

# Sundance Ridge

## Big Sky

“Proposed” Builder Guidelines

All plans MUST be approved by Developer:

- Exterior Elevation
- Landscaping Design and Vendor Invoice
- Exterior Paint Color

Square Footage Requirements:

- 2 Story: 3,900 sq. ft. above grade minimum
- 1.5 Story: 3,900 sq. ft. above grade minimum, (2,400 sq. ft. first floor minimum)
- Reverse 1.5 Story: 3,900 sq. ft. finished minimum, (1,200 sq. ft. minimum basement finish)
- Ranch: 2,300 sq. ft. above grade minimum, (64' minimum frontage)

\*Above square footage ranges shall be enforced on all Speculative Homes constructed in Big Sky. Minimum size requirements shall be enforced on all construction within Big Sky, while there will be NO maximum square footage regulation on “Build Jobs”.

Exterior Elevations:

All properties will be faced on all sides with quality facing materials such as:

- Hand stucco,
- Lap, Shake Siding of “Smart Siding/Trim” quality,
- Brick or Natural Stone,

All returns shall be of the same material as that which is on the front elevation, i.e., stone, stucco

Fireplaces:

Fireplaces that protrude through the roof may be siding (“Smart Siding quality)

Front fireplaces shall conform to Exterior Elevation requirements

All fireplaces shall have concrete foundations

Roofs:

Material shall be at a minimum equal to or greater than a 50-year composition; i.e., “Grand Manor” (by CertianTeed) or equivalent, tile, slate or concrete.

Approved composition colors are as follows:

Rustic Black, Weathered Wood, Black Walnut, Natural Timber per sample board to be provided.

Windows:

Windows shall be Dual Pane, Double Hung or better, Clad or Vinyl

Interior Ceiling Heights:

Minimum 9' on First Floor and Basement

Decking:

All surfaces showing shall be approved by the Developer. Flooring joists may be CCA or equivalent.

### 3 Car Garage:

#### Minimum Standard

Landscaping shall include the following as minimum standards:

#### Fully sodded lot

One percent of the total sales price of the house and lot must be used toward landscaping.

A minimum of 75% of the above allowance planting requirement must be used for plantings.

Costs associated with site prep, fill dirt, mulch, drainage, etc. shall not be considered part of the landscape package requirement.

Two (2) trees must be included in the landscape design or as required by local municipality code(s).

One (1) street tree may be used toward the two (2) required, if more than one (1) street tree is required on the subject lot. If only one (1) street tree is required on the subject lot, two (2) ornamental trees shall be required.

Cost(s) associated with city required street trees shall not be applied to the landscape allowance.

Builder and/or Buyer(s) shall be responsible for all street trees required by the City.

#### Irrigation

All lots shall include irrigation on sodded areas as well as landscape beds.

#### Additional Items of Consideration:

Developer assigned "Architectural Review Committee"

Address Plaque Requirement

Mailbox- CBU or Individual Residential Box

Minimum Interior Standard Features – To be determined