

Galactic Park Residential Homeowners Association
Design Review Checklist

Topic	Reference	Type	Criteria	YES or NO
1. Residential Homeowners' Association				See below
1.a. Membership and Fees	Covenants Article XIII e	Mandatory Covenant	Membership in the Galactic Park Residential Property Owners' Association shall be mandatory for each lot owner. Each lot owner shall be required to pay such fees as the Board of Directors of the Association deems appropriate for real estate taxes, insurance, and the maintenance of the common open space. The Galactic Park Residential Homeowners Association (HOA) dues have been paid. JUSTIFICATION (Specify check # and date of last HOA dues payment.):	
2. Plan Reviews				See below
2.a General Review Requirements	Architectural Review Guidelines (ARGs) Section 2. General Procedures	See below	See below	See below
2.a.(1). Major Plan Review (For information)	ARGs Section 2.0 Plan Review	Guideline	There are 2 levels of [plan] review [for a major effort] to help expedite the process. [There is a single level for a minor effort.]	For info
2.a.(1).(a). Stage 1 Schematic Design Review (For information)	ARGs Section 2.0 (a), Stage 1 Schematic Design Review	Guideline	Stage 1: Schematic Design; The Architectural Review Committee (ARC) has fifteen (15) days to approve or disapprove of design, landscaping, and materials used for buildings. The ARC shall have the authority to reject materials, designs, submitted with plans, or the plans themselves if they are not compatible with the design guidelines. Landscaping may be reviewed in the second stage if need be.	For info
2.a.(1).(b). Stage 2 Construction Drawings	See below	See below	See below	See below
2.a.(1).(b).[1]. Stage 2: Construction Drawings [See 2.b.(3).(b) and 2.b.(3).(c)]	ARGs Section 2.0 (b). Stage 2: Construction Drawings	Guideline	A full set of construction drawings has been submitted. Landscape drawings have also been submitted at this time.	
2.a.(1).(b).[2]. Stage 2: Construction Drawings	ARGs Section 2.0 (b). Stage 2: Construction Drawings	Guideline	If submitted in two stages the ARC will have fifteen (15) days to review the drawings for approval or disapproval, for a total of thirty (30) days. If desired, the Stage 1: Schematic Designs may be by-passed and all drawings reviewed at Stage 2: Construction Drawings. The ARC will then have thirty (30) days to approve or disapprove of the design, landscaping, and materials. The fee is the same.	For info
2.a.(2). Minor Plan Review	ARGs Section 2.1 Minor Review	Guideline	This level of review applies to duplicate submissions by the same applicant, any exterior remodels, renovations, improvements, and major landscaping changes. All appropriate construction drawings and material samples have been submitted for review and approval. The ARC has fifteen (15) days to review the design, landscaping, and materials used. The fee for this review shall be \$50.	
2.b. Design Submittal	See below	See below	See below	See below
2.b.(1). Plan Requirements	See below	See below	See below	See below
2.b.(1).(a). Stamp of Licensed Architect	Architectural Review Guidelines (ARGs) Section 2.2 Design Submittal	Guideline	The plans bear the stamp of a licensed architect.	
2.b.(1).(b). No Changes on First Submission	ARGs Section 2.2 Design Submittal	Guideline	(1) The plans show all intended architectural details. (2) No cross-outs, corrections, or notes as to intended changes from the drawing are included upon first submission.	

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2.b.(1).(c). Complete Submittals	ARGs Section 2.2 Design Submittal	Guideline	Submittals are complete to permit approval. Incomplete submittals will not be accepted.	
2.b.(1).(d). Fees	ARGs Section 2.2 Design Submittal	Guideline	The initial fee of \$300, which covers 2 submissions, is included. After 2 submissions the review fee shall be \$50 per each additional submission.	
2.b.(1).(e). Review Time	ARGs Section 2.2 Design Submittal	Guideline	The time allowed for review of the construction plans will start from the time all design submittal requirements are received by the Committee. The time for plan review shall be adjusted accordingly if plans are submitted during any holidays.	
2.b.(1).(f). Approval of Plan	ARGs Section 2.2 Design Submittal (For information)	Guideline	Approval of plan submittal shall require a majority by the Committee.	For info
2.b.(1).(g). Notification	ARGs Section 2.2 Design Submittal (For information)	Guideline	Builder/owner will be notified of preliminary approval in writing or of additional requirements necessary for approval.	For info
2.b.(1).(h). No Changes without Approval	ARGs Section 2.2 Design Submittal	Guideline	Once plans are approved, no changes may be made without written approval from the Architectural Review Committee.	For info
2.b.(2). Stage 1: Schematic Design Review	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Schematic Design review addresses the conceptual design for the project. The review will address the site, building floor plans and elevations, architectural character, exterior materials, and drainage. The Stage 1 submittal includes:	
2.b.(2).(a). Site Plans	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Site plans including landscaping, driveways, parking, walks, decks, and other site improvements including drainage. (Scale: 1/8" = 1'-0" or similar engineering scale)	
2.b.(2).(b). Schematic Plan Drawings	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Two (2) sets have been submitted to the Committee for approval. Each set includes floor plans, exterior elevations of all sides, and specifications (scale 1/4" = 1'-0").	
2.b.(2).(c). Landscape Drawings	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Landscape drawings (Scale 1" = 20' min). Optional at Stage 1: Schematic Design.	
2.b.(2).(d). Sample of All Exterior Materials	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Samples of all exterior materials with their respective color proposals in an adequate size to evaluate properly.	
2.b.(2).(e). Request for Design Review Form	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	The Fox Run "Request for Design Review" form has been completed in full, including specific manufacturers, dimensions, type, style, and color names for all siding, paint, decorative stone, and roof material.	
2.b.(2).(f). Review Fee of \$300	ARGs Section 2.2 A Stage 1: Schematic Design	Guideline	Review fee of \$300	
2.b.(3) Stage 2: Construction Drawing Review	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Construction Drawing review entails review for any changes that may have occurred since Stage 1: Schematic Design review for the project. The ARC is not responsible for reviewing the construction drawings for Montana code compliance. Construction drawing submittal shall include:	
2.b.(3).(a). Site Plans	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Site plans including driveways, parking, walks, decks, and other site improvements. (Scale 1/8" = 1'-0") or similar engineering scale.	
2.b.(3) (b). Complete Construction Drawings	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Complete construction drawings - Two (2) sets have been submitted to the Committee for approval. Each set includes floor plans, exterior elevations of all sides, roof design, specifications and any construction details. (Scale: 1/4" = 1'-0"). Drawings include the locations and dimensions of all trim, handrails, columns/posts and other ancillary details.	
2.b.(3).(c). Landscape drawings	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Landscape drawings (Scale 1" = 20' min) have been provided.	
2.b.(3).(d) Samples of All Exterior Materials	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Samples of all exterior materials with their respective color proposals in an adequate size to evaluate properly.	

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2.b.(3).(e). Review Fee of \$300	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	Review fee of \$300 if schematic design review was by-passed.	
2.b.(3).(f). Request for Design Review Form	ARGs Section 2.2 B Stage 2: Construction Drawing Review	Guideline	The Fox Run "Request for Design Review" form has been completed in full, including specific manufacturers, dimensions, type, style, and color names for all siding, paint, decorative stone, and roof material.	
3. Site Design				See below
3.a. Lot Use	Covenants Article VIII 8.1 No Further Subdivision	Covenant - Land Use	The lot has not been further subdivided or dedicated to a use other than shown on the Final Plat.	
3.b. Lot Access	Covenants Article VIII 8.3 Individual Lot Access	Covenant - Land Use	Individual lot access from public roads is built to the standards of Section 7.G.2 of the Gallatin County Subdivision Requirements.	
3.c. Site Design Guidelines	ARGs Section 4. Site Design Guidelines	Guideline	See below.	See below
3.c.(1) Intent	ARGs Section 4.1 Intent	Guideline	(1) Site is designed to have a harmonious relationship with the existing natural environment while minimizing impact and appearance to surrounding residences. (2) Recognizing that all Fox Run properties lie within existing wildlife corridors, care has been taken to ensure that no adverse impacts are created.	
3.c.(2) Intent Criteria	ARGs Section 4.1 Intent	Guideline	Each site design will be reviewed individually with the following criteria in mind. These criteria will be of paramount importance in the review and approval by the ARC:	See below
3.c.(2).(a). Building Footprint	See below	See below	See below.	See below
3.c.(2).(a).[1]. Minimum Building Footprint	ARGs Section 4.2 Building Footprint	Guideline	Residence has a building footprint of 2,000 square feet or greater, exclusive of exterior parking spaces, garages, carports, porches, and decks.	
3.c.(2).(a).[2]. Minimum Total Living Area	ARGs Section 4.2 Building Footprint	Guideline	The total living area for any single-family residence is 2,500 square feet or greater.	
3.c.(2).(b). Building Envelope	See below	See below	See below	
3.c.(2).(b).[1]. Building Envelope	Covenants Article XIII x	Mandatory Covenant	No permanent structure is located outside of a building envelope as delineated on the final subdivision plat.	
3.c.(2).(b).[2] Building Envelope	Covenants Article VIII Section 8.9 Building Envelope	Covenant	Building envelopes are designated for all lots. All improvements are located within the building envelope. Improvements shall include all buildings and garages. No decks, patios, terraces, retaining walls, fences, recreational facilities and site access is located outside of the building envelope.	
3.c.(2).(b).[3]. Building Envelopes	ARGs Article IV Section 4.3 Building Envelopes	Guideline	Building envelopes are defined on the final plat along with the individual site access. The building envelope defines the portion of each lot with which all improvements must be located. Improvements shall include all buildings, garages, and storage areas. No decks, patios, terraces, retaining walls, fences, recreational facilities and site access may be located outside of the building envelope.	Same as above.
3.c.(2).(b).[4]. Variances for Size and Configuration of Building Envelope	See below	See below	See below	See below

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3.c.(2).(b).[4].[a]. Variances for Size and Configuration of Building Envelope (For information)	Covenants Article VIII Section 8.12 Variances for Size and Configuration of Building Envelope	Covenant	The ARC may authorize variance from compliance with any of its guidelines and procedures where circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. No variance shall (i) be effective unless in writing; (ii) be contrary to this Declaration of Covenants; or (iii) stop the reviewer from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of an government agency, the issuance of any permit, or the terms of financing shall not be considered a hardship warranting a variance.	For info
3.c.(2).(b).[4].[b]. Variances for Size and Configuration of Building Envelope (For information)	Covenants Article VIII Section 8.12 Variances for Size and Configuration of Building Envelope	Covenant	The ARC may accept appeals for variances in the size and configuration of building envelopes and for location of site access (driveways). Appeals shall be reviewed with the assistance of the Gallatin County Planning Dept. and the Federation's wildlife biologist for appropriateness and to insure the continued viability and sustainability of the existing wildlife habitat. No variance shall (i) be effective unless in writing; (ii) be contrary to this Declaration of Covenants; or (iii) stop the reviewer from denying a variance in other circumstances.	For info
3.c.(2).(b).[4].[c]. Variances for Size and Configuration of Building Envelope (For information)	Covenants Article VIII Section 8.12 Variances for Size and Configuration of Building Envelope	Covenant	The ARC may not grant variances that reduce the finished ground elevations of buildings constructed on any lot within the Galactic Park Residential Areas as set forth by Morrison Maierle, Inc. Engineering. Finished ground elevations specified for each lot may be obtained from the ARC.	For info
3.c.(2).(c). Building Envelope Slope	See below	See below	See below	See below
3.c.(2).(c).[1] Building Envelope Slope	Covenants Article VIII Section 8.9 Building Envelope	Covenant	No portion of the building envelope exceeds 25% slope.	
3.c.(2).(c).[2]. Building Envelope Slope	ARGs Section 4.3 Building Envelopes	Guideline	No portion of the building envelope exceeds 25% slope.	
3.c.(2).(d). Building Envelope Plan	Covenants Article VIII Section 8.9 Building Envelope	Covenant	A building envelope plan has been filed with the Gallatin County Planning Department and the ARC.	
3.c.(2).(e). Residence Identification	ARGs Section 4.4 Residence Identification	Guideline	(1) The residence has identification including street number and street name. This may be accomplished in a variety of ways such as bollard style lighting, signage or other custom designs. (2) The identification elements meet the intent of the design guidelines, and do not exceed 3 feet in height. (3) All structures are within the building envelope.	
3.c.(2).(f). Fencing	ARGs Section 4.5 Fencing	Guideline	Fencing is permitted along the perimeter of the building envelope. Any fencing is constructed of wood with wood posts, other materials my be considered by the ARC. Chain link and wire fencing is prohibited. Fencing is prohibited in the the front yard or beyond the front plane of the dwelling. The height of the fencing does not exceed four feet. Privacy screens and small area fences for screening or concealing of storage will be allowed with approval of the ARC.	
3.c.(2).(g) Driveways	ARGs Section 4.6 Driveways	Guideline	(1) The driveway is constructed of concrete, pavers, or asphalt and built to the standards of Section 7.G.2 of the Gallatin County Subdivision Regulations. (2) The driveway is 14 feet wide or greater. (3) The driveway contains culverts at least 18 inches in diameter, with flared ends, that are integrated into the landscape.	
3.c.(2).(h) Parking Areas	ARGs Section 4.7 Parking Areas	Guideline	(1) All parking areas, outside of the typical driveway are located within the building envelope and are of the same material as the main driveway and are a continuation of the driveway area. (2) Parking areas are placed such that they are hidden from the streetscape and are screened from adjacent properties. (3) At no time is lawn or bare ground used as a parking area for vehicles, trailers, campers, or the like.	
3.c.(2).(i). Walkways	ARGs Section 4.9 Walkways	Guideline	(1) All dwellings have a walkway from the driveway to the main entrance. (2) The walkway is constructed of a permanent material.	
3.c.(2).(j) Easements	ARGs Section 4.10 Easements	Guideline	All easements exist as shown on the final plat.	

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3.c.(2).(k) Finished Ground Elevations	ARGs Sections 3.11 and 4.11 Finished Ground Elevation	Guideline	The Finished Ground Elevations for buildings constructed in Fox Run have been designated for each individual lot and are specified on the Final Plat of the Galactic Park Subdivision. The Finished Ground Elevation for the new building meets or is greater than the specified elevation.	
3.c.(2).(l). Utility Lines	See below	See below	See below	See below
3.c.(2).(l).[1] Utility Lines	Covenants Article III Section 3.3 (B)	Covenant	All utilities, pipes, wires, and service lines are buried.	
3.c.(2).(l). Power, Gas,, and Telephone Services	ARGs Section 4.12 Power, Gas, and Telephone Services	Guideline	Power, gas, and telephone services shall be the responsibility of the lot owner from the points of service at the lot lines to the buildings, consistent with the rules and regulations of the service provider. All utilities, pipes, wires, and service lines are buried.	
3.c.(2).(m) Antennas and Satellite Dishes	See below	See below	See below.	See below
3.c.(2).(m).[1] Antennas and Satellite Dishes Guideline	ARGs Section 4.14 Antennas and Satellite Dishes	Guideline	(1) No satellite dish exceeds 30" in diameter. (2) No antennas for the transmission or reception of telephone, television, microwave, radio signals, or wireless reception are placed on the lot without prior written approval of the Association. (3) There are no ham radio antennae.	
3.c.(2).(m).[2] Satellite Television Dishes	Covenants Article III Section 3.3 (B)	Covenant	Satellite television dishes may be allowed. (1) The locations, size, and color of satellite television dishes are approved by the ARC. (2) The ARC does not require shubbery or screening around the same.	
4. Building Design				See below
4.a. Intent	ARGs Section 3.1 Intent	Guideline	Each building design will be reviewed individually with the following criteria in mind. These criteria will be of paramount importance in the review and approval process of residential building plans by the Architectural Review Committee.	See below
4.a.(1) Building Type	See below	See below	See below	See below
4.a.(1).(a). No Temporary Structures	Covenant Article VIII Section 8.10 No Temporary Structure	Covenant	No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage or any other outbuilding is used on the lot at any time as a residence either temporarily or permanently.	
4.a.(1).(b). Building Type	ARGs Section 3.2 Building Type	Guideline	(1) All buildings are of frame type construction. (2) The structurer is not of the following type:: mobile homes, trailer homes, manufactured homes, and modular homes. (3) The residence is restricted to single family. (4) The residence does not include any accessory untis including garage apartments and apartments within the main residence.	
4.a.(2). Building Design	ARGs Section 3.3 Building Design	Guideline	(1) A variety of traditional architectural styles and designs that blend with the existing natural environment are used. (2) The home is unique in its design and contains elements which convey its distinctiveness from other homes in the subdivision. (3) The main structure is visually dominant over accessory structures such as garages through the use of architectural details and/or height.	
4.a.(3). Building Height	ARGs Section 3.4 Building Height	Guideline	The maximum building height is 32 feet or less. Architectural accents, chimneys, and roof top vents may exceed this height.	
4.a.(4) Garages	ARGs Section 3.5 Garages	See below	See below	See below
4.a.(4).(a), Subordinate from Main Structure	ARGs Section 3.5 Garages	Guideline	The garages is visually subordinate from the main structure.	
4.a.(4).(b). Garage Entrance Orientation	ARGs Section 3.5 Garages	Guideline	All garage entrances are oriented to the side or rear of the building.	

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4.a.(4).(c). Garage Size	ARGs Section 3.5 Garages	Guideline	The garage is at least a minimum of 2 vehicles and does not exceed a maximum of 3 vehicles.	
4.a.(4).(d). No Garage Apartments	ARGs Section 3.5 Garages	Guideline	There is no accessory apartment within the garage..	
4.a.(5). Material Guidelines	ARGs Section 3.6 Material Guidelines	Guideline	(1) Natural materials (wood, stone, brick, and log) with subdued colors that harmonize with and complement the natural environment are used as the primary element of siding. Synthetic materials that meet the intent of the guidelines may be considered by the ARC. (2) At least two materials are used in the siding for each dwelling. (3) No vinyl siding is used.	
4.a.(6) Material Colors	ARGs Section 3.9 Material Colors	Guideline	(1) Colors of siding are subdued and harmonize with the existing natural environment. (2) At least three colors of siding per dwelling are used.	
4.a.(7). Roof	ARGs Section 3.7 Roof	Guideline	(1) Varied roof forms are used with a minimum of two roof lines per building front and rear façade. (2) Acceptable roof materials (i.e., standing seam metal, asphalt or composite shingles, and shake shingles) are used. (3) All roof materials are Class A or Class B fire-rated. Wood shakes can achieve a Class B rating by using a full-faced or equivalent substrate of non-combustible material and shakes must be periodically treated with fire retardant.	
4.a.(8). Porches and Entrances	ARGs Section 3.8 Porches and Entrances	Guideline	(1) The dwelling has a clearly defined entrance within the front façade. (2) Porches and entrances are an extension of or incorporated into the main structure.	
4.a.(9). Chimneys	ARGs Section 3.10 Chimneys	Guideline	All chimneys are equipped with spark arrestor screens.	
4.a.(10) Basements	ARGs Section 3.12 Basements	Guideline	There is no basement.	
4.a.(11) Foundations	ARGs Section 3.13 Foundations	Guideline	The foundations are not exposed. All foundations are buried or screened with landscaping and/or covered with appropriate building materials such as stone, rock, or textured stucco.	
5. Landscaping				See below
5.a. Boundary Fences	Covenants Article XIII m	Mandatory Covenant	There is no fencing along the exterior boundaries of the lot.	
5.b. Plantings	Covenants Article XIII s	Mandatory Covenant	There is no planting of wildlife attracting vegetation.	
5.c. Tree Replacement	See below	See below	See below	See below
5.c.(1). Tree Replacement General	Covenant Articles XIII t	Mandatory Covenant	All trees removed by the construction of the home, accessory buildings and driveways, are replaced by the lot owner.	
5.c.(2). Large Trees	Covenants Article XIII v	Mandatory Covenant	For any tree having a diameter greater than six inches, three feet above the ground, which is removed by the developer or lot owner for infrastructure including buildings, roads, water, sewer, or other utilities, the developer or lot owner either replanted with a tree having at least a four-inch diameter, one foot above the ground of a species indigenous to the area or a deposit has been made into the Galactic Park Federation's bank account an amount equal to the value of two such four inch diameter trees.	
5.c.(3). Replacement of Trees	ARGs Section 5.5 Replacement of Trees	Guideline	All trees removed during the process of construction is replaced at the following specifications: for any tree having a diameter of greater than 6 inches 3 feet above the ground, the lot owner has replanted one tree having a diameter of at least 4 inches in diameter 1 foot above the ground of a species indigeneous to the area OR a deposit has been made in the Federation's bank account of an amount equal to the value of two such 4 inch diameter trees.	

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5.d. Landscaping Guidelines Intent	ARGs Section 5.1 Intent	Guideline	The Fox Run Community exists within an area of ecological significance. (1) The landscaping remains consistent with the existing natural surroundings. (2) All new landscaping is respectful of and a continuation of the existing natural vegetation and enhances the overall design of the site. (3) Recognizing that all Fox Run properties lie within existing wildlife corridors, care has been taken in the design, selection, and maintenance of landscaping.
5.e. Landscaping Design	ARGs Section 5.2 Landscaping Design	Guideline	One or more of the following three levels of landscaping are used and are appropriate for the building site:
5.e.(1) Undisturbed Landscape	ARGs Section 5.2 Landscaping Design	Guideline	Undisturbed Landscape - This occurs when the existing landscaping is neither removed nor pruned. This type is appropriate for all areas throughout the site.
5.e.(2) Natural Landscape	ARGs Section 5.2 Landscaping Design	Guideline	Natural Landscape - This is when limited pruning and/or removal of existing landscape occurs. New plants may be introduced to enhance the overall appearance. New plantings shall be native species and complement existing vegetation. Planting shall be natural and random in form. This type of landscape is appropriate throughout the site.
5.e.(3). Designed Landscape	ARGs Section 5.2 Landscaping Design	Guideline	Designed Landscape - This is when most of the vegetation has been introduced into a defined area. This type of landscape is permitted only within the building envelope.
5.f. Site Drainage and Landscape Plan	ARGs Section 5.4 Site Drainage and Landscape Plan	Guideline	(1) The lot owner is managing storm water within the limits of the lot. Landscape plans shall be submitted with building plans to the ARC for approval. Plans must indicate surface drainage patterns. (2) All grading within the development relates to and blends into the surrounding landscape.
5.g. Site Work and Landscaping	ARGs Section 5.6 Site Work and Landscaping	Guideline	(1) Every effort will be made to avoid disturbing areas outside of the designated building envelope during the building process. Owners/builders have designated land areas that may be disturbed during construction and provided a plan for mitigation. (2) The property is and will be controlled for noxious weeds. (3) Landscaping will be completed within 12 months after completion of construction, including driveways and parking pavement, walks, lighting, trees, shrubs, landscape mulch, irrigation lawn and turf areas.
5.h. Recommended Plant Materials	ARGs Section 5.7 Recommended Plant Materials	Guideline	Recognizing that all Fox Run properties lie within undisturbed environments and wildlife corridors, care is being taken in selecting new plants for each site. Suggested plant materials for Fox Run Community are based upon plant material that has been observed growing in Gallatin Valley and other areas with similar climate and elevation. Since many factors affect the success of plant material, a qualified landscape architect or contractor familiar with local conditions should be consulted. The selection and location of plant materials by individual owners shall minimize irrigation water usage. Suggested plant materials are:
5.h.(1). Trees	ARGs Section 5.7. (a). Trees	Guideline	Trees: Crabapple, Chokecherry, Amur or Totarian Maple, Japanese Tree Lilac, Buckeye, Mountain Ash, Amur Chokecherry, Hackberry, Colorado Spruce, Ponderosa Pine, Scotch Pine, and Grand Fir.
5.h.(2) Shrubs	ARGs Section 5.7. (b). Shrubs	Guideline	Shrubs: Currant, Red Twig Dogwood, Potentilla, Plum, Service Berry, Cotoneaster, Grape Holly, Junipers (many varieties), Spirea, and Shrubrose.
5.h.(3) Ground Cover	ARGs Section 5.7. (c). Ground Cover	Guideline	Ground Cover: Phlox, Aja, Periwinkle, Sedum (many varieties).
5.h.(4) Lawn	ARGs Section 5.7 (d). Lawns	Guideline	Drought tolerant and water wise general lawn mixes including Kentucky Blue Grass (70%), and rye grass and fescue (30%).
6. Construction			
6.a. Codes	Covenants Article XIII a	Mandatory Covenant	All structures are being constructed in compliance with Montana State adopted codes for construction, including codes for Seismic Zone 3 and the National Fire Protection Association Codes.
6.b. Fire Protection	Covenants Article XIII k	Mandatory Covenant	Dwellings are being constructed with the following fire protection requirements:

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6.b.(1) Fire Sprinkler Systems	Covenants Article XIII k	Mandatory Covenant	(Note: Option for dwellings) All commercial buildings shall be constructed with automatic fire sprinkler system meeting the requirements of the NFPA 13D/Uniform Fire Code. The Fire District shall receive a stamped set of engineered sprinkler system plans for review and approval prior to construction. Inspection shall be scheduled, with 48 hour notice, during construction, and once after completion.	
6.b.(2) Fire Retardant	Covenants Article XIII k	Mandatory Covenant	All dwelling units may install automatic fire sprinklers pursuant to the standards for commercial buildings above or treat the building materials with a class A fire retardant that reflects the following standards:	
6.b.(2) (a) Treated Materials	Covenants Article XIII k	Mandatory Covenant	All structural members, roof decking, and sub flooring be treated with a fire retardant having a class A fire resistance rating, consistent with the requirements of NFPA 220.	
6.b.(2).(b) Safety Data Sheet Submittal	Covenants Article XIII k	Mandatory Covenant	The builder will be required to submit for approval the fire retardant product, a Manufacturer's Safety Data Sheet, and test criteria and results, for each product to be used to the local Fire District.	
6.b.(2).(c) NFPCA-HMIS Rating	Covenants Article XIII k	Mandatory Covenant	Any product submitted for approval must have a NFPCA-HMIS Rating: (1) Health: 1 or less, (2) Flammability: 0, (3) Reactivity: 0, and (4) Special Hazard: none.	
6.b.(2).(d) No Toxic By-products	Covenants Article XIII k	Mandatory Covenant	No fire retardant products which produce toxic by-products in the process of combustion will be allowed.	
6.b.(2).(e) Affidavit	Covenants Article XIII k	Mandatory Covenant	Prior to final occupancy of the dwelling, the builder will be required to provide an affidavit stating the name of all fire retardant products used, and that they were applied in a fashion consistent with the manufacturer's recommendations.	
6.c Commencement of Activities	See below	See below	See below	See below
6.c.(1). Commencement of Activities	Covenants Article IX Section 9.4 Procedure	Covenant	Except as otherwise specifically provided in the Architectural Guidelines, no activities have commenced on any portion of the Galactic Park Residential Area until an application for approval has been submitted to and approved by the ARC.	
6.c.(2). Construction Start	ARGs Section 2.2 Design Submittal	Guideline	No construction has begun until the builder/owner had a letter of final approval from the ARC.	
6.d. Construction Job Site	ARGs Section 4.13 Construction Job Site	See below	See below.	See below
6.d.(1) Storage of Equipment and Materials	ARGs Section 4.13 Construction Job Site	Guideline	All equipment and materials are and will be stored on the building site and are and will not be kept on other lots or in common areas.	
6.d.(2) Trash on Construction Site	ARGs Section 4.13 Construction Job Site	Guideline	(1) All rubbish, trash, and garbage is and will be regularly removed from the property and is and will not be allowed to accumulate thereon. (2) Rubbish, trash, and garbage is and will be kept in sanitary containers and not allowed to blow or scatter onto other property in the area.	
6.d.(3) Portable Toilet on Construction Site	ARGs Section 4.13 Construction Job Site	Guideline	A portable toilet is or will be on the site during construction.	
6.e. Construction Completion	ARGs Section 2.4 Completion	Guideline	All work on any improvement in Fox Run, once started, will be continued on a diligent and continuous basis until completion, which shall not exceed 12 months.	
6.f. Construction Compliance	ARGs Section 2.5 Construction Compliance	Guideline	All improvements, construction, reconstruction, alterations, or remodeling requiring the approval of the Architectural Review Committees and will be completed in substantial compliance with the plans and specifications initially approved by the Committee.	
7. Lighting	ARGs Section 7 Lighting	Guideline	See below.	See below
7.a. Intent	ARGs Section 7.1 Intent	Guideline	In an effort to preserve the natural night time environment, light is not excessive and is respectful of the dark sky definition.	

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7.b. Exterior Lighting	ARGs Section 7.2 Exterior Lighting	Guideline	(1) Exterior lighting is subdued, understated and indirect so as to not disrupt the natural environment. (2) Lighting is free of glare and indirect; no light shall radiate beyond the building envelope.	
8. Maintenance				See below
8.a. Weed Control	See below	See below	See below	See below
8.a.(1) Weed Control Requirements	See below	See below	See below	See below
8.a.(1).(a). Weed Control Requirements	Covenants Article XIII b	Mandatory Covenant	...the control of noxious weeds by individual owners on their respective lots shall be as set forth and specified under the Montana Noxious Weed Control Act (7-22-2101 through 7-22-2153 MCA) and the rules and regulations of the Gallatin County Weed Control Disstrict. The landowner is controlling state and county noxious weeds on his or her lot.	
8.a.(1).(b). Weed Control	ARGs Secion 5.7 (f).	Guideline	The lawowner is controlling state and county declared noxious weeds on his or her lot.	
8.a.(2) Weed Control Enforcement	Covenants Article XIII b and ARGs Section 5.7 (f).	Mandatory Covenant and Guideline	In the event a landowner does not control the noxious weeds, after 10 days notice from the Homeowners' Association, the Association may cause the noxious weeds to be controlled. The cost and expense associated with such weed management shall be assessed to the lot and such assessment may become a lien if not paid within 30 days of the mailing of such assessment.	For info
8.b. Garbage	See below	See below	See below	See below
8.b.(1) Garbage Storage	Covenants Article XIII o	Mandatory Covenant	All garbage is stored in animal-proof containers	
8.b.(2) Refuse/Waste Collection	ARGs Section 3.14 Refuse/Waste Collection	Guideline	Recognizing that all Fox Run properties lie within existing wildlife corridors, care is being taken to ensure that no adverse impacts are created	
8.c. Snow Removal	Covenants Article VIII 8.2	Covenants - Land Use	Individual lot owners shall be responsible for snow removal within the confines of their lots. Snow storage areas shall be designated and all roadways shall be kept clear, free, and open for unrestricted vehicular traffic at all times.	
8.d. Fence Maintenance	ARGs Section 4.5 Fencing	Guidelines	Proper maintenance of any and all fencing is being provided.	
8.e. Driveway Maintenance	ARGs Section 4.6 Driveways	Guidelines	Proper maintenance of driveways and driveway surface is being provided.	
9. Activities				See below
9.a. Feeding of Big Game Wildlife	See below	See below	See below	See below
9.a.(1). Feeding of Big Game Wildlife	Covenants Article XIII n	Mandatory Covenant	There is no artificial feeding of any big game wildlife.	
9.a.(2) Artificial Feeding of Big Game Wildlife	Covenants Article VIII Section 8.8	Covenant	There is no artificial feeding of all big game wildlife, including but not limited to salt or mineral licks.	
9.b. Taking of Wildlife Species	See below	See below	See below	See below
9.b.(1). Talking of Any Wildlife Species	Covenants Article XIII r	Mandatory Covenant	There is no taking of any wildlife species within the property, except for catching fish.	

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9.b.(2). Hunting	Covenants Article VIII Section 8.8	Covenant	(1) There is no taking of any wildlife species within the property, except for catching fish. (2) There is no hunting of any type, trapping or discharging of firearms for any purpose anywhere within the property.	
9.c. Planting of Wildlife Attracting Vegetation	See below	See below	See below	See below
9.c.(1) Planting of Wildlife Attracting Vegetation	Covenants Article XIII s	Mandatory Covenant	There is no planting of wildlife attracting vegetation.	
9.c.(2). Planting of Wildlife Attracting Vegetation	Covenants Article VIII Section 8.8 Wildlife Habitat, Hunting and Fishing	Covenant	There is no planting of wildlife attracting vegetation.	
9.d. Pets	Covenants Article XIII q	Mandatory Covenant	Pets are controlled by each homeowner, and not allowed to roam within the subdivision.	
9.e. Keeping of Horses	Covenants Article VIII 8.4 Keeping of Horses	Covenants - Land Use	There is no keeping of horses or other livestock on the property.	
9.f. Home Occupation	Covenants Article VIII 8.5 Home Occupation	Covenants - Land Use	A home occupation is an occupational use customarily conducted entirely within a dwelling by the inhabitants of that dwelling which is clearly incidental and secondary to the use of that dwelling as a living quarters and in. If there is a home occupation there are: no on-premises sales of products, no on-site employment of persons other than the residents of the dwelling, no generation of pedestrian or vehicular traffic beyond that customarily and incidental to the residential use of the dwelling; no generation of pedestrian or vehicular traffic beyond that customarily and incidental to the residential use of the dwelling; no employees who do not reside on the premises, no use of commercial vehicles or for deliveries to and from the premises, no signs or structures advertising the occupation, no excessive or unsightly storage of materials or supplies.	
9.g. Noxious, Offensive, or Hazardous Activities	Covenants Article VIII 8.6 Noxious, Offensive, or Hazardous Activities	Covenants - Land Use	(1) There are no noxious, offensive, or hazardous activities on any portion of the property. (2) Nothing is done on or placed upon any portions of the property, which is or may become a nuisance to others. (3) All exterior lighting is non-glare or downlight so as not to be obtrusive to neighboring properties. (4) No sound is produced on any lot or other portions of a property that is unreasonably loud or annoying, including but not limited to speakers, horns, whistles, or bells.	
9.h. Fireworks	Covenants Article VIII Section 8.8	Covenant	There are no fireworks on any portion of the property.	
9.i. Trailers, Boats, and RV Storage	See below	See below	See below	See below
9.i.(1) R.V.s, Trailers, and Boats	Covenants Article VIII Section 8.11, R.V.s, Trailers, and Boats	Covenant	No R.V.s, trailers, or motorized boats over 18 feet are parked on the lot. They may be kept inside a garage and out of sight.	
9.i.(2). Trailers, Boats, and RV Storage	ARGs Section 4.8 Trailers, Boats, and Recreational Vehicle Storage	Guideline	Any trailers, boats, or recreational vehicles measuring over 18 feet in length are stored out of sight in a garage. At no time are they be parked or stored on a residential lot.	
9.j. Preservation of Water Resources	Covenants Article VIII, Section 8.7 Preservation of Water Resources	Covenant	(1) All owners, their guests, invitees, or employees conduct their use and activities in a manner that will preserve the integrity of the springs, ponds, streams, ditches, and creeks within the property. (2) There is no pollution of water or the degradation of water quality.	
9.k. Removal of Vegetation	Covenants Article VIII Section 8.8 Wildlife Habitat, Hunting and Fishing	Covenant	The owner did not remove or allow others to remove or alter any of the existing vegetation thereon, except as may be required for clearing and preparation of building sites and other permitted improvements and as approved by the ARC, except for emergency protection of life and property.	
9.l.Chemicals	Covenants Article X Section 10.2 Chemicals	Covenant	There is no use of chemical herbicides and pesticides except for control of noxious weeds and pests as required by law. Non-chemical weed control is strongly encouraged. Only approved herbicides should be used and a Gallatin County Weed Board Representative (phone 582-3265) should be consulted before applying chemicals to sensitive areas. Contact a local nursery for the most effective pesticides that least impact desirable species of insects.	