YES NO by: _____

date: _____

INDIAN SPRINGS SHED DESIGN REVIEW APPLICATION

Property owner's name: _____

Current mailing address: _____

Phone # _____ Lot # _____

Email _____

Shed size: _____ wide x _____ deep x _____ heigh.

Front entry door style: _____

Exterior siding material: _____ Color: _____

Exterior trim material: _____ Color: _____

Roof material: _____ Color: _____

Shed location to be: _____

Notes _____

Please provide photos or plans of the proposed shed.

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

Owner Signature(s)

Date

Indian Springs RV Design Review Committee

Application received: _____ (date) by: _____

Approved per specs above: YES NO by: _____

date: _____

INDIAN SPRINGS PARK MODEL/TINY HOME DESIGN REVIEW APPLICATION

Property owner's name _____

Current mailing address _____

Phone # _____ Email# _____ Lot # _____

Home Manufacturer _____ Model _____

Home size: _____ Wide _____ Long _____ Heigh _____

Exterior siding material: _____ Color: _____

Exterior trim material: _____ Color: _____

Roof material: _____ Color: _____

Skirting material: _____ Color: _____

Notes _____

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

Owner Signature(s)

Date

Indian Springs RV Design Review Committee

Application received: _____ (date) by: _____

Approved per specs above: YES NO by: _____

date: _____



There are 2 things to keep in mind when enclosing a propane tank. The tank will need to be accessible at the top to shut off and refill. The enclosure should be a couple of inches off the ground at the base of the tank.



