

NORTHLAND SUBDIVISION ARCHITECTURAL GUIDELINES

Kalispell, Montana ~ June 2006

The goal of this document is to outline:

- I. Architectural Guidelines Objectives
- II. Architectural Theme of Northland Subdivision
- III. Approval Process
- IV. Lot/Elevations Management Guidelines
- V. Architectural Guidelines Specifications
- VI. Homeowner Property Guidelines
- VII. Site Maintenance & Repair

I. ARCHITECTURAL GUIDELINE OBJECTIVES

The Northland Subdivision Architectural Guidelines (SAG) provide homeowners and Purchasers with assistance and direction in the selection of design styles, finishes, colors, house placement and setbacks to help create an integrated, harmonious community with a high level of quality. The Northland SAG help ensure a compatible mix of housing types that include variety and individuality in a manner that establishes and maintains the investment value of the homes. They are for the benefit of the community and apply to newly constructed homes and any future improvements, renovations or additions. The Developer and/or Architectural Review Board (ARB) reserve the right to alter or reject any home design or application that does not meet the spirit and intent of the SAG or will adversely affect any neighboring property or home. The Developer and/or ARB reserve the right to exercise discretion in approving the home design to ensure the design meets the spirit and intent of the Guidelines. Therefore the SAG contained herein will apply to all lots and homes, and will form part of the Home Purchase Agreement/ Buy-Sell Agreement. The ARB members are appointed by the Home Owners Association Board as defined by the CCNR.

The decisions of the Developer and/or ARB are final and binding.

II. ARCHITECTURAL THEME OF NORTHLAND SUBDIVISION

The community style is “Arts & Crafts”/ “Craftsman”, allowing home purchasers the freedom to express their creative energies by incorporating these styles in the home design as per the specifications outlines in this documents. (See Section: V).

III. APPROVAL PROCESS

A. Introduction

All house plans will be reviewed lot by lot to ensure adherence to the SAG as detailed below. Northland Subdivision Developer may require certain modifications to house plans, building elevations and/or specifications where changes are required to conform to the overall objective of the guidelines and development. Northland Subdivision reserves the right of final approval of the site layout, building massing, and exterior color and design of all the homes in Northland. The decisions of the Developer and/or ARB are final and binding.

Northland Subdivision Developer reserves the right to deviate from the standards specified in this SAG if the purchaser/builder can demonstrate that the relaxation of the standard will not adversely effect the development, as determined by the Developer. Any site-specific approval, different from the SAG, will **not** be construed to be a change to the prescribed standards. The decisions of the Developer are final and binding.

Northland Subdivision Developer reserves the right to alter the SAG without notice. Homeowners will be informed by the ARB of changes in SAG in writing.

Any changes intended by a purchaser that differ from the guidelines as stated herein must be reviewed and approved in writing by the Developer and ARB prior to changes being made. Should purchaser make changes without approval it will be the responsibility of the purchaser to remediate the property to meet the SAG at the purchaser's expense. (Reference to the "purchaser" includes but is not limited to, the builder and his representatives, and their subsequent purchaser/client.)

B. Approval Process Steps

1. Security Deposit

The Developer shall retain a security deposit of \$2,000 per lot at the time of lot purchase or a \$5,000 blanket security deposit for contractors purchasing multiple lots. All or part of the deposit may be applied to remedy deficiencies as a result of non-conformance with the guidelines. Interest will not be paid on this deposit.

The Developer will, until such time as a final inspection has been carried out and adherence to the SAG has been established, hold the deposit.

2. Home Design Concept

Each home plan and site is unique. Designers & Purchasers agree to read the Northland SAG and contact the Developer and/or ARB prior to commencing the home plan design process to enable all parties to provide assistance and clarification in order to avoid delays, significant changes to the plan, or remediation to the property (at Purchasers expense).

3. House Plan Application by Builder

Complete and submit **two** copies of the "House Plan Application" (see Addendum A) form along with **two** complete copies of the proposed home plan with floor plans, elevations, and sections and a site plan including all building grades, lot grades and setback information prior to obtaining any building permits, and prior to start of construction. Grades are to be established as defined by the grading plan provided by the developer's engineer.

The Developer and/or ARB will process applications and plans completed with all necessary information provided by Builder within 72 hours of receipt. Incomplete applications will be returned to the applicant and must be resubmitted when complete. **The Developer and/or ARB will retain one set of plans, one** will be returned to the Builder. Changes from any previously approved submission must also be re-submitted in writing to the Developer and/or ARB in **duplicate**.

4. Retrieval of House Plan Application by Builder/Permit Submission

The Builder is to pick up, from the Developer and/or ARB, 2 copies of the approved plans and application. Submit one copy of the approved "House Plan Application" along with one copy of the approved home plan drawings to the City of Kalispell for building permits.

5. Pre-Construction Inspection

Not less than 48 hours prior to commencement of construction, the Builder must provide the Developer with a pre-construction inspection report. If the Developer receives no inspection report, the Builder assumes responsibility for the condition of the surface improvements (i.e. sidewalk, curb, water valves, etc.).

6. Site Inspection (OPTIONAL)

The Builder will notify the Developer and/or ARB if the completed footings do NOT meet approved grades so that the Developer and/or ARB can arrange for an on site inspection, at their option, to verify the as-built of top of footings elevation within 24 hours or 1 work day. Should the footings elevation be unacceptable to the Developer and/or ARB, the Builder will cease building until the Builder and the Developer and/or ARB have agreed upon an appropriate solution. Permission to resume construction will be provided to the Builder in writing. Failure of the Builder to notify, or the ARB to complete inspection, does not release Builder liability.

7. As-Built Notification and Inspection

The Builder will provide the Developer and/or ARB with an "as-built" site plan, with grades and setbacks, at the final completion of the house. The Developer and/or ARB will then do a final inspection of the home and lot and report any deficiencies to the Builder within seven days.

8. Certificate of Compliance

The Final Certificate of Compliance with the SAG will be issued by the ARB when the finished home, grades and deficiencies to the house and repairs to any damaged utilities, curbs and sidewalks have been corrected, inspected and approved by the ARB. The Builder will present the Developer with the approved Final Certificate of Compliance for the refund entitled. The Security Deposit will be refunded to the Builder once all guidelines have been successfully met.

9. House Plan

The Purchaser acknowledges that the house plan approval is provided as service and that the Developer and/or ARB assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

IV. LOT/ELEVATION GUIDELINES

A. Building Grades

The Surveyor has installed iron survey pins for each lot. These are to be protected during the course of construction. If it is required to replace a missing or damaged iron pin the Surveyor must perform it. The cost of replacement shall be at the expense of the Purchaser.

Minimum Building grades are set by the Developer and his authorized agents on the plot plan and will be controlled by the elevation of deep utilities and streetscape planning. It is the responsibility of the Purchaser to ensure adequate drainage of the property.

An integrated grading plan for each Phase has been established by the Developer to ensure drainage between lots and from street to street. The Developer will supply building grades and sanitary invert to Purchasers and their designers. Purchasers are to design appropriate house types to alleviate potential conflicts to surface drainage between adjoining lots, open spaces, alleys and driveway slopes.

Lots are to be graded by Purchasers as indicated on the site plan as approved by the Developer and/or ARB and the City of Kalispell. The Purchaser is responsible to ensure that the lot grading and drainage complies with the policies of the City of Kalispell. All lot grading certificates must be prepared at the Purchaser's sole cost. The Purchaser is responsible for trucking and spreading topsoil.

B. Site Planning

The Developer and/or ARB shall ensure that there is a smooth transition between adjacent home styles.

The Purchaser/Builder is encouraged to consult the Developer and/or ARB prior to commencing house design phase to compare housing styles, color, and sites on lots adjacent to the "proposed property".

C. Corner Lots

Bungalows, raised bungalow, bi-level, and split-level homes are preferred for corner lots.

Where 2 storey elevations are used, the side elevation must be treated with the same level of detail as the front elevation, and there must be some single story profile on street side.

Both street elevations must be designed to be "front" elevations.

D. Grading

When presenting side elevations of the home the correct sloping grade must be indicated. Elevations drafted flat with a variance of 12" or greater slope along the full length of the home according to the site plan will not be accepted. Parging must be stepped according to the final grade and shall be no higher than 16" at any point along the elevation. Foundations shall be stepped with grading to minimized exposed concrete.

E. Paving

All driveways and pathways shall be either: broom finished poured concrete, stamped colored concrete, or poured concrete with an exposed aggregate finish. The Developer and/or ARB must approve acceptable colors if the builder wishes to color the driveways. Gravel or asphalt paved drives and pre-cast concrete slab walkways are **not** permitted.

F. House Style Repetition

Designs with approximately similar house exterior appearances and elevations may not be repeated more often than every second house on either side of the street. There must be significant changes in major exterior features. A change of material, color or orientation is not sufficient.

G. Walkout Lots

Three storey full height elevations at walkout sides must be designed to minimize their height. Three storey, full height, flat bungalows on walkout basement lots will **not** be accepted. The following suggestions may be used to lessen the impact of walkout wall heights; roofs sloping down towards the walkout side, upper floors built under higher pitched roofs with dormers. Setting back the upper floors 10% of the depth of the main floor, adding upper decks, retaining walls and creative grading plans are also suggested.

H. Set Backs

The position of each home in relationship to its property lines and neighbors will create varied front yards and a pleasing streetscape. Each lots access and views will be explored for the most advantageous placement of the home. The following setbacks are measured from the property line to the siding or exterior finish or eaves and **NOT** to foundation.

For Standard Lots:

Front yard	20 feet min. Set backs further than 20 feet are at the discretion of the Developer and/or ARB
Garage side yard	5 feet Builder is encouraged to put extra side yard on garage side of house.
House side yard	5 feet at the build line
Rear yard	20 feet

For Corner Lots:

Front, rear & Side yards	As per City of Kalispell Bylaws
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I. Massing

The front elevation of all houses must cover a minimum of 80% of the allowable building pocket.

J. Landscaping

Prior to occupancy, the Builder and/or homeowners are required to complete the installation of sod, underground sprinkler system, and additional landscaping, including flowerbeds and pots, trees and shrubs in each front yard, and on the front and back yards of park lots. The landscaping grade plan must always slope away from the house, be integrated into the subdivision drainage system, and not drain into any portion of the neighboring lots.

K. Fencing

Lots with rear or side yards bordering a park will have a 48” chain link fence (gates where applicable) and posts provided by the Developer. All fencing, except for park fencing defined above, is the responsibility of the Purchaser or homeowner, and must be built in conformance with the following materials:

Fencing material and finish in non-park locations and lots are to be PVC, maximum 70” in height. Colors: white or beige or chain link fence to match the park fence.

The homeowner is responsible for the upkeep of all property fencing.

Fence heights shall conform to City of Kalispell Land Use by-laws.

L. Retaining Walls

Retaining walls of reinforced concrete may be required by the Developer and/or ARB to balance grading between lots. They shall be a maximum of 36” (0.9 meters) of exposed height and finished to complement the exterior of the house and blend in with the landscaping. Higher walls are at the discretion of the Developer and/or ARB and will be required to be stepped to reduce its visible mass. Retaining walls will be at the cost of the Builder/Purchaser, not the Developer or the Developer and/or ARB.

V. ARCHITECTURAL GUIDELINES

The Northland Subdivision themes are “Arts & Crafts” and “Craftsman”. The summaries below provide an overview of the design style for the Northland Subdivision theme.

Craftsman Style

The Craftsman style includes features such as:

- ❑ Strong, rustic features & textures
- ❑ Siding of stained wood, rock, cultured stone or, less commonly, stucco exteriors
- ❑ Lower pitched roofs with large eaves and a minimum 4/12 pitch
- ❑ Decorative front gables
- ❑ Large, wide front porches
- ❑ Chimneys with custom chimney caps
- ❑ Front and side gabled roofs
- ❑ Often one or one and a half story homes

Arts & Crafts Style

The Arts & Crafts Style includes features such as:

- ❑ Steeply pitched roofs with minimal overhangs and a minimum 6/12 pitch
- ❑ Second storey is often incorporated into the roof or minimized in height by other features
- ❑ Roofs may have dormers and inset decks
- ❑ Banded windows & wood trims
- ❑ Stucco, brick, rock or cultured stone exteriors
- ❑ Wide-plank wood, shingle exterior finishes
- ❑ Exposed beams, brackets
- ❑ Square columns.

A. House Size & Garage Specifications

The minimum house sizes accepted are listed below. Homes designed in proportion to their lot will best suit the community aesthetics with consideration to adjoining and nearby homes. Home plans will be reviewed for size and massing. The minimum specifications may be adjusted at the discretion of the Developer and/or ARB. All areas listed below are footprints including exterior walls. Garage areas are excluded from minimum house sizes listed.

Bungalow	1300 Sq. Ft. one level, Total of 1600 Sq. Ft.
Split Level	1300 Sq Ft two levels, Total of 1600 Sq Ft
Two Storey	900 Sq Ft. main floor, Total of 1800 Sq. Ft.

B. Exterior Details and Features

All elements chosen to detail each home must be consistent with the Craftsman/Arts & Crafts architectural styles.

*** = Details & features that MUST be included on all homes.** All homes must also include three other different elements from the details and features listed that are not noted with an asterisk.

1. Entrances

Details & Features

Front entrances shall be defined as the verandah/porch and front entrance steps to the verandah/porch, which shall be designed to be visible from the street.

- * Entrances are to be clearly visible from the street
- * House numbers must be clearly visible from the street
- * Verandah/porch bases shall be fully enclosed with materials complementing the house exterior.
- * Covered or partly covered verandahs/porch or covered steps are **mandatory** and shall extend fully or partially along the street elevation to give the appearance of a front porch.
- * Columns are built up to a minimum size of 10" x 10" **square**
Single doors incorporating sidelights and transoms are desirable.
Arched overhangs with a low radius
Porches, large & wide railings as required by codes

Dormers over entries are acceptable
Posts may have rock or shingle bases with single or double wood columns over

2. Exterior Walls

Details & Features

- * Vary textures, materials & colors
- * The entire home cannot be only one main material
- * Battens around windows & doors of contrasting textures and/or colors.
- * Walls at gable ends with battens or gable ornamentation
- * Decks at main floors
- * Wrap finishes, a min of 24" around corners
- * Shutters at windows if appropriate to design

Trims & Finishes

- * Min. 4 1/2" siding profile, wood, hardboard or vinyl; flat or embossed horizontal siding
- * Cultured stone or natural rock or brick – minimum of 50 Sq. Ft. required on front elevations to be complimentary to colors here listed
- * Stained or painted shakes & shingles or vinyl shake style siding on walls, gable end or posts
- * Min 4" trim on house front, with contrasting or complimentary colors, in wood batten boards, stucco bump outs, or metal trims in accepted colors & materials
- * Where vertical siding, stone, stucco, wood shakes/shingles or brick are used as a single complementary finish or in combination with another complementary finish; 1 finish shall comprise a minimum 30% of the main elevation. If the finish is used on the "base" of a home it shall wrap on each side elevation a minimum of two feet.

3. Roofs

Details & Features

- * Maximum roof pitch 12/12, Minimum roof pitch 4/12
- * Minimum overhang 8" on higher pitches, Minimum overhang 16" on lower
- * Principal roof planes must slope toward both street frontages.
- * Breaks in higher roof pitches with lower pitch overhand
- * Gable end or shed dormers are encouraged
- * 2nd floor decks inset into higher pitched roofs
- * Chimney caps to be boxed out and flared at base and/or trimmed with battens or bump outs
- * Stained or painted knee brace or porch brackets under eaves
- * Gable end false truss type details
- * Gable end arched overhang & fascia

Trims & Finishes

- * All gutters to match either the fascia or the trim color
- * Asphalt architectural & higher quality shingles
- * Flat tiles with the look and color of slate

Roof slopes of 5 in 12 or greater shall be required for 2 storey homes, with subsidiary roofs sloping not less than 4 in 12.
Acceptable roof materials are architectural asphalt shingles.

Eaves and Overhangs

Fascia soffit, flashing and trim are to be prefinished metal to complement the main body color of the house (See approved color list).
The use of decorative trim boards, faux beam ends and brackets on the face of the eave below the soffit is encouraged.

4. Windows – Details & Features

- * Window proportions and arrangements consistent with Craftsman or Arts & Crafts window styles.
Bumped out bay windows with panel details
Three panel sets of windows with muntin bars in upper panes
Small square windows
Low radius arched windows

5. Garages – Details & Features

- * Two-car garages minimum
- * Min. 1' wall on each side of 16' garage door or each side of each single overhead door
Bump outs over & around overhead doors
Side drive garages preferred where possible & on larger & corner lots

6. Color Requirements

Color samples of complimentary and coordinated combinations are available from the Developer and/or ARB who will assist in varying the colors on houses in close proximity to one another. Color selections must be different between neighboring houses. A combination of a minimum of three colors per home for major exterior features are to be applied to the main exterior walls, the trims, doors, fascia & soffits and any other major feature of the home's exterior. The color choices apply to all exterior home finishes and materials, to the roof, garage, doors and fencing. Mint green and oranges, baby blues, purples, pinks are not desirable. The acceptable colors are natural earth hues of brownish, beige, tans, sands, grays for the main body of the house; others will be considered.

The following are suggested colors:

a. Eldorado Stone or Cultured Stone

Several samples to pick from your supplier

b. Designer Shakes

Linen, almond, sand, wicker, antique white, sage, pebble, Victorian gray, natural cedar, traditional white, redwood, weathered gray.

c. Soffit & Fascia & Rain Gutters & Trim Colors

Fieldstone, cobblestone, evening gray, skyline, cottage white, shell, mist, sand castle, heather, almond, ivory, Norwegian wood, clay, longwood, cactus, forest green, brandy wine, musket, mocha, bronze, deep brown, black, colonial gray, buckskin brown, pebblestone clay and adobe tan

d. Shingles

Hunter green, black walnut, burnt sienna, mountain timber, driftwood, weathered wood, heather blend, pewter grey, harvest brown, buckskin tan, mocha and prairie wood.

e. Siding

Cobblestone, cottage white, cornsilk, winter wheat, summer suede, sandcastle, heather, canvas, clay, antique silver, fieldstone, shell and natural wood grain finish.

VI. HOMEOWNER PROPERTY GUIDELINES

A. Garbage Collection

Garbage will be set at the curb prior to collection. Garbage enclosures at the front of homes will not be permitted. Garbage is to be stored out of view from the front street between garbage pick up days.

B. Vehicle Storage

Recreational vehicles and trailers must not be stored in the community. Utility trailers and boats with maximum height restriction of 6’ and length restriction of 24’ must be stored 3’ back of the front corner of the garage and the side yard and fenced at the front from garage corner to property line, and side yard for a distance of 10’ in excess of the length of unit being stored. No vehicle storage including utility boats, off-road vehicles, motorcycles, campers, etc are to be stored on lots that border the park. All such vehicles must be stored inside the homeowner’s garage or out of the subdivision.

VIII. CONSTRUCTION SITE MAINTENANCE

During the course of construction, the Purchaser is responsible for the orderly condition of the building site. Construction debris shall be disposed of as soon as reasonably possible, and not allowed to accumulate on the site. Failure to do so will result in the Purchaser incurring costs, for Northland Subdivision or the Developer to perform the necessary site cleaning, which will be back charged to the Purchaser. All construction traffic to access from Stillwater Road.

A. Disposal of Surplus Excavated Material

The Purchaser is required to keep excavated materials within the perimeter of his building site. The Purchaser shall be responsible for the removal of any excess material from any area outside the confines of the building site.

B. Prevention of Damage

The Purchaser is required to take precautions to prevent damage to installed improvements:

Protect sidewalks, curbs, gutters, etc., when it is necessary for vehicles to be driven across them.

Keep road in front of the lot clean during construction and keep catch basins in front of lot clear of debris and in working order at all times.

Purchasers will be responsible for all costs associated with repairing this type of damage. Record and report any damage to installed works together with the identity of the party causing the damage.

Purchasers are reminded, however, that repair to damage to installed services will be at their cost if:

- The cause of the damage is unknown
- The identity of the party causing the damage is unknown, and/or
- The party causing the damage does not pay for the repair for any reason

C. Repair of Damage

Any damage to installed improvements noticed prior to construction must be brought to the attention of the ARB at time of discovery for record into the Purchaser's file. Any damage not reported prior to construction will be the purchaser's responsibility.

If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies; first from deposits held and secondly directly from the Purchaser. The Purchaser shall be liable for any damages, caused by them directly or their contractors, to the infrastructure; on the construction lot, adjacent lots, landscaping, buildings, vehicles or personal property, streets or curbs; and shall make reparations by first the way of the security deposit, and/or second direct by correcting the item, or third by direct payment.

**Addendum A
House Plan Application
Northland Subdivision**

Lot: _____ Block: _____ Plan: _____
Civic Address: _____
Builder: _____
Phone: _____ Fax: _____
Refund To: _____
CC: _____ Deposit: _____
House Design/Model _____ Architectural Style: _____
Ground Floor Area _____ Lower Floor Area: _____
Total Area: _____

MATERIALS: (complete “Architectural Control Materials Form” attachment)

The applicant acknowledges that the house plan approval is provided as a service and that the Developer and its designated consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof.

The applicant further acknowledges that he will hold the Developer and its designated consultant harmless from any action resulting from the use of this information.

Date Signature of Applicant

CONDITIONS OF APPROVAL (Northland use only)

1. The house and finished grade to be in accordance with submitted site plan and drawings.
2. The builder is responsible for proper drainage of Lot based on subdivision design.

General:

Comments:

Approved by: _____
This day of _____

Architectural Guidelines Materials Form

Date: _____ Phone: _____ Fax: _____

Builder: _____ Builder Address: _____

Project Address: _____

MATERIALS	BRAND	COLOR/STYLE
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Shingles:

Soffit/Fascia/Eaves/Dpipe:

Corbels:

Gable Vent:

Siding:

Trim:

Shakes:

Chimney

Stone/Brick:

Posts:

Windows:

Porch Railing:

Porch Flooring:

Deck Railing:

Deck Flooring:

Patio Railing:

Patio Flooring:

Front Door:

Overhead Door:

Driveway:

Northland Subdivision Final Inspection/Damage Deposit Report

Lot: _____ Block: _____ Phase: _____
 Civic Address: _____
 Builder: _____ Phone: _____
 Refund To: _____
 CC: _____ Deposit: _____

Completed	SITE SERVICING & INFRASTRUCTURE	DAMAGES
	1. Asphalt	\$
	2. Curb & Gutter	\$
	3. Driveway & Apron	\$
	4. Curb Cock (visible & upright)	\$
	5. Fire Hydrant/Light Standard	\$
	6. Grading	\$
	7. Drainage	\$
	8. Sodded/Landscaped	\$
	9. Rear Gutter/Walkway	\$
	10. Transformer/Telus Box	\$
	11. Fencing	\$

Completed	ARCHITECTURAL COMPLIANCE	DAMAGES
	1. Exterior Colors and Materials	\$
	2. House Style and Design Features	\$
	3. House Siting	\$
	4. Parging	\$
	5. Stacks & Flashings	\$
	6. Retaining Wall (if required)	\$
	7. Construction debris left on adjacent lots	\$
	8. Fill left on adjacent lots	\$
	9. Other	

Date Requested: _____ Total Damages: _____
 Date Inspected: _____ GST: _____
 Date Re-Inspected: _____ Total Refundable: _____

Certificate of Compliance

