



# Antelope Trace

## Design Standards

Currently in the Antelope Trace Neighborhood at Mountain View Meadows we provide only a general guideline for Design. These guidelines are intended to enhance the value of the community and protect the homeowner's investment while maximizing pride of ownership. However, all home plans and designs must be submitted to the Design Review Committee for approval. If you are considering purchasing a lot in Antelope Trace, we encourage you to first submit your house plan and color scheme for review as construction cannot begin without approval. For further information on the process for approval, contact Mark Runkle at 406-449-0800. Thank you.

## General Guidelines

1. Generally, Traditional Style Homes with front-load garages in one or 2-story designs.
2. No more than (2) one-stories permitted in a row with the exception of walk-out lots.
3. Plan must include a concrete porch or entry with decorative painted timbers or pedestals with painted columns. Stone accents on pedestals or along front wall of house encouraged but not required.
4. Gabled roofs only: no "hipped" roof designs or "shed" roofs on primary structure.
5. Cosmetic architectural features are required in front gables and encouraged but not required in other gables. Examples include timbers, shakes, corbels and board/batten.
6. Roof pitch must be no less than 5-1 and no greater than 8-1.
7. All roofs are of the same color: "Mountain Timber". (Available through Certain-Teed)
8. Garage doors must be painted the same color as the primary exterior wall color.
9. White trimmed windows/white vinyl windows and white doors are not permitted in Antelope Trace.
10. All windows and exterior doors, including garage doors, must be trimmed/wrapped street-side. Wrapping additional windows encouraged but not required.

11. All homes must include a 2-car garage: a 3<sup>rd</sup> bay is permitted on appropriate lots. Exemptions to front entry exist only on lots specifically designed for rear entry.
12. Garages may not project further than 12' forward from the primary house structure.
13. Walk-outs required on walk-out lots.
14. A minimum of 1240 S.F. footprint required on single story homes (minus garage).
15. A minimum of 600 S.F. footprint required on 2-story homes (minus garage).
16. Exterior Color schemes must include 3 colors: wall, gable and trim which must be submitted for approval or selected from a list of pre-approved color schemes.
17. Colors should be muted, natural tones in tans, browns, greens and grays.
18. "Pop outs" should be avoided.
19. "Split-levels" are only permitted if the exterior design conceals the interior floorplan
20. Front yard landscaping with an underground sprinkler system is required to be installed by contractor before closing and must include sod separated by planting beds in rock mulch with decorative concrete borders and include a minimum acceptable number of perennial plants and shrubs. Pro-Line Curbs is the recommended landscaper. (A timeline will be provided for homes built in late fall and winter.)
21. Contractor is required to install sidewalks and boulevards with Junipers and Greenspire Linden trees set at appropriate intervals in rock mulch along street frontage in accordance with guidelines set by the Design Review Committee. (A timeline will be provided for homes built in late fall and winter.)
22. Side and Rear yard landscaping are the responsibility of the home buyer but can be done at time of construction with cost included in the loan. Otherwise, landscaping must be completed within one year of closing.
23. Wood fencing that meets specific standards set by the Design Review Committee is the only fence material/design permitted in Antelope Trace. Approved stain colors: Natural Cedar or Behr#ST-141 Tugboat Semi-transparent. Dave's Fencing is the recommended contractor.
24. Corner lots may include additional landscaping provided by Mountain View Meadows in keeping with the "look and feel" of the neighborhood.
25. Storage Buildings in rear fenced yard areas are permitted with size and design restrictions including concrete floor pads and siding and roof materials consistent with primary house structure. No pre-fabricated storage buildings are permitted. Storage Building designs must be submitted to the Design Review Committee for approval.

Note: Same House designs, elevations or exterior wall colors are not permitted next to one another. Additional information is available regarding minimum set-backs, fencing, and landscaping. Currently, HOA fees are less than \$200 per year. Covenants apply. We recommend scheduling a preliminary design meeting before submitting plans for approval.