

48.4106° N, 114.3353° W



ROCK RIDGE

DEVELOPMENT RULES AND DESIGN REVIEW GUIDE



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Design Review Guide

These development guidelines have been created to preserve the natural beauty and environmental values of its surroundings. This guide also ensures harmonious residential design to protect and enhance property values.

The development guidelines are intended for use by all persons involved in any new buildings or landscapes as well as any subsequent additions or alterations to any property at Rock Ridge.

These development guidelines are administered and enforced by the Architectural Design Review Consultant (ADRC) in accordance with procedures set forth in this document.

This document may be amended from time to time. Before submitting plans, the owner or its representative is required to contact the ADRC to obtain the most recent development guidelines.

These development guidelines are in addition to overarching building codes, WLR/WPUP zone restrictions and the Rock Ridge Covenants, Conditions and Restrictions.



1.0

Site Design Development Guidelines



1.1 Design Considerations

1.1A GENERAL

It is the intent of Rock Ridge to build on the architectural tradition of the area while allowing diversity of architectural expression within an overall unity that characterizes a distinctive community.

The intent of every site design is to preserve and enhance the natural features of the development, which is compatible with the physical constraints and natural features of the individual site and its surrounding areas. Creative architectural design is strongly encouraged.

1.1B DUPLICATE DESIGNS

Duplicate building designs are prohibited.

1.2 Codes

All structures shall be constructed in compliance with the current International Building Codes and the latest adopted Energy Code by the state of Montana.

1.3 Construction Vehicles & Construction Trailers

Temporary construction trailers maintained during, and used exclusively in connection with, the construction of any work or

improvement shall be permitted. No person shall reside in such temporary construction trailers or vehicles. Trailer may not be left on roadways overnight and must be pulled onto the developing property.

1.4 Utilities

It is the sole responsibility of the owner to contact utility companies prior to any excavation and grading. All utilities shall be installed underground. Television antennas and satellite dishes should be those of smaller size and of the most recent technology at the time of installation. Satellite dishes shall be screened from adjoining lots and streets. Television antennas shall not be visible from the street. Radio towers are prohibited.

1.5 Setbacks

No structure shall be constructed less than 25 feet from the front lot line, less than 15 feet from the side lot lines, or less than 20 feet from the rear lot line. It is strongly encouraged to keep the building toward the front of the lot.

Reference the plat map on p. 27 of this document for a general understanding of the setbacks, but ultimately defer to these guidelines and Whitefish's zoning laws for specific setbacks and restrictions.



1.6 Density & Site Utilization

No more than one single-family residence may be built on each residential lots 1 to 22.

No primary residence shall be less than 1,500 square feet, and the total built square footage of any lot shall not exceed 30% of the property area.

1.7 Site Drainage

All site plans must indicate surface drainage patterns. All grading within the property must relate to and blend into the surrounding natural landscape. No surface drainage may enter adjoining properties.

1.8 Driveways & Parking

All lots shall have only one driveway access. All parking shall be within the lot boundary. At least two of these parking spaces shall be enclosed in the required two-car garage. Driveways shall be asphalt, concrete or any other material approved by the ADRC.

If a structure is designed with a side or back parking entry it must be in such a way that adjacent lots do not use the same lot side for their driveway.

All driveways shall be installed with a 4" culvert running under the slab to connect the adjacent sides of the drive for future use.

1.9 Fencing

1.9A GENERAL

- + Maximum height: 4'-0"
- + Fencing property lines is not allowed.
- + Fencing shall only be used in minor areas of the property and shall be designed to connect building forms on the site.
- + Use low, open-style fencing and gates to maintain the rural character of the development.
- + Reduce visibility of fences and gates by using colors and materials that blend with the natural environment.
- + Fencing design shall be approved by the ADRC.

1.9B KENNELS & DOG RUNS

Kennels and dog runs must be placed within the greater building(s) enclosure and in an area which is inconspicuous and removed from the direct view of neighbors and the primary road. All kennels and dog runs must obtain the ADRC's approval for size, materials, and location.

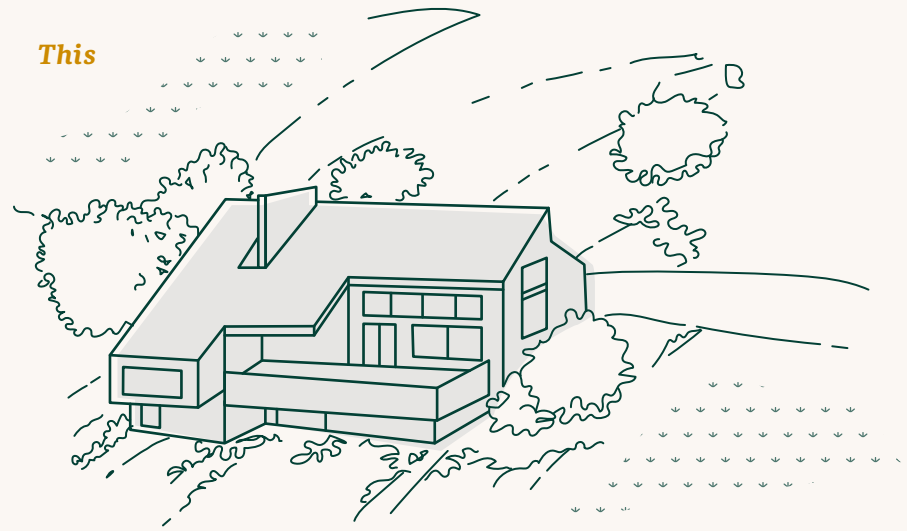
Kennel and dog run material must mimic and compliment the design of the home. Kennel and dog run size shall not exceed 200 square feet.



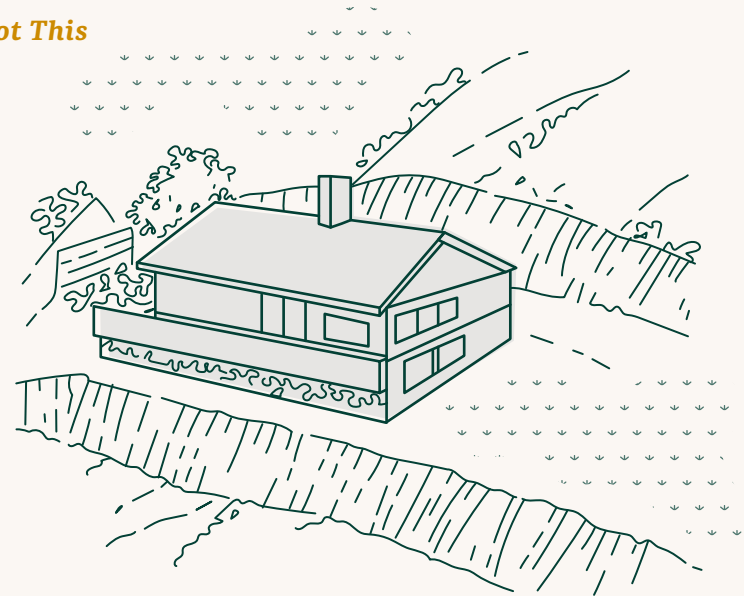
1.10 Grading

- + Design structures to integrate with the natural topography of the site.
- + Use contour grading to blend into landforms rather than severe cutting, filling, padding, or terracing.
- + Do not cross steep terrain to provide access to the building site.
- + Design retaining walls as terraced or broken elements, not large single retaining walls.
- + Control grading and site preparation to reduce erosion and soil exposure, and minimize impacts on natural drainage systems.
- + Re-vegetate cuts, fills, and other earth modifications with appropriate native plant material.

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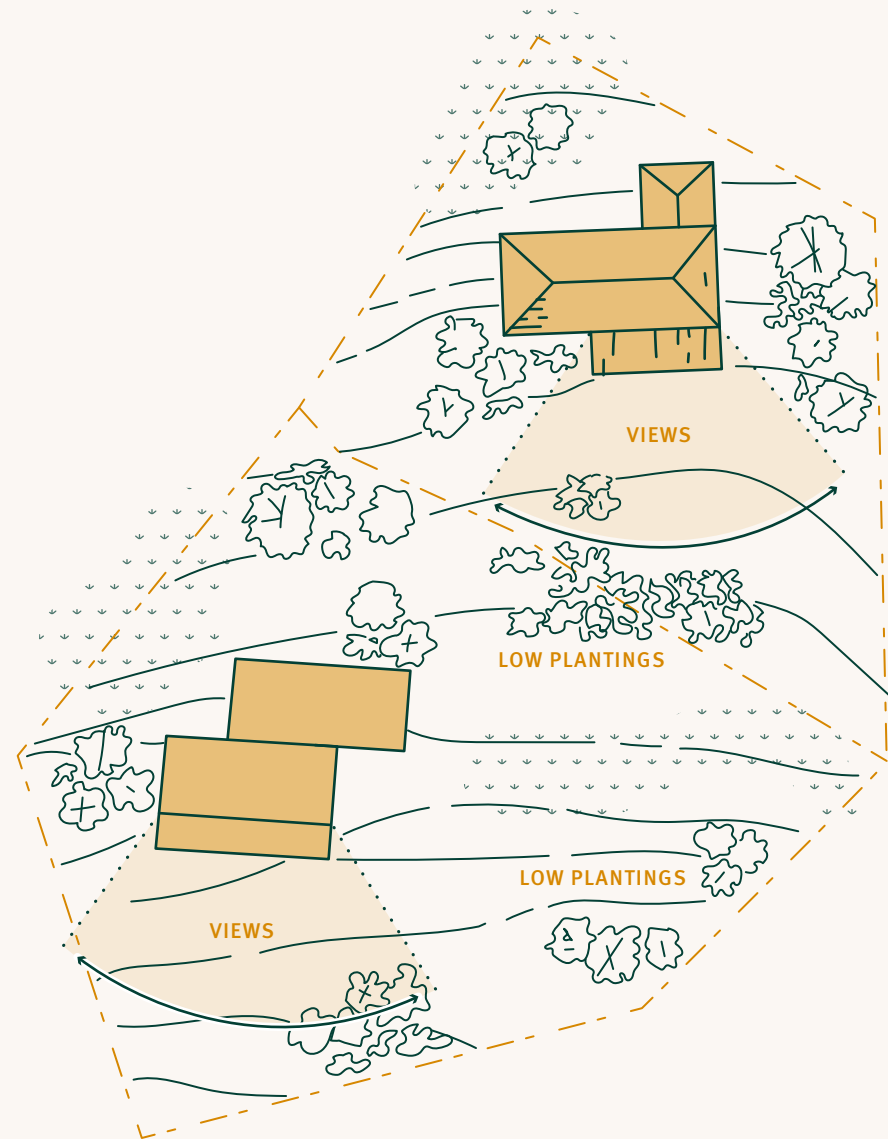


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1.11 View Preservation

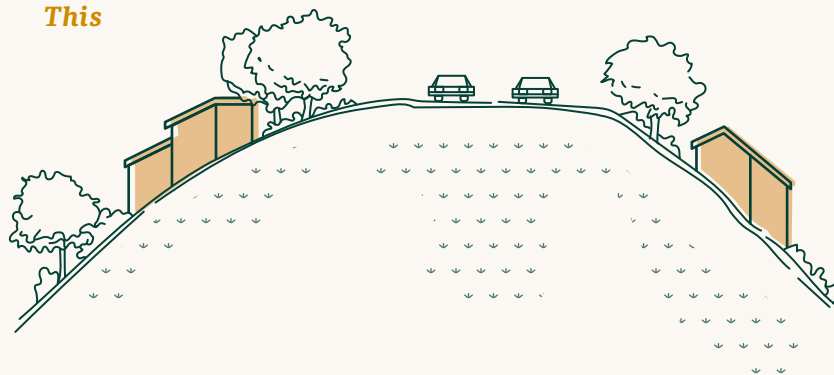
- + Site structures shall be designed to minimize adverse visual impacts when viewed from off the site. Do not locate structures in visually prominent locations.
- + Maximize open space preservation.
- + Protect view corridors on the site to maintain views of prominent scenic features.
- + Prevent the obstruction of views of adjacent property owners by structures or additions to existing structures.
- + Consider the future height of trees and shrubs so as not to obstruct owner or neighbor views either on or off the site.
- + Reference section 1.14C Planting Guidelines for further guidance on preserving views.



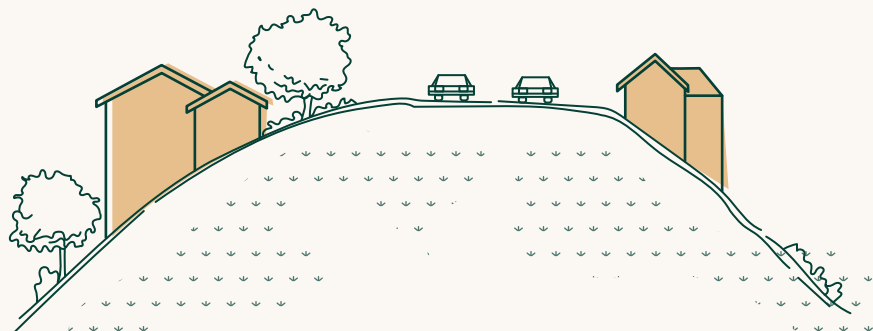
1.12 Ridgelines / Hilltops

- + Whenever possible, avoid siting structures on ridgelines and hilltops.
- + Minimize removal of tree masses so as not to disrupt the natural silhouette.
- + Minimize off-site visual impacts by using natural colors and materials that blend with the natural environment.
- + Keep rooflines of structures below the height of the existing tree canopy.
- + Any construction on ridgelines should integrate with the natural context. Structures should be stepped with the hillsides, and slopes of roofs should mirror slopes of the terrain.

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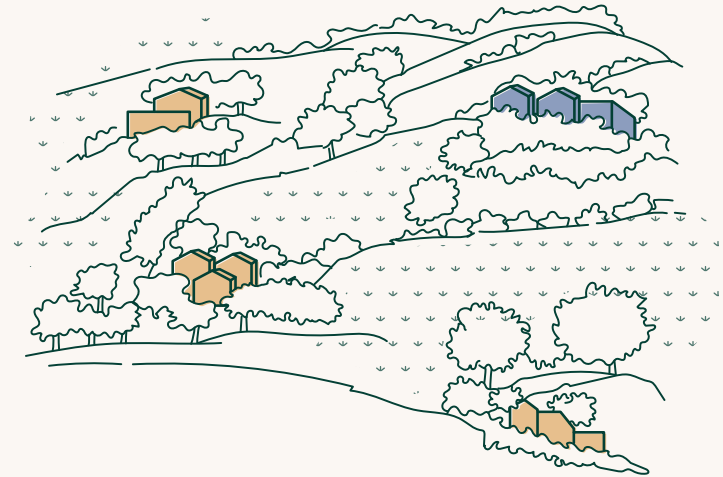
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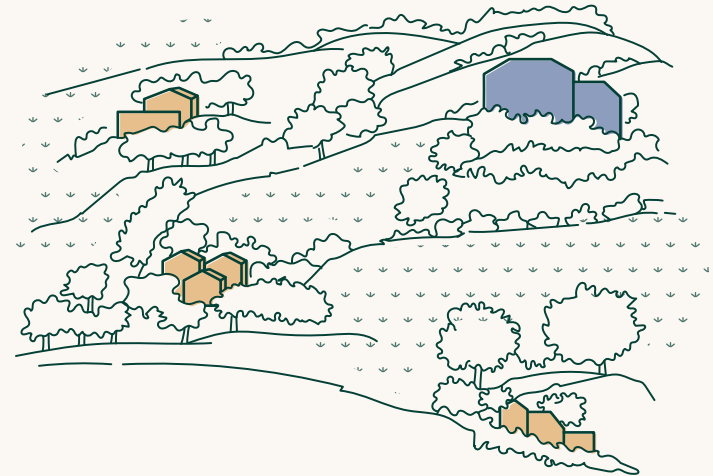
1.13 Scale / Context

- + Site and design structures with respect to the natural environment and the surrounding residential area.
- + Design structures in proportion to the size and configuration of the lots on which they are placed.
- + Structures should be sited and designed to be unobtrusive and subordinate to the landscape.
- + In relating structures to the surrounding environment, pay particular attention to shapes, colors, and textures.
- + Avoid architectural features that increase visual prominence.

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1.14 Landscaping

1.14A GENERAL LANDSCAPING GUIDELINES

A landscaping plan must be submitted at the same time as the building plans. All approved landscaping plans must be implemented and completed per the approved landscaping plan within six months after the primary building is signed off on by local building officials or the property becomes occupied, whichever comes first.

Use a landscape plan to address conditions of the site, such as controlling erosion, providing privacy, creating shade, and softening the appearance of structures.

All buildings completed after October 1 must begin their landscaping in the spring and no later than May 1.

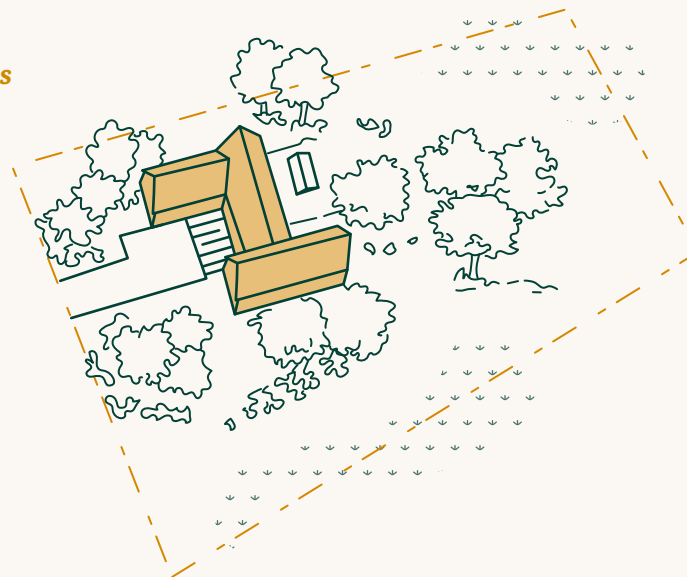
1.14B PLANTING GUIDELINES

Plant in random groupings to reflect the vegetation in adjacent properties and open space areas. Planting in linear lines is prohibited. (see diagram to the right)

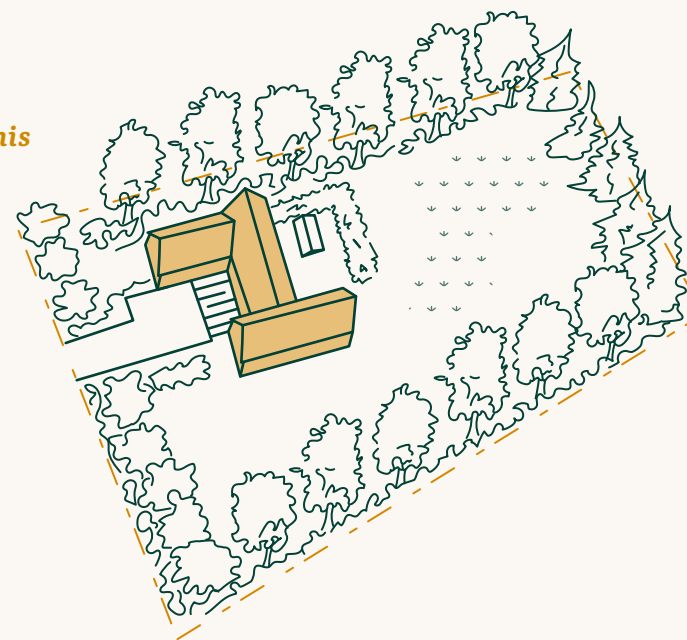
Create a simple and natural design that blends with the site and area rather than an elaborate and formal landscape solution.

Use best efforts to preserve mature existing trees outside building envelope and driveways as required by the City of Whitefish.

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Avoid plantings that would restrict sight distance, require unusual maintenance, or interfere with already established indigenous plantings.

1.14C EXISTING TREE REMOVAL

Healthy trees, four inches (4”) in diameter at breast height (DBH) shall be preserved in the lot setbacks. The only exceptions should be locations of driveways and/or in an area that may create a safety hazard.

Removal of trees 4” DBH shall be pre-approved by the Design Review Committee using the Tree Removal Form (TRF), referenced in the Appendices section of this document.

If removal is approved by the Committee, the TRF must be submitted, with all other required documents, to the City of Whitefish Planning Office.

The Committee may require additional plantings to mitigate tree removal.

1.14D MANICURED LAWNS & BOULEVARD GUIDELINES

Manicured lawn areas should not exceed 40% of the lot size and should be set back from the property line to blend into the natural surroundings.

Homeowners will be responsible for maintaining irrigation and landscaping in the boulevard adjacent to their lot.

1.14E ACCEPTABLE TREE, PLANT, AND GROUND COVER

Trees

Deciduous:

Aspen, Cottonwood, Alder, Willow, Chokecherry, European White Birch, Rocky Mountain and Bigtooth Maple

Evergreen:

Douglas Fir, Lodgepole Pine, White and Subalpine Fir, and Rocky Mountain Juniper

Shrubs

Alpine Currant, Red Twig Dogwood, Potentilla, Plum, Serviceberry, Caragana, Catoneaster, Grape Holly, Junipers (many varieties), Spirea, and Woodrose

Ground Covers

Phlox, Potentilla Verna, Kinnikinnick, Ajuga, Periwinkle, Sedum (many varieties)



Grasses

Natural pasture grasses and wildflower mixes

Lawns

Drought tolerant and water-wise mixes, including Sheep Fescue, Buffalo Grass, and Crested Wheatgrass

Planting at least three minimum 2” caliper trees in the front yard, two minimum 2” caliper trees in backyard, and at least two appropriately sized planting beds at the house perimeter containing a mix of shrubs is required.

All properties are required to have a full in-ground landscape irrigation system that encompasses the manicured lawn area outlined in 1.14D.

Additional Questions?

Contact an engineer for questions, concerns, and/or staking of Montana Department of Environmental Quality (MDEQ) approved water and wastewater systems, setting floodplain elevations on each specific lot, potential geotechnical evaluations, or homesite staking (if requested).

Suggested Engineer

TD&H

450 Corporate Dr, Ste 101
Kalispell, Montana 59901
(406) 582-0221

Sands Surveying Inc

2 Village Lp
Kalispell, MT 59901
(406) 755-6481



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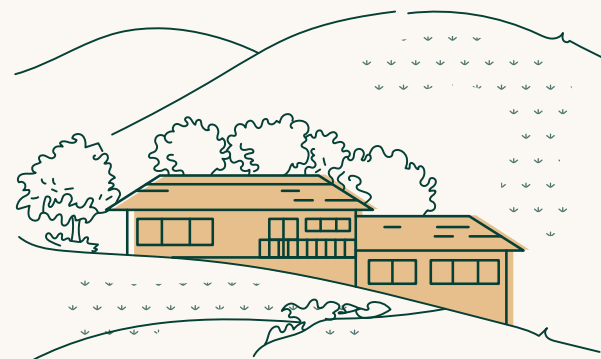
Architectural Design Development Guidelines



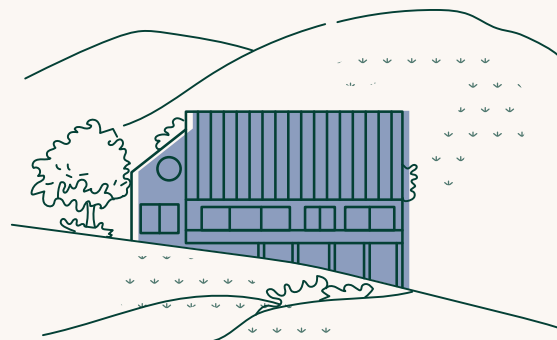
2.1 Massing / Building Scale

- + On downhill slopes, avoid tall facades by stepping structures with the natural terrain.
- + On downhill slopes, avoid cantilevered structures with tall supports and excessive roof overhangs.
- + Reduce effective visible mass with the use of horizontal elements.
- + Reduce the impacts of expansive facades by incorporating the following:
 - varied rooflines
 - offset facades
 - elements to produce shadow patterns

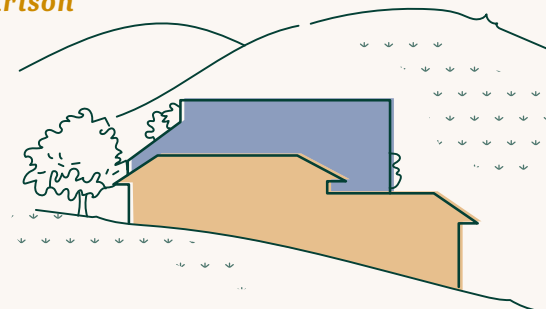
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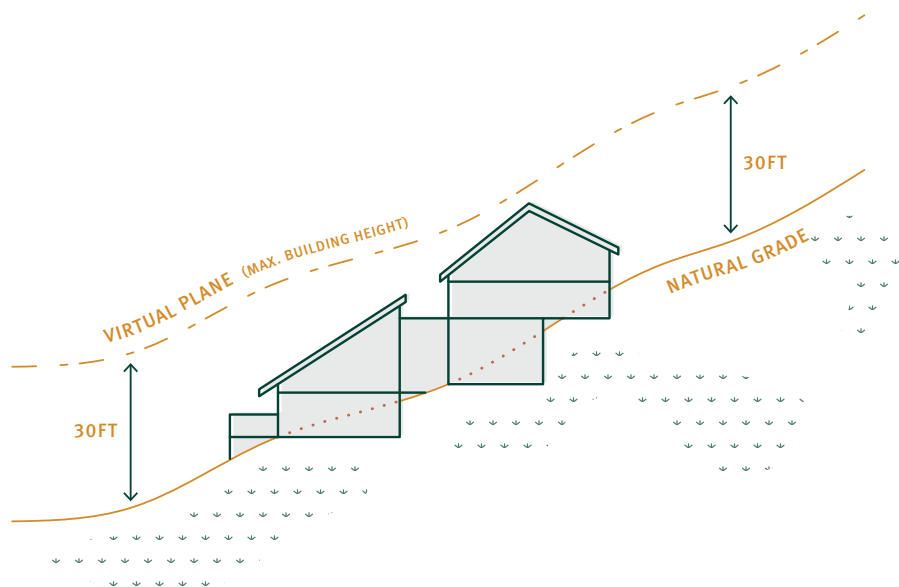
Comparison





2.2 Building Heights

The maximum height limit established is 30 feet to the ridge point of the roof, sufficient for a two-story building with a pitched roof and/or the tallest point in the main building mass. The maximum height limit is established off of the existing natural grade of the lot. This shall ensure that the building mass follows the shape and/or slope of the lot. Ancillary projections, such as chimneys for fireplaces, shall not exceed the maximum height of 36'-0".



2.3 Building Projections

The use of porches, verandas, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections must be designed as integral elements of the building using compatible forms and materials. Second-story decks that create unstable or unsightly spaces below will not be permitted. The use of unenclosed front porches and projecting bay window forms is encouraged.

All roof projections, including flues, vents, and other equipment, must penetrate the roof behind the ridge or building element and must be compatible in height and material with the structure from which they project and/or be painted to match the roof color.

Freestanding, external, pad-mounted equipment, such as those required for air conditioning units, spas, or garbage can storage areas, must be integrated into the building through the use of walled or fenced enclosures.

2.4 Ancillary Structures

2.4A GENERAL

All ancillary structures, such as garages, guest wings, caretaker units, etc., are to be designed as integral parts or extensions of the main building in terms of architecture, materials, and colors, even if they are physically separated. Such structures shall be subordinate in mass and scale to the main building. Accessory dwelling units (ADUs) must comply with local county/city jurisdictions.

2.4B SIZE & ORIENTATION

The size and orientation of ancillary structures shall consider the view corridors of adjacent neighbors and can not obstruct the majority of their views beyond the development. The size of ancillary structures shall be proportionate to the main building and not dwarf in scale. Large expanses of building facade on ancillary structures shall be broken up according to the guidelines outlined in section 2.3 Building Projections. Prefabricated and/or off-the-shelf storage structures are not permitted.





2.5 Roofs

Roofs potentially have the greatest impact on the overall image of Rock Ridge from many public viewpoints, community spaces, and individual lots. For that reason, roof design will be one of the most carefully considered elements for design review by the ADRC.

Large, unbroken expanses of single-pitch roof will not be approved. Large, unbroken expanses of flat roofs will not be approved. All roof pitches are allowed, but no more than three different roof pitches per residence are permitted.

The roof proportions shall align with the overall design proportions of the residence. One roof plane should be dominant over the others. For example, the main common space for the residence would have the dominant roofline, and all other ancillary rooflines shall express logical structural relationships to the program spaces below.

Roof colors shall be selected to be compatible with the surrounding natural landscape. Light-colored roofs are discouraged and, in general, shall not exceed a reflectivity value of 40%.

Approved materials:

- + Cedar Shakes - Natural color
- + Cedar Shingles - Natural color
- + Asphalt Shingle - Dark color
- + Metal Roofs
- + EPDM or TPO roofs shall be covered with another material if it exceeds the 40% reflectivity value.

Other materials can be considered based on design merit.

2.6 Basements, Crawl Spaces & Exposed Concrete

All exposed concrete foundation walls that are 12" in height or more shall be covered with another material acceptable within these guidelines.

2.7 Doors & Windows

Window shall not be less than 10% of the wall area, measured on each elevation. Elevation calculations shall include exterior window trim. Only glass doors are considered in these calculations.

Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance will not be approved. All glazing is to be double-pane as a minimum for its energy conservation characteristics.

Approved materials:

- + Aluminum-clad
- + Wood
- + Steel

Not permitted:

- + Fiberglass
- + Vinyl



2.8 Exterior Walls & Finishes

2.8A GENERAL

The exterior walls of any building are not to be surfaced with more than three materials. One material shall be dominant over the other(s) and should express logical structural relationships.

All building facades must include a significant degree of texture.

Approved materials:

- + Shingles
- + Clapboards (Lap Siding)
- + Board and Batten
- + Real Stone Veneer

Not Permitted:

- + Stucco
- + Plaster
- + Artificial Stone Veneer

2.8B ENGINEERED MATERIALS

While real materials are encouraged, some engineered products may be approved on the basis of design merit and at the discretion of the ADRC.

All proposed engineered materials must be clearly presented to the ADRC as a separate document from the rest of the submittal.

2.8C INSULATION

To ensure quality and mitigate excess heating and cooling, all exterior walls must meet the minimum requirements outlined in the Energy Code adopted by the state of Montana.

2.9 Color

Use colors and materials that blend with the natural environment. Do not use highly reflective colors and surfaces. Reflectivity of colors shall not exceed 40% on the main body of the residence, except that the colors for trim shall not exceed 50%.

In general, approved colors for the development are to be light grays, beiges, creams, greens, earthy reds, muted reds, white, and browns. Other colors can be approved based on design merit. Adjacent lots may not have the same color palette and must be reviewed by the ADRC upon submittal.

**Because of the emphasis on natural materials in this neighborhood, finishes that complement and enhance the material's intrinsic qualities are encouraged. Colors shall complement and blend, rather than contrast, with the surrounding natural environment. Colors shall generally be recessive, particularly those used for roofs and walls. A minor amount of high-contrast color on trim may be considered appropriate in certain conditions.*



2.10 Texture

Textures are to be incorporated throughout the structure in order to create a variety of light and shadow at all scales. Building forms are to be complex, with setbacks, overhangs, porches, and varied skylines.

Walls, roofs, and windows are to be made up of clearly defined smaller elements.

A richness of architectural detailing, including columns, brackets, corners, eaves, railings, and doors, will provide approved microtextural elements. Rough materials, rather than those with a smooth textural quality, are more likely to be approved. Plywood panels, for example, will not be approved.

2.11 Resource Conservation

Rock Ridge encourages the use of appropriate passive energy technologies and the utilization of products made from recycled materials. The ADRC will actively support the use of additional resource conservation measures in the design of all new homes in ways that are compatible with the intent of the development guidelines.

2.12 Solar Applications

Solar applications are encouraged. However, they must be integrated into the design of the building and/or its landscape and should not appear as an “add-on” unrelated to the overall design.

2.13 Lighting

In order to maintain the rural character of Rock Ridge, a “minimal” approach shall be taken toward outside illumination of any use, site, or structure. Excessive lighting on an individual site (and/or the impact of cumulative lighting on adjoining sites) can create a glow that tends to obscure the night sky and stars, and results in a community that is more urban and less rural.

Use only the minimum amount of lighting necessary to achieve essential illumination. The primary objective of exterior lighting should be safety for pedestrians and other non-vehicular uses around the primary building on the site. Lighting of front entries, main access doors, frequently used stairs, etc., may be appropriate but shall be determined on a case-by-case basis. Further, some lighting to identify address numbers and driveway entries may be acceptable but shall be considered only when it is determined that reflectors and reflective numbers cannot be used effectively.

Exterior lighting shall be located as close to building entries and key stair and access ways as possible.



Lighting for purely decorative purposes should be avoided.

The source of light in any light fixture (i.e., the bulb or other source of indirect illumination) shall not be visible off-site. All lights shall conform to be “night sky friendly.”

Exterior lighting shall be controlled so that lights are on only when needed. Lighting controls shall be selected and adjusted to light areas only at the times lighting is essential. It is preferable to have lights manually controlled or on timers rather than to be controlled by photocells or motion detectors.



3.0

Design Review Procedures





3.1 Design Review Process

Submittals will be carefully reviewed by the ADRC to ensure the design is compatible with both Rock Ridge as a whole and the particular lot. This design review process must be followed for any of the following improvements:

Construction of all new buildings;

Construction of roads, drives, and site work;

Construction of and addition to fences or enclosure structures;

Renovations, expansion, or refinishing of exterior of existing buildings, including repainting with the same color as previously approved by the ADRC;

Or major site and/or landscape improvements, except for the replacement of plant species similar to those previously approved by the ADRC.

The ADRC evaluates all development proposals on the basis of Rock Ridge development guidelines. Most of the guidelines are relatively broad standards, and the interpretation of these standards is left up to the discretion of the ADRC.

Other development standards are more definitive or absolute design parameters, and it is the intention of this design review process to ensure all improvements comply with these absolute standards.

The design review process takes place in four steps:

1. Preliminary Design Review
2. Design Review Meeting
3. Final Design Review
4. Inspections

3.2 Preliminary Design Review

The preliminary review step in the process is intended to avert wasted time and professional fees that result from pursuing a design solution that is in conflict with standards contained in these guidelines.

To initiate the preliminary design review process, the owner or contractor must submit the Preliminary Design Review Checklist along with the preliminary design documents and appropriate application fee.

The Preliminary Design Review Checklist is available in the Appendices section of this document.

Preliminary development documents are as follows:

- + Lot Location on Plat Map
- + Site Survey of existing site conditions.
 - + Existing Topography 2' max
 - + Existing trees (>4"), indicate size and species



- + Site Plan
- + Schematic Floor Plans
- + Schematic Roof Plans
- + Schematic Colored Elevations
- + 3D Colored Perspective w/ accurate materials depicted
- + Schematic Sections (at least two)
- + Samples Board (delivered to A&E Kalispell office) with the following:
 - Roof Material & Color
 - Exterior Wall Materials & Colors
 - Exterior Trim Material & Colors
 - Window Material & Color
 - Stone Materials
 - Fence Materials
- + Landscape Plan (can be part of site plan)

SUBMIT ALL DRAWINGS & SAMPLES TO:

Ryan Kiefer

Architect - A&E Design
40 2nd St E, Suite 215
Kalispell, MT 59901
(406) 300-7529
ae.design
rkiefer@ae.design

3.3 Design Evaluation

Within 10 business days of receipt of the required documents and fees, the ADRC will notify the owner of the scheduled meeting date to review the final development documents. The owner and/or consultant(s) must be present at the meeting or the submittal will be postponed until the next meeting. Should such a postponement occur through fault of the owner or consultant(s), additional fees may be charged.

The ADRC will review and comment on the application at the meeting, allow time for discussion with the owner and/or consultant(s), and subsequently provide the owner with written record of the meeting.

Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to the ADRC a minimum of five working days prior to the next regularly scheduled meeting.

3.4 Final Development Approval

The ADRC will issue final development approval in writing within 15 days of approval. Final development approval is site-specific and should not be construed to establish precedent for other sites.

Project approval does not clear a project for construction. Once approved, the final approved documents must be acquired from the HOA. See section 3.9 for information on acquiring your approved design documents.



If the decision of the ADRC is to disapprove the submission, the ADRC shall provide the owner with a written statement of the basis for such disapproval to assist the owner in modifying or redesigning the project so as to obtain the approval of the ADRC.

3.5 Re-Submittal of Plans

In the event that the final submittal is not approved by the ADRC, the owner will follow the same procedures for a re-submission as for original submittals. An additional design review fee may be charged for each re-submission at the ADRC's discretion.

3.6 Minor Changes

It is anticipated that owners may wish to make improvements or modifications to their buildings or property during construction or at a future date. A change may be executed upon review and receipt of formal approval from the ADRC. A design review fee may be charged at the ADRC's discretion.

3.7 Liability & Variances

Neither the ADRC nor individual members thereof may be held liable to any person for damages for any action taken pursuant to these guidelines, including, but not limited to, damages that may result from correction, amendment, changes, or rejection of the plans and specifications; the issuance of approvals; or any delays associated with such action on the part of the ADRC.

3.8 Application Fees

1. NEW CONSTRUCTION

Initial Submittal: \$1,000

Re-Submittals: \$500

2. REMODEL

Initial Submittal: \$500

Re-Submittals: \$250

PAYMENT

Please make payment to:

Professional HOA Services

ATTN: Jeff Evans, Rock Ridge Lot #

857 Grand Drive

Bigfork, MT 59911

(406) 837-4536, Ext. 2

payables@montanahoa.com



3.9 Construction Deposit

To ensure construction sites are kept clean during construction, all approved projects must deliver a construction deposit of \$10,000 to Rock Ridge HOA prior to starting construction.

The ADRC will send final development approval documents to Rock Ridge HOA to be held until the construction deposit is complete, at which time the approved design documents will be released.

For site construction guidelines and construction deposit details, please contact Rock Ridge HOA.

Contacts

ARCHITECTURAL DESIGN REVIEW CONSULTANT

Ryan Kiefer

Architect - A&E Design

40 2nd St E, Suite 215

Kalispell, MT 59901

(406) 300-7529

ae.design

rkiefer@ae.design

ROCK RIDGE HOA

Professional HOA Services

857 Grand Drive

Bigfork, MT 59911

(406) 837-4536



Simplified Plat Map





4.0

Rules and Regulations



The following outlines the Developments rules. They are maintained and enforced through Rock Ridge HOA. Any questions should be directed towards Rock Ridge HOA.

4.1 Rules & Regulations

The following rules shall apply to all Properties.

4.2 Density

Lots 1-22 shall be used as a single-family residences and Lots A-F may be used for multifamily residences.

4.3 Short Term Rentals

Owners may rent their properties either short or long term in conformity with the City of Whitefish's rules.

4.4 Vehicles

All vehicles shall be parked on individual Lots and not on roads except for a temporary period. No outdoor maintenance or repair work shall be performed except washing and polishing. Trucks exceeding a capacity of one ton may not be regularly parked or kept on Lots. Recreational vehicles such as boats, campers and camper-trailers, may not be kept or stored on Lots except on a temporary basis unless in a covered garage.

4.5 Animals

No animals, livestock or poultry of any kind shall be kept on the Properties except that dogs, cats or other household pets may be kept for domestic and not commercial purposes. Dogs and cats shall be leashed at all times when beyond the pet owner's Lot. Owners shall be responsible to clean up after their pets. If the Rock Ridge HOA deems a pet to be a nuisance, the Rock Ridge HOA may order that the pet be kept within the owner's residence or removed from the Property.

4.6 Feeding Wild Animals

Except for bird feeders, Owners may not provide supplemental feed or attractants to wild animals such as deer, bear, fox, turkeys or others. Owners who violate this provision can be held liable for problems or damage the wild animals cause on neighboring Lots. Supplemental feeding of wild animals also violates state law.

4.7 Signs

No signs, billboards or advertising devices may be installed maintained on the Properties, except as approved by the Rock Ridge HOA.



4.8 Nuisances

No unreasonably offensive or noxious activity shall take place on the Properties, nor shall noises be made or anything be done which is an unreasonable annoyance or nuisance. The discharge of fireworks or firearms is prohibited. No commercial, political, charitable or religious door-to-door solicitation, canvassing or surveying shall be allowed on the Properties.

4.9 Exterior Maintenance

Each Lot Owner with a structure on the Lot shall be responsible to maintain the structure in a manner consistent with its original design, including painting, repairing, landscaping, and removing trash and debris.

4.10 Temporary Structures

No structure of a temporary character, trailer, mobile home, tent, shack, garage, barn or other outbuilding, shall be used as a residence, either temporarily or permanently.

4.11 Drainage Control

Reasonable precautions shall be taken during construction, and thereafter, to prevent erosion and drainage problems. All disturbed soil areas shall be re-vegetated within a reasonable time to minimize erosion. Driveways shall be constructed so as not to interfere with drainage and shall include culverts of appropriate size to prevent obstruction of water flow.

4.12 Weed Control

Lot Owners shall control and remove noxious weeds to prevent the dissemination of seed and avoid fire hazards on their lots.

4.13 Outside Burning

Exterior fires are prohibited except for barbeques and outside fireplaces with appropriate spark arresters.

4.14 Fire Protection Guidelines

Owners shall be familiar with and use best efforts to follow the fire protection zone guidelines set forth in Appendix K of the City of Whitefish subdivision regulations. For a map of fire protection features, refer to the final plat map.

4.15 Outdoor Lighting

Street lighting must conform with Whitefish Standards for Design and Construction. Street and other on-site lighting must be dark sky compliant and conform with City of Whitefish's Outdoor Lighting ordinance.



Appendices



ROCK RIDGE

Preliminary Design Review Checklist

ATTN:

PROJECT LOT NUMBER _____

OWNER CONTACT INFORMATION

Name _____ Email _____ Phone _____

SUBMITTING DOCUMENTS

Email applications shall be submitted to:

Ryan Kiefer
Architect - A&E Design
rkiefer@ae.design

Physical samples shall be submitted to:

A&E Design
ATTN: Ryan Kiefer
40 2nd St E, Suite 215
Kalispell, MT 59901

CHECKLIST:

- Appropriate Application Fee sent to HOA
 - Site Survey of existing site conditions
 - Lot Location on Plat Map
 - Site Plan
 - Schematic Floor Plans
 - Schematic Roof Plans
 - Schematic Colored Elevations
 - 3D Colored Perspective w/ accurate materials depicted
 - Schematic Sections (*at least two*)
 - Landscape Plan (can be part of site plan)
- Samples Board (*delivered to A&E Kalispell office*) with the following:
- Roof Material & Color
 - Exterior Wall Materials & Colors
 - Exterior Trim Material & Colors
 - Window Material & Color
 - Stone Materials
 - Fence Materials



ROCK RIDGE

Tree Removal

ATTN:

PROJECT LOT NUMBER _____

SUBMITTING DOCUMENTS

Email applications shall be submitted to:

Ryan Kiefer
Architect - A&E Design
rkiefer@ae.design

Physical samples shall be submitted to:

A&E Design
ATTN: Ryan Kiefer
40 2nd St E, Suite 215
Kalispell, MT 59901

EXISTING TREE REMOVAL

Healthy trees, four inches (4”) in diameter at breast height (DBH) shall be preserved in the lot setbacks. The only exceptions should be locations of driveways and/or in an area that may create a safety hazard.

The Committee may require additional plantings to mitigate tree removal.

Submit all required info enclosed in this form to the contact outlined above.

1. SITE PLAN SUBMITTAL

Submit a project site plan indicating where the existing trees are located on site that you are requesting removal for.

2. PHOTO SUBMITTAL

Submit photos of the tree(s) to be removed.

One photo of the full tree

One photo of the Diameter at Breast Height (DBH) with a clear read out indicating the tree diameter.

DESIGN COMMITTEE REVIEW:

Tree Removal **Approved**

Tree Removal **Denied**

COMMITTEE MEMBER SIGNATURE

DATE



Last Revised: October 2024