

Canyon River Properties
ARCHITECTURAL DESIGN GUIDELINES
Procedures for Plan Submittal and Approval

Meadows, Fox Run, Custom Home & Townhome Lots



**Last updated
October, 2023**

Canyon River Architectural Design & Construction Guidelines

Purpose of These Guidelines

Canyon River Golf Community is a contemporary, residential neighborhood development consisting of single-family custom homes, patio homes and Townhomes amongst one of the region's premier golf courses in Western Montana. These Architectural Guidelines are intended to establish and encourage a level of excellence in construction while maintaining compatibility that reinforces a sense of community and neighborhood at Canyon River.

These guidelines are established to provide assistance and direction to lot owners, realtors, contractors and other members of the design & construction team. The provisions of these guidelines shall not be construed as an absolute rule that is binding on the Canyon River Architectural Review Committee (CRARC), as they may not address all contextual circumstances, lot conditions and material applications. Furthermore, each lot owner should familiarize themselves with municipal building codes and land use ordinances in the design and construction of their residences.

Authority to Create Guidelines

These guidelines are established by Canyon River Properties, LLC as the existing Declarant, pursuant to the Second Restated Declaration of Covenants, Conditions and Restrictions for Canyon River Golf Community, as amended. (CCR) Any capitalized terms not defined herein shall have the same definition as described in the CCR's. The Declarant reserves the right to modify these guidelines at its discretion.

Administration of the Guidelines

Administration of the Guidelines shall be the responsibility of the Canyon River Architectural Review Committee (CRARC) established by the Declarant and consisting of at least two persons appointed by the Declarant. The Declarant may appoint or retain architects, engineers, and members of the Declarant, or any other design professionals whom the Declarant, in its sole discretion, determines is qualified to serve as a member.

Prior to preparation of plans for CRARC approval, each Lot owner or contractor is responsible for obtaining from the CRARC the most current version of the Guidelines.

Applicability

These guidelines, the submittal process, and the obligation of each property owner and contractor to comply with them, apply to any alteration or modification of existing homes as well as the development of new homes on any lot within the Canyon River Golf Community, including Meadows Lots, Fox Run Lots, Custom Lots and Townhome lots. Certain exceptions to the submittal process may apply to those wishing to utilize pre-designed Canyon River Designs. These exceptions are described in this document.

Architectural Review Committee

The Canyon River Architectural Review Committee meets as necessary to facilitate implementation of these guidelines. The committee is appointed by the Declarant and functions independently of the Homeowner's Association. The primary obligation of the committee is not to enforce guidelines or act in response to violations, but rather to maintain the guidelines, make recommendations for compliance, and to work closely with owners and contractors to protect the overall integrity and value of the Canyon River Golf Community.

Architectural Review Committee Members

The CRARC members consist of the following:

- Three (3) representatives of the Declarant (Canyon River Properties, LLC)
- Three members of the HOA
- One of the Canyon River pre-qualified builders

At least three (3) members must be present during a meeting in which decisions are voted upon. A majority vote will be conducted where a unanimous decision cannot be reached.

Enforcement of Architectural Guidelines & Violations

While the committee itself does not technically enforce the guidelines or take action against violations, it does work closely with property owners and contractors to avoid circumstances in which action against violators is justified. In the event the committee deems a portion of the construction to be non-compliant with the committee's recommendations and/or conditions of approval, a letter of non-compliance will be sent to the owner and contractor which will describe the specific violation and either recommend methods for compliance, including a timeframe, or request an additional meeting. If the matter cannot be resolved in a mutually agreeable manner, the Architectural Review Committee will notify the Canyon River HOA of the violation for further action and enforcement.

Architectural Review Contact Information

The committee may be reached either by email or by telephone. Please do not contact individual committee members with questions, concerns or reports of non-compliance. All correspondence should be directed to:

Canyon River Architectural Review Committee
1268 Bandmann Trail
Missoula, MT 59802
406-721-0222

Pre-Qualified Contractors at Canyon River

In an effort to maintain integrity, consistency and quality of construction, the Declarant has chosen a select group of builders (the Approved Builders"), who are approved to construct Custom, Meadows and Fox Run homes within the development. The Declarant reserves the right to amend the list of Approved Builders from time to time. The Approved Builders have proven their competence and willingness to work within the guidelines as well as confirmed their commitment to quality workmanship and value. The Approved Builders are the only builders who may build an Estate, Meadows and Fox Run homes within the development. Buyers are encouraged to obtain a current list of Preferred Builders and meet them to select the Approved Builder that best meets the criteria of the buyer.

Competent, Montana licensed builders who wish to be approved to build in Canyon River are encouraged to contact the Declarant regarding the requirements to become approved. The

Declarant may, at its discretion, request professional references, examples of current and recent projects, and other information which assists in confirming the builder's reputation and ability.



Overview of the Submittal Process Meadows Lots, Fox Run Lots & Custom Lots

STEP 1 –SUBMITTAL

- Owner or contractor shall complete the submittal application and request review by the Architectural Review Committee.
- The submittal must be complete with all relevant information filled out. If a particular section does not apply, please note it as such (do not leave the section blank).
- The initial submittal will include the following drawings:
 - a. Site plan indicating location of the building, set-backs, easements (if any), existing grades and spot elevations for all levels of the structure, patios, walks, driveway etc.
 - b. A grading and drainage plan including the location of retaining walls, drain lines and sumps. On lots with elevation differences with a neighboring property, runoff and irrigation water must be contained within its property or drainage system to not negatively affect a neighboring property. This may require drainage ditches, retaining walls or additional sumps.
 - c. Floor plans for all levels.
 - d. Elevations for all sides of the building including a roof plan.
 - e. A plan for handling water from rain gutters including the location of sumps. Sumps are required on all lots unless an alternative method is approved by the ACC.
 - f. Minimum of two cross sections
- Plans must be a minimum 11x17 scalable to 1/8 or full sets scalable to 1/4.
- Include samples, photos or catalogue pictures of proposed materials including roofing, window cladding or vinyl color, masonry, lighting and siding/paint color, etc. Garage doors, entry doors, etc. must be included to convey the style and character samples of paints/stains/finishes must be included.
- If it is not feasible to submit samples (concrete stains/stamping, etc.) please provide a thorough description of such finishes with patterns, colors, etc. described.
- Landscaping plans may be submitted at this time however are not required for initial approval. Landscaping may not start however until a plan is approved by the committee.

STEP 2 –REVIEW

- Upon receipt of a completed application and sample package, the committee will generally meet and review the materials within approximately 1 week. The committee meets on an “as-needed” basis and makes every attempt to be responsive and get approvals/comments to the applicant as quickly as possible.
- If the application is deemed complete and approved by the committee, a letter/email is sent indicating approval. If the application is incomplete or there are denials on proposed materials, the applicant will be notified with further instructions.

- No activity may begin on any lot prior to approval. At this time the applicant is encouraged to pick up any material samples or product literature. The committee will retain a copy of the application for its' file.

STEP 3 –CONSTRUCTION

- Working with the pre-qualified/approved builders, the committee has engaged the services of a local civil engineering firms to provide these services at reasonable cost. The committee can make recommendations on engineers who are familiar with the development. All civil engineering fees shall be the responsibility of the applicant.
- The contractor shall be responsible for all rules and regulations as described herein.
- Lots 58-69 and 108-117 in Phase 7 on Anglers Bend and lots 37A-45A and 94A-101A in Phase 4 on Canyon River Road have elevation differences with a neighboring property and will likely need retaining walls or the like. You may contact the committee for questions on an individual property.
- Landscaping & irrigation systems must be designed and installed in accordance with the attached landscape specifications and coordinated with Canyon River.

Permitted Site & Building Specifications Meadows Lots & Estate Lots

The Canyon River community, phases 1 thru 8 are intended to be a neighborhood of mixed but compatible architectural styles generally termed as “Western Contemporary”. Phase’s 9-11 and the River Lots along Bandmann Trail, because of their unique location and being newer phases will have the ability to have more modern design elements and an expanded color palette. The purpose of these guidelines is to create a visually pleasing neighborhood fabric emphasizing the quality of design, appropriate detailing, consistency of materials and compatibility any new development. All construction within Canyon River should positively contribute to the sense of neighborhood, use of materials or craftsmanship. Exterior materials and detailing should be appropriate for the architectural style and applied consistently to all exterior elevations on any lot.

1. Exterior Materials

The application of exterior finish materials should be consistent with the existing homes within the development. Permitted materials include stained or painted cement-fiber lap siding, cement fiber shakes, board and batten patterning, stained natural wood lap siding, timber columns, purlins, braces and horizontal trim bands, natural or synthetic manufactured stone applications. Horizontal trim, regardless of material, shall maintain a maximum 6” exposure. The use of stucco will be permitted on a limited basis, primarily as a secondary material in gables, dormers or other secondary architectural elements. The application of stucco must incorporate an aesthetically pleasing patterning of decorative control joints. The use of stucco shall not be permitted as a primary exterior material and shall be limited to a maximum of 15% of the overall exterior material surface area. Stucco colors will be subject to approval from CRARC. Other materials will be considered if appropriate for the proposed architectural style and consistent with the overall character of the development. Vinyl siding and soffits, exterior insulation finish systems (EIFS) or masonry brick finishes are not permitted.

Exterior walls must incorporate at a minimum, 70% of a single clapping/lap siding material. Stone veneer, measured vertically, must be a minimum of 36" in height, including the cap and must wrap or extend past outside corners a minimum of 24". The primary street-facing façade must incorporate, at a minimum, 250 square feet of stone veneer on a Meadows or Custom home and a minimum of 100 square feet on a Fox Run or Townhome. The use of dormers or other elements are encouraged to break up large spans of uninterrupted roof planes.

2. Trim and Fascia Materials

Exterior trim boards shall be applied to all outside corners around the entire building. All windows and openings shall receive trim consistent with the appearance of the existing homes within the development. Permitted materials include cement-fiber trim products, composition fiberboard trim (Prime Trim or equivalent), 5/4 trim products, natural wood or cedar trim, timber or log accent trim. Corner trim, barge boards, cornices and eave trim shall be a minimum of 5.5" wide dimensionally. Vertical board and batten shall be spaced at a minimum of 12 on-center with battens to be a minimum 2-1/2" and maximum 4" width boards. Trim boards may be stained or painted, pending approval of color selection by CRARC.

3. Roof Materials

Roof materials must consist of a minimum *Class A* asphalt composition shingle with a minimum 30-year warranty. The color should be consistent and complimentary toward the existing development and approved by the CRARC. Natural cedar shakes, shingles or sod will not be permitted. The limited use of metal roofing as a decorative, secondary material on dormers, shed roofs or secondary roof structures can be proposed and must be approved by CRARC. All roofing colors are subject to approval by CRARC.

4. Windows and Doors

Windows and doors should utilize insulated glass. Removable exterior storm windows are not permitted. Muntin patterns on doors, windows, transoms and sidelights should be compatible and window style and Muntin patterns should be consistent on all elevations. Grids will be required on the front side of homes in Fox Run. Shutters, if provided, must be proportional to the window, be operable and have appropriate exterior hardware. The design, materials and style of the front door should enhance the architecture of the home. All windows and doors must be fully trimmed. Decorative lintels, crown molding or other appropriate trim elements will be considered if approved by the CRARC. Windows and patio doors should be metal clad, vinyl, or stained wood and be of high quality. No white sashes or frames will be permitted, regardless of the material. Window frame and/or cladding colors are subject to approval by the CRARC. The use of transom windows is encouraged. The size and orientation of windows and doors shall be appropriate in relationship to the overall scale of the home.

5. Exterior Colors

The exterior colors in and materials should blend together to create an attractive and harmonious result. Trim colors should compliment the exterior wall color. In phases 1 thru 8 the use of traditional "earth-tone" and natural palette is encouraged. In phases 9-11 an expanded color palette is available but needs to be approved by the CRARC. Plumbing vents and flues should be located such that they are not visible from the street whenever possible. The use of naturally weathered or aged materials should be kept to a minimum and is generally not desirable.

6. Entries and Porches

Covered porches, porticos and other significant entry features compatible with the architectural style of the dwelling are encouraged at Canyon River to create an elegant sequence of arrival

and perspective from the public street. Columns, handrails, exterior trim and other architectural elements should be compatible with the style of architecture. Columns shall have appropriate base and cap detailing.

7. Rear Porches and Patios

Rear porches and decks should be designed with substantial and proportional columns. The size and configuration of the porch or patio should be architecturally compatible with the dwelling. Single-level deck support columns, if visible, should be a minimum of 6"X6", stained and trimmed with appropriate base and cap detailing. Unusable space below a deck or porch should be screened with wood, stone, landscaping or other means as approved by the CRARC. Handrails, balusters and columns should be stained, painted or otherwise treated to match the trim color or accent color of the house. Wrought iron or decorative metal railings may be used if compatible with the architectural style of the dwelling and approved by the CRARC.

8. Garages

Every dwelling must have an attached garage for not less than two (2) vehicles. River lot Homes and Custom lot Homes must have three (3) car garages. Meadows lot homes shall have three car garages except lots 20-31, 44-45 and 56-69, that may have two or three garages depending on the size of the lot. The minimum dimensional size for Meadows and Fox Run lot garages shall be 22' deep and 22' in width, Townhomes minimum 20' wide and 24' deep. Garage doors must have an appropriate architectural treatment. Interior walls and ceilings of all garages must be finished with gypsum wallboard and painted. All ductwork and piping must be concealed. Under no circumstances will garage doors more than 18' be allowed.

9. Exposed Chimney & Flue Enclosures

All chimneys must incorporate stone veneer or siding in a manner consistent with these guidelines to conceal flue piping. Chimney tops must be capped or trimmed appropriately to match the exterior aesthetic of the home.

10. Driveways, Walks & Paths

Asphalt-paved driveways or walkway paths are not permitted. Driveways must be constructed of concrete. Stamped, textured, stained or patterned driveways must be approved by the CRARC.

11. Additional Design Elements

The maximum building height shall be determined by the zoning designation. All upper-level loft designs shall be incorporated within the roof lines. Upper-level lofts may utilize gable or shed dormers. Eaves and gables shall maintain a minimum 18" depth. All architectural elements projecting horizontally more than 16" must be supported by columns, beams or knee braces, sized in proportion to the building. Roof pitches (slopes) may be 6:12 minimum, 12:12, maximum. Shed dormers, and porches may be 4:12 minimum. The Townhomes will have a 4:12 pitch located on the rear (opposite the street) of the home as shown on the pre-approved plan of 12/16/2022. The CRARC may determine, at its discretion, the appropriateness of building elements, additional roof pitches, building height and roof slopes on an individual basis.

12. Landscaping

The entire lot shall be landscaped in a manner that compliments the surrounding development. The landscape specifications are in Appendix F and attached to this document.

13. Repetitive Designs

The committee reserves the right to allow or deny any design element, detail, color or material that it deems to be specifically similar or identical to adjacent or nearby homes. The use of similar colors and materials will be considered as long as other design elements, materials and colors are used to alleviate specific similarities.

14. Minimum Sizes

The minimum main-level square footage for Meadows homes shall be 1,600 square feet.
 The minimum main-level square footage for Fox Run homes shall be 1,500 square feet.
 The minimum main level square footage for Townhomes shall be 1,800 square feet -
 The minimum main-level square footage for Estate Lot homes shall be 2,000 square feet.
 The minimum main-level square footage for River Lot Homes shall be 2,400 square feet.

15. Basements

Basements will be permitted on a case-by-case basis. While most lots are not conducive to a “daylight” basement situation, certain down-hill lot may offer the possibility to incorporate windows on the downhill side. Given the close proximity of adjacent homes in the Meadows, no window wells are allowed on the sides of the home in areas that have 16 feet or less between the homes. No window wells will be permitted on the street-facing facades. Homes cannot be “elevated” to facilitate windows in basements. Slab-on-grade construction is discouraged.

16. Exterior Lighting

Exterior lighting must be consistent and harmonious with the existing development and shall be subject to approval from the CRARC. At a minimum, exterior lights must flank each street-facing garage door and be located adjacent to the primary entrance. Motion-detecting lights and directional spotlights are not permitted. Landscape lighting may be permitted but only by approval from the CRARC

17. Finished Floor Elevations

In Phase 6 & 7 the finished floor height has been predetermined by the Developers Engineer Territorial Landworks. Builders are required to use these elevations and will need to have them staked appropriately and represented on their plans.

18. Setbacks

The Meadows building setbacks are 10 ft. in the front, 7.5 ft on the sides and 10 ft in the rear.
 The Fox Run building setbacks are 10 ft in the front, 7.5 ft on the sides and 20 ft in the rear.
 The Estate lot building setbacks are 10 ft in the front, 7.5 ft on the sides and 20 ft in the rear.
 The Townhome building setbacks are 10 ft in the front, 7.5 on the sides and 10 ft in the rear.

**Appendix A
 SUBMITTAL APPLICATION**

A	Submittal Date
Date Received:	Received By:

B	Property Owner Information		
Name of Property Owner(s)			
Mailing Address:			
Home Phone:		Work Phone:	Mobile Phone:

C	Architect/Designer Information		
Architect/Designer Name:		Address:	
Phone:		Other:	

D	Contractor Information		
Contractor Name:		Address:	
Phone:		Other:	

E	Submittal For (check one)		
Meadows Style Unit		Custom Lot, Custom Design	
Townhomes		Other	

F	Property Information		
Lot Number:		Address:	
Block:		Other:	

G	Plan Information		
Main Level Area (S.F.)		Basement Level (S.F.)	
Loft/Upper Level Area (S.F.)		Garage Area (S.F.)	

H	Additional Notes

**Appendix B
PRODUCT & MATERIAL SPECIFICATIONS**

Describe material, color, direction of application. Please include product brochures or other literature the clearly describes the material including samples where applicable.

1	Site Work
----------	------------------

A	Driveways & Parking Areas
B	Walks
C	Patios
D	Decks
E	Screens & Fences
F	Retaining Walls

2	Foundation
A	Type & Finish

3	Exterior Masonry
A	Style / Manufacturer
B	Locations
C	Finishes & Colors

4	Exterior Wood / Siding & Trim
A	Siding (Species, Grade, Pattern, Color)
B	Trim (Species, Grade & Color)
C	Fascia (Species, Grade & Color)
D	Soffit (Material & Color)

5	Other Exterior Materials
A	Lighting / Provide Picture
B	Other
C	Other

6	Roof
A	Materials, Color, Style (Submit Samples)
B	Flashing Materials (Type & Color)
C	Skylights

7	Other Proposed Elements or Materials
A	Location & Material
B	Location & Material
C	Location & Material

8	Windows
A	Brand or Manufacturer
B	Material & Color
C	Glazing (no tint or mirrored glass)

9	Doors
A	Garage Doors & Color
B	Patio Doors & Color
C	Front Entry & Color

10	Gutters
A	Type & Color
B	Material
C	Other

Signature & Printed Name of Applicant

Date

Appendix C
CONSTRUCTION RULES FOR OWNERS & CONTRACTORS

1. Applicability

These rules shall apply to all Lot Owners and Contractors and any reference herein to an Owner shall also apply to the Owner's Contractor and Subcontractors. During the construction process at Canyon River, all Owners shall abide by these rules and such other rules as Canyon River Properties, Canyon River Homeowner's Association and/or Canyon River Architectural Review Committee may establish from time to time.

2. Construction Hours and Noise

All construction activities must be conducted, and all deliveries must be made from 7:00 a.m. until 7:00 pm Monday through Saturday. Any construction activities conducted or material deliveries to Canyon River after these hours must be approved by and scheduled with the Architectural Review Committee twenty-four (24) hours in advance. No loud radios or distracting noises other than typical construction activities will be permitted during construction.

3. Rubbish and Debris

In order to maintain a neat and orderly appearance at all times throughout Canyon River, the following rubbish and debris rules must be strictly followed:

- a) *Domestic Refuse* – At least one (1) trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exist in the residence or on the Lot must be placed in the trash container. The trash container shall be emptied regularly and its contents properly disposed of.
- b) *Interior Construction Debris* – All parties are strongly encouraged to frequently clean up and remove rubbish and construction debris located within the footprint of a residence under construction.
- c) *Exterior Construction Debris* – With regard to all construction debris located on a Lot outside the footprint of the residence, the following rules shall apply:
 - (i) By the end of each day on which work occurs on the Lot, all lightweight construction debris such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in a dumpster unit provided by a trash disposal company and located on the Lot.
 - (ii) By the end of the day on each Friday, all non-blowable construction debris such as wood scraps, shingles, steel bands, drywall, bricks and masonry blocks must be gathered and placed in the steel dumpster; and
 - (iii) The dumpster must be emptied, and the debris hauled away on an as needed basis and before it is filled to overflowing.
- d) *No Burning or Burial* – Onsite burning or burial of construction debris or vegetation is prohibited.

4. Street Cleaning

Every General Contractor shall be responsible to minimize the tracking of dirt, mud, gravel or cement from their lot onto the public roads or golf course areas within Canyon River during their construction process. Canyon River Homeowners Association shall have the right, without notice, to clean up any significant amount of dirt, gravel, cement, etc., left on any street or open space if the same is not immediately removed by the Owner responsible. The cost of such clean up shall be charged to the responsible General Contractor who shall reimburse Canyon River Properties and/or Canyon River Homeowners Association for the expense of such clean up.

5. Silt Fences

Silt fences and/or other devices for sedimentation control may need to be installed and maintained at the perimeter of any lot during the entire construction process.

6. Materials Storage

No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk, public right of way open space or any adjacent Lot except as approved in writing by the affected lot owner or Architectural Review Committee.

7. Trailers

No construction office or storage trailers may be placed, erected or allowed to remain on any Lot or in Canyon River, except as approved in writing by the Architectural Review Committee. Trailers for construction debris may be allowed at the discretion of the CRARC.

8. Construction Access and Sidewalks

During the time a residence or other Improvements are being built, all construction access shall be confined to the approved driveway location for the Lot. Any public sidewalks, street trees, streetlights, curbs, fencing, etc. damaged by construction equipment must be replaced by the responsible party. Any builder in violation shall be subject to revocation of building privileges in Canyon River.

10. Parking

All vehicles must be parked so as not to impede traffic or damage streets, trees, vegetation, roadside curbs or sidewalks. Construction vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any public street overnight, but only if additional use of the vehicle will be made within the following three (3) days.

11. Miscellaneous Practices

The following practices are prohibited at Canyon River:

- a) Changing oil of any vehicle or equipment
- b) Allowing concrete suppliers and contractors to clean their equipment on public streets or open space areas, they must wash their trucks on the lot they are working on or wait until they return to the plant.
- c) Carrying and/or discharging any type of firearms, except by law enforcement officials and security personnel.
- d) Careless and thoughtless disposal of cigarettes and other flammable material.

12. Pets

Builder and contractor personnel may not bring pets to the jobsite.

13. Common Areas

Except with the prior written permission of Canyon River Properties, Builder and Contractor personnel are not allowed in the common or amenity areas and no construction access will be allowed across any Common Areas or Golf Course Properties.

14. Accidents

Canyon River Properties and Canyon River Architectural Review Committee shall be notified immediately of any accidents, injuries or other emergency occurrences.

15. Portable Chemical Toilets

An enclosed and regularly serviced portable toilet must be provided at each residence under construction. Portable toilets must be staked to the ground to prevent tipping in the event of wind, etc.

16. Speed Limits

The established speed limit within Canyon River is twenty-five miles per hour (25 mph) for all vehicles, and this limit must be obeyed. Contractors should take caution and avoid conflict with golf cart activity on or off of cart paths.

17. Property Damage

Each General Contractor shall be responsible for any damages their construction activities cause to adjacent lots, public roads and open space. Canyon River Properties and Canyon River Homeowners Association may direct the General Contractor to repair any damage at the responsible General Contractor's sole cost. Canyon River Properties and/or Canyon River Homeowners Association, at their sole discretion, may elect to repair any damage to streets and curbs, sidewalks, irrigation systems, street trees, drainage inlets, streetlights, street markers, mailboxes, walls, fences, etc. which costs of such repairs will be billed to the responsible General Contractor.

If any telephone, cable TV, electrical, water, sewer drain or other utility lines are cut, the party causing damage shall (1) report the matter within thirty (30) minutes to personnel at Canyon River Properties and at the respective utility company and (2) bear any cost incurred in connection with repairing such damage. All damages must be repaired in a timely fashion as determined by Canyon River Homeowners Association and in a professional workman-like manner.

18. Failure to Abide

Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Canyon River on a temporary or permanent basis.

CONTRACTOR & OWNER ACKNOWLEDGEMENT OF CONSTRUCTION RULES

This acknowledges that I am the Owner of Lot _____, Canyon River Subdivision and _____ is the Builder/ Contractor for my house. By affixing our signatures below, we acknowledge receipt and agree to comply with these Construction Rules. Furthermore, we will notify all parties we employ to work on this property of these rules and regulations. Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Canyon River on a temporary or permanent basis.

Owner Signature _____ Date _____

Contractor Signature _____ Date _____

**Appendix D
DEFINITIONS**

For the purpose of these Community Architectural Guidelines, certain words, terms, and phrases are to be used and interpreted as defined below. Words used in the present tense shall include

the future tense: words in the singular number include the plural and the plural the singular; the term “shall” is always mandatory and not directory; and the word “may” is permissive. The word “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged or designed to be used or occupied”.

Definitions of general terms: The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout these Architectural Guidelines. Terms not herein defined shall have the meaning customarily assigned to them or such as the context may imply.

ACCESS: The right to cross between public and private property, thereby permitting pedestrians and vehicles to enter and leave property.

ACCESSORY BUILDING: A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

ACCESSORY USE: A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings and located upon the same lot therewith.

ADVERTISING: Includes any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used, or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures or on buildings, structures, milestones, signboards, wallboard, roof board, frames, supports, fences, or other manmade structure. Any such advertising shall be considered a structure within the meaning of the word “structure” as utilized herein.

AGENCY: City of Missoula, Planning and Building Department.

ALTERATION: As applied to a building or structure, a change or rearrangement in the structural parts or an enlargement, whether by extending a side or by increasing its height, or structural changes, other than repairs, that would affect safety. The term “alter” in its various modes and tenses and its practical forms, refers to the making of an alteration.

AREA, BUILDING: The total area taken on a horizontal plane at the main grade level of the principal building and all necessary buildings exclusive of uncovered porches, terraces, and steps.

AVERAGE GROUND ELEVATION: The elevation of the mean finished grade at the front of the structure.

BASEMENT: A story partly or wholly underground. For the purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average ground elevation or when subdivided and used for commercial activities.

BUFFER ZONE: A zone of vegetative cover sufficient to restrict significant movement of soil resulting from land-disturbing actions in the immediate vicinity of watercourses in the reservoir area, including manmade or natural drainage ways.

BUILDING: Any structure having a roof supported by columns or by walls, including tents, lunch wagons, dining cars, mobile homes, and similar structures whether stationary or movable.

BUILDING AREA OF A LOT: That portion of a lot bounded by the required rear yard, side yards, and the building setback line.

BUILDING CODE(S): The most recent edition of the Uniform Building Code.

BUILDING, MAIN OR PRINCIPAL: A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

BUILDING SETBACK: A line delineating the minimum allowable distance between the property lines and a building on a lot, within which no building or other structure shall be placed except as otherwise provided.

BUILDING SETBACK LINE, FRONT: A line delineating the minimum allowable distance between the street right of way, or if an official future street right of way has been established, from that future street right of way line and the front of a building on a lot and is parallel to or concentric with the street right of way.

BUILDING SETBACK LINE, REAR: A line delineating the minimum allowable distance between the side property line and a building on a lot. The side setback line extends from the front of the building setback line to the rear building setback line.

COMMON SPACE: Land in a residential district that is held in common ownership by the landowners of that residential development district and used for amenity or recreational purposes.

COVERAGE: The lot area covered by all buildings and impermeable surfaces located thereon, including the area covered by all overhanging roofs.

CUSTOMARY HOME OCCUPATION: A gainful occupation or profession conducted by a family member residing on the premises and conducted entirely within the principal dwelling unit.

DEVELOPER: Any individual, firm, corporation, association, partnership, or other entity involved in the development of land for itself, Agency, or others.

DISTRICT: Any section or sections of the area lying within the transferred land.

DWELLING: A building or part thereof used as for habitation.

ELEVATION: A flat scale drawing of the front, rear, or side view of a building. Also a height relative to a station point regarding grade.

FAMILY: One or more persons related by blood, marriage, or adoption, or a group of not to exceed five persons not all related by blood, marriage, or adoption, occupying the premises and living as a single housekeeping unit not operated on a for-profit basis, as distinguished from group occupying a boarding or lodging house or similar dwelling for group use. A family shall not be deemed to include domestic servants employed by said family.

FLOOD: A temporary rise in water levels or an accumulation of water runoff, resulting in inundation of areas not ordinarily covered by water.

FLOOD, 100 – YEAR: A flood having a 1 in 100 (1%) chance of being equaled or exceeded in any one-year period.

FLOOR AREA: The sum of the gross floor area for each of the several stories under roof, measured from the exterior limits or faces of a building or structure.

FRONTAGE: All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead ended, then all the property abutting on one side between an intersecting street and the dead end of the street.

GRADE, FINISHED: The completed surfaces of lawns, walk, and roads brought to grades as shown on plans or designs.

HEIGHT OF BUILDING OR STRUCTURE: The vertical distance from the point, on natural grade, at the center of a lot where the diagonals intersect, to the highest point of the building or structure.

LAND-DISTURBING ACTIVITY: Any land disturbing activity including cutting, filling, borrowing, stockpiling, or other activity where material or ground cover is removed or altered.

LOT or HOMESITE: A piece, plot, or parcel of land in one ownership, which may include one or more lots of record, occupied or to be occupied by one principal building and its accessory buildings, including the open spaces required under these standards.

Lot, Area: The total surface land area included within lot lines.

LOT, CORNER: A lot of which at least two adjoining sides about their full lengths on a street, provided that the interior angle at the intersection of two such sides is less than 135 degrees.

LOT, DEPTH: The average distance from the street line of the lot to its rear line, measured in the general direction of the side lines of the lot.

LOT, FRONTAGE: That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINE: The boundary dividing a given lot from the street, an alley, or adjacent lots.

LOT, WIDTH: The width of a lot at the building setback line measured at right angles to its depth.

MINIMUM FLOOR ELEVATION: The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.

OPEN SPACE: An area on the same lot with a main building which is open, unoccupied, and obstructed by structures from the ground to the sky except as otherwise provided in these standards.

OWNER: The person in whom or which is vested the ownership, dominion, or title of property so far as the law permits.

PARKING SPACE: An off-street space available for parking one motor vehicle and having an area of not less than 200 square feet exclusive of passageways and driveways giving access thereto and having access to a street or alley.

PERSON: "Person" includes a firm, partnership, corporation, joint venture, or Federal, State, or local agency, as well as an individual.

PLANS AND SPECIFICATIONS: A site plan, design drawings, specifications, grading, access, landscaping plans and designs, or any other document, drawing, or literature which illustrates, describes, or otherwise interprets the plan of development proposed for any structure, site, or subdivision designated for development.

PRINCIPAL USE: The specific primary purpose for which land or a building is used.

PUBLIC ROAD: A road or highway over which the public has the right of passage.

PUBLIC USE: Public parks, schools, and administrative, cultural, and service buildings. Not including public land or buildings, devoted solely to storage and maintenance of equipment and materials.

PUBLIC WATER: A municipal, community, or utility district water treatment and distribution system of a type approved by the State Department of Public Health and the Public Service Commission.

RECREATIONAL VEHICLE: Travel Trailer, Boat or Watercraft. See **TRAVEL TRAILER**.

RESIDENTIAL DEVELOPMENT: The comprehensive and orderly development of land designated for such purposes, either by subdivision or planned unit development.

RIGHT OF WAY: The right of passage imposed by law on convention through which one has the right to pass or drive through the estate of another.

ROADWAY: The actual road surface, including necessary road shoulders and drainage facilities, ditches, curbs, and gutters, which is used to transport motor vehicles.

SIGN OR OTHER ADVERTISING DEVICE: Any structure or part thereof or device attached thereto or represented thereon which shall display or include any letter, words, model, banner, flag, pennant, insignia, or any representation used as, or which is in the nature of, an announcement, direction, or advertisement. The word "sign" does not include the flag, pennant, or insignia of any nation, State, city, or other political unit.

SIGN, OFF-PREMISE: A remote sign relating to a product, service, or establishment that is on the premises on which the sign to which the sign is referring.

SIGN, ON-PREMISE: A sign relating to a product, service, or establishment that is on the premises on which the sign is located.

SITE: Any tract, lot, or parcels of land or combination of tracts, lots, or parcels of land which is in one ownership or is continuous and in diverse ownership where grading, construction, or development is to be performed as part of a unit, subdivision, or project.

SPECIFICATIONS: See **PLANS AND SPECIFICATIONS**.

STORY: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above or any portion of a building between the topmost floor and the roof which is used for human occupancy in which the floor area with 8 feet or more head clearance equals less than 50 percent of the floor area of the next story below. Provided it is not used as a dwelling unit, a top floor in which the floor areas with 8 feet or more of head clearance equals less than 50 percent of the floor areas of the story next below shall be a "half-story". A basement shall be considered as a story if more than half of its height is above the average ground level from which the "height of a building" is measured or if it is used for commercial purposes.

STREET: See **ROADWAY**.

STRUCTURE: Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground and including, among other things, signs, billboards, and fences. Structure shall also mean any fill, diversion dam, or other manmade thing or device which affects or alters the natural flow of surface waters upon or across any natural or artificial stream, wash, or drainage channel.

SUBDIVISION: The division of a tract or parcel of land into two or more lots, plots, sites, or other division of land for the purpose of sale or building development, whether immediate of future, including the re-subdivision of such tract or parcel.

SUBSTANTIAL COMPLETION: The stage in the progress of the work where the work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the work for its intended use.

SWIMMING POOLS: An outdoor swimming pool shall be any pool or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth of any point great than one and one-half feet.

TRANSOM: The window placed directly over a window or door, may be a fixed or operable window.

TRAVEL TRAILER: A vehicular, portable structure designed as a temporary dwelling for travel, recreation, and vacation uses.

USE: The purpose under these standards for which land or a building or other structure is designed, arranged, or intended, or for which it is or may be occupied or maintained.

WATERCOURSE: Any natural or artificial stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, street, roadway, or wash in which water flows in definite direction or course, either continuously or intermittently, and which has a definite channel, bed, or banks subject to inundation by reason of overflow or surface water.

YARD: An open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings from the ground to the sky except as otherwise provided in this resolution, provided that accessory buildings may be located in a rear yard.

YARD, FRONT: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the front lot line.

YARD, REAR: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the rear lot line.

YARD, SIDE: The required space unoccupied, except as herein provided, measured between the side lot line and the nearest point of the principal building and between the front yard and the rear yard.

Appendix E

RULES OF THE ARCHITECTURAL CONTROL COMMITTEE

Rule 01 - SIGNS OF GENERAL CONTRACTORS, Effective Date: 10-21-2014

Each general contractor may place its sign advertising its business at the construction site during construction of the residence. A maximum of two signs of the general contractor may be placed at the construction site (one sign in the front yard and one sign in the rear yard). The signs must be located within the boundary of the property and not in the public right-of-way/boulevard. The signs shall be the sign of the general contractor only. No signs may be installed for any subcontractors or materials suppliers. The signs shall not interfere with neighboring properties or reduce clear site lines from the street. The signs must be removed upon substantial completion

of the construction. No lighted/illuminated signs shall be allowed and the ACC reserves the right to reject any sign it deems inappropriate with regard to size or colors.

Rule 02 - SIZE OF NUMBERS FOR RESIDENCE ADDRESS Effective Date: 10-21-2014

The address numbers placed on a residence may not exceed six inches in height. The address numbers may be located on the residence or affixed to a rock in the landscaped area, Additional fixtures for numbers in the landscaped area may be allowed but need prior approval from the ACC. A homeowner may install/replace address numbers without prior approval but if there are changes to the numbers you may want to see approval, the ACC reserves the right to reject any address numbers it deems inappropriate relating to color, size or location on the residence.

Rule 03 - CHANGE IN EXTERIOR OF RESIDENCE Effective Date: 10-21-2014

A homeowner shall obtain prior approval from the ACC for any change in the exterior colors, finishes, materials or landscaping of the residence. For example, prior approval from the ACC is required (i) to change the color of the exterior of the residence; (ii) to change the exterior lighting fixtures of the residence; (iii) to change the exterior rock/stone of the residence; (iv) to change the color of the concrete of the residence; (v) to change the color of the roofing material of the residence, or (vi) to change the landscaping of the residence. The ACC reserves the right to reject any submitted change based on color or compatibility with the Canyon River Development.

Appendix F
LANDSCAPE SPECIFICATIONS & STANDARDS

May 24, 2022

Introduction

The purpose of having these specifications and standards is to provide the homeowner, the Canyon River Golf Community Architectural Control Committee, and the Canyon River HOA Contractor (currently Canyon River Maint. Dept.) a quality product that is consistent in design and installation, and correctly adapts to the existing infrastructure and maintenance practices. These specifications and standards reflect the experience and evolved practices of the Canyon River

owners, the Canyon River Maintenance Dept., and the HOA Maintenance Committee. All contractors will be required to abide by the specifications and standards put forth in this document.

Plans, Inspections, and As-builts

Contractors will supply a site plan, which will include the boulevard, to include sleeves, drainage, irrigation, and landscaping, to be approved by the Architectural Control Committee. Landscaping plan will indicate all proposed tree and shrub locations, with a plant palette identifying each plant. Lawn shall not abut the structure at any point – provide foundation planting adjacent to the building. This plan will be submitted and approved prior to start of a project. Any changes to the plan or materials used are to be approved by the Architectural Control Committee. There will be inspections during the project and done by the Canyon River Maintenance department.

- 1) sub grade and drainage (surface and drain lines)
- 2) topsoil depths
- 3) plant types and locations
- 4) finished product

An accurate as-built map, indicating locations of all drainage, irrigation, and sleeves will be provided to the Canyon River Maintenance Dept. upon completion of project. Final approval of project will not be granted until an as-built map has been completed and submitted.

Sleeves and Drainage

Sleeves under driveways and/or sidewalks are necessary for running irrigation supply lines. Sleeves are to be 3"- 4" PVC Schedule 40(based on pipe size running through it), 2" below bottom of concrete, and extending 2"- 4" beyond edge of concrete. Install sleeves prior to pouring concrete.

All surface or piped drainage will flow away from the house into a sump or daylighted when approved by the ACC. All drain lines are to be installed in the sub-grade to insure proper flow of drain water. All drain line ditches will be compacted to prevent future settling. Drain lines going under concrete surfaces will be sleeved.

Sumps will be a concrete vault or culvert deep enough to get through any clay or soil layer and into a porous layer that will properly disperse the water. If that is not possible, sump will be of sufficient size and depth to handle worst case scenario of drain water. Sumps may have a steel top grate level with finished grade that will allow a mower to mow over it without causing damage to mower or grate, and to allow evaporation and accept surface drainage. If a sump is capped the top of the cap needs to be a ground level to allow for mowing.

Daylight drains, when approved by the ACC, will be located at base of slope on the back property line or in adjoining maintenance area.

Irrigation and runoff water must be confined to its lot and not negatively impact a neighboring lot. On lots with grade differences this may require drainage ditches, retaining walls or additional sumps.

Irrigation boxes will have drain rock in the bottom, deep enough to allow any collected water from irrigation, surface drainage or rain, to drain. If that is not practical, a drain line out of the bottom of the box will be connected to a daylight or sump drain line.

Sub-Soil Grade

Will be contoured to accommodate surface drainage away from house, shrub beds, and concrete surfaces and towards installed drain grates. Drainage onto a neighboring property is not allowed.

Irrigation System

Water/Electrical Service Connection and Valve Box

There will be one valve box of sufficient size to contain brass ball valve, valve manifold, zone valves, drip zone valve with attached filter and pressure regulator, decoder, electrical connections and drain. Each home will have its own valve box.

All components will fit in box with sufficient clearance (minimum of 2") on all four sides and top and bottom so access to each component is allowed without interference from adjacent components, and there isn't any torque on the individual components.

Electrical connections will be made to continue the communication loop. Trim excess communication wire back when making final electrical connections.

The order of zone valves shall be planned so outgoing pipe and connections will not cross one another. The solenoids will be connected to the Decoder in the same order as the valves are connected to the manifold. Decoder addresses will be made known to Canyon River Maintenance Dept. prior to testing the system.

Valve Box Components and Connections

Manifold will be Schedule 80, with as many sections as needed connected.

Decoder will be a Rainbird FD-601-TURF, two wire, six address model. It will be connected to MAXI cable with wire nuts and direct burial tube

Topsoil

Will be free of rock (over 1"), wood, plant debris, or any substance not conducive to growing and supporting healthy turf. Clay for topsoil is not acceptable.

Depth in all shrub beds will be a minimum of 6" of compressed topsoil, allowing for 2" of rock mulch.

Depth in all areas to be sodded will be a minimum of 4" of compressed topsoil, graded smooth and level and free of any high or low spots. Topsoil will be 1" below any concrete surface to allow for sod installation.

Weed Mat

Will be installed in all plant beds prior to planting and installing drip irrigation.

Sod

Purchased from a quality Turf Farm.

Starter Fertilizer will be applied to soil at the recommended rate prior to laying sod.

Topsoil will be raked smooth, free of high or low spots before sod is laid.

Sod pieces will be laid in a compressed state as opposed to being stretched out.

All rolled edges will be straightened to insure root zone is not exposed and sod pieces will be tight to each other and any hard surface they come up against.

It will be compressed firmly against the topsoil, and properly trimmed to fit. It will be laid in a staggered fashion to insure seams do not line up.

All exposed edges on property line that are next to an undeveloped lot must be covered with topsoil to prevent drying out.

Sod must match up perfectly with neighbor's sod level. Cut a straight line in neighbors sod and level to insure a perfect match.

Edging

Concrete curbing will be used in the Meadows, Townhomes and Fox Run. To remain consistent throughout those areas, gray will be the only color allowed by the Architectural Review Committee.

Additional options for edging will be allowed for Custom Homes at the discretion of the Architectural Review Committee,

Appendix G
PHOTO EXHIBITS & EXAMPLES





EXAMPLES OF PERMITTED & PROHIBITED MATERIALS & COLORS

These examples are intended as a general reference only and do not represent an absolute list of approved colors & patterns. They are intended to simply convey a desired range of hues, patterns and textures that are compatible and consistent with the existing sense of continuity at Canyon River.

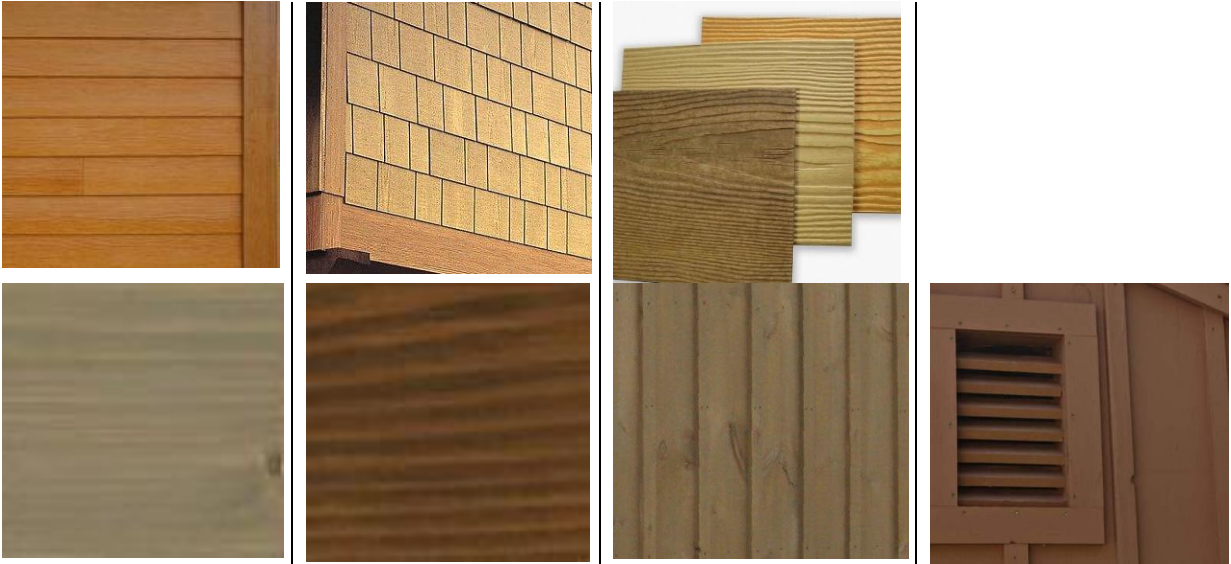
Examples of Permitted Stone Veneer Styles



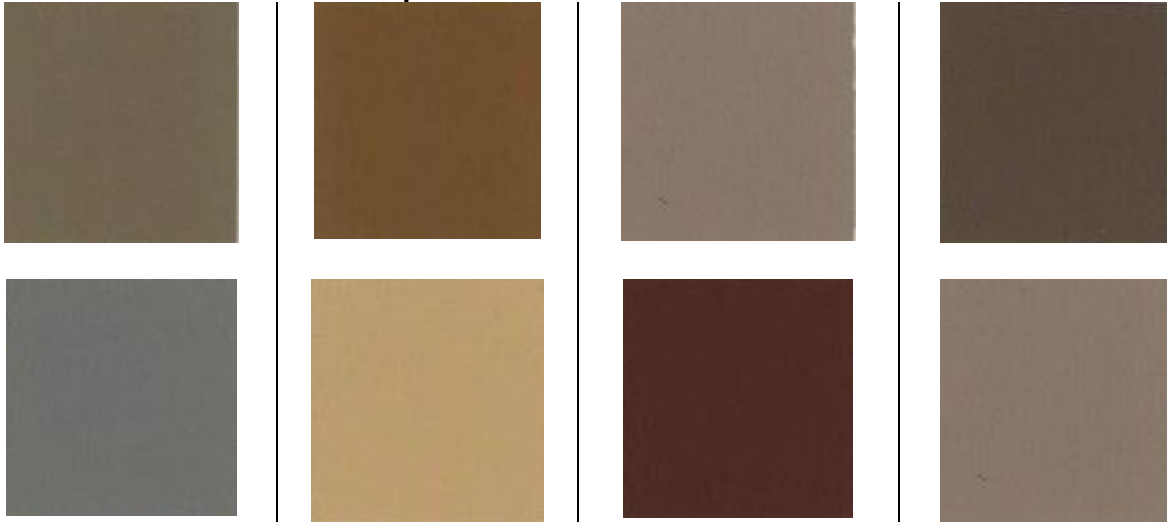
Examples of Prohibited Stone or Masonry Veneer Styles



Examples of Permitted Exterior Colors

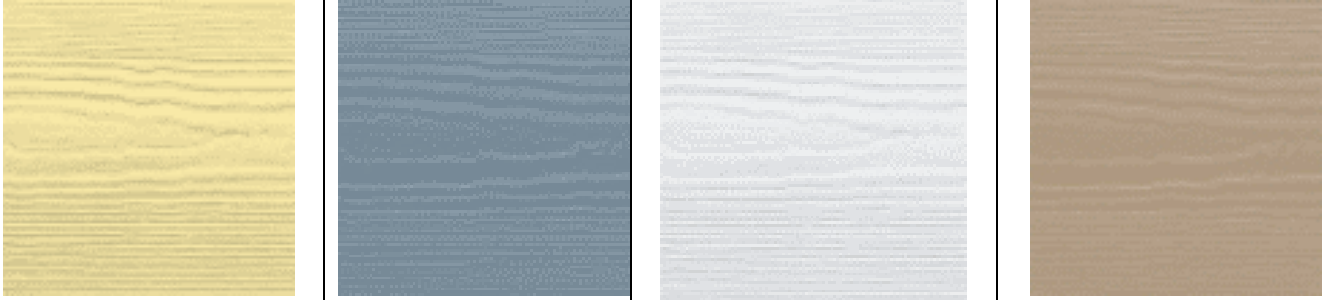


Examples of Permitted Stucco Colors



When referring to “earth tones”, an exact interpretation of that term is elusive, and the interpretations will probably be as numerous as the number of people that interpret the term. Since most any color in the spectrum can, to some degree, be argued to be an “earth tone,” the Architectural Review Committee’s position is that any color which is neither garish or extreme and which is obviously fitting, subdued in tone, aesthetically pleasing, and in keeping with the natural surroundings is suitable. It is not the intent to preclude any one color. Rather, the intent is to preclude colors, or combinations of colors, which are manifestly offensive, and which detract from the natural surroundings and beauty, and which would not be in consonance with the existing Canyon River Meadows residences.

Examples of Inappropriate Exterior Color Palettes – NOT PERMITTED



Examples of Inappropriate Stucco Color Palettes - *NOT PERMITTED*

