



RED LODGE MOUNTAIN
RESORT
M O N T A N A

**DESIGN GUIDELINES AND PLAN SUBMISSION
REQUIREMENTS**

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF RED LODGE COUNTRY CLUB ESTATES**

**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF RED LODGE COUNTRY CLUB ESTATES**

P.O. BOX 750
Red Lodge, Montana 59068
(406) 446-2610

OVERVIEW

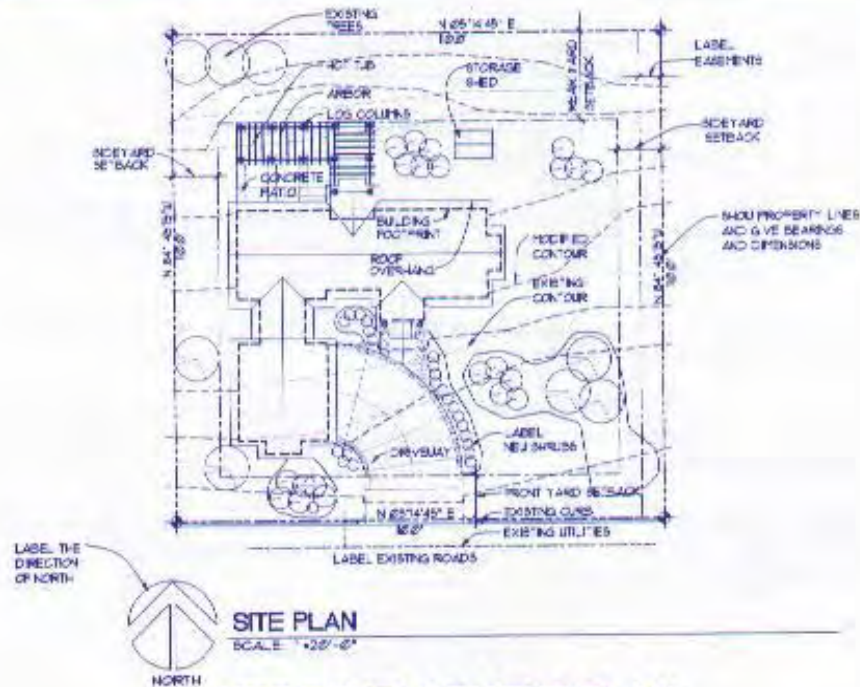
Red Lodge Mountain Village with its panoramic mountain views of the Palisades, Beartooths, Pryors, Crazies and the lights of the Yellowstone Valley by night offer a spectacular setting for your mountain home. The Review Committee of Red Lodge Mountain Village has assembled this manual to assist owners in the process of design and assembling required materials for approval. It is presented as a graphic example and checklist for proposed projects.

The Design Guidelines are from the Amended Declaration of Covenants, Conditions and Restrictions of Red Lodge Country Club Estates, dated June 1, 1995, which amend the Declaration of Covenants, Conditions and Restrictions of Red Lodge Country Club Estates recorded September 14, 1984, in Book 82 of Misc., page 339, under document no. 232385, records of Carbon County, Montana. The document has been amended with the goals of fostering quality development; upholding the Covenants, Conditions and Restrictions through the Review and Approval process, to preserve property values of all owners; and to implement additional planting and landscaping which will enhance the natural landscape and microclimate of the Village.

GENERAL PROJECT DATA:

The following project data, items and information must be included for approval consideration:

- Two copies of all required drawings as noted in specific sections.
- Name of legal owner and current mailing address.
- Owner's agent, builder, architect.
- Legal description of property.
- Address of Lot(s).
- Size of Lot(s), in square feet.
- Building size in square feet, including: main structure, garages, and accessory structures attached to main structure. Note square feet of detached accessory structures separately.
- Number of off-street parking spaces provided, not including spaces in garage.
- Samples of colors and materials as required by specific sections.
- A Review Fee of \$ 50.00 for new construction payable to Red Lodge Grizzly Peak, Incorporated.
- A Review Fee of \$ 25.00 for remodels, alterations and additions payable to Red Lodge Grizzly Peak, Incorporated.
- Information submitted to the Review Committee will be reviewed for compliance with the Covenants, Conditions and Restrictions of Red Lodge Country Club Estates, and Design Guidelines. It is the responsibility of the owner or builder to secure all required permits and comply with all local and state codes and ordinances.

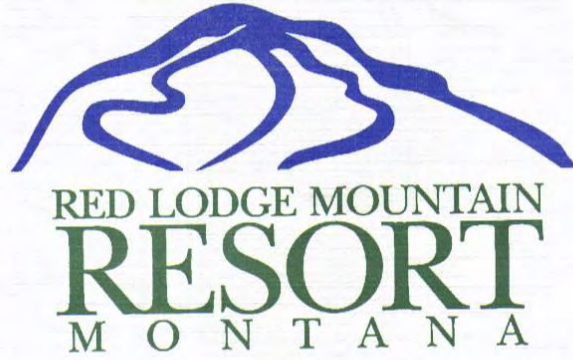


SITE DEVELOPMENT PLAN:

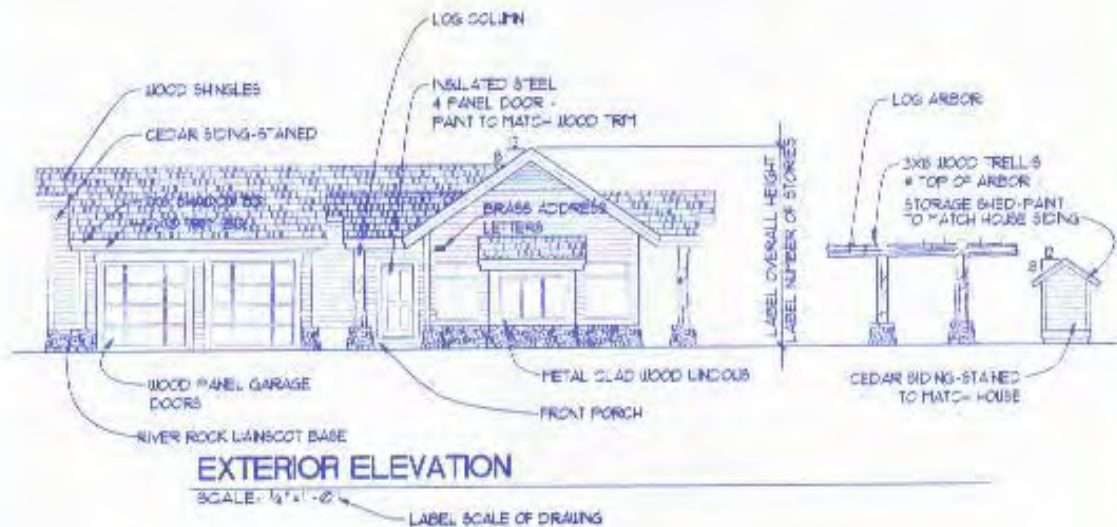
Two copies of the complete Site Development Plan drawings at a minimum scale of 1"=20'-0", including the following information, must be submitted for approval consideration:

- All existing roads, utilities, and other improvements.
- Property lines, with bearings and dimensions.
- Show, label and dimension all easements and setbacks.
- Label the direction of North.
- Show and label existing and modified contours, indicating proposed direction of drainage.
- Locations of existing trees 2" caliper and larger, significant rock outcroppings, other natural entities, etc. and label those which will remain.
- Show and label the footprint of buildings and improvements including: sidewalks, porches, screen walls, fences, off-street parking areas, outdoor lighting, and screened outdoor storage areas.
- Show and label driveways, sidewalks and paths.
- Show and label roof overhangs.

- Show detail drawings or provide example materials, drawings or photographs of proposed mailbox if different than Postal Service approved units.
- If trash enclosures are to be built, provide details, label materials, dimension, and note height of enclosure. Show and label location on Site Plan.
- Include detail drawings or provide example materials, pictures, specifications, or drawings of proposed fences or retaining walls. Show and label materials, dimensions and height. Provide color samples.
- Include detail drawings or provide example materials, pictures, or specifications of proposed outdoor lighting fixtures.
- Show and label all landscaping materials listed in landscaping requirement section. This information may be shown on the site plan or on a separate Landscape Plan, but should be included and be legible to the Review Committee.
- Show and label locations of any proposed permanent development or project signage. Provide details, elevations, dimensions and label sign materials of proposed signage. Provide color samples of materials.



**DESIGN GUIDELINES AND PLAN SUBMISSION
REQUIREMENTS**

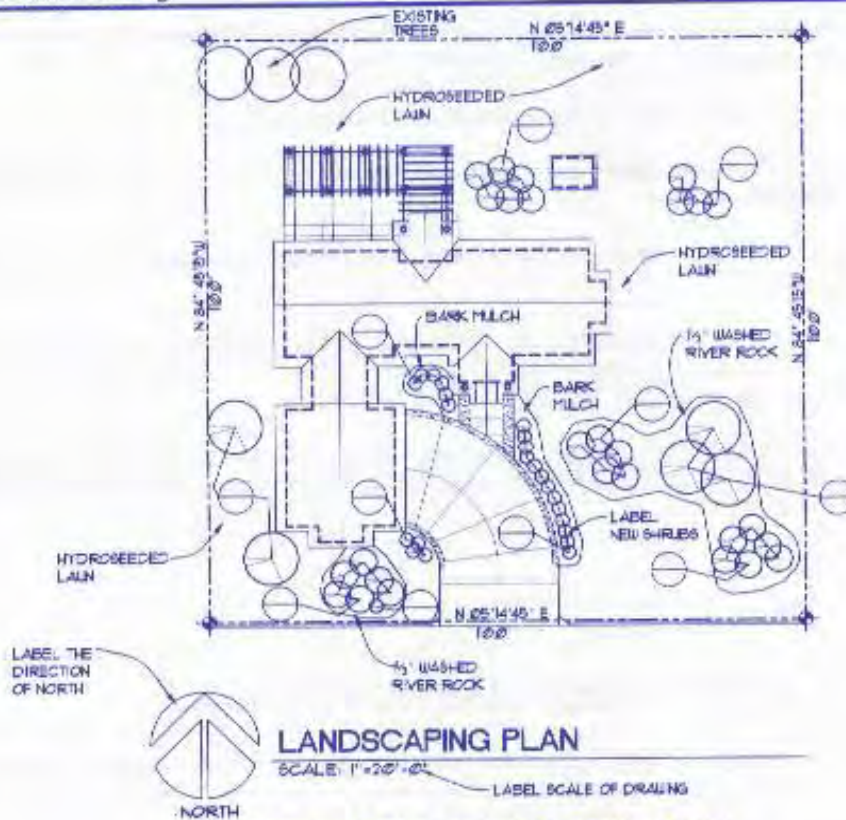


BUILDING ELEVATIONS:

Two copies showing all Building Exterior Elevations drawn at a minimum scale of 1/8" = 1'-0", including the following information, must be submitted for approval consideration:

- Show and label all building exterior elevations, accessory structures, retaining walls, decks, screen walls, and fences adjacent to buildings.
- Representatively render all exterior building materials.
- Label dimensions of overall height of building from existing grades and note number of stories.
- Show and label detached accessory structures, screen walls, fences and porches. Materials and roof slopes of accessory structures should compliment those of the main building.
- Show windows, doors, and other elements comprising structure.
- Show, label and describe types of address, project, development or resident name signage. No gateway or development signage other than address and resident's name will be approved by the Review Committee for single family or duplex lots.

- Include any additional relevant information which will aid the Review Committee in the review and approval process.
- Dioramas, musical chimes, bells, or theme related displays on residential lots are discouraged. The Review Committee reserves the right to grant or deny approval of any type of proposed element or structure.



LANDSCAPE REQUIREMENTS:

The Landscape Requirements recognize that the landscape is of primary importance to establishment of the design character of Red Lodge Mountain Village. These requirements are intended to promote the establishment of compatible and continuous landscape development to enhance the area.

Any areas not paved or built upon must be landscaped with a combination of approved trees, shrubs, native stone, ground cover and irrigated turf. Plant materials should be comprised of species from the included list or plants which have proven to grow successfully in the area.

The following information must be submitted for approval consideration:

- Show and label location and number of evergreen shrubs. No shrubs smaller than 2 1/2 gallon are permitted in this category.
- Show and label location and number of evergreen trees. No trees smaller than 2" caliper are permitted in this category.
- Show and label location and number of deciduous shrubs. No shrubs smaller than 1 gallon are permitted in this category. If selected, care should be taken to protect plant materials in this category from damage by deer and other wildlife native to the area.

- Show and label location and number of deciduous trees. No deciduous tree smaller than 1 1/2" caliper are permitted in this category.
- Show locations of vines, groundcover, flower beds and gardens.
- A schedule of landscape planting materials with names of plants, sizes and quantities is required for approval.
- Show and label areas of lawn, and note method of installation: sod, hydroseed, broadcast, etc.
- All landscaped areas shall be fully irrigated with an automatically controlled underground irrigation system. Drawings, specifications or manufacturer's information for an underground irrigation system must be submitted for approval.
- Use of landscaping materials such as bark, stone, river rock or other materials are generally acceptable, but large unbroken expanses of these materials without planting materials are discouraged.

INDIGENOUS PLANTING MATERIALS:

New planting should draw upon riparian species and should be treated in informal groves to approximate the character of indigenous plants.

1. EVERGREEN SHRUBS:

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Creeping Juniper	Juniperus Horizontalis	1/2-1 1/2'	12-14'
Savin Juniper	Juniperus Sabina	4-6'	12-14'
Rocky Mountain Juniper	Juniperus Scopulorum	10-15'	8-10'
<u>variations:</u>			
Gray Gleam		12-15'	
Medora		8-10'	
Blue Heaven		15-20'	
Welchii		8-10'	
Cologreen		15-18'	
Skyrocket		14-16'	
Table Top		5-6'	6-8'
Bird's Nest Spruce	Picea abies 'nidiformis	3'	5'
Dwarf Mugo Pine	Pinus mugo mugo	8'	8'

American Arborvitae	Thuja occidentalis	1 1/2-25'	3-10'
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2. EVERGREEN TREES:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Balsam Fir	Abies balsamea	50-65'	20-25'
Subalpine Fir	Abies lasiocarpa	70-80'	15-20'
European Larch; Tamarack	Larix decidua	70-75'	25-30'
Englemann Spruce	Picea engelmannii	120'	35'
Black Hills Spruce	Picea glauca densata	20-40'	20-25'
Colorado Blue Spruce	Picea pungens	80-120'	20-30'
Lodgepole Pine	Pinus contorta latifolia	70-80'	15-20'
Mugo Pine	Pinus Mugo	40'	10-15'
Ponderosa Pine	Pinus Ponderosa	60-70'	40-50'
Scotch Pine	Pinus sylvestris	60-70'	25-30'
Douglas Fir	Pseudotsuga menziesii (taxifolia)	80-100'	20-30'

3. BROADLEAF EVERGREENS:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Kinnikinnik, bearberry	Arcostaphylos uva-ursi	1/2-1'	3-4'
Perriwinkle	Vinca minor	4-6'	indefinite

4. DECIDUOUS SHRUBS:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Amur Maple	Acer ginnala	15-20'	15-20'
Serviceberry, Saskatoon Berry	Amelanchier alnifolia	6-8'	5-6'

Pygmy Caragana	Caragana pygmaea	3-4'	4-5'
Variiegated Dogwood	Cornus Elegantissima	2-3'	5'
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Tartarian Dogwood	Cornus alba	6-8'	8-10'
Red Osier Dogwood	Cornus stolonifera, C. sericea	5-10'	6-7'
Snowmound Spirea	Spiraea Nipponica "Snowmound"	3-5'	3-5'
False Spirea Fernleaf Spirea Ashleaf Spirea	Sorbaria sorbifolia	4-6'	6-8'
Bumald Spirea	Spiraea x bumalda	2-4'	2-3'
Fritsch Spirea	Spiraea fritschiana	2-3'	3-4'
Snowmound Spirea	Spiraea nipponica 'Snowmound'	3-5'	3-5'
Threelobe Spirea	Spiraea trilobata	3-4'	3-4'
Bridal Wreath Spirea	Spiraea x vanhouttei	6-8'	6-7'
Korean Barberry	Berberis koreana	7'	5'
Bog Birch, Resin Birch Deciduous Shrubs continued:	Betula glanulosa	4-5'	4-5'
Common Pea Shrub, Caragana	Caragana arborescens	8-12'	7-8'
Russian Caragana	Caragana frutex	6-8'	5-6'
Maximowicz Caragana	Caragana maximowicziana	3-4'	6-10'
Pygmy Caragana	Caragana pygmaea	3-4'	4-5'
Hedge Cotoneaster	Cotoneaster lucida, C. acutifolia	6-10'	6-10'
Sungari Red Bead Cotoneaster	Cotoneaster racemiflorus v. soongoricus	8-10'	10-12'
Girald Daphne	Daphne giraldii	2'	3'

Tartarian Honeysuckle	Lonicera tatarica	8-10'	8-10'
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
European Fly Honeysuckle	Lonicera xylosteum	6-7'	7-8'
Sweet Mock Orange	Philadelphus coronarius	8-9'	7-8'
Eastern Ninebark	Physocarpus opulifolius	6-9'	6-9'
Shrubby Cinquefoil, Potentilla	Potentilla fruticosa	2-4'	3-5'
Cherry Prinsepia	Prinsepia sinensis	5-6'	5-6'
Purple-leaf Sandcherry	Prunus x cistena	6-8'	6-8'
Amur Chokecherry	Prunus maackii	18-20'	10-12'
European Bird Cherry Mayday Tree	Prunus padus commutata	20-25'	15-20'
Black Cherry	Prunus serotina	15-20'	12-15'
Dwarf Russian Almond	Prunus tenella	3-4'	6-8'
Nanking Cherry	Prunus tomentosa	6-8'	5-6'
Skunkbush Sumac	Rhus trilobata	4-6'	6-8'
Alpine Currant	Ribes alpinum	4-6'	6-7'
Golden Currant	Ribes aureum	4-6'	6-7'
Prickly Rose	Rosa acicularis	3-4'	2-4'
Canadian Native Rose Selections	Parkland Series (selected at Morden from the native Rosa arkansana)	2-4'	2-4'
Redleaf Rose	Rosa rubrifolia (glauca)	5-6'	6-7'
Raspberry	Rubus idaeus	4-6'	2-3'
Buffalo Berry	Shepherdia argentea	8-10'	8-10'
Russet Buffalo Berry	Shepherdia canadensis	4-6'	7-8'

White Snowberry	Symphoricarpos albus	3-5'	4-5'
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<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Indian Currant Coralberry	Symphoricarpos orbiculatus	2-4'	5-6'
Hybrid Lilac	Syringa hyacinthiflora	8-12'	8-10'
Korean Lilac, Early Lilac	Syringa oblata	8-10'	7-9'
Arrowwod Viburnum	Viburnum dentatum	8-10'	6-8'
Wayfaring Tree Viburnum	Viburnum lantana	10-12'	8-10'
Nannyberry Viburnum	Viburnum lentago	10-12'	8-10'
European Cranberry Bush	Viburnum opulus	8-10'	8-9'
American Cranberry Bush	Viburnum trilobum	8-10'	9-11'

5. DECIDUOUS TREES:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Amur Maple	Acer ginnala	15-20'	8-10'
Mountain Maple	Acer glabrum	18-20'	18-20'
Tartarian Maple	Acer tataricum	15-18'	13-15'
Ohio Buckeye	Aesculus glabra	25-30'	20-30'
Black Alder	Alnus glutinosa	25-30'	16-18'
Speckled Alder	Alnus incana	30-40'	20-25'
Mountain Alder	Alnus sinuata	10-12'	8-10'
Thin-leaf Alder	Alnus tenuifolia, Alnus incana	10-12'	8-10"
Hackberry	Celtis occidentalis	60'	50'
Morden Hawthorn	Crataegus x mordensis	12-15'	10-12'

Russian Olive	Elaeagnus angustifolia	15-20'	15-20'
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
Black Ash	Fraxinus nigra	40-50'	25-30'
Siberian Crab Apple	Malus baccata	30-40'	40-45'
Dolgo Crab	Malus 'Dolgo'	20-25'	16-18'
Hopa Crab	Malus 'Hopa'	20-25'	20-25'
Radiant Crab	Malus 'Radiant'	20-25'	16-18'
Red Splendor Crab	Malus 'Red Splendor'	15-20'	15-20'
Sargent Crab	Malus sargentii	6-8'	8-10'
Thunderchild Crab	Malus 'Thunderchild'	15-20'	12-14'
Lance-leaf Cottonwood	Populus acuminata	50-60'	40-50'
Narrow-leaf Cottonwood	Populus angustifolia	50-60'	40-50'
Brooks Poplar	Populus x Brooks #6	40-50'	35-40'
Highland Poplar	Populus 'Highland'	40-50'	40-50'
Northwest Poplar	Populus x jackii 'Northwest'	60-70'	50-60'
Quaking Aspen	Populus tremuloides	35-40'	15-20'
Black Cottonwood	Populus tricarpa	80-90'	35-40'
Sour Cherry	Prunus cerasus	20-30'	20-25'
Amur Chokecherry	Prunus maackii	20-25'	8-10'
Princess Kay Plum	Prunus nigra 'Princess Kay'	20-25'	15-20'
European Bird Cherry	Prunus padus	30-35'	25-30'
Burr Oak	Quercus macrocarpa	40-60'	25-30'
Pussy Willow	Salix discolor	20-25'	20-25'
Laurel Willow	Salix pentandra	25-30'	20-25'

Prairie Cascade Willow	Salix x 'Prairie Cascade'	35-45'	35-40'
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HEIGHT</u>	<u>SPREAD</u>
European Mountain Ash	Sorbus aucuparia	40-45'	25-30'
American Linden, Basswood	Tilia americana	50-60'	30-40'

6. VINES:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>ANNUAL GROWTH RATE</u>
Virginia Creeper	Parthenocissus quinquefolia	4-6'
River Bank Grape var: 'Beta'	Vitis riparia	3-4'

NOTE:

The above list is suggestive only and provided to assist in the process of landscape plant selection. Survival of various species may depend on planting location, maintenance and care of landscaping materials. The list was compiled from the Montana State University-Bozeman, Extension Service document entitled "Choosing Trees and Shrubs for Montana Landscapes", issued December 1994. See the full document for more inclusive information on the various species and recommended planting instructions. Additional information on tree planting and landscaping is available from the Extension Service as well as the National Arbor Day Foundation thru local County Extension Services. Nurseries in the area may also be able to offer recommended planting materials and procedures which will be helpful.

QUALITY STANDARDS OF BUILDING MATERIALS:**STANDING SEAM METAL ROOFING:**

Minimum 24 gauge metal, prepainted having a guarantee of at least 20 years warranty on the paint finish.

ASPHALT COMPOSITION SHINGLES:

Dimensional profile with a manufacturer's warranty of 20 years, minimum. Industry recognized manufacturers of these shingles include: GAF, Celotex and Georgia-Pacific.

EIFS-EXTERIOR INSULATION FINISH SYSTEM:

Manufacturer's warranty of 10 years. Troweled on finish must be on 3/4" minimum thickness polystyrene board or as required by manufacturer. Industry recognized manufacturers include: Dryvit, Sto, Thoro, Senergy and others.

STONE:

Materials which have been proven through use in the masonry profession and are native to the region. Material samples may be required by the committee in considering non-native material.

CULTURED STONE PRODUCTS:

Manufactured products resembling stone will be considered by the Review Committee, but should have an appearance resembling stone native to the region. Material samples may be required by the committee in considering non-native material.

FACTORY PAINTED SIDING:

Material should have a wood grain pattern embossed in the surface of the material. May be primed, unprimed or factory finished. Maximum width 8" exposure.

LOG HOMES:

Manufacturer or installer should be an experienced log builder. Submit product data for approval of systems which are not whole log systems.

WOOD SHAKES AND SHINGLES:

Material should be split or sawn wood products. No composition wood shakes or shingles will be approved for roofing materials. Consideration of these products which are stained or painted and used for wall siding areas will be considered.

TILE, SLATE OR COMPOSITION ROOFING:

Submit product data for approval.

LOW SLOPE ROOFS:

Parapet walls to screen roof surface and equipment on roof surface must be included. Use of Low Slope Roofs will be reviewed in the context of the building design.

MASONRY:

Submit product data and material sample for approval.

WOOD SIDING:

Solid wood siding as a non-structural material is acceptable and should be installed per industry recognized standards for selection, installation and finishing. The Western Wood Products Association publishes a technical guide for installation of wood siding materials.
