RYEN GLENN ESTATES SUBDIVISION HOMEOWNERS DESIGN REVIEW GUIDELINES

240508

The following is an overview of applications, fees and requirements for improvements governed by the Covenants and Design Review Guidelines. Specific applications will provide more detailed submittal checklists.
For questions please contact: board@rg-hoa.com and drc@rg-hoa.com.

Applications and Forms:

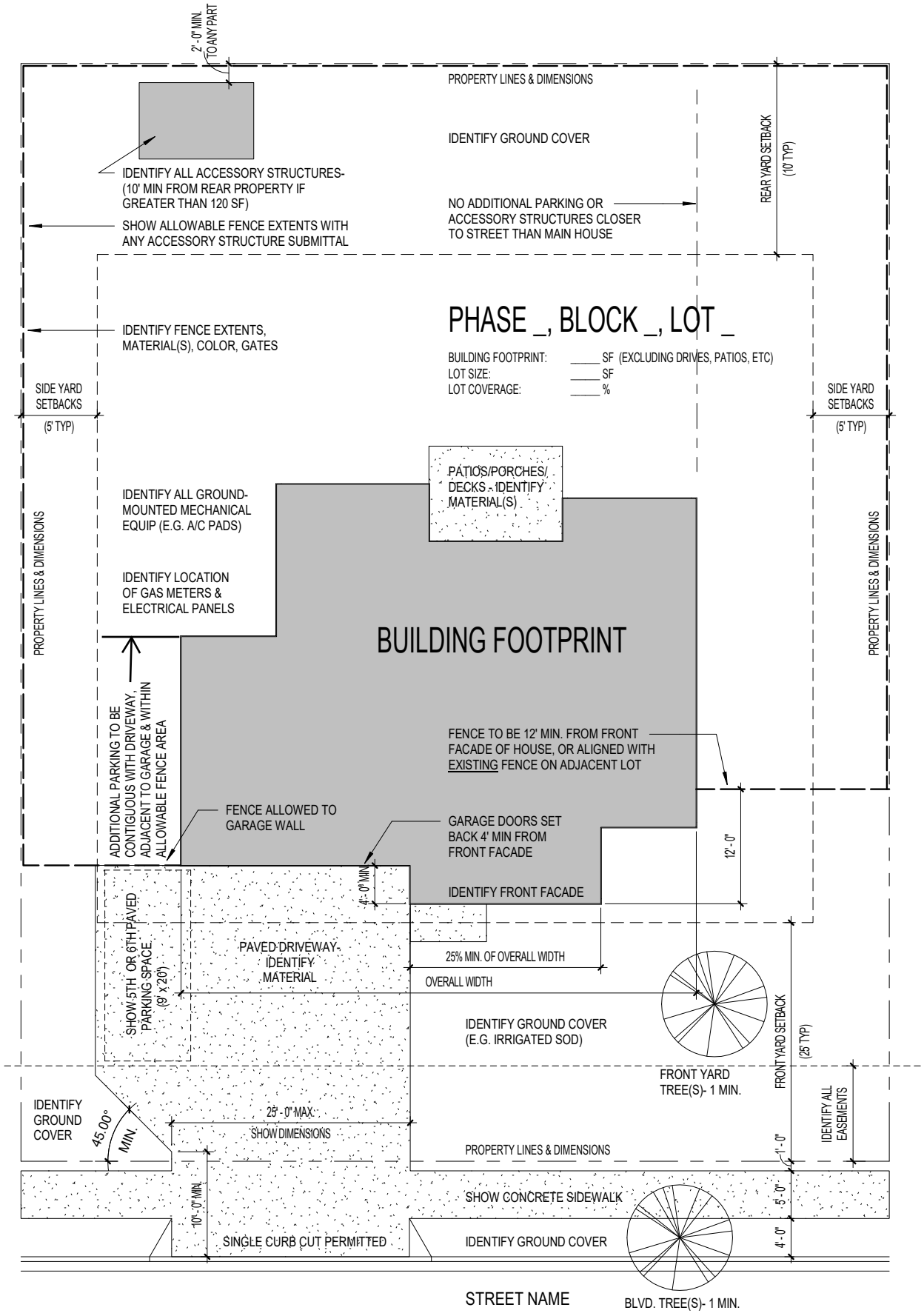
- Applications and Forms are located on https://ryenglenn.conciergeplus.com/
  - MEDIA LIBRARY/MEMBERS/DRC
  - All applicable applications must be filled out completely
- Ryen Glenn Homeowner Application for Changes to Property
  - Required for **all** submittals, along with the appropriate Form(s)
- Form A – Landscape, Hardscape, Fire Pit, Structures under three (3) feet in height
  - New or modified landscaping, hardscapes, fire pit, garden beds, raised beds, patios, decking and other approvements and modifications under three (3) feet in height
- Form B – Fencing
  - All new or modified fences, perimeter or internal
- Form C - Shed, Gazebo, Pergola, Outbuilding
  - All new or modified sheds, greenhouses and outbuildings 120 square feet or less, gazebos
- Form D – Small Structures
  - All new or modified swing sets, trampolines, hot tubs, air conditioners, screen doors, shutters, roof mounted solar panels, hot tubs, fireplace, chimney
- For new homes, home additions, sheds and outbuildings over 120 square feet, covered decking, etc., please contact the DRC and let us know what your proposal is so we can guide you to which forms to complete
- Application packages may be submitted by email or mail:
  - drc@rg-hoa.com and copy board@rg-hoa.com
  - Ryen Glenn Estates HOA
    90 W Madison Ave., Ste E-401
    Belgrade, MT 59714
- Please don't send payment until the you are invoiced by the Board, which will occur after receipt of a DRC approval

Fees:

- Forms A – D: $50
  - With the following exceptions:
    - New homes, home additions/modifications, covered decking, outbuildings (shops), (sheds, greenhouses, etc. over 120 square feet): $200 plus the cost of third-party review for structural engineering/building code review
    - Shed, greenhouse, outbuildings under 120 square feet, pergolas: $100
    - Swing sets, trampolines, hot tubs, air conditioners, screen doors, shutters: $0
    - Structures under 3', trees, gardening beds, landscaping, etc., subject to DRC discretion during review: $0

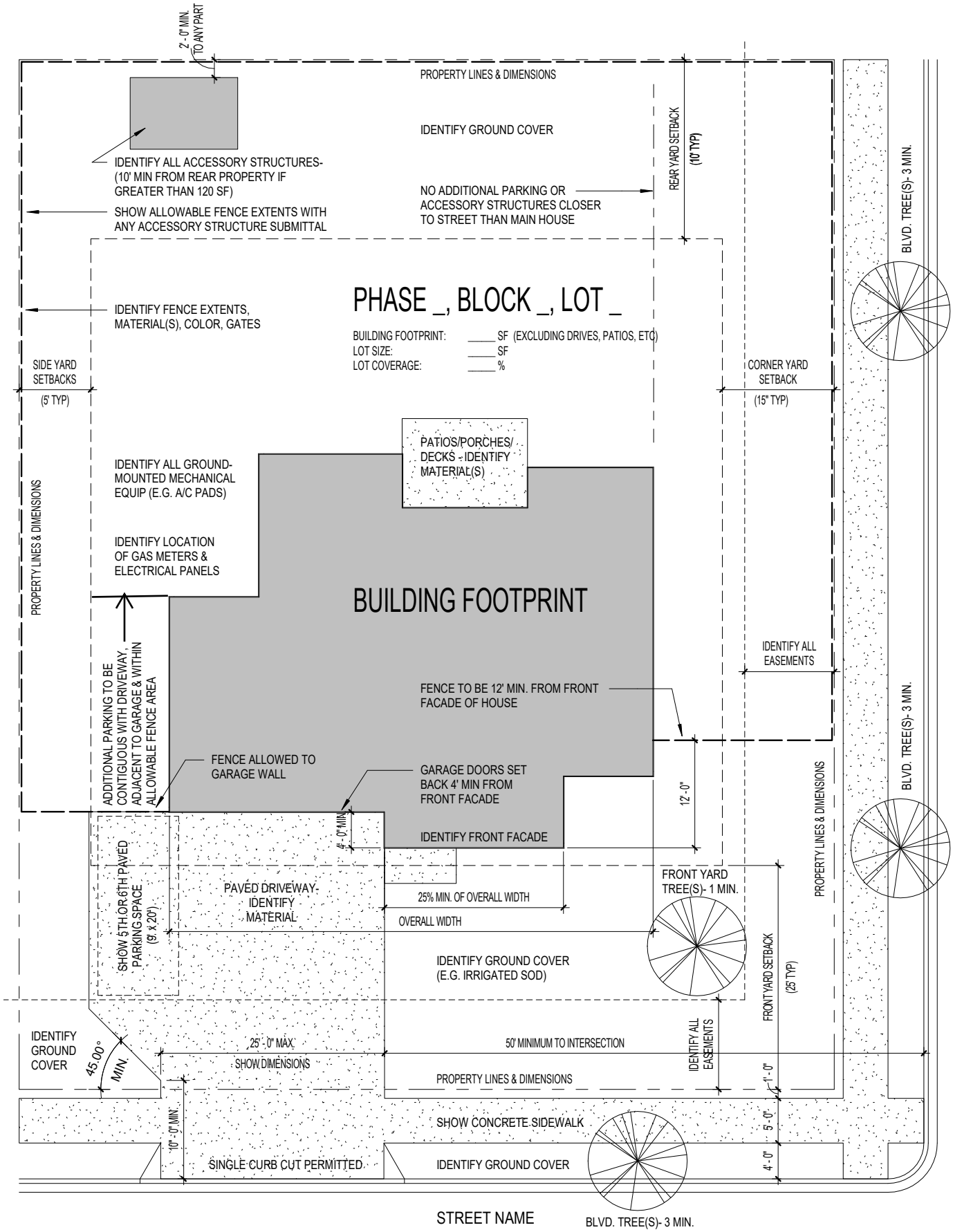
All improvement projects require applications and approvals prior to the commencement of work and regardless of the fee.

For questions please contact: board@rg-hoa.com and drc@rg-hoa.com.



MID-BLOCK LOT - TYPICAL

SHOW NORTH ARROW



CORNER LOT - TYPICAL

SHOW NORTH ARROW

Please return to:
2B Holdings, LLC
PO Box 11530
Bozeman, MT 59719

2661057
Page: 1 of 13 10/11/2019 01:27:14 PM Fee: $91.00
Eric Semerad - Gallatin County, MT MISC

RYEN GLENN ESTATES SUBDIVISION DESIGN REVIEW GUIDELINES
AMENDED OCTOBER 11th, 2019
Applicable to all submittals and revisions after this date.

These Design Review Guidelines are adopted by the Design Review Committee ("DRC") of the Ryen Glenn Estates Subdivision pursuant to the provisions of the Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision recorded September 18, 2015 as Document No. 2525145 ("Ryen Glenn Covenants") in the office of the Clerk and Recorder of Gallatin County, Montana.

ARTICLE I
GENERAL

Section 1. Covenant Compliance. In addition to ensuring compliance with these Design Review Guidelines, Lot Owners, builders and contractors must examine the Ryen Glenn Covenants in detail to ensure complete compliance. In the event of a conflict between the terms and provisions of these Design Review Guidelines and the terms and provisions of the Ryen Glenn Covenants, the more strict provision shall apply.

Section 2. Belgrade Zoning. Lots within Ryen Glenn Estates Subdivision are subject to the zoning authority of the City of Belgrade. Owners and other interested parties must check with the City of Belgrade Planning Department to confirm the current applicable zoning regulations.

ARTICLE II
MATERIAL AND DESIGN REQUIREMENTS

Section 1. Driveways. All driveways must be paved or concrete. To discourage on-street parking, a minimum of five (5) off-street concrete or paved parking spaces shall be provided on each residential lot. Such off-street parking spaces shall be located within a garage or on the driveway. Any parking areas (such as for trailers and RV's) in excess of five (5) must be approved by the DRC and shall be located within a fenced yard or the area defined by the allowable fence extents, and applicable property line setbacks; and,

shall be no closer to the street than the main structure. All additional parking areas shall be contiguous with the driveway area. A single curb cut at the street is permitted. The driveway shall not exceed twenty-five feet (25') in width for the first ten feet (10') from the back of the curb of the adjacent public road. No Owner shall fill or obstruct the flow of any borrow ditch, drainage swale or culvert. Parking on any area other than approved driveways and approved parking areas is prohibited.

Section 2. Landscaping. As set forth below, Lot Owners must submit to the DRC a scaled Landscaping Plan setting forth in detail the landscaping to be installed, including types and locations of plantings, walks, rocks, walls, bed materials, edging, fences (location, height, materials), and exterior lighting. Landscape trees, plants and planting materials must be carefully chosen with an understanding of the Belgrade area climate. Owners are encouraged to consult with qualified professionals for advice on appropriate selections. All landscaping must be designed with minimal use of underground sprinkler systems. Where necessary, such systems should incorporate timed drip irrigation. Each Lot Owner will be required to meet minimum landscape specifications consistent with the overall plan for Ryen Glenn Subdivision. These will include, but are not limited to: street trees, large canopy trees in specified yards, shrubs, mixed planting beds and turf lawns. Landscaping will be required for the entire lot, including up to the actual edge of the road, curbs, and sidewalks. Unless prevented by a utility easement or garage access, the Owner shall plant a minimum two (2) trees for each lot frontage larger than sixty (60) feet. One (1) tree must be in the boulevard and the other in the front yard. All lots with a corner side yard are required to provide two (2) additional boulevard trees every fifty feet (50'). Rear yard trees are encouraged but not required. All trees must be planted a minimum of eight (8) feet from the lot line when adjacent to a neighbor, and may not be planted in the utility easements or over water and sewer services. It is the responsibility of the Owner to contact the appropriate utility companies before digging. Planting beds and any bedding around tree base areas shall be mulch or earth-tone stone (not white). Each residential lot within Ryen Glenn Subdivision shall be graded and landscaped in a manner that prevents drainage directly to neighboring Lots. Landscaping rock or gravel shall be used only as a secondary element around plantings and not as a primary yard element as determined by the DRC. Boulevard areas shall contain primarily grass elements and may not consist solely of, or contain excessive amounts of, landscaping rock or gravel as determined by the DRC. Landscaping shall comply with Article II-D of the Ryen Glenn Covenants.

Section 3. Sidewalks. A concrete sidewalk parallel with the street curbing shall be constructed according to City of Belgrade standards for all Lots. A sidewalk for each individual Lot shall be installed and completed the earlier of the following to occur: (1) upon issuance of a City of Belgrade building permit and prior to issuance of a City of Belgrade occupancy permit for each particular Lot; or (2) upon the third anniversary of the recording of the Plat, whichever occurs first. The width of the boulevard (the area between the back of the street curb to the front edge of the sidewalk) shall be four feet (4'). The sidewalk shall be one foot (1') from the Lot line and the sidewalk width shall be five feet (5').

Section 4. Fencing. All fencing must be approved, in writing, by the DRC in advance of any construction of said fencing. No fence shall be more than six feet (6') tall without the specific written permission from the DRC. No fences are allowed in required vehicle vision triangles at street corners. Maximum height of landscaping in required vehicle vision triangles is thirty inches (30"). No fences are allowed in front yards unless approved by the DRC. Rear yards may be fenced with materials that conform to the design of the Subdivision, as determined by the DRC. Rear yard fencing cannot extend past the front of the adjacent garage wall. On the side of the house opposite the garage, the fence shall be setback a minimum of twelve feet (12') from the front façade unless it is aligned with an existing fence on the adjacent lot. Any fence or wall constructed so as to have only one elevation "finished" (which shall be defined as not having its supporting members significantly visible), shall be erected such that the finished elevation of the fence is exposed to the adjacent property and street. No wire, chain link, or split rail fencing is permitted. Fencing shall be sealed/treated to protect against discoloration and shall be maintained in good condition.

Section 5. Foundation Design. The top of all building foundations shall be at least eighteen (18) inches above the top of the street curb adjacent to the Lot. Basements may be constructed in areas of adequate depth to groundwater. Some Lots do not allow construction of basements. Exposed concrete foundations shall be limited to a maximum of ten inches (10") from the bottom of the exterior wall siding to the finish grade. Foundation exposures greater than ten inches (10") inches must be covered by shrubs, masonry veneer, textured coating such as synthetic stucco or exposed aggregate.

Section 6. Garage Doors. Garage doors must be recessed a minimum of four feet (4') from the front facade of the structure unless the garage door(s) is perpendicular to the street. The width of the front façade shall be a minimum of 25% of the overall width of the structure. Covered front porches with decorative enhancements (such as, but not limited to; railings, built-up trim, post bases, exposed timbers) may be included in the façade percentage calculation.

Section 7. Roof Form, Pitch and Eaves. Roof forms shall consist of traditional gable, hip or shed roof designs. Secondary roof forms are encouraged to enhance architectural scale and variety. No roof ridge line shall extend more than forty feet (40') without interruption by an intersecting roof line, secondary roof structure, or step down roof. Primary roof forms shall have a minimum pitch of 6:12. Secondary roof forms may have varying roof pitches, but no roof component shall have a pitch less than 4:12. All primary roof forms shall have a roof overhang or eave projection and gable of a minimum of 16 inches, measured from the finished wall. Secondary roof forms may have proportionally reduced overhangs or eave projections. Soffits shall be required to cover all rafter tails and rough framing material except where framing members are finished and protected from exposure. All roof edges shall have a minimum fascia of six inches (6") in height. Maximum building height shall not exceed limits identified in the Ryen Glenn Covenants (Article II-D, Section 15).

Section 8. Materials - General. Materials should be selected for durability, aesthetics and consistency within the overall development of Ryen Glenn Subdivision. The DRC reserves the right to reject any material it deems inappropriate.

Section 9. Roofing materials. Wood shakes and shingles, synthetic shakes and shingles, asphalt multi-tab shingles and pre-finished metal roofing are allowed. Exposed aluminum or "silver" flashing around chimneys or roof valleys is not allowed unless colored, textured or painted to match or complement the roof design and color. Rain gutters should be colored to match the trim or color of the roof. Galvanized steel gutters are not permitted.

Section 10. Exterior Walls. The exterior siding of all residences and outbuildings shall consist of stone (both natural and high-quality synthetic), stucco, cement board, natural wood or wood product siding, sheet or panel metal siding, or brick. No vinyl siding or plywood panel siding is permitted. No exterior wall line shall extend more than forty feet (40') without interruption by an intersecting wall line or significant architectural feature (such as a change in siding and color with a corresponding accent roof).

Section 11. Exterior Color. All residence colors shall be subdued with white, cream or natural earth tones for the body of buildings or alternative colors approved by the DRC. Stronger complementary colors or compatible accents may be used for window, door and fascia trim if approved by the DRC. All building facades shall be painted or stained. Color schemes shall be varied between adjacent houses.

Section 12. Exterior Windows and Door: Windows and doors shall be wood, metal-clad or vinyl. Energy saving design features are strongly encouraged by the DRC. All windows shall be double or triple glazing. Low "E" coatings are permitted, but no mirror glazing is allowed.

Section 13. House Numbers. All house numbers shall be 6" in size and clearly visible from the street.

Section 14. Exterior Light Fixtures. Exterior lighting fixtures shall be equipped with cut-off shields and arranged so that no light is deflected onto adjacent properties.

Section 15. Roof Equipment. All roof mounted equipment shall be integrated into the overall roof design and screened. Skylights shall be flat in profile (no bubbles or domes). Skylights shall be applied parallel and flat to the roof and are not to be on any roof parallel to the street. Any use of solar panels or collectors must first be approved by the DRC. Any approved solar panels or collectors shall be inconspicuously located, and shall be integrated into the overall roof design, parallel with the slope of the roof or wall of the building.

Section 16. Chimneys. Chimneys may exit the building on an exterior wall or

within the structure. It is strongly encouraged that chimneys emerge from the highest roof volume. When part of an exterior wall, chimneys may be used as an accent form to break up the mass of the wall. Chimney caps may extend no more than sixteen (16) inches above the chimney top. Chimney material shall compliment the other exterior finishes; and may include brick, natural stone, stucco, or wood framing when the finished wood material is the same as the siding.

Section 17. Porches and Entryways. Main entry doors are encouraged to be designed with a porch or gable extending over the entrance, and/or recessed a minimum of five (5) feet from the primary facade of the house. If the front facade of the structure is a porch, it must have a roof element over it. Such doors shall provide weather protection and visual definition. Front porches are intended to be open to allow for interaction with the street. Porch screens and glazing are not permitted. Porch railings are encouraged to be closed and constructed of the same material as the adjacent form, unless otherwise approved. Front stoops shall be made of brick, concrete, or stone; wood may be used only when constructed to form an apparently solid mass. Porch supports shall be stone, masonry, wood, or concrete piers no less than eight (8) inches square. Tapered columns may not be smaller than eight (8) by eight (8) inches at the top. The space below front porches shall be enclosed and integrated into a closed band, interrupted as necessary for drainage. Exterior stairs visible from nearby streets or public spaces shall only show stepped horizontal railings, except that diagonal handrails may be attached thereto. Exceptions will be considered on design merit. Any attached flower boxes and planters shall be made of materials integrated into a closed band.

Section 18. Decks. Decks may be located only in rear yards. The space below first floor elevated decks visible from nearby streets or public spaces shall be enclosed or covered with wood lattice, with a maximum of one to one and one-half (1-1/2) inch space between strips.

Section 19. Antennas and Satellite Dishes. No external television or radio antennas shall be permitted. Smaller satellite dishes of the latest technology, not exceeding two (2) feet in diameter, will be allowed. All satellite dishes shall be inconspicuously located, and screened from neighboring and street views.

Section 20. Accessory Structures. All accessory structures such as sheds, Shops, gazebos, hot tubs, raised gardens are subject to design review and approval by the DRC and shall: (i) be located within a fenced yard or the area defined by the allowable fence extents; (ii) comply with applicable property line setbacks, and applicable easements; and (iii) shall be no closer to the front or side street than the main structure. Accessory structures shall have the same materials, quality, design and colors as the main structure as determined by the DRC. No accessory structure (other than Shops specifically approved by the DRC pursuant to Section 21 below) shall be greater than twelve feet (12') in height. No more than one (1) accessory structure greater than three feet in height shall be permitted unless a written variance is obtained in advance from the DRC.. No part (such as roof overhangs) of any accessory structure shall be closer than

two feet (2') to the property line.

Section 21. Shops. "Shops" are defined as any accessory structure in excess of 400 hundred square feet. Shops may not be used for residential use although sanitary facilities may be permitted. Prior to applying for DRC's approval of a Shop, the Lot Owner shall request and attend a mandatory pre-design conference with the DRC. If any large-format door (overhead, sliding barn, etc.) is ten feet (10') or greater in height, all doors on the Shop and the main structure on the Lot shall be of the same design, style, and color, and in such event, the doors on the Shop shall be decorative with windows. Roof slopes on Shops shall match the main structure on the Lot. If the street-facing slope of the Shop roof does not match the street-facing gable or shed roofs of the main structure on the Lot, a written variance shall be required, and such variance shall highlight the elements which were enhanced as a condition of approval. Shops are only permitted on the following Lots designated as Perimeter Lots or Interior Lots. Lots that do not qualify as Perimeter Lots or Interior Lots may not have Shops. As the Declarant adds additional phases, the Declarant and/or the DRC may designate newly added Lots as Perimeter Lots or Interior Lots.

21.1. Interior Lots. The Interior Lots listed below shall comply with the following additional design regulations pertaining to Shops:

21.1.1 The maximum side wall height is twelve feet (12')

21.1.2. The maximum door height is ten feet (10')

21.1.3. The overall height of the Shop (measured from lowest Shop floor to highest point of Shop roof) shall be the lower of the following: (i) 90% of height of main structure located on the Lot (measured from top of highest foundation of structure to highest point of main structure roof); or (ii) sixteen feet (16')

INTERIOR LOTS		
PHASE	BLOCK	LOT
1	2	1
1	2	3
1	2	5
1	2	9
1	6	1
3	6	3
3	6	5
3	6	9
3	6	11
3	10	1

4	25	5
4	24	13
5	10	4
5	10	6
6	14	1
6	14	2
6	14	3
6	14	4
6	14	5
6	14	6
6	14	7
6	20	2
7	20	1
7	23	1
7	23	2
7	23	3
7	23	6
7	23	8
7	23	10
7	23	12
7	23	15
7	23	17
7	25	1
7	25	3

21.2. Perimeter Lots. The Perimeter Lots listed below shall comply with the following design regulations pertaining to Shops:

21.2.1 The maximum side wall height is fourteen feet (14')

21.2.2. The maximum door height is fourteen feet (14')

21.2.3. The overall height of the Shop (measured from lowest Shop floor to highest point of Shop roof) shall be the lower of the following: (i) 90% of height of main structure located on the Lot (measured from top of highest foundation of structure to highest point of main structure roof); or (ii) twenty feet (20')

PERIMETER LOTS		
PHASE	BLOCK	LOT
1	1	1
1	1	2
1	1	3
1	1	4
3	1	5

3	1	6
3	1	7
3	1	8
4	12	50
4	12	51
6	13	1
6	13	2
6	13	3
6	13	4
6	13	5
6	13	6
6	13	7
6	13	8
6	13	9
7	13	10
7	13	11
7	24	2
7	24	3
7	24	4
7	24	5
7	24	6
7	24	7
7	24	8
7	24	9
7	24	10
7	24	11
7	24	12
7A	13	12
7A	24	1

ARTICLE III
SUBMISSION AND REVIEW PROCESS

Section 1. Sketch Plan Review. Sketch Plan submittal is recommended for all proposed projects and improvements but is not required. Sketch Plan submittal is an opportunity for an applicant to submit general ideas and concepts regarding a proposed project to the DRC for an informal and non-binding review. The Sketch Plan process is an opportunity for the applicant to get general feedback regarding the proposed project; however, any feedback provided by the DRC shall be non-binding during the Construction Design Review Process. First-come, first-served informal reviews are available on Mondays between 10:00 am and noon or by appointment (due to the disruptive nature of unscheduled visits, walk-ins are likely to be turned away).

Section 2. Construction Design Review. Construction Design Review is required for all projects and improvements within Ryen Glenn Estates Subdivision. No

structure shall be placed, erected, or installed upon any Lot, no improvements (including staking, clearing, excavating, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials), and no additions, changes (including remodeling) of any portions of the Lot except the interior structures shall take place except with the approval of the DRC. Construction Design Review will verify that each proposed design meets the design requirements outlined in these Design Review Guidelines and the Ryen Glenn Covenants. The drawings listed below shall be submitted on a maximum sheet size of 11"x17". Alternatively, the applicant may submit an electronic copy of the drawings and documents. The DRC will keep the hard copy for its records as well as the electronic copy. The following must be submitted for Construction Design Review as a single, legible submittal package (all hardcopy materials delivered at same time, or all electronic files combined into a single PDF file properly identified by Phase, Block, and Lot or Street Address):

(1) **Material Description**. Detailed description of the materials and colors to be used in construction of all structures;

(2) **Landscaping Plan** setting forth in detail the landscaping to be installed, including types and locations of plantings, walks, rocks, walls, bed materials, edging, fences (location, height, materials), and exterior lighting;

(3) **Site Plan** showing the following:

- ☐ Drawings scale and north arrow;
- ☐ Property lines, setback lines, adjacent roadways, and any easements with dimensions;
- ☐ Building footprints with: square footage and dimensioned location on the property (including porches, decks, etc.), entry area delineated, and overhangs shown as dashed lines;
- ☐ Location of water, electric, phone and sewer services from property line to structure;
- ☐ Location, material and dimensioning of all surface paving (including driveways);
- ☐ Square footage summary of all structures, lot area, and lot coverage percentage;
- ☐ Location of any ground mounted mechanical equipment; and
- ☐ Site grading detail.

(4) **Floor Plans** showing the following:

- ☐ Drawings scale and north arrow;
- ☐ Foundation plan with dimensions;
- ☐ Wall, window and door openings with dimensions;
- ☐ All overhangs of floors;
- ☐ Overall exterior dimensions; and
- ☐ Rooms labeled and interior dimensions shown.

(5) **Roofing Plan** showing the following:
- ◻ Roof planes and overhangs; and
- ◻ Slope directions and pitches.

(6) **Exterior Elevation Plans**:
- ◻ Exterior materials depicted and labeled;
- ◻ Color/material board with samples and colors of proposed materials
- ◻ Floor heights and maximum building height;
- ◻ Minimum of one building or wall section showing structural systems as necessary to explain construction,
- ◻ Porches and decks shown with associated stairs, railings and other details;
- ◻ Roof pitch(es) indicated.
- ◻ Exterior light fixtures

(7) **Variances**. A list of all requested variances from the Design Review Guidelines. All variances shall highlight the elements which were enhanced as a condition of approval.

Section 3. Construction Design Review Fee. The initial fee for DRC Construction Design Review shall be:

New Homes: THREE HUNDRED THIRTY DOLLARS ($330.00).
Landscape Plans: TWO HUNDRED DOLLARS ($200.00)
Fence Submittals: TWO HUNDRED DOLLARS ($200.00)
Accessory Structures: TWO HUNDRED DOLLARS ($200.00)

Reviews may be combined, in any manner, as a single submittal and will be subject to ONLY one review fee (the single highest fee amount listed).

The DRC may increase such fees as it deems appropriate. Incomplete applications that are returned are subject to a re-submittal fee of FIFTY-FIVE DOLLARS ($55.00).

Section 4. Decision Process. In reviewing each submission, the DRC may consider, in addition to the provisions of these Design Review Guidelines and the Ryen Glenn Covenants, the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. The DRC shall have complete and unfettered discretion to make all decisions regarding approval of plans for construction and remodeling. All decisions of the DRC are final. Approval granted by the DRC for any plans shall be effective for a period of twelve (12) months. Approval shall lapse if the Lot Owner has not commenced work within twelve (12) months from the date of approval. The DRC shall attempt to render a decision of either approval, approval with stipulations, or disapproval within twenty (20) days after submission of all required information to the DRC. In the event the DRC fails to approve or to disapprove any application within forty-five (45) days after submission of all information and materials reasonably requested, the

application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Review Guidelines or the Ryen Glenn Covenants unless a variance has been granted in writing by the DRC.

Section 5. Variance. The DRC may authorize variances from compliance with these Design Review Guidelines when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when (i) unique circumstances dictate and (ii) the applicant clearly illustrates how other in-kind elements of the project are enhanced and off-set the requested variance. No variance shall: (1) be effective unless in writing; or (2) estop the DRC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. The DRC may grant a variance to these Design Review Guidelines but does not have the authority to grant a variance to the Ryen Glenn Covenants.

Section 6. No Wavier. Approvals of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval by the DRC, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

Section 7. No Liability. Approval by the DRC neither represents any opinion as to whether plans and specifications conform to building codes or state and local regulatory requirements. Approval does not include examination for errors or omissions. Neither the DRC, the Association, nor any member of the foregoing shall bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the DRC, the Association, nor any member of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot.

Section 8. Inspection and Enforcement. The DRC shall have the right to inspect any improvement and Lot at any time before, during, and after the construction process. In the event of any violation of these Design Review Guidelines, the Ryen Glenn Covenants, or the approved plans, the DRC may refer the matter to the Board of Directors of the Ryen Glenn Estates Homeowners Association, Inc. for any enforcement action pursuant to the terms and conditions of the Ryen Glenn Covenants. The DRC also reserves the right to issue an order to stop construction if it finds there is a provision of the Design Review Guidelines, the Ryen Glenn Covenants, or the approved plans being violated. In the event a stop order has been issued by the DRC, all construction shall immediately cease until the stop order has been lifted and all imposed fines have been paid.

Section 9. Amendment of Design Review Guidelines. The DRC may amend the Design Review Guidelines by majority vote of the DRC. Any amendment to the Design Review Guidelines shall not be effective until recorded in the office of the Clerk and Recorder of Gallatin County, Montana. Any amendment shall apply only to construction and modifications commenced after the effective date of said amendment and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. Because the building industry is continually developing new methods of construction and better materials, it is expected that the Design Review Guidelines will change and improve over time.

ADOPTED this 11th day of October, 2019.

Design Review Committee of Ryen Glenn Estates Subdivision, by

Benjamin E. Nistler, Member

Matthew J. Nistler, Member

Scott Hedglin, Member

STATE OF MONTANA)
: ss.
County of Gallatin)

On this 10 day of October, 2019, before me, a Notary Public in and for said State, personally appeared SCOTT HEDGLIN, member of the Design Review Committee of Ryen Glenn Estates Subdivision known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Printed Name: _____
Notary Public for the State of Montana
Residing at _____, Montana
My commission expires: _____

TIMOTHY A FALLAW
NOTARIAL SEAL
STATE OF MONTANA

TIMOTHY A FALLAW
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
September 08, 2021

STATE OF MONTANA)
: ss.
County of Gallatin)

On this 8 day of October, 2019, before me, a Notary Public in and for said State, personally appeared BENJAMIN E. NISTLER, member of the Design Review Committee of Ryen Glenn Estates Subdivision known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

TAMI GEISSLER
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 26, 2023

Printed Name: _____
Notary Public for the State of Montana
Residing at _____, Montana
My commission expires: _____

STATE OF MONTANA)
: ss.
County of Gallatin)

On this 11 day of October, 2019, before me, a Notary Public in and for said State, personally appeared MATTHEW J. NISLTER, member of the Design Review Committee of Ryen Glenn Estates Subdivision known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

TIMOTHY A FALLAW
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
September 08, 2021

Printed Name: _____
Notary Public for the State of Montana
Residing at _____, Montana
My commission expires: _____

Docusign Envelope ID: 94743886-B1C5-4D63-ADDC-F9AE2014CBA2

2830843
Page 1 of 3 07/29/2024 11:38:52 AM Fee: $24.00
Eric Semerad - Gallatin County, MT MISC

When Recorded Mail To:
Ryen Glenn Estates Homeowners Association, Inc.
90 W. Madison Ave., Suite E-401
Belgrade, MT 59714

FIRST AMENDMENT TO RYEN GLENN ESTATES SUBDIVISION DESIGN REVIEW GUIDELINES

This First Amendment to Ryen Glenn Estates Subdivision Design Review Guidelines ("**First Amendment**") is made and adopted by the Design Review Committee ("**DRC**") of Ryen Glenn Estates Homeowners Association, Inc., a Montana nonprofit corporation. This First Amendment amends the Ryen Glenn Estates Subdivision Design Review Guidelines ("**Original Guidelines**") which were filed with the Gallatin County Clerk and Recorder on October 11, 2019 as Document No. 2661057. The DRC may amend the Original Guidelines pursuant to the authority granted in Article III, Section 9 of the Original Guidelines and Article III.D., Section 2 of the Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision and Bylaws of Ryen Glenn Estates Homeowners Association, Inc. ("**Declaration and Bylaws**") which was filed with the Gallatin County Clerk and Recorder on September 18, 2015 as Document No. 2525145, as amended.

The Original Guidelines are hereby amended as follows:

1. Article II, Section 15 (Roof Equipment) is hereby amended to add the following subsection:

15.1 Solar Panels. All solar panels and mounting equipment are subject to design review and approval by the DRC and are further subject to all other requirements and conditions in these Design Review Guidelines and the Declaration and Bylaws, as amended, and shall be:

15.1.1 Located on the roof (ground or free-standing mounts are prohibited);

15.1.2 Constructed of materials that match shingles and/or exterior structure colors of the structure that the panels will be installed on;

15.1.3. Have all electrical connections run under the mounted panels and down from the soffit in a single location;

15.1.4 All electrical equipment shall be located within a single conduit, painted to match the trim and siding color of the structure, from the soffit to the energy storage devices, electrical panel, and any other electrical equipment shall be installed in the rear (but not facing the street) of the main electrical panel;

15.1.5 Only be installed by licensed solar contractors;

Initial MKG Initial MF Initial BS

15.1.6 Include the spec sheets and drawings from the licensed installer along with the applicable applications;

15.1.7 Provide proof of any City of Belgrade approved permits prior to the commencement of the project to the DRC;

15.1.8 Include a signed acknowledgement form from the Lot Owner stating the Lot Owner "acknowledges that the acquisition of solar panels (be it leased or sole ownership) may affect the transfer of the Lot if/when the Lot Owner decides to sell the Lot" and that "the Lot Owner accepts full responsibility for any and all maintenance of the mounting equipment and panels located on any approved building on the Lot";

15.1.9 Panels are not to extend beyond the top ridgeline of the roof, nor can they extend beyond the roof sides or lower edges; and

15.1.10 Not exceed a maximum height of seven inches (7") from the roof, including the mounting equipment and panels, which shall run parallel to the roof itself at all times and shall not exceed a maximum height of twenty-eight feet (28').

Solar mounting equipment and panels may be mounted on approved shops or other DRC approved outbuildings and shall adhere the with same guidelines as those mounted on the residence on the Lot.

2. Article III, Section 3 of the Original Guidelines is hereby deleted and replaced with the following:

Section 3. Construction Design Review Fee. The DRC Construction Design Review fees shall be determined by the DRC. The DRC Construction Design Review fees shall be listed on the official DRC Coversheet that accompanies the official application forms.

Reviews may be combined, in any manner, as a single submittal and will be subject to ONLY one review fee (which shall be the single highest fee amount as indicated on the DRC Coversheet or as determined by the DRC). The DRC may set or increase/decrease such fees as it deems appropriate.

3. Except as modified in this First Amendment, all terms and conditions of the Original Guidelines shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and the terms of the Original Guidelines, the terms of this First Amendment shall control.

4. This First Amendment shall run with the Lots within the Ryen Glenn Estates Subdivision and shall be binding on the heirs, successors, and assigns of the Lot Owners of the Lots within the Ryen Glenn Estates Subdivision.

IN WITNESS WHEREOF, the undersigned members of the DRC of Ryen Glenn Estates Homeowners Association, Inc. hereby certify that this First Amendment has been approved by the DRC and this First Amendment has been adopted in accordance with the Original Guidelines and the Declaration and Bylaws.

Design Review Committee of Ryen Glenn Estates Homeowners Association, Inc.,
a Montana non-profit corporation

Initial MKG Initial MF Initial BS

Approved by DRC Members:

By: Megan K. Gibson
Name: Megan Gibson
Title: Design Review Committee Member

Signed by:
By: Mike Forsman
Name: Mike Forsman
Title: Design Review Committee Member

Signed by:
By: Brandon Scamfer
Name: Brandon Scamfer
Title: Design Review Committee Member

Filed by the Association's President:

By: [signature]
Name: Travis Stewart
Title: President, Ryen Glenn Home Owners Association

STATE OF MONTANA)
:
County of Gallatin)

On this 29TH day of JULY, 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Travis Stewart, known to me to be the person whose name is subscribed in this instrument and Travis Stewart acknowledged to me that he executed the same in his official capacity as the President of Ryen Glenn Estates Homeowners Association, Inc.

[seal]

Katrina McClure
Notary Signature

KATRINA MCCLURE NOTARIAL SEAL STATE OF MONTANA

KATRINA MCCLURE
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
December 1, 2027

Initial MKG Initial MF Initial BS