



ATTACHMENT B

INDIAN SPRINGS MONTANA

RESIDENTIAL 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.

An estimated two hundred home sites are planned around the golf course on approximately 350 acres. 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 (Guidelines) introduced in this document are meant to provide a framework for residential design in the ISM Residential Development. They are intended to:

- Preserve and maintain the inherent qualities of the Indian Springs environment.
- Guide potential homeowners and builders to plan home designs meeting the intent of the community with architectural design, landscape design and site planning.
- Preserve quality, integrity, individuality, and enduring value for every Owner.
- Explain the approval process for home design reviews.

2) Jurisdictional Review and Approval

- a) Pursuant to Indian Springs Residential 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 (including a fence if chosen) is contained within the property boundaries without encroaching on neighboring properties.

3) Membership

- a) All property Owners are members of the Indian Springs Residential HOA, INC. (ISRH) and thereby are subject to the Covenants, Conditions and Restrictions (CCR's), Bylaws and Rules of ISRH.
- b) The Developer and ISRH 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, CCR's or ISRH Bylaws.
 - iii) Use any other remedy available to them under law and/or equity including attorney fees.

4) Neighborhoods within Indian Springs

- a) There are and will be multiple neighborhoods and phases within the development, designated by their road systems. Each neighborhood will have a slightly different standard of expectations for architectural and landscaping requirements. Example: the large lots up on Quirk Trail are held to a higher standard than those down on Leonard Lane as the views, elevations, and location of the Quirk Trail lots bring in a higher lot value than those on Leonard Lane. These different expectations are not detailed in the Guidelines but will be communicated between the DRC and property owner throughout the process.

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

- a) All new construction, remodels, or alterations of buildings, outbuildings, fences, driveways, and landscape features on any lot within the Residential development.

6) General Guidelines Overview

- a) Height restrictions will limit buildings to twenty-five feet above natural grade. Exceptions may be possible in different neighborhoods where lots back onto a hillside. If you have a walk-out basement, the height restriction is taken from the highest grade around the house.
- b) One home, garage, and guest home may be constructed on the lot depending on the size and orientation of the buildings and lot. Some larger lots may be able to accommodate a second, detached, larger, garage or shop.
- c) The Minimum size home is 1300 square feet. Townhouses don't have a specific minimum size and will be reviewed on a case-by-case basis.
- d) Indian Springs infrastructure includes a community potable water system, irrigation system, and sewer effluent filtration system. All Lot Owners are required to connect to these systems, which includes the purchase and installation of a septic tank for their home.
- e) Prior to any lot excavation, development, construction, or remodel, the owner must obtain written approval from the DRC.

7) Site Plan

- a) Sensitivity to design and siting of the home is critical to maintain the integrity and value of your property, as well as your neighbor's enjoyment and value.
- b) The site plan will define the area in which a home and garage are located.
 - i) Setbacks include twenty-five feet from the road edge, and ten feet from all other property lines to the foundation outer wall.
- c) As much as possible, it is important to orient the buildings so as not to impede the neighboring property views. This cannot be achieved on every property but must be considered.
- d) After approval and before dirt work begins, the DRC needs to confirm the building stakes are consistent with the plan's setbacks and elevations.

8) House and Garage Design

- a) The structures should have a good level of dimension to add curb appeal. This can be achieved with the use of; multiple jogs in the walls, covered porches or patios, multiple gables and/or false gables, dormers, etc.
- b) Avoid long wall and roof expanses without any contrast or dimension. Utilize properly sized and placed windows or doors, accent walls, wainscot features, gables, false gables, dormers, etc. to break up those areas.
- c) Natural or simulated natural features are encouraged.
 - i) Stone or manufactured stone
 - ii) Large timber posts and beams
 - iii) Timber details in gables.
- d) A contrast in wall finishes and colors, between the main body and gables, or accent walls, are encouraged to add dimension.

- e) Wide belly band trim to separate those areas is encouraged.
- f) The corner trim should be six inches wide, minimum.
- g) The vertical window trim should be four inches wide minimum and horizontal should be six inches wide, minimum.
- h) Wide bottom band trim is encouraged in areas without wainscot but not required depending on the overall design and siding types.
- i) Roof overhang designs should be proportionate to the building, not too narrow, and finished with a non-glare finish, in dark or earth tone colors.

9) 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 home. 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) Vinyl siding and trim
- (c) Shiny materials
- (d) Untreated, exposed concrete

- 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

10) Exterior Colors

- a) All exposed finishes and detailing must be finished with earth tone and neutral colors.
- 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.

11) Doors and Windows

- a) Windows are a great way to add character to a home, while providing great views.
- b) Large wall expanses with undersized windows and minimal detailing are inappropriate.
- c) Unpainted or shiny window casings are prohibited.

12) Exterior Lighting

- a) Help protect our beautiful night skies by properly planning and installing exterior fixtures and bulbs that minimize light pollution to the extent reasonably feasible and directed in a manner designed to minimize the impact on others.

- b) All exterior lighting is subject to the review and approval process.
- c) Exterior light fixtures should direct light down rather than out or up.

13) Flashing

- a) All flashing and sheet metal must be colored to match adjacent materials.

14) Antennas

- a) Television, radio and CB antennas, satellite dishes larger than standard 36", and any other broadcasting devices on the exterior of the house are prohibited without the approval of the DRC.

15) Building Projections and Chimneys

- a) All vent stacks, pipes and caps must be colored similar to the roof or siding color.
- b) All chimneys are subject to the review and approval process.

16) Air Conditioners

- a) Roof mounted or window mounted air conditioning units are prohibited.

17) Porch, Deck and Patio Details and Structures

- a) All exterior decks, courtyards, trellises, gazebos, patios, and patio 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. Built-in barbeques, fire pits and fireplaces must be contained within the rear yard area. Caution must be exercised to avoid the proximity of smoke to neighboring homes.
- b) Covered porches and patios are encouraged.
- c) Wood posts shall be 8"x 8" minimum, where there are three or fewer in one location, 10" x 10" posts will be encouraged.

18) Garages and Accessory Buildings

- a) Many people underestimate their requirements for vehicle parking and storage space in garage layout. Larger garages are encouraged but should not dominate the property.
- b) Garages are required for all homes.
- c) Garages may be attached or detached. Detached garages shall be integrated with the home through the use of a breezeway, walkway, or landscape design.
- d) All garages must be fully enclosed. Carports and lean to's are prohibited.
- e) The design of accessory buildings must reflect the selected architectural style and colors of the home and must be sited appropriately within the Lot.
- f) Garage doors shall be earth tone and neutral colors, simulated wood grain look is recommended.
 - i) **Phase 4 of the Residential Development** will not accommodate a second, detached garage or shop. However, these lots will accommodate an "RV Bay" attached to the two-car garage depending on overall design and aesthetics. An example picture will be provided by the committee upon request.

19) Utility and Service Lines

- a) No utility or service lines should be placed on or above ground.

20) Propane Tanks

- a) Only buried propane tanks are permitted.

21) Water/Sewer

- a) Please consult with an ISM employee or representative for water and sewer service line locations, hook up techniques, and layouts.
- b) A properly sized septic tank is required to be purchased and installed in accordance with county jurisdiction by the owner or contractor.
- c) The Water and Sewer Operation and Maintenance Manual will be provided upon request.

22) Landscaping

- a) The landscape features around the finished home must complete the blending of home and land and provide for proper drainage.
- b) Montana Water Rights dictate the maximum volume of irrigation water permissible per historic usage. Therefore, the maximum square footage of irrigated grass per lot(s) is:
 - i) Residential home: 7000 square feet
 - ii) Townhouse lot: 3500 square feet
 - iii) The DRC may make an exception to the above maximums for large or irregularly shaped lots.
- c) All lawns must be sodded yards, no seeding. You may seed any native grass areas.
- d) Native plants, trees, and grass are to be preserved and protected during construction as much as possible. Natural prairie grasses, trees, and turf grasses, over the entire Lot, should be accented with well-placed rocks, shrubs, and planting beds.
- e) The use of decorative landscape bark or rocks in natural colors is encouraged to reduce the need for irrigation and maintenance.
- f) Landscape designs should keep in tune with existing neighborhood landscaping and must be approved by the DRC prior to construction.
- g) Each lot shall have a minimum of eleven trees and more in some neighborhoods. These trees must be at least 1.5" in diameter for deciduous trees and at least 6' tall for evergreens to count towards the eleven. Strive for a healthy mix of species and try to blend to adjacent properties existing trees.
- h) Each lot owner/contractor needs to consult with ISM Management to determine if a culvert is necessary and determine the correct size if so under the driveway.

23) Irrigation

- a) Each lot has an irrigation service line provided in addition to the potable water service line. Potable water shall not be used for irrigation purposes.
- b) Irrigation components shall consist of buried poly or PVC or a drip system. Sprinklers and nozzles shall be selected to provide water compatible with landscape features, be water conserving in nature and on an automatic control system.
- c) Irrigation zones should be split up into yard areas: North, East, South, and West.
- d) Irrigation systems need to be approved by the DRC.
- e) The HOA is not responsible for covering the cost to fix broken parts caused by the property owner, their pets, or installation issues as it pertains to failing parts or poor layout.

24) Fences and Canine Enclosures

- a) Fences are allowed if they meet all criteria:
 - i) Only decorative rod iron and decorative wood fencing will be allowed.
 - ii) Fencing of the entire lot will not be allowed.
 - iii) No split rail fencing, no picket fences, no chain link fences, etc.
 - iv) Fences must not exceed 48" above ground.
 - v) Fences need to be screened on the exterior to break it up from neighboring properties, golf course, and road views. This can be accomplished using trees, shrubs, native grasses, etc.
 - vi) Fences shall not interfere with yard maintenance, to the extent possible.
 - vii) Please see examples of acceptable fencing in the Sample Design Review Submittal Package.

- b) Canine enclosures of approved designs are permitted and must be screened with vegetation or placed in a location not visible from neighboring houses. The enclosure must be placed to minimize noise and odors to neighboring lots. They must be constructed of wood or a simulated wood product. Some lots may not be able to accommodate enclosures.
- c) All fences or canine structures, if approved, must be contained within the property boundaries.

25) 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.

26) Gardening Features

- a) Gardening Features may be installed pending DRC approval. They must be screened from neighboring properties, golf course, and road views and not interfere with lawn maintenance.

27) Golf ball protection nets

- a) Building and landscaping measures are advised to provide protection from stray golf balls. In the case that trees, deck coverings and other landscaping are not sufficient to protect the property or it's guests a net may be installed at the property owner's expense.
- b) All structures and systems must be approved by the DRC before installation.
- c) Nets shall be properly located and sized as minimally as possible while still providing protection. The location of the poles and net shall not interfere with the landscape maintenance.

28) Driveways

- a) Each Owner is responsible for extending the driveway to the edge of the street.
- b) All repairs due to driveway connection to the street are the responsibility of the Lot Owner.
- c) Driveways must be finished with a hard surface so long as the road in front is finished. A gravel driveway is allowed if the development road is not paved yet, but once the road is paved, the driveway must be hard surfaced within 6 months, pending approval.

29) Drainage Easements

- a) 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.
- b) Boulder, stone facing, and landscape features are encouraged to screen drainage structures.

30) Governing Jurisdictions

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

31) Construction Timeframe

- a) Design Review approval is valid for commencement of building up to 12 months. After starting construction, the building exterior must be complete within 12 months, and landscaping must be completed within 90 days after. Extensions may be permitted by the DRC at their discretion.

32) Owner/Contractor meetings with the DRC

- i) Before submitting preliminary plans to the DRC, the Owner, Architect or Designer, and/or Builder may request 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 if

desired. Meetings are optional.

33) 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) The Design Review Deposit.
 - iii) A digital and print set of final building plans for the house and garage containing the following items (Must be professional, to scale plans):
 - (1) All Exterior Elevations
 - (2) Floor Plan (clearly denotating square footage of each floor)
 - (3) Construction details and cross sections
 - (4) Front Elevation Color Rendering (Color renderings of all elevations are appreciated)
 - iv) Completed Material Selection Form (Found on page x of this document)
 - v) Exterior Finish Color Board (actual samples)
 - vi) Site Plan showing:
 - (1) Structure layout on the lot
 - (2) Setbacks from the structure(s) to the lot lines
 - (3) Current ground base elevations for each Lot corners, current center of road base elevation, proposed finished floor elevation. The purpose is for the DRC to review the finished floor height versus the ground and road.
 - (a) Our goal is to keep buildings to a lower profile, but not to supersede proper drainage.
 - (4) Septic tank location and service lines
 - (5) Water and Irrigation service lines
 - (6) Power and Internet lines
 - (7) Drainage plan
 - vii) Landscape Plan
 - (1) This may be included in the Site Plan
- 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 CCR'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.

34) Deposits and Insurance

- a) Owners shall pay to the Developer (Later to the ISRH) or their agent a One-Thousand-Five-Hundred-dollar (\$1,500.00) Design Review deposit. 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 and pay the Construction/Damage deposit.
 - (1) This deposit will be fully refunded upon full approval from the DRC, receipt of the Construction/Damage deposit, and the commencement of construction, or a withdrawn application by the property owner.
 - (2) If the owner or their contractor starts construction without full approval, or before the payment of the Construction/Damage deposit, the Design Review Deposit is non-refundable.
- b) Owners shall, upon final approval from the DRC, pay to the Developer (Later to the ISRH) or their agent a Ten-Thousand-dollar (\$10,000.00) construction/damage deposit. This deposit is required to ensure:
 - i) The completion of all structures, decks, patios, outbuildings, driveways, and landscape features are completed in accordance with the approved submittal.
 - ii) To ensure proper clean-up of construction materials, dirt, and debris
 - iii) 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.
- c) No interest will be paid on this deposit. This deposit or any remaining portion is refundable upon the Inspection of all completed construction.
- d) To receive a refund, see section 35)

35) 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 and release any insurance policies that have been held against the property.

36) 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.

37) 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 ISRH. The appeal review will include, but not be limited to an itemized list of reasons for any discrepancies.

38) 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 ISRH 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 ISRH also reserve the right to any other remedy available to them under law and/or equity including attorneys’ fees.

39) 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 residential lots in ownership. Thereafter, the ISRH shall appoint the members of the DRC, subject to Developer’s right to appoint one of the DRC members for 10 years following the sale of their last residential lot.
 - ii) Committee terms shall be for a one (1) 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 ISRH, 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 ISRH. 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 ISRH determines.

40) Non-liability

- a) The DRC, members thereof, and the Developer shall not be liable to ISRH or to any Owner or other persons for any loss or damage claimed on account of any of the following:
 - i) The approval or disapproval of any plans, drawings, and specifications, whether or not defective.
 - ii) The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications; or
 - iii) The development or manner of development of any Lot within Indian Springs Ranch.
 - 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.

41) Amendment of Design Guidelines

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

42) 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.

43) Terms and Definitions

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

44) Builder and Contractor Approval

- a) ISM, ISRH, and the DRC each reserve the right to deny, for reasonable cause, any Builder and/or contractor permission to work in Indian Springs Montana.
- b) All builders and subcontractors working on site must carry appropriate Workers Compensation Insurance and unemployment insurance.

45) Construction Regulations

- a) Owners and Builders are required to abide by the ISRH 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 CCR's, Design Guidelines and/or Construction Regulations. Accordingly, the Owner is strongly advised to ensure that the Builder complies with their requirements.

INDIAN SPRINGS MONTANA DESIGN REVIEW APPLICATION

OWNERS

Property owner's name(s): _____

Current mailing address: _____

Phone/Cell Phone _____ Lot # of proposed construction: _____

E-mail: _____

CONTRACTOR

Contractor/builder name: _____

Phone: _____ E-mail: _____

Design Review Deposit: \$1500.00 due with the completed submittal.

This submittal fee is 100% refundable upon the commencement of Construction on said lot, in accordance with full approval from the DRC.

Construction and Damage Deposit: \$10,000.00 due upon Design Review approval and before construction may begin.

See *Design Guidelines and Construction Regulations* for refund procedure.

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*, the *ISR Covenants, Conditions & Restrictions*, and the *Construction Regulations*, and fully understand the requirements set forth as they pertain to this application. All work will be completed in conformance with the approved documents and application. Any change to any building associated with this application shall be resubmitted to the Design Review Committee. Approval must be obtained prior to commencement of any and all improvements.

Owner Signature(s)

Date

Contractor Signature

Date

Material Selection Form

Lot Number: _____ Owner: _____

Exterior Building Element	Material	Manufacturer	Color
Wall Surface			
Accent Wall Surface			
Foundation			
Trim (Corner, Windows, bands)			
Window Frames			
Glass			
Roofing			
Chimney			
Flashings			
Vents & Stacks			
Soffit			
Fascial			
Gutters			
Porch/Deck Surface			
Porch/Deck Railing			
House Doors			
Garage Doors			
Driveway			
Walks			
Patios			
Miscellaneous			
Miscellaneous			

Notes:

[illegible]