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Pronghorn NHOA
60 Montrose Way
Ennis, MT 59729

165172 RECORDS Pages: 7
STATE OF MONTANA MADISON COUNTY
RECORDED: 01/25/2016 4:35 KOI: COVENANTS
Kathleen D. Muma CLERK AND RECORDER
FEE: \$49.00 BY: K. D. Muma
TO: PRONGHORN MDWS HOA 60 MONTANA WAY, ENNIS MT 59729

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PRONGHORN MEADOWS SUBDIVISION

DESIGN GUIDE

Pursuant to the Declaration of Protective Covenants of Pronghorn Meadows ("Declaration"), Article VI(C), recorded in the Madison County Clerk and Recorder's Office on July 11, 2005, as Document No. 107290, as may be amended from time to time, the Design Committee herein establishes the following rule and regulation regarding the procedures and criteria for the review of residences, improvements or other structures to be constructed or installed in the Pronghorn Meadow Subdivision.

If there is any conflict between this Design Guide and the Declaration or Bylaws, the Declaration shall have first priority, then the Bylaws, then this Design Guide.

I. PROCEDURE FOR DESIGN REVIEW

- A. Complete and submit this application. An application is required for any new construction, additions, and/or remodels.
- B. Submit one set of construction documents, which shall comply with Section III, DESIGN GUIDELINES, below.
- C. Submit a signed Construction Agreement (see page 7 to this Design Guide).
- D. Submit a design review fee of \$250.00. The design review fee of \$250.00 is to help cover costs of the Design Committee to assure satisfactory compliance with the Covenants, Bylaws, and this Design Guide.
- E. No work shall commence until you have received written approval from the Design Committee.
- F. The Design Committee assumes no liability for encroachments into platted setbacks or onto easements or neighboring property. Be sure to check the plat of your lot and property lines to avoid encroachments and trespass.
- G. Construction must strictly comply with the application approved by the Design Committee.

- H. At the time construction is completed, you shall immediately notify the Design Committee and allow for an inspection by the Design Committee.

II. TIMELINES

- A. The Design Committee will notify you of its decision within 45 days after you have submitted a completed application. An application is not deemed complete until the application is submitted with all of the information required and requested by the Design Committee has been provided, a signed Construction Agreement is submitted, and the design review fee is fully paid.
- B. Approval is only valid for 18 months. If construction has not started within 18 months from the time of the approval, a new application must be submitted and a new approval must be obtained.
- C. All proposed exterior construction for new construction and additions on your lot must be completed within 1 year from the date construction began. Construction is deemed to have begun on the date the ground is first broken. All proposed exterior construction for remodeling on your lot must be completed within 6 months from the date construction began. Notwithstanding the maximum 1 year/6 month timelines set forth in this paragraph, the roofing and siding materials shall be completed as follows:
- a. Roofing- When installation on the roofing felt/foil or other "moisture barrier" begins, the final shingles/shakes/or other roofing material approved by the Design Committee must be completed within 30 days after the date such installation begins.
 - b. Siding- When installation of the Tyvek, Dry Line or other "moisture barrier" begins, installation of the siding material approved by the Design Committee shall be completed within 30 days after the date such installation begins.

III. DESIGN GUIDELINES

- A. Application- The following is a list of items which must be included with the application submitted to the Design Committee before the application will be deemed complete and before any approval or denial will be given. The Design Committee reserves the right to request additional information necessary for the Design Committee to complete its review. Please check off each item included.
- B. Construction Documents- The construction documents shall include full-size professional architectural plans with print large enough for the Design Committee to read it, and contain all of the information requested in Section III C-G, below.

C. Site plan

1. _____ Minimum scale: 1" = 20'
2. _____ Building locations (buildings, barns, screens, fences, etc.)
3. _____ Property lines
4. _____ Location of trees and major vegetation masses
5. _____ Topography (existing and proposed changes)
6. _____ Utility line routes/connections (electric, water, telephone and sewer)
7. _____ Driveway, approach areas, and parking (include materials)
8. _____ Outdoor lighting
9. _____ Utility/garbage areas
10. _____ North arrow
11. _____ Setback and easements
12. _____ Construction staging area
13. _____ Temporary structures and location of temporary structures
14. _____ Sign locations

D. Floor Plans

1. _____ Minimum scale: 1/8" = 1'
2. _____ Door and window openings
3. _____ Walls and partitions
4. _____ Stairways and rails
5. _____ Exterior lights
6. _____ Decks and porches
7. _____ North arrow
8. _____ Trash receptacles
9. _____ Type and location of heating and cooling system

E. Exterior Elevations

1. _____ Minimum scale: 1/8" = 1'
2. _____ Door and window openings
3. _____ All exterior building details (roof, siding, railing, trims, foundations, decks, etc.)
4. _____ Buildings' relationship to existing and proposed ground lines
5. _____ Note all materials and finishes – all masonry and exposed concrete areas shown on elevation plan
6. _____ Location and treatment of meters and miscellaneous mechanical equipment
7. _____ **IMPORTANT:** Show the proposed structure's floor plan and finish grade

F. Specification of Exterior Materials, Finishes and Colors

1. _____ Provisions for construction period
 - a. Temporary structures (what and where)
 - b. Temporary toilet facilities (what and where)
 - c. Location of staging and material storage areas
 - d. Measures to be taken to protect topography
 - (1) Site excavation- driveway and house
 - (2) Power lines- trenching of lines
 - (3) Septic system
 - (4) Propane tank
2. _____ Site work
 - a. Walks and driveways (material)
 - b. Planting material
3. _____ Foundation (type and material)
4. _____ Exterior masonry (type and location)
5. _____ Exterior metals (type and location)
6. _____ Exterior wood
 - a. Siding (species, grade, pattern)
 - b. Trim (species, grade)
 - c. Exposed framing (species, grade)
 - d. Website, address, and phone
7. _____ Roof construction
 - a. Roofing materials (materials and type)
 - b. Flashing (materials and type)
 - c. Website, address, and phone
8. _____ Exterior openings
 - a. House doors (materials and finish)
 - b. House windows (materials and finish)
 - c. Garage doors (materials and finish)
 - d. Courtyard fencing/gates (materials and finish)
9. _____ Exterior painting and staining (include actual wood samples)
 - a. Siding
 - b. Trim
 - c. Metals
10. _____ Exterior light fixtures (detailed description)
11. _____ Heating/cooling system (including type, location, and if specifying the use of solar and other exterior equipment, including heat pumps, please indicate)
12. _____ Special architectural features (skylight, equipment, etc.) (detailed description)

13. _____ Samples of any of the above may be requested.

G. Landscaping Plan

1. _____ Plant. Materials (species and location)
2. _____ Underground irrigation system
3. _____ Special features, treatments and materials

IV. ENFORCEMENT

Pursuant to the Declaration, the Design Committee will send notices of breaches of the Covenants or this Design Guide. Pursuant to the Covenants, the Design Committee shall have the right but not the obligation to enforce the Covenants and the Design Guide, which shall include the right to trespass, use remedial measures, assess and charge fines, file liens, initiate lawsuits for damages and/or an injunction, assess and collect attorney fees and costs, and all other remedies available at law or in the Covenants or Bylaws. If the Design Committee sends a fourth notice of violation as set forth in Article V(C) of the Covenants, the Design Committee may assess an additional fine of at least \$50.00 a day until compliance is completed.

V. MODIFICATION OF DESIGN GUIDE

The Design Committee may amend or modify this Design Guide at any time. Any amendment shall not take effect unless and until the earlier of: (1) thirty days after the amendment is signed and recorded in the Madison County Clerk and Recorder's Office, or (2) thirty days after the owners are given notice of the amendment via hand-delivery, mail, or email. Notice is deemed given on the date it is personally delivered, mailed, or emailed.

THIS DESIGN GUIDE was adopted by the Design Committee of the Pronghorn Meadows Homeowners' Association on the 16 day of January, 2016.

PRONGHORN MEADOWS HOMEOWNERS' ASSOCIATION

By: Thomas P. Riggs
Chair or President
Design Committee

1-22-2016
Date

STATE OF MT)
)ss.
County of Madison)

On this 22 day of January, 2016, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Thomas P. Riggs, the Chair or President of the Pronghorn Meadows Homeowners' Association, known to me to be the person that executed the within instrument and acknowledged to me he/she executed the same, in the representative capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.



Kristy L. Savage-Doud
NOTARY PUBLIC for the State of MT
Residing at McAllister
My Commission expires March 27, 2018

PRONGHORN MEADOWS HOMEOWNERS' ASSOCIATION

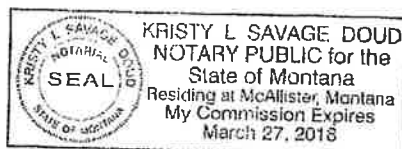
By: Cathy Hardin
Secretary
Design Committee

1-22-2016
Date

STATE OF MT)
)ss.
County of Madison)

On this 22 day of January, 2016, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Cathy Hardin, the Secretary of the Pronghorn Meadows Homeowners' Association, known to me to be the person that executed the within instrument and acknowledged to me he/she executed the same, in the representative capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.



Kristy L. Savage-Doud
NOTARY PUBLIC for the State of MT
Residing at McAllister
My Commission expires March 27, 2018

**PRONGHORN MEADOWS SUBDIVISION
DESIGN COMMITTEE
CONSTRUCTION AGREEMENT**

As Owners, we have read the Declaration of Protective Covenants, Bylaws, and Design Guide and fully understand the requirements of construction in Pronghorn Meadows Subdivision.

Enclosed is a completed application and the design review fee of \$250.00.

Any deviation from the approved application must be approved in writing by the Design Committee before the change occurs.

We agree to inform any and all persons working on the proposed construction that the posted speed limit in the Pronghorn Meadows Subdivision is 25 MPH.

We assume responsibility for any and all damages by the contractor to adjacent lots or our property.

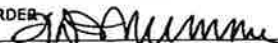
Date: _____

By: _____
Owner Name and Lot No.

By: _____
Owner Name and Lot No.

Please return to:
Pronghorn HOA
60 Montana Way
Ennis, MT 59729



Doc #: 190360 Pages: 8 Book: Page:
STATE OF MONTANA MADISON COUNTY
Recorded 7/14/2020 2:20 PM KOI: AMEND COVENANT
Kathleen Mumme, CLERK & RECORDER
Fee: \$ 56.00 BY: 
To: PRONGHORN HOA, 60 MONTANA WAY, ENNIS MT 59729

PRONGHORN MEADOWS SUBDIVISION AMENDED DESIGN GUIDE

Pursuant to the Declaration of Protective Covenants of Pronghorn Meadows ("Declaration"), Article VI(C), recorded in the Madison County Clerk and Recorder's Office on July 11 2005, as Document No 107290, as may be amended from time to time, the Design Committee herein establishes the following amended rules and regulations regarding the procedures and criteria for the review of residences, improvements or other structures to be constructed or installed in the Pronghorn Meadow Subdivision. This document amends and replaces the Pronghorn Meadows Design Guide recorded in this Clerk's Office on January 25, 2016 as Document No 165172. If there is any conflict between this Design Guide and the Declaration or Bylaws the Declaration shall have first priority, then the Bylaws, then this Design Guide.

When designing a building, consideration must be given to its size, shape, and form in relation to the surrounding buildings, landscape and environment. Often a desired building design is simply not suitable for a particular area or location. The primary purpose of these design criteria is to encourage home construction in a manner that is responsive, complementary, and respectful of the rural character and natural beauty of Madison County and DOES NOT ADVERESLY impact the surrounding area, the subdivision, and its environment. The design of a building and its associated site development and landscaping must strive for grace that will endure through the years and enhance the community.

Each owner is required to design his or her structure(s) to preserve and to protect the interest and investment of all individual lot owners. All lot owners MUST design their structures to reflect the WESTERN - RANCH style and architecture as put forth in the Covenants. See I. DESIGN, B. GENERAL DESIGN.

The Design Committee respects and encourages the individual expression of each lot owner, PROVIDED it is HARMONIOUS to the overall plan of the subdivision and its existing structures.

ROOF LINES – Roof lines and shapes are IMPORTANT when designing your dwelling and building structures. The Design Committee encourages architectural definition and visual interest in this regard. Roof designs which provide harmonious roof pitches and angles are encouraged. As an example, dormers are useful architectural accent that should be used to break up a one- dimensional roof expanse. Furthermore, varying roof planes and pitches add character and are aesthetically appropriate to establish the WESTERN – RANCH look desired by the Design Committee.

BUILDING MATERIALS - Exterior building materials, colors, shapes, and textures are VERY important to the design and look of any and all structures. The use, placement, and color of external building material are all VERY sensitive design concerns which the Design Committee will carefully determine when reviewing any structural plans. The use of natural material such as logs, roughhewn timber, and stone masonry or natural appearing building materials is a MUST requirement. A variety of these materials in construction adds visual appeal and creates a unique WESTERN - RANCH look. The use of stone work for accents on porches, chimneys, and entryways has all been used effectively in Pronghorn Meadows. These elements create contrast and foster a more western style.

GARAGES - The Design Committee STRONGLY recommends the benefits of having either an attached or a detached garage incorporated into your architectural design plan. Because of their size, garages often dominate the front façade of a dwelling. Creative and sensitive garage placement SHOULD be explored so that, where feasible a garage may be incorporated into the design plan without detracting from the overall residence. The benefits of having a garage in Montana are fairly obvious. Very cold weather, wind, and snow protect your vehicles from these elements. The summer can bring forest fires and ash not only locally but from fires from out of state depending on prevailing winds. Besides housing vehicles, a garage can be used for storage of trash, recyclables, tools, and recreational equipment.

OUTDOOR LIVING AREAS – Houses should have a covered porch area in view from the road. Additionally, you can incorporate further space by having patios covered or screened and decking to take advantage of our great views. All of this gives you flexibility to enjoy the outdoors by taking advantage of sun or shade depending on the time of day and to avoid the wind from whatever direction it is blowing.

LANDSCAPING - Well thought out landscape will not only enhance the value of your home but have additional benefit of providing shade, privacy screening, a windbreak, and a habitat for birds and wildlife. Irrigation is important and should be considered in the design phase. As part of the landscape plan you are **REQUIRED** to re-vegetate all disturbed construction areas within a reasonable time. Each lot owner is responsible for controlling all noxious weeds per Montana State Law and the HOA Covenants. In order to avoid damage from grass fires you should consider creating a fire break zone around your house either through planting/sodding a lawn or periodically mowing the natural vegetation.

LIGHTING - Pronghorn Meadows prides itself on having dark skies for everyone to enjoy. **ALL** outdoor lighting **MUST** be **DOWNWARD** facing, **NOT** horizontal. **APPROPRIATE LIGHTING** does its intended job well, with minimum adverse impact on the environment. A good lighting design incorporates the following characteristics:

- provides adequate light for the intended task, but never over lights
- employs “fully-shielded” lighting fixtures, and fixtures that are installed to maximize their effectiveness on the targeted area and minimize its impact beyond its targeted area.

Dusk to dawn lighting is **PROHIBITED**. However, minimal seasonal holiday lighting, which is not downward facing, is permitted for a reasonable amount of time during the holiday season. **NO** laser or audio light shows are allowed.

I. PROCEDURE FOR DESIGN REVIEW

A. Complete and submit this application. An Application is required for any new construction, additions and/or remodels.

B. Submit one set of construction documents, which shall comply with Section 111 **DESIGN GUIDELINES**, below.

C. Submit a signed Construction Agreement (see page 7 to this Design Guide).

D. Submit a design review fee of **\$500.00**. The design review fee is to help cover costs of the Design Committee to assure satisfactory compliance with the Covenants, Bylaws, and this Design Guide.

E. No work shall commence until you have received written approval from the Design Committee.

F. The Design Committee assumes **NO LIABILITY** for encroachments into platted setbacks or onto easements or neighboring property. Be sure to check the plat of your lot and property lines to avoid encroachments and trespass.

G. Construction must strictly comply with the application approved by the Design Committee.

H. At the time exterior construction is completed, you shall immediately notify the Design Committee to allow for an inspection by the Design Committee.

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C. All proposed exterior construction for new construction and additions on your lot must be completed within 1 year from the date construction began. Construction is deemed to have begun on the date the ground is first broken. All proposed exterior construction for remodeling on your lot must be completed within 6 months from the date construction begins. Notwithstanding the Maximum 1 year/6month timelines set forth in this paragraph, the roofing and siding materials shall be completed as follows:

1. Roofing. Upon the final shingle/shakes/or other roofing material approval by the Design Committee and once installation on the roofing felt/foil or other moisture barrier begins, work must be completed within 30 days after the date such installation begins.
2. Siding. When installation of the Tyvek, Dry Line or other moisture barrier begins, installation of siding material approved by the Design Committee shall be completed within 30 days after the date such installation begins.

III. DESIGN GUIDELINES

A. **Application.** The following is a list of items which must be included with the

application to be submitted to the Design Committee before the application will be deemed complete and before any approval or denial will be given, The Design Committee reserves the right to request additional information necessary for the Design Committee to complete its review. **Please check off each item included.**

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4. _____ Buildings' relationship to existing and proposed ground lines
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 - a. Temporary structures (what and where)
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G. Landscaping Plan

1. _____ Plant. Materials (species and location)
2. _____ Underground irrigation system
3. _____ Special features treatments and materials

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V. MODIFICATION OF DESIGN GUIDE

The Design Committee may amend or modify this Design Guide at any time. Any amendment shall not take effect unless and until the earlier of: (1) thirty days after the amendment is signed and recorded in the Madison County Clerk and Recorder's Office, or (2) thirty days after Lot Owners are given notice of the amendment via hand-delivery, mail, or email. Notice is deemed given on the date it is personally delivered, mailed, or emailed.

THIS DESIGN GUIDE was adopted by the Board of Directors of the Pronghorn Meadows Homeowners Association on the 14th day of July, 2020.

PRONGHORN MEADOWS HOME OWNERS' ASSOCIATION

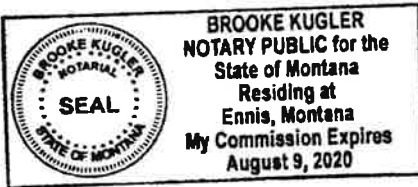
Don E. Uetz

Don E. Uetz
President, Design Committee

STATE OF MONTANA
County of Madison

On this 14 day of July, 2020, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Don E. Uetz, President of the Pronghorn Meadows Homeowners' Association Design Committee, known to me to be the person that executed the within instrument and acknowledged to me that he executed the same, in the representative capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.



Brooke Kugler

NOTARY PUBLIC for the State of Montana
Residing at _____
My Commission expires: _____

PRONGHORN MEADOWS HOME OWNERS' ASSOCIATION

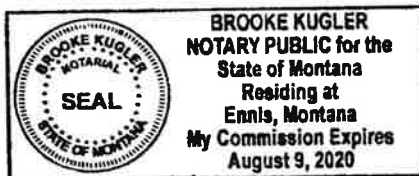
Charles W. Bowman

Charles W. Bowman
Secretary, Design Committee

STATE OF MONTANA
County of Madison

On this 14 day of July, 2020, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Charles W. Bowman, the Secretary of the Pronghorn Meadows Homeowners' Association, known to me to be the person that executed the within instrument and acknowledged to me that he executed the same, in the representative capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.



Brooke Kugler

NOTARY PUBLIC for the State of Montana
Residing at _____
My Commission expires: _____