

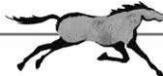
STONEHORSE HOA

FLATHEAD LAKE

PART II

DESIGN GUIDELINES

April 2024



PREFACE

These Design Guidelines have been created to ensure that all improvements at the Stonehorse development enhance the natural prairie-like setting overlooking Flathead Lake and the Mission Mountain range. The resulting outcome is to provide a harmonious residential community designed to protect property values.

The Design Guidelines are intended for use by all persons involved in any new buildings or landscapes, as well as any subsequent additions or alterations to any Homesites or property at Stonehorse.

The Design Guidelines are administered and enforced by the Stonehorse Design Review Committee (SDRC) **in** accordance with procedures set forth in this document and the Covenants, Conditions, Restrictions, and Easements - Formally titled "Declaration of Restrictive Covenants for Stone Ridge Ranch Phase 1 and Vergeront Ranch Subdivision Phase 2" (the "Covenants").

The SDRC's role is to provide assistance to all homeowners and their design professionals and to ensure that the design process is a smooth, efficient, and satisfactory experience. This document may be amended from time to time by the SDRC in its sole discretion. **BEFORE** commencing any plans, the Owner or its representative, is encouraged to review both the Design Guidelines and Covenants of Stonehorse HOA.

These Design Guidelines are supplemental to the Covenants, recorded with the Office of the Clerk and Recorder of Lake County, Montana.

1.0 DESIGN APPROACH

1.1 Introduction

Stonehorse provides a wide range of lifestyle and housing options on five hundred (500) acres of native Montana landscape, with nearby access to the 28-mile-long Flathead Lake and the 73,000-acre Mission Mountain Wilderness Area. An appreciation for and respect of these natural resources, and the valley's strong sense of history, are keys to the successful design of new buildings and landscaping at Stonehorse.

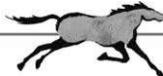
Originally established as the Tower Homestead in 1910 the unique characteristics of Stonehorse are:

- o the close proximity to the lake and extensive mountain wilderness
- o the panoramic views
- o an extensive on-site trail system
- o a variety of on-site land conditions

All combine to form a unique opportunity for two distinct Neighborhood areas:

Rustic Ridgeline Home: Low-profile homes at the base of various ridges with natural colored siding and shingles with the timeless look of old Montana.

Craftsman Series Home: Arts & Crafts, Prairie and Bungalow style homes, with traditional colored trim and siding/shingles.



It is the intent of Stonehorse to encourage traditional structures of uncommon character built in deference to the land and the surrounding area. These qualities are being shaped by Stonehorse's development plan, the Covenants and these Design Guidelines. These guidelines reflect the desire for a quality homestead, in a place of natural beauty that captures the Montana lifestyle.

Stonehorse's development plan establishes a layout of roads, a pattern of open spaces, Neighborhood areas, walking and biking trails, design of infrastructure, and the protection of views and land. Many Homesites will share tremendous mountain and lake views, a sense of privacy from both neighboring homes and access to the areas of open space that run throughout the property.

The Design Guidelines (Section 2.0) apply a uniform approach to the overall look and feel of the development regarding landscaping, outdoor lighting and outdoor living areas. However, there are distinct Neighborhood Areas (Section 3.0) within the development that will require different architectural, material selections, height restrictions and color choices.

2.0 ARCHITECTURAL DESIGN GUIDELINES

2.1 General Design Considerations

It is the intent of Stonehorse to build a distinctive community in harmony with the surrounding rural Montana landscape.

2.2 Building Height

Building height has been restricted throughout Stonehorse to protect and enhance view corridors and to minimize roof mass and bulk. Refer to Section 3.0 for specific criteria for each Neighborhood. Please refer to the Homesite Diagram for any particular homesite for actual height limitation.

2.3 Building Mass and Form

Buildings need to be residential in scale and preferably asymmetrical in form.

It is preferred that the second-story portion of buildings not exceed sixty (60) percent of the ground floor square footage. The use of "roof space" as usable living space is encouraged.

Buildings and decks are to follow topographic changes through the use of stepped floor levels.

Homes are not to exceed four bedrooms without the prior approval of the Lake County Planning Department.

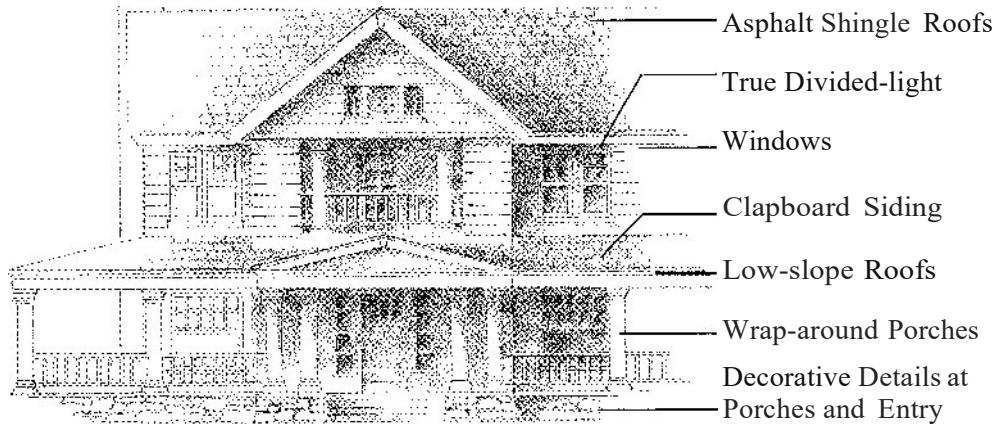
2.4 Building Projections

The use of porches, verandas, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. Second-story decks which create unusable or unsightly spaces below will not be permitted.

The use of unenclosed front porches and projecting bay-window forms is encouraged.



All roof projections including flues, vents, and other equipment must penetrate the roof behind the ridge and must be compatible in height and material with the structure from which they project and/or be painted to match the roof color.



TEXTURAL QUALITIES

External natural stone and brick chimneys are encouraged as a major design feature where appropriate.

Garbage cans are to be stored in a fully enclosed (with roof) structure integrated into the house. No freestanding flag poles are permitted (except at project entry). Flags are to be pole mounted from side of house. No newspaper or mailboxes are allowed.

Outside structures such as sports courts, fencing for gardens, basketball standards and areas, etc. must be properly designed and integrated into the Homesite through the use of natural mounds, landscaping and a screening device consisting of natural rock and building materials found on the home versus a free standing wall or fence.

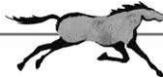
2.5 Ancillary Structures

All ancillary structures are to be designed as integral parts or extensions of the main building in terms of architecture, materials, and colors, even if they are physically separated.

2.6 Roofs

Roofs potentially have the greatest impact on the overall image of Stonehorse from many public viewpoints, community spaces, and individual Homesites. For that reason, roof design will be one of the most carefully considered elements for Design Review by the SDRC.

Large, unbroken expanses of single-pitch roof will not be approved by the SDRC. Gable and hip roof forms with dormers and limited shed roofs are to be used. Flat and mansard roof forms will not be approved. Internal volumes and groups of uses within the building should be expressed by changes in roof planes.



Roofing materials such as shakes and shingles (wood/composite or asphalt) are encouraged, together with creative mixes of shingles and metals.

A roof pitch of six to twelve (6:12) on main roof areas shall be the typical pitch for all areas. Steeper pitched roofs are discouraged.

Gutters are required where appropriate. All downspouts must be tied to an underground integrated drainage system. Color, materials, and design will be approved by the SDRC.

2.7 Doors and Windows

The front door must be aesthetically integrated to the overall house design and be of an upgraded quality in both appearance and hardware. All other exterior doors including patio must be of similar design of the main entry door or come from the same window manufacturer utilized on the house and be of identical construction, design and characteristic.

The use of metal clads or wood windows is strongly encouraged. Vinyl windows may be permitted on the Craftsmen series homes when approved by the SDRC. Large expanses of undivided glass will not be approved for building facades which are visible from off-site.

Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved. All glazing is to be double pane as a minimum for its energy conservation characteristics.

All window treatments visible from the exterior are to be complimentary to the exterior color scheme of the house.

2.8 Outdoor Lighting

Stonehorse will preserve the nighttime sky as much as possible controlling the use and type of outdoor lighting. Outdoor lighting is to be the minimum required for safety, security and illumination of outdoor use areas. All outdoor lighting fixtures need to be approved by the SDRC, and pole mounted lighting will not be allowed.

2.9 Exterior Walls and Finishes

The exterior walls of any building are not to be surfaced with more than three (3) materials. One (1) material should be dominant over the other(s) and they should express logical structural relationships.

All building facades must include a significant degree of texture such as that provided by shingles, clapboards, board-and-batten, natural stone, and rock. The use of stucco will not be approved.

All homes within Stonehorse are required to use natural rock/stone on the exterior areas of the structure.

Manufactured siding and shingles made to look natural will be permitted. Cultured stone has deteriorated and faded quickly in Stonehorse sun conditions. Natural siding such as cedar siding or shingles will also be permitted. Home owners should be aware that natural materials will require additional maintenance on an ongoing basis. Vinyl siding will not be approved.

2.10 Exterior Entry posts and Lighting

Entry post and light is required. This light will operate 365 days a year from dusk to dawn controlled by a photo cell. Proper operation and adjustment of the photo cell is the responsibility of the home owner. Form and materials of entry post is to be integrated with design and exterior materials of the house. All entry posts will display the street address.



2.11 Color

Because of the emphasis on natural materials in these Neighborhood areas, finishes which complement and enhance the material's intrinsic qualities are encouraged. Colors should complement and blend with rather than contrast, the surrounding natural environment. Colors should generally be recessive, particularly those used for roofs and walls in the Ridgeline Series. Tasteful and traditional colors may be used on the Craftsman Series Homes.

2.12 Texture

Textures are to be incorporated throughout the structure in order to create a variety of light and shadow at all scales. Building forms are to be complex, with setbacks, overhangs, haunches, porches, and varied skylines.

Walls, roofs, and windows are to be made up of clearly-defined smaller elements.

A richness of architectural detailing, including columns, beams, brackets, corbels, shingling, corners, eaves, railings and doors, will provide approvable micro-textural elements. All materials are to appear closer to their natural state rather than manufactured in appearance.

2.13 Resource Conservation

Stonehorse encourages the use of appropriate passive-energy technologies and the utilization of products made from recycled materials. The SDRC will actively support the use of additional resource conservation measures in the design of all new homes **in** ways that are compatible with the intent of the Design Guidelines.

2.14 Drainage

A professionally designed offsite drainage plan that meets the Lake County septic tank and drainage requirements shall be submitted for SDRC approval. This includes but is not limited to drain tile, garage floor drain, mechanical room floor drain, air conditioning, soft water condensation/waste water, gutter downspouts and required landscape drainage.

2.15 Solar Applications

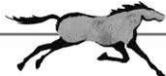
Solar applications are encouraged by the SDRC. However, they must be integrated into the design of the building and/or its landscape and should not appear as an "add-on" unrelated to the overall design. Roof-mounted solar panels are discouraged unless fully integrated into the design and not visible from other Homesites, the street, or any place offsite.

3.0 NEIGHBORHOOD AREA GUIDELINES

In addition to the Architectural Design Guidelines for the entire Stonehorse community, each Neighborhood Area will have specific guidelines, outlined below.

The homes will be set back from the road within the Homesite's designated Building Envelope Area with entries defined by stone posts that will contain an entry light and address (see Section 2.10). The homes will blend with the landscape through use of an appropriate natural color palette, organic materials, and height restrictions.

Stonehorse's individual Neighborhood areas can be characterized as follows:



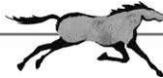
3.1 Rustic Ridgeline Home

See Site Plan for specific locations of Rustic Ridgeline Homes. (Stone Horse Drive)



A unified architectural vocabulary for this home style is best characterized by:

- o Size and shape of home should blend into hillside.
- o Homesites are restricted to single story or lower level walk out (see individual Homesite Map).
- o Homes with lower level walk out are allowed gables but restricted to hip/gable combination on main roofs facing roads.
- o Roof structures designed to take full advantage of the mountain and lake views while remaining low and un-opposing to their natural surroundings.
- o Low-slope roof sections generally not to exceed six to twelve (6:12) pitch on main roof areas.
- o Siding/shingles, trim, details, roof, shall be stained (no paint) in natural colors selected to be recessive to the surrounding environment.
- o Windows shall be wood or metal clad.
- o Garage doors may be natural wood, plywood veneer or metal doors with wood appearance.
Non-natural rough sawn wood garage doors must be approved by the SDRC
- o Natural rock on exterior - no cultured stone
- o Rustic Ridgeline Homes are not exceed nineteen (19) feet in height from the finished main floor to the ridge point of the roof



3.2 Craftsman Series Home

See Site Plan for specific locations of Craftsman Series Homes. (Eagle Crest Drive & Eagle Crest Way)



A unified architectural vocabulary for this home style is best characterized by:

- o Size and shape of home should blend into its surroundings.
- o Some Craftsman homes are restricted to single-story design (see individual Homesite Map).
- o Second story restricted to 60% of first floor living area.
- o Roof structures designed to take full advantage of the mountain and lake views while remaining low and unopposing to their natural surroundings.
- o Low-slope roof sections generally not to exceed six to twelve (6:12) pitch on main roof areas.
- o Siding/shingles, trim, details, roof, shall be stained or painted in tasteful, traditional colors.
- o Windows shall be wood or metal clad or vinyl (when approved by SDRC).
- o Garage doors may be natural wood, plywood veneer or metal doors with wood appearance. Non-natural rough sawn wood garage doors must be approved by the SDRC.
- o Natural rock on exterior - no cultured stone
- o Main floors typically twenty-four (24) inches above grade for homes.
- o It is recommended that single story Craftsman Homes not exceed nineteen (19) feet in height from the finished main floor to the ridge point of the roof
- o As of April, 2024 there will be no Two (2) story homes built on Eagle Crest Drive.



4.0 LANDSCAPING GUIDELINES

4.1 Introduction

The Landscape guidelines at Stonehorse have been established to ensure that homes within Stonehorse blend into the natural landscape, rather than dominate it. This approach will protect the natural beauty of the area, and preserve habitat for the native plants and animals.

The objectives of the Landscape Guidelines are:

- o To preserve, protect and enhance the existing landscape throughout the community
- o To create outdoor living spaces that are natural extensions of the indoor spaces
- o To utilize plants, landscape structures and details that draw upon the region's natural beauty, unique climate and setting
- o To re-vegetate and rehabilitate areas that have been impacted during construction

4.2 Home sites

A homesite diagram has been prepared for each homesite in Stonehorse. The homesite diagram indicates important design parameters such as the building envelope, easement areas, drainage areas, view corridors and setback requirements. Each building envelope location was determined based on the unique characteristics of the homesite, zoning requirements and design objectives for Stonehorse, specifically:

- o Maintaining view corridors
- o Minimizing grading disturbances
- o Maximizing privacy

4.3 Drainage

A professionally designed off-site drainage plan that meets the Lake County septic tank and drainage requirements shall be submitted for SDRC approval. This includes but is not limited to drain tile, garage floor drain, mechanical room floor drain, air conditioning condensation, soft water discharge, gutter downspouts and required landscape drainage.

4.4 Driveways and Auto Courts

Driveways are to be designed to follow natural contours rather than utilizing a cut and fill construction.

Driveways are not to exceed 12' wide except at the apron in front of the garage and for parking spaces. On street parking will not be allowed at Stonehorse and each homeowner will be required to provide off street parking.

When hosting any event, homeowners are required to have their guests park entirely on pavement to eliminate the fire hazard when parking a hot car on very dry grass and to allow for emergency vehicles to pass freely. No overnight on street parking will be allowed at any time (including events).

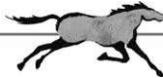
4.5 Lawns

Conversion of lawn to meadow or prairie is permitted with input and approval by a landscape professional. The grasses must be cultivated and properly maintained in the early years. Weeds and non-desirable plants must be eliminated through the early years. In this regard, the amount of space individual homeowners is allowed to use for lawn coverage may be restricted.

4.6 Fences, Gates and Walls

All fences shall be black wrought iron. They shall not exceed a maximum height of 5 feet. Fences shall not extend beyond the front corners of the house.

All sport courts are prohibited. These include but are not limited to: basketball hoops and backboards (attached to a structure or free standing), tennis ball backboards (attached to a structure or free standing), and pickle ball courts.



Trampolines and bouncy houses are prohibited. Non-permanent swimming pools are prohibited.

Outside structures such as sports courts, fencing for gardens, basketball standards and areas, etc. must be properly designed and integrated into the Homesite through the use of natural mounds, landscaping and a screening device consisting of natural rock and building materials found on the home versus a free-standing wall or fence.

4.7 Dog Kennels

Approved dog kennels (by the SDRC) must be screened by landscaping elements and cannot exceed 8'x8'.

4.8 Planting

All trees, plants and shrubs used for landscaping at Stonehorse must be approved by the SDRC, see appendix C for the approved list. Plantings will be used to re-vegetate disturbed areas, stabilize slopes, screen foundations and outdoor use areas, and to soften the impact of the homes on the surrounding areas. Individual homesite owners are responsible for eliminating and preventing the spread of any noxious or invasive weeds on their homesite.

The homeowner must consult with a landscape professional to create a landscape plan for each individual building lot (see example). That plan must be approved by the SDRC.

The above are minimum requirements for planting in Stonehorse, and it is up to the discretion of the SDRC to approve all landscaping design.

4.9 Water features and Spas

Water features and spas are to be designed as integral components of the overall design of the home. Spas are to be set into the ground, patio or decks. Water features will be designed to appear natural and not contrived.

4.10 Irrigation

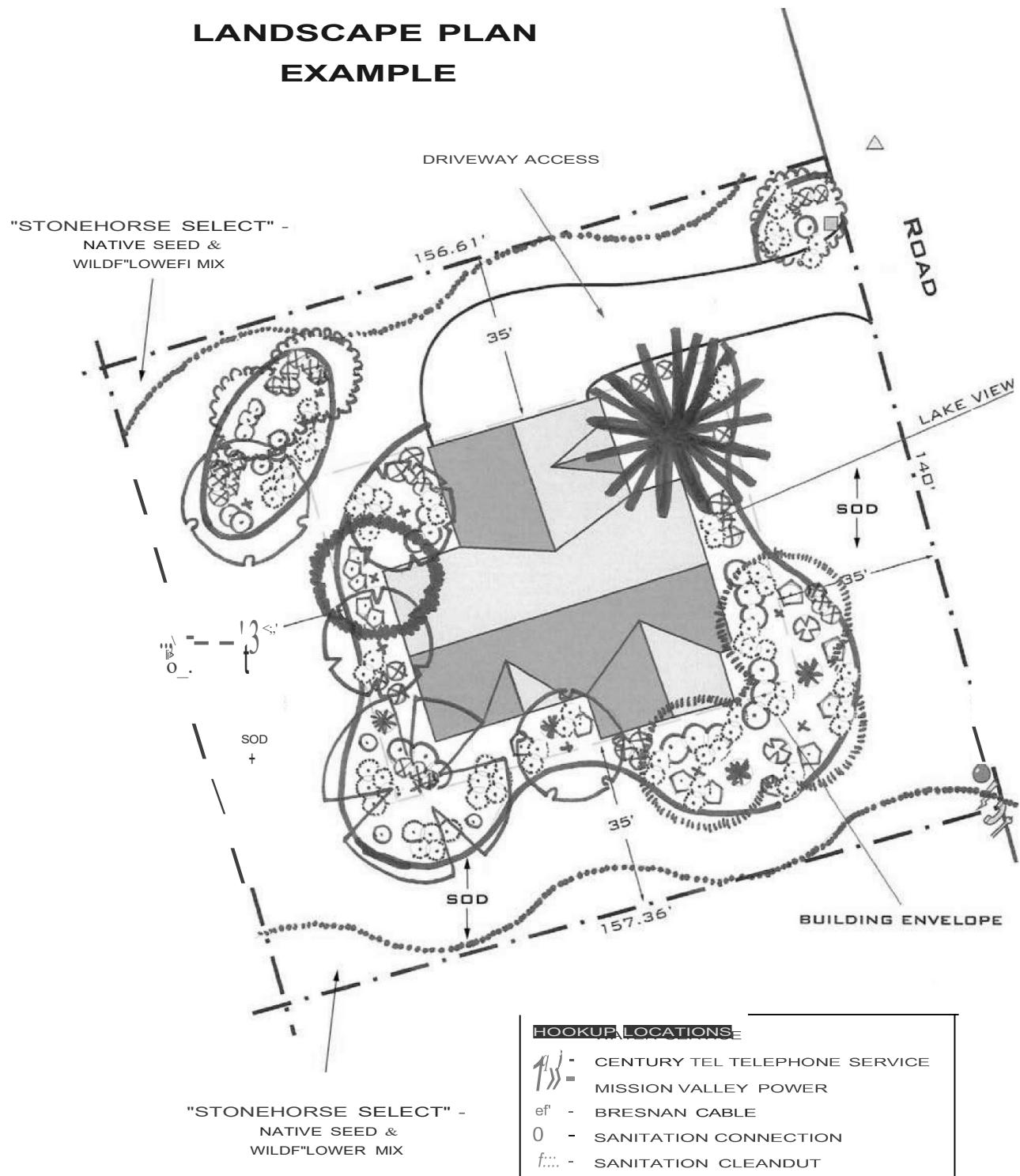
All plantings, shrubs, lawns and trees will be watered by a fully automatic, underground sprinkler system designed by a licensed professional. Mulch with weed barrier will be required on all new planting areas to reduce erosion, retain moisture and provide for weed control. All irrigation drainage will be integrated into the overall off-site drainage plan.

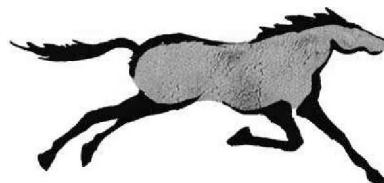
4.11 Outdoor Lighting

Stonehorse will preserve the nighttime sky as much as possible controlling the use and type of outdoor lighting. Outdoor lighting is to be the minimum required for safety, security and illumination of outdoor use areas. All outdoor lighting fixtures need to be approved by the SDRC, and pole mounted lighting will not be allowed.



LANDSCAPE PLAN EXAMPLE



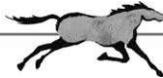


Stonehorse HOA

FLATHEAD LAKE

PART III

DESIGN REVIEW PROCEDURES



DESIGN REVIEW PROCEDURES

DESIGN REVIEW PROCEDURES

This Section provides a guide for the Design Review process for the Stonehorse Community. This process involves a series of meetings between the Owner, the Owner's design professionals, and the SDRC. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the new home design or improvements to an existing home.

The SDRC is committed to assisting Owners through the Design Review process and has a variety of educational and guidance materials available to assist them. As opposed to a "regulatory review agency," the SDRC should be thought of as a member of the Owner's design team.

1.0 Design Review Process

Improvement plans will be carefully reviewed by the SDRC to ensure that the design is compatible with Stonehorse as a whole, the neighborhood area the Homesite is in, and the Homesite itself. This Design Review process must be followed for any of the following improvements:

- Construction of all new buildings;
- Construction of roads, drives, and site work;
- Construction of an addition to fences or enclosed structures;
- Renovation, expansion, or refinishing of the exterior of existing buildings; or
- Major site and/or landscape improvements except for the replacement of plant species similar to those previously approved by the SDRC.

The SDRC evaluates all development proposals on the basis of Stonehorse's Design Guidelines. Most of the guidelines outlined in this document are written as relatively broad standards and the interpretation of these standards is left up to the discretion of the SDRC.

Other development standards are more definitive, or absolute design parameters and it is the intention of this Design Review process to ensure that all improvements comply with these absolute standards.

The Design Review process takes place in 3 steps:

1. Application;
2. Design Review;
3. Final Inspection.

Any improvements, as described above, will require and must be preceded by the submission of an Application Package accompanied by the required application fee/Road Impact fee, and the required plans and specifications describing the proposed improvements. Incomplete applications will not be accepted by the SDRC.

It is required that the Owner obtains competent assistance from a pre-approved licensed architect or designer and a Stonehorse pre-approved Preferred Builder or Registered Builder/Contractor.

Additional assistance from other licensed design professionals, such as a civil engineer and a landscape architect, is also recommended. The Owner and the Owner's chosen consultant(s) should also carefully review



the Covenants, as well as the Design and Landscape Guidelines prior to commencing with the project's design or the Design Review process.

Having secured Final Development Approval from the SDRC, the Owner will also have to meet all the submittal and approval requirements of County of Lake and State of Montana to obtain a building permit where required.

1.1 Application

Owner may initiate a Preliminary Design Review by submitting a written application, obtained online at <https://stonehorse-hoa.com> and preliminary design documents, together with the appropriate fee.

A checklist of the required preliminary development documents is located **in** Appendix A.

1.1.1 Location of Building Envelope Pins

The Owner will be responsible locating and marking the corner pins of the Building Envelope for the Lot.

1.1.2 Preliminary Design Review Meeting

Upon receipt of the required documents, fees, and locating corners pins of the building envelope, the SDRC will submit the Sample Board and Architect Drawings to an Architect Hired by the SDRC to review Build to ensure it is in line with the SDRC guidelines and CCRs.

Once approved by Architect the SDRC will meet to finalize the approval.

1.1.3 Final Development Approval

The SDRC will issue Final Development Approval in writing within fifteen (15) days of a vote for approval at a final Design Review meeting. Final development approval is site-specific and should not be construed to establish precedent for other sites.

If the decision of the SDRC is to disapprove the submission, the Committee shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in modifying or redesigning the project so as to obtain the approval of the Committee.

1.2 Re-Submittal of Plans

In the event that the final submittal is not approved by the SDRC, the Owner will follow the same procedures for a re-submission as for original submittals. An additional Design Review fee may be charged for each re-submission as required by the SDRC.

1.3 Appeals Procedure

The Owner has the right to appeal decisions made by the SDRC. The Owner can initiate such an appeals procedure by submitting, in writing a document stating the reason for the appeal. The SDRC will set a meeting date to review the appeal and notify the Owner of such date. The Owner, or representative, must be present at the meeting to review the appeal. The SDRC will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within fifteen (15) days.

1.4 Building Permits

The Owner may apply for all applicable building permits only after receiving Final Development Approval from the SDRC. Permits include, but may not be necessarily limited to, a Zoning Conformance Review Permit issued by Lake County, a Sanitation Permit issued by Lake County, and an Electrical Permit issued by the State of Montana. It is the Owner's sole responsibility to confirm with all government agencies that he/she has secured all necessary permits.



1.5 Subsequent Changes

Additional construction, landscaping, or other changes in the improvements that differ from the approved final development documents must be submitted in writing to the SDRC for review and approval prior to making such changes.

1.6 Work-In-Progress Inspection

Absolutely no construction, grading, landscaping, plant removal, etc. shall be allowed prior to final development approval.

During construction, the SDRC, or its authorized representative, has the right to check such construction to ensure compliance with approved final development documents. If changes or alterations have been found which have not been approved, the SDRC will issue a Notice to Comply. Failure by the SDRC to provide the Notice to Comply shall not be deemed a waiver or release of the Committee's right to enforce any provisions of these Guidelines.

1.7 Notice to Comply

When, as a result of a construction inspection, the SDRC finds changes and/or alterations which have not been approved, the SDRC will notify the Owner within three (3) days of the inspection describing the specific instances of non-compliance and will require the Owner to comply or mutually resolve the discrepancies.

1.8 Certificate of Compliance

Approximately thirty (30) days prior to completion of work, the Owner must request a Certificate of Compliance. The SDRC will make a complete inspection of the property within seven (7) days of the completion, and if the SDRC determines that the improvements have been completed in accordance with the SDRC approval, a Certificate of Compliance will be issued within seven (7) days of inspection. If it is found that the work was not done in compliance with the final development approval documents, the SDRC will issue a Notice To Comply within three (3) days of inspection.

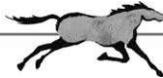
1.9 Non-Liability

Neither the SDRC, nor any member or employee, will be liable to any party for any action, or failure to act, with respect to any matter if such action was in good faith and without malice.

1.10 Design Review Schedule

The SDRC will make every reasonable effort to comply with the time schedule for Design Review outlined below. However, the SDRC will not be liable for delays that are caused by circumstances beyond their control. The SDRC will provide Design Review according to the following schedule:

1. Preliminary Design Review
Application documents to be submitted. Written comments from SDRC meeting provided to Owner within fifteen (15) days.
2. Final Design Review
Application documents to be submitted fourteen (**14**) days prior to the next scheduled SDRC meeting, and within one (1) year of Preliminary Design Review. Written comments from SDRC meeting and/or written notice of Final Development Approval provided to Owner within fifteen (15) days.
3. Building Permits



Owner applies for all applicable building permits, if necessary.

4. Construction Inspections

Construction Area inspection with the Builder prior to any site disturbance and within seven (7) days of receipt of written request. Final inspection within seven (7)

days of completion and twenty-one (21) days of receipt of written request for Certificate of Compliance, and prior to request for a Certificate of Occupancy from County of Lake. Certificate of Compliance with SDRC approval issued within seven (7) days of inspection.

1.11 Application Fees

In order to defray the expense of reviewing plans and related data, and to compensate any consulting architects, landscape architects, and other professionals, the Covenants establish submissions fees payable each time an application is made to the SDRC as follows:

1. New Construction/ Rebuilds

Design Review: five-hundred dollars (\$500.00)

Road Impact Fee: twenty-five hundred dollars (\$2500)

2. Fee for Re-Submission

New Construction: five-hundred dollars (\$500.00)

These fees are for 2024 and are subject to revision annually.

1.12 Application Format

An Application Package is available from Stonehorse Website <https://stonehorse-hoa.com> the Owner and/or architect must be available if explanation is needed on a submission or to respond to questions.



2.0 DESIGN REVIEW COMMITTEE

2.1 Design Review Committee Membership

The Design Review Committee will consist of a minimum of three (3) members. Each person will hold office until such time as he or she has resigned or been removed, or his or her successor has been appointed by the Board of Directors.

Members shall serve staggered two (2) -year terms. There is no limit to the number of consecutive terms which can be served by any member.

Any member of the SDRC may resign from the SDRC at any time upon written notice stating the effective date of the member's resignation to the Association. Any member may be removed at any time by the Board of Directors with or without cause.

2.2 Functions of the Committee

The principal functions of the SDRC are as follows:

To consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review Procedures established in these Design Guidelines;

To amend the Design Guidelines as deemed appropriate; and

To perform any duties assigned to it by the Declarant or the Association as set forth in this Document and the Covenants.

The Board of Directors may hire, or appoint, a secretary for the SDRC, and shall provide appropriate compensation for any such secretarial services.

The SDRC shall have the right to establish one or more sub-committees to perform one or more functions of the SDRC.

2.3 SDRC Meetings

The SDRC will meet as needed, to properly perform its duties. The SDRC's action on matters will be by a majority vote of the SDRC. Any action required to be taken by the SDRC may be taken without a meeting if consent **in writing**, setting forth the action so taken, is signed by a majority of the SDRC members.

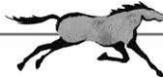
The SDRC will keep and maintain a record of all actions taken by it, and report in writing to the Board of Directors all final actions taken by the SDRC. The powers of this SDRC relating to Design Review will be in addition to all development review requirements imposed by local or state agencies.

2.4 Compensation

SDRC members are volunteers.

Professional consultants retained by the SDRC to assist it in carrying out its responsibilities may be paid such compensation as the SDRC determines appropriate.

2.5 Amendment of Design Guidelines



The SDRC may, from time to time and in its sole discretion, adopt, amend, and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Design Guidelines which, among other things, interpret, supplement, or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Owner is responsible for obtaining from the SDRC a copy of the most recently revised Design Guidelines.

2.6 Non-Liability

Neither the SDRC nor any member will be liable to the Association, any Owner, Owners' agents, or any other person for any damage, loss, or prejudice suffered or claimed on account of:

Approving or disapproving any plans, specifications or other materials, whether or not defective;
Constructing or performing any work, whether or not pursuant to approved plans, specifications or other materials;

The development or manner of development of any land within Stonehorse;
Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct;
or
Performing any other function pursuant to the provisions of the Design Guidelines.

The Owner shall indemnify the Board of Directors and its members from any and all third-party claims made by contractors, sub-contractors, or agents of the Owner including reasonable attorneys' fees and expenses.

3.0 CONSTRUCTION & BUILDER REGULATIONS

3.1 Introduction

To ensure that the construction of any improvements that occur on a Homesite will occur in a safe and timely manner without damaging the natural landscape of Stonehorse or disrupting residents or guests, these regulations will be enforced during the construction period. The Contractor must provide a signed copy of the most recent Construction and Builder Regulations to the SDRC prior to the commencement of work.

Construction will not begin until Final Plan Approvals have been issued from the SDRC, required building permits have been obtained and all application fees are paid.

3.2 Construction Area

Prior to the commencement of any construction activity the Builder/Contractor will provide the SDRC with a detailed plan of the proposed "Construction Area" showing the area in which all construction activities will be confined, limits of stockpiled materials, and how the remaining portions of the Homesite will be protected.

The Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, temporary trailer/structure, dumpster, debris storage, firefighting equipment, utility trenching, and the limits of excavation. The plan should clearly identify the methods proposed for the protection of adjacent areas, such as fencing, flagging, rope barricades, or other means to be set up prior to construction.

Architects, contractors, and sub-contractors will not be permitted to display any signs within Stonehorse.

3.3 Access to Construction Areas

Access to the construction site for all vehicles will be limited to the route established by the SDRC prior to the commencement of any construction activity. If such a route is violated, the SDRC may establish a fine system



in order to enforce construction traffic routing.

3.4 Vehicles and Parking Areas

Parking for construction personnel vehicles or machinery, other than within the SDRC-approved Construction Area onsite, will occur only in specified areas designated by the SDRC so as to minimize damage to the existing landscape and adjacent properties. Construction crews will not be permitted to park on adjacent Homesites (without written approval from the Homesite Owner that is forwarded to and provided to the SDRC) or any other unapproved areas.

3.5 Storage of Materials and Equipment

All construction materials, equipment, and vehicles must be stored within the fenced boundary of the SDRC-approved Construction Area, and outside any tree-protecting fencing located within the approved Construction Area. Equipment and machinery is to be stored on site only while needed for activities specific to the Homesite.

3.6 Construction Activity Times/Completion

The time of construction will be limited to the period from 7 a.m. until 7 p.m. Monday through Friday, 8 a.m. until 6 p.m. on Saturdays and national holidays, and 12 Noon until 6 p.m. on Sundays. Building construction must be completed within eighteen (18) months of its commencement.

3.7 Construction Trailers/Temporary Structures

Any Owner or Builder/Contractor who desires to bring a trailer, or the like, to Stonehorse must obtain written approval from the SDRC. The SDRC will work closely with the applicant to site the trailer in the best possible location to minimize impacts to the site and adjacent Homesites. All such facilities must be removed from the Homesite prior to the issuance of a Certificate of Compliance.

Temporary living quarters for the Owner, Builder/Contractor, or their employees will not be permitted on site or in the Project.

3.8 Sanitary Facilities

Sanitary facilities must be provided for construction personnel on site in a location approved by the SDRC. The facility must be screened from view from adjacent residences and roads, and maintained weekly.

3.9 Debris and Trash Removal

Builder/Contractors must clean up all trash and debris on the construction site at the end of each day. Trash and debris must be removed from each construction site at least once a week and transported to an authorized disposal site. Lightweight material, packaging, and other materials must be covered or weighted down to prevent wind from blowing such materials off the construction site. Builder/Contractors are prohibited from dumping, burying, or burning trash anywhere on the Homesite or elsewhere on Stonehorse.

During the construction period, each construction site must be kept neat and tidy to prevent it from becoming a public eyesore, or affecting adjacent Homesites. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed from roads, open spaces, and driveways or other portions of Stonehorse. Any clean-up costs incurred by the SDRC, or the Association **in** enforcing these requirements, will be billed to the Owner.

3.10 Excavation, Grading, and natural Vegetation Protection

The Builder/Contractor will take extreme care during construction to assure that natural vegetation not authorized for removal is not damaged.



Blowing dust, resulting from grading operations, must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control, and revegetation. The Builder is responsible for the implementation of all erosion-control techniques as may be required by State or local agencies. Grading operations may be suspended by the SDRC during periods of heavy rains or high winds.

All topsoil disturbed by grading operations must be stock-piled within the Construction Area and reused as part of the site restoration/ landscaping plans, or removed to an approved off-site location.

3.11 Damage Repair and Restoration

Damage and scarring to other property, including open space, adjacent Homesites, roads, driveways and/or other improvements, will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly to the satisfaction of the SDRC and/or adjacent Owner, at the expense of the person causing the damage or the Owner of the Homesite who engaged such person. Upon completion of construction, the Owner and Builder will be responsible for cleaning up the construction site and the repair of all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the SDRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing. Any property repair costs, as mentioned above, incurred by the SDRC or the Association will be billed to the Owner.

3.12 Inspections

In addition to all the building inspections required, the following inspection must be scheduled with the SDRC:

1. Site Inspection - The Construction Area, all corners of proposed buildings, the driveway, extent of grading and protected vegetation, must be staked, together with the locations of any temporary buildings. This inspection must be completed prior to any site clearing or disturbance of existing grade.
2. Final Inspection - This inspection must be done prior to any application to Lake County for a Certificate of Occupancy tied to the Zoning Conformance Review Permit.

3.13 Pets

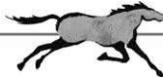
Pets belonging to construction personnel must be kept within vehicles or leashed at all times while within Stonehorse.

3.14 Security

Security precautions at the construction site may include temporary fencing approved by the SDRC. Security lights, audible alarms, and guard animals will not be permitted.

3.15 Noise

Builder/Contractors will make every effort to keep noise to a minimum. Radio sound will be kept at a low level to minimize disturbance to neighbors and wildlife.



STONEHORSE HOA

DESIGN REVIEW COMMITTEE

Construction Rules and Regulations

Homesite Number:

Owner/Builder Contact Information:

As the authorized agent for work to be performed on this project, I agree to the following:

- 1) To abide by **all** requirements as listed in the Design Guidelines, specifically Section 3.0.
- 2) To provide **all** information as required to be listed as a Preferred Builder or Registered Builder/Contractor.
- 3) To obtain all required permits prior to commencing work. This may include:
 - a) SDRC reviews and approvals obtained
 - b) State of **MT** building permit
 - c) County sanitarium review
- 4) To coordinate and/or facilitate any inspection that may be required by any person responsible for professional oversight regarding any aspect of this project.
- 5) To have all existing underground facilities/services located and identified prior to conducting any activity that puts these services at risk.
- 6) To maintain a professional works location and reduce the impact of this project beyond the scope of the project location; to be aware of high-visibility issues. Those of most concern include:
 - a) Parking areas, road access and allowed axle weights are subject to seasonal conditions.
 - b) Material and equipment storage shall be on project site and within the building envelope.
 - c) Construction activities shall be limited to *Mondays-Fridays 7am-7pm; national holidays and Saturdays 8am-6pm; Sundays Noon-6pm.*
 - d) Advance approval must be obtained for construction trailers and temporary structures.
 - e) Sanitary facilities must be provided and placed as approved by the SDRC. Commercial service must be provided twice per week, at a minimum.
 - f) Site and street to be maintained in a neat and clean condition at all times. Trash and debris must be cleaned up at the end of each workday; trash and debris must be removed from the project site at least once a week. Lightweight items must be covered or weighted down to prevent wind from blowing such materials off the construction site. Burning or burial of materials is not allowed.
 - g) Provide protection for all natural features not to be disturbed by the scope of the project. Excavation will be done in a manner that incorporates erosion-control and to reduce air-borne particles. Excess soil will be removed, not stockpiled.
 - h) Pets belonging to construction personnel are not permitted on the project site.
 - i) Security of the project is the responsibility of the builder and the owner.
 - j) Noise **will** be kept to a minimum. Construction equipment will be operated only within the construction time frames.
- 7) To assume liability for repair and restoration to roads and environment damaged as a result of activities on this project. Determination of damage and required repair or restoration activity shall be at the sole discretion of Stonehorse SDRC for common space, or the owner of affected private property.
- 8) Construction of the project will be completed within 18 months.

I understand that any violation of the requirements may result in removal of approval for this project, and that I may be prohibited from further involvement in this development,

Owner / Owner Agent

Date



Appendix C

Approved Plant List

Scientific Name	Common Name
DECIDUOUS SHADE TREES	
<i>Acer platanoides</i>	Norway Maple
<i>Acer platanoides 'Crimson King'</i>	Crimson King Maple
<i>Acer platanoides 'Emerald Queen'</i>	Emerald Queen Maple
<i>Acer platanoides 'Royal Red'</i>	Royal Red Maple
<i>Betula pendula</i>	European White Birch
<i>Betula papyrifera</i>	Paper Birch
<i>Celtis occidentalis</i>	Hackberry
<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple White Ash
<i>Fraxinus pennsylvanica</i>	Patmore Green Ash
<i>Gleditsia triacanthos</i>	Thornless Honeylocust
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus virginiana 'Canada Red'</i>	Canada Red Chokecherry
<i>Tilia americana 'Redmond'</i>	Redmond Linden
<i>Tilia cordata 'Greenspire'</i>	Greenspire Littleleaf Linden
ORNAMENTAL TREES	
<i>Acer ginnala</i>	Amur Maple
<i>Acer tataricum</i>	Tatarian Maple
<i>Crataegus x mordenensis 'Snowbird'</i>	Snowbird Hawthorn
<i>Sorbus aucuparia</i>	European Mountain Ash
<i>Sorbus decora</i>	Showy Mountain Ash
<i>Syringa reticulata</i>	Japanese Tree Lilac
EVERGREEN TREES	
<i>Abies concolor</i>	Concolor Fir
<i>Abies lasiocarpa</i>	Alpine Fir
<i>Picea abies</i>	Norway Spruce
<i>Picea glauca densata</i>	Black Hills Spruce
<i>Picea pungens</i>	Green Spruce
<i>Picea pungens glauca</i>	Colorado Blue Spruce
<i>Picea pungens 'Fat Albert'</i>	Fat Albert Blue Spruce
<i>Pinus aristata</i>	Bristlecone Pine
<i>Pinus mugo</i>	Mugo Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pinus sylvestris</i>	Scotch Pine



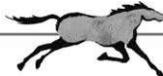
DECIDUOUS SHRUBS

<i>Acer ginnala</i>	Amur Maple Multi-stem
<i>Acer tataricum</i>	Tatarian Maple Multi-stem
<i>Berberis koreana</i>	Korean Barberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buddleia spp.</i>	Butterfly Bush
<i>Caragana aurantiaca</i>	Pygmy Caragana
<i>Cornus sericea</i>	Red Osier Dogwood
<i>Cornus sericea 'Isanti'</i>	Isanti Dogwood
<i>Cornus sericea 'Flaviramea'</i>	Yellow Twigged Dogwood
<i>Cornus stolonifera</i>	Osier Dogwood
<i>Forsythia spp.</i>	Forsythia species
<i>Kolkwitzia amabilis</i>	Beautybush
<i>Lonicera spp.</i>	Honeysuckle species
<i>Mahonia repens</i>	Grape Holly
<i>Philadelphus spp.</i>	Mockorange species
<i>Prunus americana</i>	American Plum
<i>Prunus fruticosa</i>	Groundcherry
<i>Prunus tenella</i>	Dwarf Russian Almond
<i>Ribes spp.</i>	Currant species
<i>Rosa rugosa</i>	Rugose Rose
<i>Rosa virginiana</i>	Virginia Rose
<i>Rosa wichuraiana</i>	Memorial Rose
<i>Rosa 'Betty Bland'</i>	Betty Bland Rose
<i>Rosa 'Haidee'</i>	Haidee Rose
<i>Rhus tritobata</i>	Fragrant Sumac
<i>Rhus cathartica</i>	Common Buckthorn
<i>Spiraea spp.</i>	Spirea Species
<i>Syringa spp.</i>	Lilac Species
<i>Viburnum spp.</i>	Viburnum Species
<i>Weigela fiorida</i>	Old Fashion Weigela
<i>Yucca glauca</i>	Soapweed



EVERGREEN SHRUBS

<i>Buxus spp.</i>	Boxwood Species
<i>Juniperus communis 'Mandap'</i>	Alpine Carpet Juniper
<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper
<i>Juniperus horizontalis 'Hughes'</i>	Hughes Juniper
<i>Juniperus horizontalis 'Monber'</i>	Ice Blue Juniper
<i>Juniperus horizontalis 'Prince of Whales'</i>	Prince of Whales Juniper
<i>Juniperus horizontalis 'Wittoni'</i>	Wittoni Blue Rug Juniper
<i>Juniperus horizontalis 'Youngstown'</i>	Youngstown Andorra Juniper
<i>Juniperus procumbens 'Nana'</i>	Dwarf Japgarden Juniper
<i>Juniperus sabina 'Arcadia Juniper'</i>	Arcadia Juniper
<i>Juniperus squamata 'Blue Star'</i>	Blue Star Juniper
<i>Picea abies 'Little Gem'</i>	Little Gem Norway Spruce
<i>Picea abies 'Nidiformis'</i>	Bird's Nest Spruce
<i>Picea abies 'Pendula'</i>	Weeping Norway Spruce
<i>Picea abies 'Pumila'</i>	Dwarf Norway Spruce
<i>Pinus mugo 'Mops'</i>	Mops Mugo Pine
<i>Pinus mugo 'Tannenbaum'</i>	Tannenbaum Pine
<i>Pinus strobus 'Nana'</i>	Dwarf Eastern White Pine
<i>Pinus sylvestris 'Glauca Nana'</i>	Dwarf Scotch Pine



ANNUALS, PERENNIALS, AND BULBS

<i>Achillea</i> spp.	Yarrow Species
<i>Aconitum</i> spp.	Monkshood Species
<i>Ageratum houstonianum</i>	Ageratum
<i>Ajuga reptans</i>	Carpet Bugle
<i>Allium christophii</i>	Star of Persia
<i>Allium neapolitanum</i>	Daffodil Garlic
<i>Allium ostrowskianum</i>	Lily Leek
<i>Anemone x hybrida</i>	Japanese Anemone
<i>Anemonella thalictroides</i>	Rue Anemone
<i>Anethum graveolens</i>	Common Dill
<i>Aquilegia</i> spp.	Columbine Species
<i>Aurinia saxatilis</i>	Basket of Gold
<i>Antirrhinum majus</i>	Snapdragon
<i>Arabis</i> spp.	Rock Cress Species
<i>Arisaema triphyllum</i>	Jack-in-the-Pulpit
<i>Astilbe</i> spp.	Astilbe Species
<i>Bergenia</i> spp.	Bergenia Species
<i>Convallaria majalis</i>	Lily of the Valley
<i>Coreopsis</i> spp.	Coreopsis Species
<i>Dianthus</i> spp.	Pinks Species
<i>Dicentra</i> spp.	Bleeding Heart
<i>Digitalis</i> spp.	Foxglove Species
<i>Dryopteris marginalis</i>	Wood Fern
<i>Echinacea</i> spp.	Purple Coneflower
<i>Euphorbia</i> spp.	Euphorbia Species
<i>Galium odoratum</i>	Sweet Woodruff
<i>Geranium</i> spp.	Geranium Species
<i>Helleborus</i> spp.	Hellebore Rose Species
<i>Helianthus</i> spp.	Sunflower Species
<i>Hemeroallis 'Stella de Oro'</i>	Stella de Oro Daylily
<i>Hyacinthus orientalis</i>	Hyacinth
<i>Iberis</i> spp.	Candytuft Species
<i>Iris</i> spp.	Iris Species
<i>Lamium maculatum</i>	Deadnettle
<i>Lavendula</i> spp.	Lavender Species
<i>Liatris spicata</i>	Spike Gay-Feather
<i>Linaria vulgaris</i>	Toadflax
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Lychnis coronaria</i>	Rose Champion
<i>Matteuccia struthiopteris</i>	Ostrich Fern
<i>Narcissus</i> spp.	Daffodil Species
<i>Nicotiana</i> spp.	Flowering Tobacco
<i>Papaver orientale</i>	Oriental Poppy
<i>Pelargonium</i> spp.	Scented Geranium Species
<i>Pervoskia atriplicifolia</i>	Russian Sage
<i>Pulmonaria</i> spp.	Lungwort
<i>Ranunculus</i> spp.	Buttercup Species
<i>Rudbeckia</i> spp.	Black-eyed Susan
<i>Salvia</i> spp.	Sage Species
<i>Solidago</i> spp.	Goldenrod



Stachys byzantina

Lamb's Ears

Tagetes spp.

Marigold Species

Tanacetum vulgare

Common tansy

Thymus spp.

Thyme Species

Tropaeolum majus

Nasturtium

Veronica officinalis

Spiked Speedwell

Vinca major

Large Periwinkle

Vinca minor

Periwinkle

ORNAMENTAL GRASSES

Calamagrostis x acutiflora 'Karl Foerster'

Feather Reed Grass

Deschampsia caespitosa

Tufted Hair Grass

Festuca ovina glauca 'Elijah Blue'

Blue Fescue

Helictotrichon sempervirens

Blue Oat Grass

Miscanthus sinensis'

Japanese Silver Grass

Miscanthus sinensis 'Purpurascens'

Flame Grass

Schizachyrium scoparium

Little Bluestem Grass