



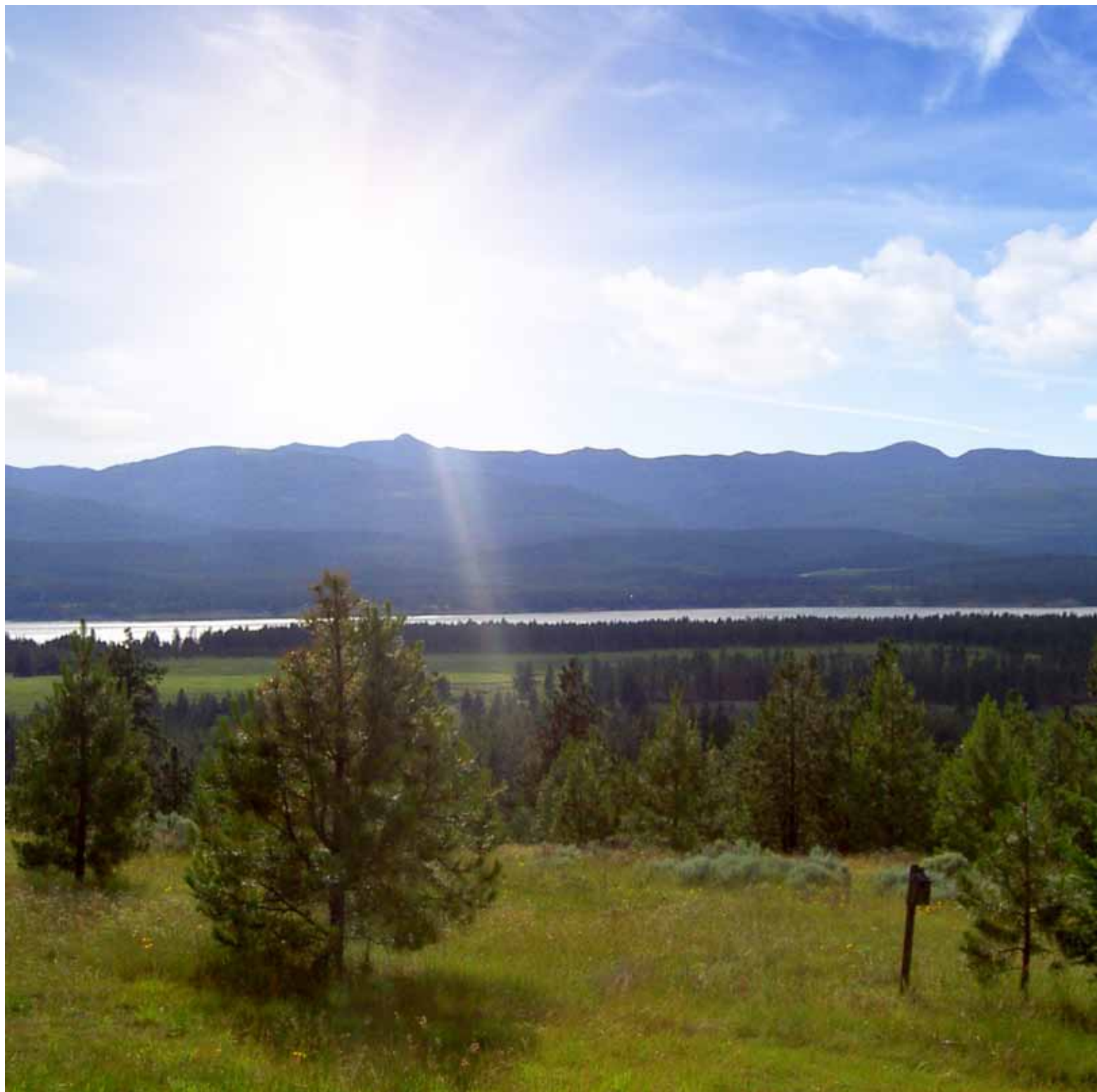
*wilderness club*  
M O N T A N A



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# DESIGN GUIDELINES

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# PREFACE

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# PREFACE

These Design Guidelines (Guidelines) establish the architectural traditions, aesthetic guidelines and sustainability measures for all new homes and associated Improvements, building additions, site work and landscaping at Wilderness Club. These Guidelines also address the design and construction review process, and Wilderness Club Design Review Committee (Committee) approval for the same types of Improvements. The Appendices contain a glossary of defined terms used throughout the Guidelines, an Approved Plant List and a list of Green Design Resources. The Guidelines are for the Estate Lots at the Wilderness Club and are intended to ensure that all building and landscape designs are compatible with the site, the overall environment, and the design objectives of Wilderness Club. All defined terms are capitalized herein.

The Guidelines will be administered and enforced by the Committee in accordance with procedures set forth in the Declaration of Covenants, Conditions, and Restrictions for Wilderness Club (the “Declaration”). In the event of any conflict between the Guidelines and the Declaration, the Declaration shall govern and control. In addition to the Guidelines and the Declaration, all building and site Improvements are to comply with all local and federal codes as applicable.

The Guidelines may also be amended from time to time by the Committee; therefore, it is the Owner’s responsibility to ensure they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the Declaration.

The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements within Wilderness Club. Owners and their consultants and contractors should familiarize themselves with these rules prior to start of design or construction.

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# Chapter 1

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# DESIGN APPROACH

## 1.1 The Vision



The natural beauty and rich history surrounding Wilderness Club and the Tobacco Valley region of northwest Montana is the community's foremost priority. Dramatic vistas, gently rolling terrain and an abundance of wildlife and forest vegetation create a classic "Western" landscape. The vision for the community focuses on a long-term commitment to preserving and enhancing this Western landscape so that the cultural and natural resources are protected in perpetuity. The following main concepts form the basis for the design of all Improvements at Wilderness Club:

**Stewardship:** The vision for Wilderness Club begins with a strong respect for the natural environment and a commitment to its long-term health and viability. Individual Homesites have been carefully planned to ensure the sensitive placement of homes in order to maximize views and ensure privacy while minimizing impacts. Homeowners are asked to use the same level of care and stewardship when siting and designing their homes. (See Section 2.3, Siting Considerations.)

# DESIGN APPROACH

## 1.1 The Vision



Create a community



...where traditions are shared

**Architectural and landscape designs that blend in and “connect” to the mountain environment:** The environment surrounding the Wilderness Club calls for architecture and landscape treatments that respond to this classic Western landscape. The Western Ranch House and Rustic Mountain House styles are compatible with the vision of Wilderness Club and its environment. Low-profile, one to two story designs that hug the land, combined with authentic wood and stone treatments will create homes that fit into this landscape. Homes are to blend in with, rather than dominate the natural surroundings. The particular elements of these two styles that are appropriate at Wilderness Club are described throughout the Guidelines. Refer to Section 1.3 for further discussion of these styles.

**Creating Community:** A main focus at Wilderness Club is establishing a safe, connected and unified community -- physically, architecturally and socially. An extensive trail system, numerous recreational opportunities, and a village center offering a variety of services all contribute to ensuring that a lively and rich community is created that is rooted in this historically “Western” region.

**Incorporate Green (Sustainable) Design Concepts and Practices:** At Wilderness Club there is an emphasis on environmental responsibility and the long term stewardship of the land. A commitment to incorporating sustainable building concepts is at the heart of this concept. The built environment has a profound impact on the natural environment, economy, health and productivity. “Green” Design focuses on treating the land and environment responsibly, protecting what we are here to enjoy and consequently creating a healthier living environment. Throughout these Guidelines, specific measures are outlined that are required and/or recommended to minimize resource consumption, reduce waste and preserve the natural surroundings. Owners and their design teams are encouraged to incorporate Green Design measures in their house and site improvement plans. Green Design measures are integrated throughout these Guidelines, identified by this symbol. (\*)

# DESIGN APPROACH

## 1.2 Design Theme

### Connection to the Mountain Environment



The design theme for Wilderness Club reinforces the Vision (as described above in Section 1.1) at Wilderness Club — a special place in Montana’s storied northwest: a place to relax and enjoy the natural setting, year-round recreational opportunities that foster connection with the land, and time with family and friends. Architecture and landscape are to work in concert to realize the theme of Wilderness Club through the design objectives outlined below:

**Landscape is dominant:** Site planning and building design is to be responsive to the site and its natural resources, climate and vegetation. Building placement is to retain existing trees and minimize site disturbance. Landscape designs are to help soften buildings, and create outdoor spaces, screen wind and provide shade. Transitional outdoor spaces, such as porches, decks, patios, terraces and areas of reforestation are to be used to blur the line between indoors and outdoors.

**Draw from the early Western ranching traditions by creating a “collection” of buildings, rather than one single building mass:** Residences are to be personal, low profile and intimate in scale. Main building masses are to be surrounded by simply massed wings and elements that express a size and scale consistent with the functions they enclose. Additive elements such as porches, bay windows, dormers, balconies and doorways contribute to creating shade and shadow as well as a rich and varied architecture.



# DESIGN APPROACH

## 1.2 Design Theme

### Connection to the Mountain Environment



Building placement takes cues from the sites' existing conditions.



Rustic craftsmanship gives buildings individual personality.

#### **Emphasize the connection to the outdoors by utilizing natural building materials:**

Buildings and landscape Improvements are to use authentic, natural construction materials, such as stone, wood and patinaed metals that appear indigenous to the region.

#### **Express care and craftsmanship in detailing:**

Diversity of design and individual expression are encouraged provided the collective result creates a visually harmonious community. Custom detailing at exterior walls, timber trusses, beams, rafters, corbel braces and other connections provide opportunity for individual expression and give buildings their own unique "personality". Site planning and building design is to be responsive to the site and its natural resources, climate and vegetation. Building placement is to retain existing trees and minimize site disturbance. Landscape designs are to help soften buildings, and create outdoor spaces, screen wind and provide shade. Transitional outdoor spaces, such as porches, decks, patios, terraces and areas of reforestation are to be used to blur the line between indoors and outdoors.

#### **Orient buildings to take advantage of climatic changes and seasons:**

The climate in the mountains exhibits a dynamic pattern of changing conditions throughout the year. Buildings and outdoor spaces are to be designed with this in mind as well as to increase energy efficiency. Roofs may provide welcome shade at porches during the summer and a protected entryway during cold winters. Outdoor rooms are to be designed with their potential use and weather constraints in mind.

# DESIGN APPROACH

## 1.3 Wilderness Club Architectural Style



Architecture at Wilderness Club may draw on a variety of styles, including the Western Ranch House and Rustic Mountain House, to create home designs that are well-suited to the plains and forests of northwestern Montana. Although the Rustic Mountain and Western Ranch House traditions largely influence the Wilderness Club style, not all elements of these two styles are appropriate. Architectural design is to incorporate those elements from Western Ranch House and Rustic Mountain traditions for today's lifestyle as listed below and as noted throughout these Guidelines:

- Buildings and landscape elements respond to the existing site topography. Building foundations and ridgelines are horizontal, and are stepped to follow the land's natural slope.
- Natural building materials are used, such as stone and timber, that appear to be local to the northwest Montana region. Building materials are to create a rich, natural texture consistent with that of the surrounding environment.
- Emphasis is placed on low-profile massing, well-proportioned volumes and hand-crafted detailing, often constructed of hammered metal and hand-shaped wood. Custom detailing provides each Residence with a unique and identifiable personality.
- Roofs have simple gable and shed forms with deep overhangs that provide shade at windows, entries and porches.
- Building massing emphasizes the indoor-outdoor relationship by using clusters of room-sized volumes, outdoor rooms and/or separate building wings for easy access to the outdoors from every room in the house. Separate building wings may be detached and/or attached by arcades or breezeways.



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# Chapter 2

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# SITE AND LANDSCAPE PLANNING GUIDELINES



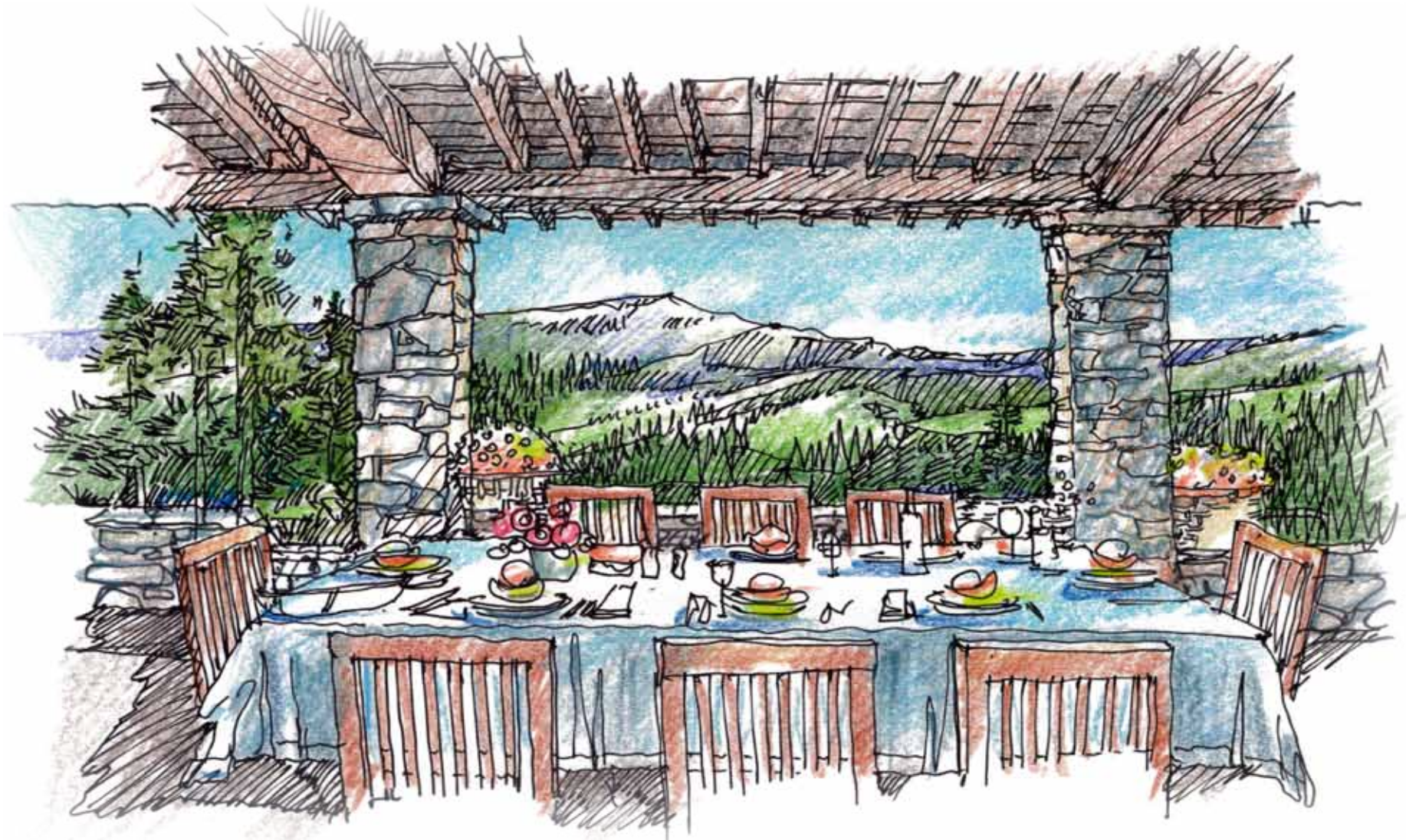
The intent of the site development and landscape guidelines is to encourage site-responsive and environmentally sensitive design, while at the same time producing a unified and harmonious community that reflects the Wilderness Club design approach described in Chapter 1.

This Chapter sets forth Guidelines and standards for all site work including the siting of structures, grading, and all landscape improvements including outdoor terraces, walls, fences and lighting. They illustrate how improvements can be integrated into the overall landscape setting, and not detract from its ecological function or visual quality. In this way the natural setting that inspired its name is preserved as the most valuable asset of Wilderness Club.



# SITE AND LANDSCAPE PLANNING GUIDELINES

Figure 2.11: Residential planting concepts



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.1 Site and Landscape Objectives

**Incorporate site-specific design solutions that are responsive and subordinate to the Homesite topography, climate and environment.**

Buildings are to be sited to minimize grading and maintain a low, subordinate profile against the back drop of the surrounding trees. Outdoor areas are to take advantage of sunlight, provide wind protection and capture views.

**Preserve, protect and enhance the existing forest and natural environment.**

The overall dominance of the natural setting should be preserved by fitting buildings into the existing landscape. Houses are to be sited to minimize tree removal and preserve the integrity of the surrounding forests. A natural buffer is to be maintained between the house and street, neighboring Homesites and other off-site areas.

**The Natural Area on Homesites is to remain as natural as possible.**

Additional native tree and shrub groupings may be placed so that the transition from the Golf Course to Homesites adjoining the course is gradual. Plantings are to create selective views to the Golf while obscuring views of the Residence and private areas. On forested Homesites, the Natural Area should provide a gradual transition from the surrounding native landscape to the slightly more ornamental landscape on the Homesite.

**Design courtyards, decks and outdoor spaces to emphasize the outdoor-oriented lifestyle.**

Outdoor spaces should be oriented to maximize sun exposure and views. Natural landscape features such as rock outcroppings, vegetation and topography are to be incorporated into landscape designs to achieve a gradual transition between the built and natural environments.

**Use natural and indigenous stone and wood building materials for landscape structures, site walls and outdoor areas.**

The color and texture of natural materials will visually and physically tie buildings to the rugged beauty of the existing Wilderness Club landscape. Use consistent materials and details in the landscape and building for visual consistency.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.2 Homesite Diagrams



Homesite Diagrams for standard Homesite types have been prepared based on typical Homesite dimensions. Homesites that require special consideration due to size, shape and location have specific Homesite Diagrams prepared for them. Homesite Diagrams designate an Improvement Envelope, a Natural Area, and other factors affecting the development of the Homesite. Typical driveway access is also indicated on the Homesite Diagram. All notes for custom Home lots also apply to turn-key Cabin lots, except where noted.

Improvement Envelopes are the areas designated on the Homesite Diagrams within which all Improvements and site disturbance are to occur with the exception of utility connections, driveways, native landscape enhancements and any associated grading or site walls. All non-native landscape plantings are to be kept within the Improvement Envelope, as explained in Section 2.11 Landscaping and Plant Materials.

Improvement Envelope locations have been determined based on both typical and individual Homesite size and characteristics and the Wilderness Club planning and design objectives described in Sections 1.1 and 1.2.

The Natural Area is the remaining area of the Homesite, (excluding the driveway), outside of the Improvement Envelope. This area is to remain in an essentially natural condition. Proposed trees, shrubs and other plant materials within the Natural Area are to blend with the site's existing native landscape, transition from Golf Course edges and existing forested areas and are to create natural screens that lessen the visual impact of buildings on the site. Good forestry practices and clearing of fire hazards are permitted within the Natural Area, subject to Committee approval and the Guidelines described in Section 2.14. Refer to Section 2.11.4 for planting Guidelines and requirements within the Natural Area, and Appendix B for a list of appropriate plants.

# SITE AND LANDSCAPE PLANNING GUIDELINES

Figure 2.3: Typical Homesite Diagram showing site development concepts



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.3 Siting Considerations

### 2.2.3 Maximum Site Coverage

In accordance with the Wilderness Club standards, the maximum Site Coverage for each Homesite is 30% of the Homesite area or as permitted by the Design Review Committee. Site Coverage is defined as the percentage of the total site area covered by structures, paving, and all other impervious surfaces. Structure/building coverage includes the primary structure, and all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash enclosures, etc.) For Cabin sites, the maximum impervious coverage is 500sq. ft. (not including the building footprint and driveway).

### 2.3 Siting Considerations

#### Objectives:

- Integrate built Improvements with natural topography, vegetation and other landscape characteristics that are unique to the Homesite.
- Minimize the visual impact of buildings and related structures.
- \*Site buildings to take advantage of solar orientation and prevailing breezes.

#### Guidelines:

Houses built on sloping sites are to utilize stepped foundations and fragmented roof forms to mirror the profile of the natural topography.

Existing features such as trees or rock outcroppings are to be protected and integrated into the design of the home and its grounds.

Outdoor living areas, such as terraces, pools and lawns are to be contained within the Improvement Envelope with minimized visibility from neighboring Homesites, the Golf Course and surrounding roads.

All Improvements, driveway turnaround areas, site disturbance associated with construction of the house, and grading around the building are to be located within the Improvement Envelope.

\*Site buildings to take advantage of solar orientation and prevailing breezes. Proper building orientation facilitates the use of natural daylighting.

\*Depending on the Homesite's orientation and location, south and west facing windows may benefit from sunshading devices. Buildings that utilize natural ventilation, along with ceiling fans, generally reduce both heating and cooling loads.



## SITE AND LANDSCAPE PLANNING GUIDELINES



Figure 2.4: Integrate built improvements and outdoor living areas with natural landforms, vegetation and other landscape characteristics that are unique to the Homesite.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.4 Grading

### Objectives:

- \* Site buildings to minimize grading and earthwork.
- Protect and preserve existing vegetation.
- Blend site improvements with the natural land form.

### Guidelines:

Minimization of grading and earthwork is encouraged. This reduces construction costs, such as those associated with retaining systems and drainage redirection, and minimizes impact to downstream water and lake impacts.

It is highly recommended that a licensed engineer registered in the State of Montana or a licensed Landscape Architect are to prepare a full set of drawings including grading, drainage, utility locations, re-vegetation and sedimentation and erosion control plans for all new construction. (Refer to Section 6.12 for grading and erosion control measures required during construction.)

“Flatpad” grading, or complete levelling of the Improvement Envelope, is not permitted.

All cuts, fills and retaining walls are to create smooth transitions at the top and bottom of slopes that appear as extensions of the natural landform. Grading designs are to protect and retain as many existing trees, vegetation and rock outcroppings as possible.

All Improvements, driveway turnaround areas, site disturbance associated with construction of the house, and grading around the building are to be located within the Improvement Envelope.

Slopes are not to exceed 3:1. Slopes in excess of 3:1 but not exceeding 2:1 may be considered provided the stabilization treatment and design is consistent with the overall Guidelines of this section. Natural slopes are to be used instead of structures wherever feasible. Slopes in excess of 3:1 require Committee approval of proposed stabilization treatment and design.

Grading may not extend outside of the Improvement Envelope with the exception of that associated with driveways, minor paths and utility Improvements, or as approved by the Committee.

Cut and fill slopes are to be re-vegetated with plantings appropriate to the site. (See Appendix B – Approved Plant List.)

Landscape berms are not permitted without specific Committee approval.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.5 Retaining and Site Walls

### Objectives:

- Minimize disturbance to the site.
- Integrate retaining walls into the existing topography to reinforce the connection of the architecture with the landscape.
- Use stone that is local to the region and that is constructed with traditional dry-stack methods.

### Guidelines:

Retaining walls are not to exceed 4 feet in height. Retaining walls up to 6 feet in height may be considered on a case-by-case basis provided they are not visible from off-site. Terraced wall structures with ample planting pockets (minimum 4 feet wide) are to be used where grade changes exceed 4 feet.

Retaining walls in excess of 4 feet in height are to be designed by a licensed engineer registered in the State of Montana.

Tops of retaining walls are to blend with natural contours. Ends of walls are not to end abruptly, but are to transition naturally into existing landforms, rock outcroppings and vegetation.

Shrubs, ground covers, or native grasses are to be planted at the base and top of walls to blend them with the site.

All walls are to be built of native-appearing stone laid to appear structural and not veneered; railroad tie or other timber walls will not be permitted.

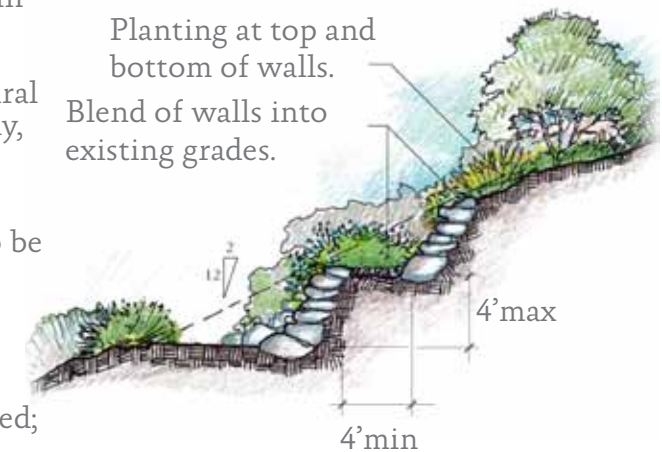


Figure 2.5: Retaining wall design concepts



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.6 Area of Disturbance

## 2.7 Driveway and Parking Requirements

Boulders are to appear indigenous to the site.

Freestanding site walls are to appear as extensions of the architecture to create outdoor rooms. Freestanding wall height may not exceed 6'-6".

## 2.6 Area of Disturbance

The area around a project impacted by Construction Activity is known as the Area of Disturbance and is limited to the area immediately surrounding necessary building excavation. Reasonable allowances may be granted for practicality of construction and to meet required safety measures.

The Area of Disturbance must be shown on Site Plans submitted to the Committee. Refer to Sections 5.7 and 5.8 for submittal requirements.

The Area of Disturbance must be completely revegetated in accordance with Section 2.11.

## 2.7 Driveway and parking Requirements

### Objectives:

- Minimize visibility of garages, paving and parking areas.
- Blend driveways with the existing topography.
- Preserve the natural features of the Homesite.

### Guidelines:

Driveways are to be a minimum of 12 feet and a maximum of 14 feet wide, except where they provide a turnaround at garages. Every effort is to be made to minimize the paved areas of driveways and turnarounds while still conforming to the parking requirements described herein.

One driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree removal or limbing, off-site visibility or other disruption of the Homesite. All cabin sites and some Homesites may have a fixed driveway alignment if a Homesite Diagram has been specifically prepared for the Homesite. Driveways and parking areas may not be visible from the Golf Course.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.7 Driveway and Parking Requirements



Parking spaces and driveway areas are to be screened with planting.

Asphalt is the preferred material for use on driveways. Natural stone and concrete pavers may be used within autocourts, a minimum of 20 feet away from street surfaces. When used, concrete pavers are to be integrally-colored in muted tones that blend with the landscape.

Driveways are generally to be constructed without curbs. If curbs are required to direct drainage, they are to be made of natural stone.

Parking spaces are to be the minimum required to accommodate the Owner's parking with at least two enclosed spaces. Garage spaces may be included in the total parking requirement.

Parking spaces are to be screened from adjacent roads and neighboring Homesites by using a combination of careful siting, planting, grading and/or walls.

Driveways and parking designs are to consider snow shedding and provide for adequate snow storage requirements.

Driveways, in general, should not to exceed a 10% gradient. If a slope greater than 10% necessary it is to be designed by a licenced engineer registered in the state of Montana to conform to relevant civil design standarts. The first and last 20 feet of the driveway may not exceed a 6% gradient.

Concrete and asphalt paving material containing recycled content is strongly encouraged as well as the use of more pervious types of paving. See Section 2.10 and Appendix C for additional information regarding Green driveway materials.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.8 Drainage Systems and Structures

### Objectives:

- Preserve existing drainage patterns and significant topographical features.
- Minimize erosion.

### Guidelines:

Existing drainage courses are to be protected and drainage patterns maintained to the extent feasible.

Drainage off the property may not be increased. Existing drainage volumes are to be maintained to avoid erosion.

Headwalls, piping, and similar drainage structures are to be screened from view.

Drainage across or under driveways is to be incorporated into driveway and apron design and concealed with stone headwalls similar to those used as part of the community infrastructure.

Drainage design is to minimize any potential for erosion and consequent downstream water quality impacts.

\* Installing above and/or below-ground stormwater collection cisterns that may be used for irrigation of landscaped areas is encouraged. Above-ground cisterns are to be constructed of high-quality, durable materials and are to be screened from off-site views.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.9 Fences and Gates



Coated wire mesh applied to split-rail fencing may be used for pet enclosures.

### Objectives:

- Allow for privately fenced areas that maintain views and minimize off-site visibility.
- Minimize disturbance to the natural vegetation.
- Maintain views and landscape connectivity.

### Guidelines:

In order to maintain the visual quality of an open and natural wooded landscape, fences and site walls are not allowed, with the exception of pet enclosures and pool fencing.

Fences and gates are to be constructed of natural wood, and treated and stained to match adjacent buildings or left to weather naturally. Fences with wood posts and dark or weathered metal intermediates are also allowed. Fences and gates are to utilize traditional Rustic Mountain and Western Ranch House inspired designs.

Pool and spa enclosures are to comply with all safety standards as specified by local, State and Federal Safety Codes. Pool and spa fences must be entirely within the Improvement Envelope, and may require additional detailing and landscape treatments, as specified by the Committee, to minimize off-site visibility. These fences may not encompass the residence, and no length may exceed 2/3 of the corresponding Improvement Envelope length.

Private entry gates at driveways are not consistent with Wilderness Club's design objectives and are not permitted.

Pet enclosures are allowed provided they are constructed of approved materials and are not visible from the Golf Course, neighboring Homesites and/or adjacent roads. Pet enclosure are to be attached to the Residence or within 15' of the home, must be entirely within the Improvement Envelope, and are not to exceed 400 square feet in total area.

Fences used for pet enclosure areas may be a maximum of 6 feet in height provided they are not visible from off-site. Wire mesh, finished to recede into the landscape, may be added to wood rail fences for pet enclosures.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.10 Exterior Hardscape Design - Paths, Outdoor Stairs and Terraces



Native Montana flagstone set on a concrete base.



Dry-laid flagstones create an informal path



Planted joints add color and interest to terrace areas.



Crushed gravel is framed by square timbers to create a rustic entryway.

### Objectives:

- Integrate outdoor site features with the natural topography and vegetation.
- Utilize natural materials that are consistent with materials found locally.
- Design outdoor terraces and spaces as natural extensions of the indoors to create a sequence of “room-like” spaces.

### Guidelines:

Appropriate paving materials for exterior hardscape areas include:

Native stone

Decomposed Granite

Gravel

Faux stone that has the appearance of native stone

Colored, stamped and/or patterned concrete if colors blend with the natural environment

Pre-cast concrete pavers or gap-spaced unit pavers

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.10 Exterior Hardscape Design - Paths, Outdoor Stairs and Terraces



Figure 2.9: An exterior stone stair design integrates vegetation and topography.

Inappropriate paving materials include:

- Clay tile
- Non-colored, unpatterned concrete
- Asphaltic concrete

The design of the Residence and related outdoor hardscape areas is to blur the line between indoors and outdoors.

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns.

Outdoor firepits are to be designed and located to maximize safety and minimize the potential spread of wildfire. All fire pits are to be attached to the patio hardscape area. Screening and use of propane for firepits is required to minimize wildfire danger. Site plans are to indicate fire pit location in relationship to tree drip lines.

On-grade paved terrace areas are to be designed using informal shapes, irregular edges and natural materials so that a gradual transition from the man-made to the natural landscape occurs. Formal, rigid shapes are not appropriate.

\* Concrete and asphalt materials containing at least 35% recycled content (typically reground asphalt, concrete and fly ash) is recommended. Recycled content may run as high as 50% in these products. See Appendix C for Green Design Material Sources.

\* Consider using permeable surfaces that allow water to percolate into the soil. For walkways and patios, utilize gap-spaced unit pavers, decomposed granite, gravel or grass-stabilization systems. Allowing stormwater percolation reduces the volume of stormwater runoff and sheet flow while replenishing local aquifers and reducing soil erosion. These permeable surfaces may be effectively used in combination with biofiltration, bioswales, and even invisible (subsurface) detention systems.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.11 Landscaping and Plant Materials

### Objectives:

- Revegetate disturbed areas with native plant material to obscure the line of demarcation between the new and existing landscape.
- Preserve and enhance existing landscape vegetation patterns.
- Use plant materials and tree groupings to anchor buildings to the site.
- Preserve and enhance views to and from the Golf Course and long range vistas to the Purcell Mountains to the west, the Salish Mountains to the south, and the Whitefish Range to the east.

### 2.11.1 General Planting Guidelines:

In general, the planting design of each Homesite is to take its cue from the existing plant palette found surrounding the Homesite. Group or cluster shrubs to create massing of the same species, rather than scattering or mixing them throughout the site.

The intent at Wilderness Club is to preserve existing trees wherever possible. Landscape Improvements are to incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

Tree protection and fertilization measures are to be taken, under the direction of a certified professional arborist, on all large trees (6 inch caliper or more) within 30 feet of construction activity including trees outside of the Homesite.

Appendix B contains a list of approved planting materials and an approved seed mix for general landscape use, such as for the reestablishment of native grasses on disturbed areas of the site, and for the development of new natural meadow areas.

Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use. The Committee may disapprove any plant not compatible with the Wilderness Club environment.

Sun intensity and penetration is to be considered when locating plant materials. Trees and shrubs may be placed in areas where summer shade will be beneficial and avoided in areas that require winter sun.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.11 Landscaping and Plant Materials

### 2.11.2 Planting Material Requirements:

\* Preference should be given to the use of native plant species for landscaping (See Appendix B).

Conifers are to be a minimum of 6 feet in height. Single-trunk deciduous trees are to be a minimum caliper size of 2 inches. Multi-trunk deciduous trees are to have a minimum caliper size of  $\frac{3}{4}$  inches at each trunk and are to have a minimum height of 6 feet.

A minimum of 70% of the total shrub count is to be 5 gallon in size. The remaining 30% may be 1 gallon in size. Spacing is to ensure full massing in two growing seasons. Shrub planting as a single monoculture may not be spaced greater than 48 inches on center; 24 to 36 inches on center is encouraged.

Ground cover materials are to be representative of industry standards for container size (i.e. flats, liners, 4-inch pots, 1-gallon containers). Placement is to be triangular in pattern and spaced to achieve full coverage within two full growing seasons.

Seed is to be applied in a hydromulch slurry. The optimal time for seeding is from September 1 to October 15, or depending on general weather conditions, April 15 to June 15. Hydroseeding between June 15 and September 1 will require temporary irrigation. Failure to achieve 30% vegetative cover after one growing season will require a re-application of the hydroseed mix.

The quantity of introduced tree and shrub plantings is to be sufficient to effectively blend buildings with the native forest canopy.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.11 Landscaping and Plant Materials



Black Hawthorn



Fragaria "Pink Panda"



Alpine Aster

Non-native plant materials for use in the Improvement Envelope

### 2.11.3 Planting Guidelines within the Improvement Envelope

In areas immediately adjacent to buildings and not visible from off-site, a greater variety of non-native plant material, as listed in the Approved Plant List, is permitted. The use of drought tolerant plant materials is strongly encouraged.

The landscape design on each Homesite is to gradually transition from the Improvement Envelope to the Natural Area to match and/or enhance existing native landscape patterns.

New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites, off-site views and the Golf Course.



# SITE AND LANDSCAPE PLANNING GUIDELINES

Figure 2.11: Residential planting concepts



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.11 Landscaping and Plant Materials



Mock Orange  
Native plants for the Natural Area



Creeping Mahonia



Wood's Rose

### 2.11.4 Planting Guidelines within the Natural Area

The Natural Area is to be planted only with native plant materials, as listed in Appendix B. Planting patterns, variety and density is to be similar to that of the adjoining natural landscape.

For Homesites along the Golf Course, any new native plantings within the Natural Area are to respond to the massing and placement of Golf Course plantings. Any pruning or limbing of trees in this area should be conducted such that views of the Residence from tees and fairways is obscured. Tree limbing and/or thinning in this area will be reviewed on a case by case basis by the Committee.

### 2.11.5 Lawn Areas

Lawn areas are to immediately adjoin outdoor use areas such as patios and are not allowed in the natural area.

Lawn areas are not to exceed 1,000 sq. ft. for Homesites and 400 sq. ft. for Cabins.

Native meadow grass lawns are strongly encouraged in lieu of sod. See Appendix B-Plant List.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.12 Irrigation

### Objectives:

- Minimize irrigation requirements by using native and drought-tolerant plant materials and those that are well-suited to the local climate.

### Guidelines:

\* Group plant materials according to their water consumption needs.

\* The installation of drip irrigation systems that utilize timers in place of standard sprinkler systems for all landscape applications except turf is required. Drip irrigation systems provide a small but direct water supply, thus preserving soil moisture, and significantly reducing water waste from overspray. This reduces water costs and water loss due to runoff and evapotranspiration. For turf areas, use standard sprinkler systems that are operated by timers and moisture sensors. These are only allowed to water at dusk and/or dawn to reduce evaporation and plant stress. These systems are to be fully automatic and in conformance with any local and state regulations.

Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation, is to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.

\* All shrub and ground cover plant material are to be drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments within the root zone and a minimum 2 inches of mulch to maximize moisture retention.

Low spray heads or low-water bubblers are allowed within the Improvement Envelope in close proximity to buildings.

\* The use of native and drought-tolerant plants, careful plant location and proper irrigation can reduce water usage by as much as one-half of that used by conventional landscaping. Following this theory, Xeriscaping is a form of landscaping that uses slow-growing, drought tolerant plants that conserve water and reduce yard trimmings. This strategy helps reduce irrigation requirements and mitigates the spread of nonnative plants.

\* Consider implementing water catchment strategies to reduce the need to use potable water for watering lawns, and gardens.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.13 Vegetation Protection, Removal and Thinning



Minimize native tree and shrub removal on Homesites.

### Objectives:

- Remove vegetation as necessary for proper forest management and fuel modification.
- Minimize native tree and shrub removal to provide filtered views into and out of the site.

### Guidelines:

Building Improvements are to be designed around existing trees to the extent feasible.

The removal of trees on Homesites is not permitted except at areas to be cleared for driveway and home construction. The Committee may approve limited tree removal and/or tree thinning within the designated Improvement Envelope and Natural Area to open up selective views. Unauthorized removal or cutting of trees by the Owner or Consultant is subject to fines as established by the Committee.

Tree removal within the Natural Area on any Lot bordering the Golf Course is generally not permitted. Tree limbing and/or thinning by a certified arborist in this area will be reviewed on a case by case basis by the Committee.

Protective fencing is to be erected around all existing trees during construction. Refer to Section 6.14 for tree protection measures during construction.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.14 Wildfire Mitigation

### Objectives:

- Minimize potential landscape fuels around the Residence.
- Maintain a fire-resistant landscape.
- Gas fire pits are permitted.
- Wood-burning fire pits are reviewed and approved by the design review committee.

### Guidelines:

As in other dry, western locales, the Eureka area is susceptible to wildfires. In order to mitigate this risk, all construction is to comply with state and local landscaping guidelines and regulations. These are summarized in Firewise Community USA's Firewise Landscaping and Construction Checklists, which are available at [www.firewise.org](http://www.firewise.org) - Appendix D of this document. A minimum 30-foot Defensible Space is to be maintained around the perimeter of all structures. Only fire-resistant plant materials are to be planted within the Defensible Space. Within the Defensible Space, the following landscape management standards are to be implemented:

#### Eliminate ladder fuels and lower limbs of trees:

Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.

When understory vegetation is not present, remove lower branches to a minimum of six to eight feet above the ground.

The lower branches of shrubs are to be removed to provide for at least twelve inches of clearance from ground fuels.

Remove dead vegetation and break up the continuity of brush species.

Replace shrubs with low ground cover.

Reduce continuous brush field to individual plants or small clusters at least fifteen feet apart.

Use driveways, paths and trails to break up plant continuity.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.15 Exterior Lighting



Exterior lighting should be contained within the Improvement Envelope, and should blend in with the natural environment.

### Objectives:

- Maintain the dark nighttime sky.
- Establish a warm, inviting character.
- Restrict light spill to within the Improvement Envelope and adjacent to the Residence.

### 2.15.1 Light Fixture Design:

Light fixture designs are to be consistent with the Residence's architectural style. Light fixture design reflects the Western Ranch House and Rustic Mountain styles.

### 2.15.1 Location of Light Fixtures:

Light fixtures are to be confined to the Improvement Envelope and designed to minimize impacts on adjacent properties. Light sources may not be visible from anywhere outside the Improvement Envelope.

In order to minimize glare and exterior light spill, interior lighting is to be concentrated at activity areas and minimized adjacent to windows. Lighting adjacent to windows is to be directed towards the Residence's interior and baffled with architectural or decorative devices, such as deep roof overhangs and curtains.

Light fixtures at pathways, where required for safety, are to be a maximum height of 48 inches and fully shielded.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.15 Exterior Lighting



Exterior night lighting is to be kept to an absolute minimum to preserve the nighttime dark sky.

### 2.15.3 Light Emission:

Exterior night lighting is to be kept to an absolute minimum as required for safety and address identification at entrances, driveways and buildings. All light fixtures are to be activated for short-term use only.

Light sources are to be a warm, soft color that accurately renders true color. Lights that emit harsh, glaring white light are not permitted.

\* Nighttime light pollution is to be minimized by limiting the quantity of exterior lights and utilizing downward facing, horizontal cut-off fixtures with timers. Uplighting is not allowed, unless light spill is confined by architectural elements.

Lanterns are to use low intensity (25 watt or less) light sources with opaque or frosted glass lenses. Clear glass may be acceptable with low voltage bulbs and clear glass bulbs, subject to the Committee review of visibility from off-site.

Guardrails and/or posts with reflectors may be used to help mark the driveway.

Security lighting for emergency purposes may be permitted by the Committee, provided the sources are not visible from off-site, are fully shielded, and are set on a timer or motion detector.

The preservation of the nighttime dark sky is as important during the holiday season as it is throughout the remainder of the year. The seasonal use of temporary lighting devices for holiday decorations is to be used judiciously with this principle in mind. Seasonal lighting is permitted for a single term not to exceed 60 consecutive days per year.

\* Compact fluorescent bulbs (CFB) are encouraged for their energy conserving characteristics.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.16 Exterior Service Areas

### Objectives:

- Design exterior service areas consistent with the Residence's architecture.
- Screen service areas from off-site views

### 2.11.1 General Planting Guidelines:

Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.

Owners are responsible for providing utility service lines to their homes. Utility easements have been established throughout Wilderness Club in order to facilitate the installation and maintenance of utilities.

In order to minimize site disturbance, all utility lines are to be located underground, and when feasible, under or along driveways. Utility alignments are to minimize grading and tree removal.

Service, trash and storage areas are to be completely enclosed as part of the building's architecture (such as within the garage). Structures are to be sized to accommodate a minimum of two full-sized garbage containers. Trash disposal guidelines are available from the Committee.

Trash enclosures must be designed to bear-proof standards.

\* Designing trash enclosures to provide sufficient room for recycling program bins is encouraged.

# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.17 Utilities

## 2.18 Address Markers

### 2.17 Utilities

#### Objectives:

- Screen utilities from off-site views.
- Design utility connections with future technology and energy conservation principles in mind.

#### Guidelines:

Utilities are to be installed underground on alignments that minimize grading, vegetation removal and other disruption of the land. Long, straight cuts through existing vegetation are to be avoided.

Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.

Garage interiors are to incorporate electrical service access that would permit the future installation of car recharger outlets.

### 2.18 Address Markers

#### Objectives:

- Install address markers consistent with community-wide design standards.

#### Guidelines:

Owners are to obtain the approved address marker design from the Committee. Address markers are to be installed and maintained in accordance with the design specifications and according to the following Guidelines:

The address marker is to be in accordance with local emergency response requirements.

The address marker is to be located along the driveway to the property 20' off the edge of the main roadway.

Lighting of address markers, where applicable, is the responsibility of Owners.

Signs containing the Owners name and/or name of the Residence are not permitted.

Real estate signs are subject to design specifications available from the Committee.

Mail distribution will be located in a facility within the amenity core of Wilderness Club.



# SITE AND LANDSCAPE PLANNING GUIDELINES

## 2.19 Miscellaneous Landscape Improvements

### Objectives:

- Design miscellaneous landscape Improvements consistent with the Residence's architecture and the landscape Guidelines

### Guidelines:

The Committee will review in-ground pools, water features, outdoor artwork and any other Improvements not addressed above, on a case-by-case basis.

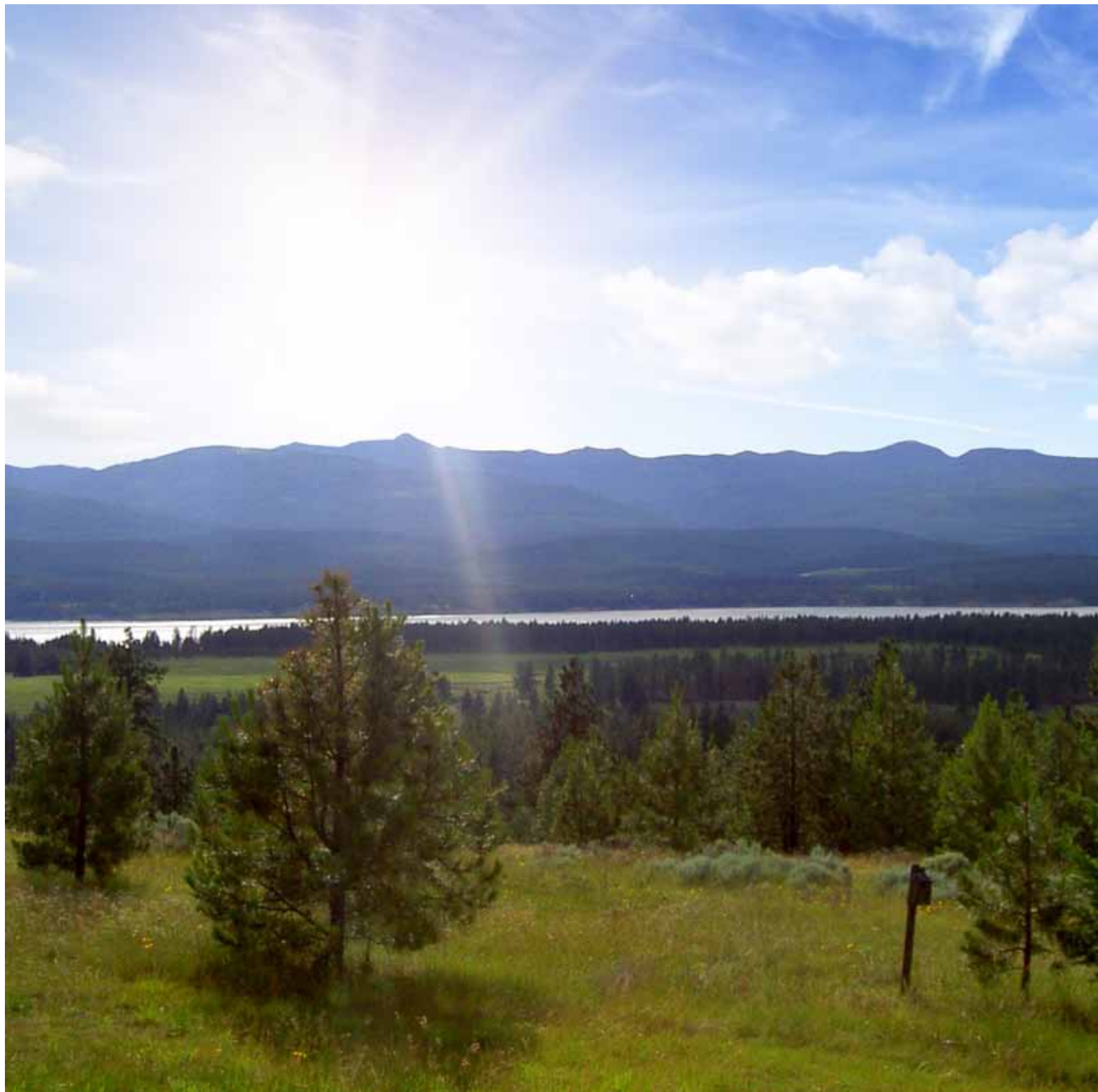
Such Improvements are to be located within the Improvement Envelope, completely screened from off-site and designed in keeping with the Guidelines described throughout this chapter.

Tennis and basketball courts are not permitted. Basketball backboards and hoops may be considered on a case- by-case basis, provided they are not visible from neighboring streets or the Golf Course. Other sport structures subject to review by the committee.

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# Chapter 3

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# ARCHITECTURAL GUIDELINES

## 3.1 Architectural Design Objectives



Figure 3.1: Design buildings that are set into the landscape and responsive to the surrounding forest, climate and landforms.

This chapter sets forth Guidelines and standards for all work relating to the renovation, alteration or addition to the exterior finish of an existing structure and/or new construction of building(s), including building heights, massing, color and materials. The intent is to encourage a diversity of design and incorporate Green Design measures while drawing upon the Western Ranch and Rustic Mountain design themes.

### 3.1 Architectural Design Objectives

#### Guidelines:

**Draw from the region's mountain ranching architectural traditions to create contemporary, custom building designs that reflect the local climate and utilize locally-available building materials.**

Designs are to draw inspiration from the Western Ranch House and Rustic Mountain traditions. Buildings are to be constructed of natural wood, stone and patinaed metals to blend into the surrounding environment.



# ARCHITECTURAL GUIDELINES

## 3.1 Architectural Design Objectives



Buildings are to evoke the outdoor lifestyle of the region by including exterior living spaces.



Breezeways extend indoor living spaces to the outdoors.

### **Design buildings that evoke the outdoor lifestyle of the region.**

Buildings are to take advantage of the mountain setting, by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces to the outside to create a series of “outdoor rooms” (decks, terraces and other exterior areas).

### **Design buildings that are set into the landscape and responsive to the surrounding forest, climate and landforms.**

All buildings are to respond to existing trees, rock outcroppings and/or landforms. Buildings are to step with the natural topography and/or include walk-out levels where the terrain falls away.

### **Incorporate Green Design measures in all building designs.**

Size and orientation of windows and doors is to be designed to take advantage of sun, shade and wind conditions to minimize the home’s requirement for mechanical heating and cooling systems while enhancing occupant comfort and health. The house footprint, room sizes and mass should be thoughtfully programmed so that interior spaces are scaled to the Owner’s needs, and operating and utility costs are reduced.

### **Incorporate custom detailing to distinguish homes and give them a unique personality.**

Custom detailing is encouraged throughout the home, with particular attention given to doors, windows, railings and structural support systems.



# ARCHITECTURAL GUIDELINES

## 3.2 Building Forms



Building Massing uses separate volumes to emphasize the indoor/outdoor relationship

Natural materials such as stone and wood tie building to land

Existing trees are preserved

Figure 3.2: Design of building foundations, walls and roofs are inspired by the mountain setting.

Building forms are to be designed with three main elements:

Foundation walls are to merge with the ground plane and be expressed as structural masonry walls generally less than one story in height. Where grades drop off, foundation walls may extend up to one and one half stories in height and may include habitable spaces requiring large openings. The intent is to obscure the line of demarcation between structures and natural features.

Building walls are not to exceed 2 Stories in height. They may be expressed with wood textured siding or stone structures.

Roof forms, which include slopes, gable ends, and dormers, are to be the dominant element of the building.

In summary, buildings are to reflect the scale and drama of their mountain setting, have large sheltering roofs clearly supported by vertical and horizontal structural elements such as beams, columns, or stone piers that rest on foundations merging with the land.



# ARCHITECTURAL GUIDELINES

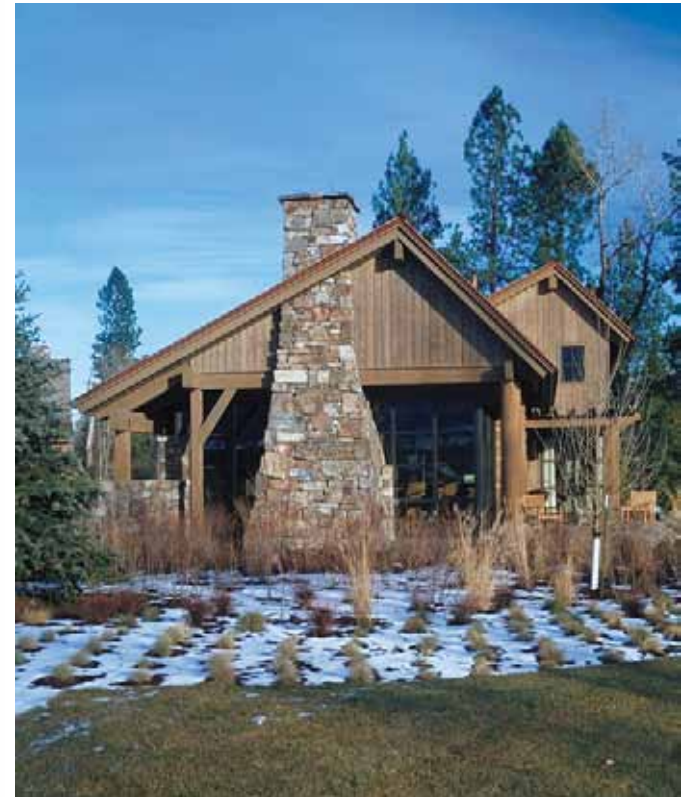


Figure 3.3: Create simple, low-profile building forms that are in scale with the surrounding landscape.

# ARCHITECTURAL GUIDELINES

## 3.3 Building Mass and Scale

### Objectives:

- Create Rustic Mountain and Western Ranch forms.
- Create simple, low-profile building forms and masses that respond to existing terrain and are in scale with the surrounding landscape.
- Avoid large, obtrusive building forms by breaking large volumes into smaller extensions and additions.
- Utilize building offsets and projections that create strong shadow lines to let buildings recede into the landscape.

### Guidelines:

Building masses are to maintain an intimate human scale by using simple volumes comprised of a main building mass surrounded by smaller “extensions” and/or additions. In general, proportions of all building elements are to be wider than they are tall. Building elements are to avoid rigid symmetry and/or formality, while maintaining a balance of well-proportioned forms and masses.

Breaking up building masses, such as including a guest room above a detached garage, is encouraged. Detached buildings may be connected to the main building utilizing breezeways, trellises, gardens and/or other architectural or landscape connections. A maximum of three detached buildings will be permitted on each Homesite, including the primary residence.

Garages may either form part of the main mass of the building or they may be detached. Garages are required for all homes, and may accommodate up to 2 cars and a golf cart. Larger garages may be permitted, but shall not exceed 15% of the Gross Floor Area of the home.

Garage doors are to be located so they are not facing roadways. If a particular Homesite configuration does not allow for this, the garage door frontage should be stepped back from the façade so that it is subordinate to the building mass. Garage scale cannot overwhelm the house; the garage footprint can only be 35% of the total building footprint. If garage doors face the road way, they can be a maximum of two 9 foot wide garage doors. The maximum garage door size is 18 feet wide. A third garage bay must be stepped back or forward 4 feet minimum from the other garage door(s) and have separate garage door. Garage doors are to be clad in wood or metal siding and trimmed to be in keeping with the house. Roofs above the garage doors shall have 2 foot minimum overhang.

Dormers, bay windows, porches, breezeways and other architectural extensions are to be designed to provide shadow and texture, particularly at two-story elevations. Living spaces may be located in roofs, with windows in gable ends and/or dormers.



# ARCHITECTURAL GUIDELINES

## 3.3 Building Mass and Scale

Building masses are typically one to two Stories. Two Story masses are to be located towards the center of buildings with Building Height and massing stepping down at the edges to avoid the appearance of large, two Story “boxes” and/or two Story building walls. In no case shall an unbroken wall plane be taller than 24 feet without stepping at least 4 feet and changing materials. Typically eaves shall not be higher than 14 feet above natural or finished grade, except for gable ends and dormers.

Gross Floor Area is defined as: the area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

Minimum house size is 1500 square foot footprint excluding garage, unless approved by the Design Committee.

Maximum Site Coverage is not to exceed 30% of the Homesite area unless otherwise approved by the Committee.

The Gross Floor Area for all Accessory Structures may not exceed 1000 square feet, unless otherwise approved by the Committee. Roofed, unenclosed, unconditioned areas, such as porches, decks, breezeways, and garages, that are attached to Accessory Structures are not included in the maximum Gross Floor Area for Accessory Structures.

\* Careful and efficient building programming is to reduce the building footprint to the greatest extent possible.

\* Include sufficient space in trash disposal and/or service areas to accommodate recycling programs.

# ARCHITECTURAL GUIDELINES

## 3.4 Building Height



Figure 3.3: Building height diagram

### Objectives:

- Minimize the visual impact of buildings in order to blend Improvements into the surrounding setting.

### Guidelines:

Building Height is defined as:

The vertical distance from the highest point of a structure to the average of the highest and lowest points where the exterior walls touch natural grade.

The maximum Building Height for all homes is to be 35 feet.

Accessory Structures are not to exceed 28 feet in height.

# ARCHITECTURAL GUIDELINES

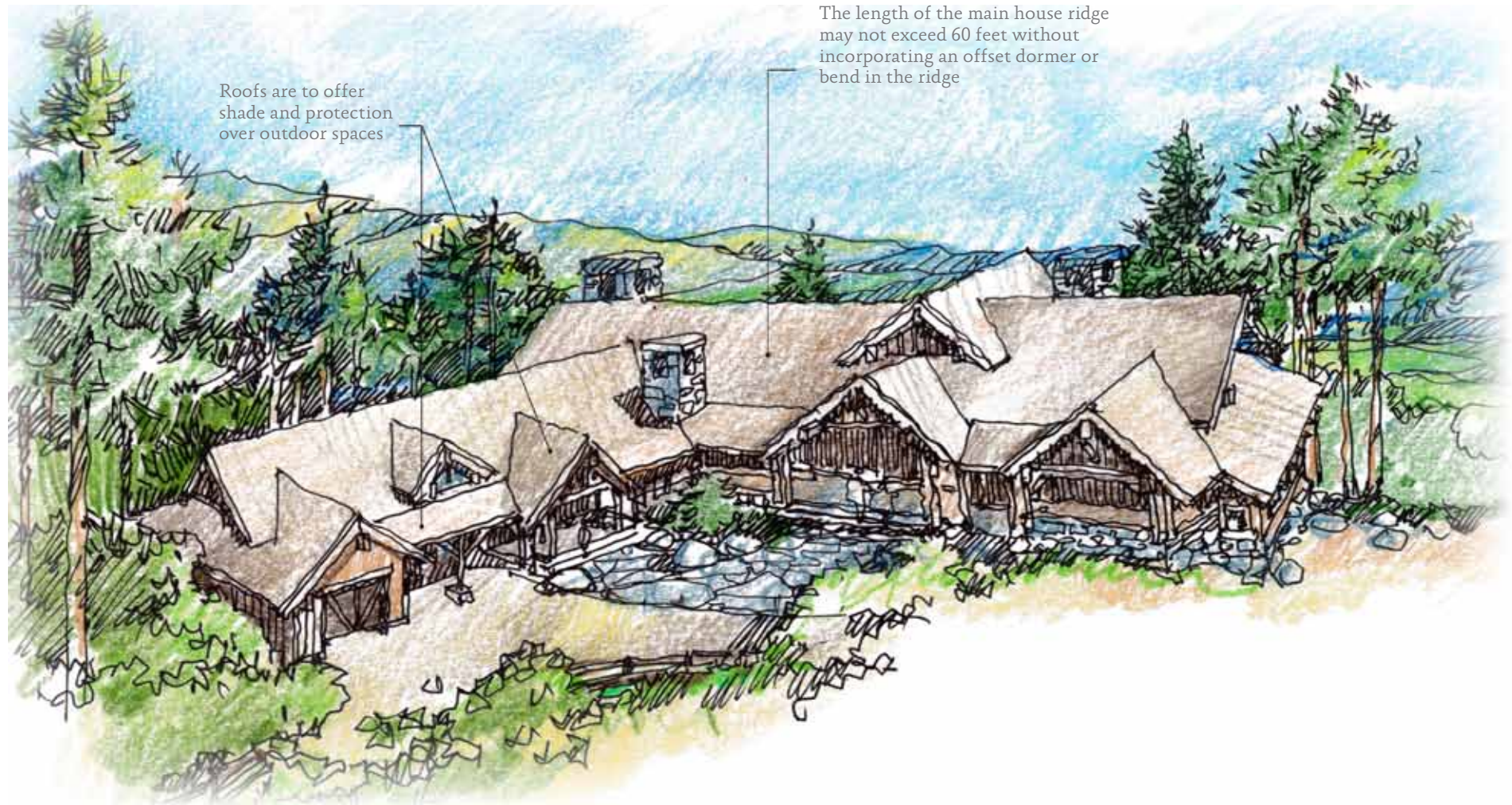


Figure 3.4: Roofs are to be the dominant element of the building.



# ARCHITECTURAL GUIDELINES

## 3.5 Roof Design

### Objectives:

- Utilize simple, gabled and shed roof forms to create a “composition” of sheltering roofs.
- Express roof structural systems.
- Use roof materials and colors that blend into the surrounding landscape.

### Guidelines:

Roofs are to be dominant element of the building. Long roof ridges with generally continuous eaves are not encouraged unless a shed roof “flat” is part of the dominant roof structure. The length of the main roof ridge may not exceed 60 feet without incorporating an offset, dormer or bend in the ridge.

Roofs are to be simple, bold forms that utilize different architectural styles and include open-ended gable forms and shed on the main roof forms. Roof designs are to avoid complex intersections, awkward pitches and ungainly angles. Clipped gables are not permitted. Hipped roofs may only be used on porches to wrap around the building. In general, roofs should accentuate specific architecture style.

Refer to Section 3.13.2 for appropriate roof colors.

Roof structures are to be designed to express construction. Trusses, braces, brackets and column spacing are to be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of the visible timbers.

“Flat” roofs are allowed for primary or secondary roof structures.

### 3.5.1 Roof Pitches:

In general, primary gable roofs are to have a pitch between 5:12 and 12:12. Primary shed roofs are acceptable but will be subject to additional comments and in many instances recommended changes from the Design Review Committee. Secondary roofs over building components such as porches and dormers may have shallower pitches, down to a minimum of 1/2:12.

Roofs are to have deep overhangs and/or eaves that minimize glass reflectivity, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of winter sunlight.



# ARCHITECTURAL GUIDELINES

## 3.5 Roof Design



Roof pitches are generally between 5:12 and 8:12.

### 3.5.1 Roof Materials

Approved roof materials include:

**Wood shakes or shingles, class-A fire rated**

**Synthetic materials which simulate wood shakes (per Committee approval)**

**Standing seam or corrugated metal roofs, including copper, corten steel and zinc, with a natural patina**

**Slate shingles**

**Sod**

Inappropriate roofing material includes:

**Galvalume**

**Asphalt shingles**

**Box batten metal roofs**

**Flat and barrel clay tiles**

Primary roof forms should be shingles or shakes, while secondary roof forms may be metal, unless approved by the committee.

Physical samples of all roof materials are required for Committee review. See Section 5.8.1.

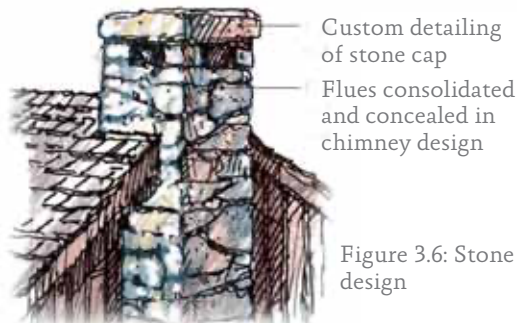
# ARCHITECTURAL GUIDELINES

## 3.5 Roof Design



Figure 3.5a: Dormers provide shadow, texture, and additional living space.

Figure 3.5b: Dormers add natural daylighting to upper-story rooms.



Custom detailing  
of stone cap  
Flues consolidated  
and concealed in  
chimney design

Figure 3.6: Stone chimney  
design

### 3.5.3 Dormers:

Dormers may be used to break up long ridgelines and create living spaces in roof volumes to achieve a one Story appearance.

Shed or gable roof forms may be utilized.

Dormers are encouraged in order to achieve additional natural daylighting.

### 3.5.4 Chimneys, Flues and Roof Vents

Chimneys are to be finished with stone or an approved wood wall treatment to match that used elsewhere on the building. Masonry units and rusticated metal treatments are discouraged, but may be considered by the Committee on a case-by-case basis.

Flues and vents are to be consolidated and enclosed within chimney-like enclosures.

Chimneys, flues, and roof vents are to be designed with stout upslope diverters to prevent snow shed damage.

# ARCHITECTURAL GUIDELINES

## 3.5 Roof Design



Gutters and downspots are to be constructed of durable metals.

### 3.5.5 Gutters, Downspouts and Flashing:

The overall design and strategic placement of roof forms is to be the primary method of managing water run-off and snow-shedding. However, gutters and downspouts may also be used to effectively divert water from entries and outdoor rooms toward surface drainage.

Where required, gutters, downspouts and flashing are to be constructed of durable metals, such as copper or dark metal, which will weather to colors that blend with roofs and walls.

\* Gutters, downspouts and rain chains draining water from roofs are to be designed to empty into natural drainage systems, such as crushed rock beds or grass-lined swales, and away from foundations and paved surfaces.

### 3.5.6 Skylights, Satellite Dishes and Solar Panels:

\* Skylights and solar panels offer energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights and solar panels are to fit with the design and proportions of the building and roof forms.

Exposed metal is to be anodized or factory finished a dark color to match surrounding roof materials.

Skylights are to comply with the following standards:

**Glass is to be clear, flat and non-reflective. Skylights are to be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted. Interior light may not be pointed upwards or directly emitted through skylights. Skylights are to be located to minimize visibility from neighboring Homesites, the Golf Course and adjacent streets.**

Satellite dishes are not to exceed 24 inches in diameter. Satellite locations are to minimize off-site visibility.

Satellite dishes may be painted to match roofs and/or other adjacent building materials.

# ARCHITECTURAL GUIDELINES

## 3.6 Exterior Walls



Traditional vertical wood siding on a Western Ranch house.



Vertical wood siding

Horizontal timber siding

Stone foundation

A Rustic Mountain House example incorporates two types of exterior wood wall detailing with a stone foundation.

### Objectives:

- To use natural materials
- To maintain the horizontal expression of building walls and volumes.
- To utilize contrasting textures and colors for different components of the building to bring a diversity and richness to exterior walls.

### Guidelines:

Wall materials are to be limited to stone and the use of varied wood treatments and patina metal accents. Stucco and concrete block are not permitted.

Where changes in wall material occur, there is to be a clear break in the surface plane. Materials are to be consistently applied to all building elevations.



# ARCHITECTURAL GUIDELINES

## 3.6 Exterior Walls



Figure 3.7: Stone foundation wall transitions to a chimney, anchoring building to site.

### 3.6.1 Stone Foundation Walls

The use of stone is strongly encouraged, particularly at building foundations and to define full-height, three-dimensional elements, such as a complete wing of the house or an accessory structure. The foundation wall may extend up to the porch, deck railing height or window sill height. With the exception of chimneys, stone may not be used for individual elements, such as walls or decorative panels. Stone is required for at least 15% of the exterior wall materials.

Stone used for exterior walls is to be or appear to be indigenous to the region.

Stone surfaces are to have a structural, dry-stack appearance. Mosaic and flagstone patterns are not permitted. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally. Horizontal and vertical joints are to be frequently interrupted. One of the pre-selected stone walltypes and layup must be used, unless specifically approved by the committee.

Stone is to turn corners at least four feet and may not be used only on one wall facade.

# ARCHITECTURAL GUIDELINES

## 3.6 Exterior Walls



Vertical board and batten



Rustic shingle siding



Horizontal timber siding  
(stacked timber wall)

### 3.6.2 Wood

Wood siding types are limited to two types per building, such as shingle and horizontal siding or shingle and board and batten.

Appropriate wood wall treatments include:

**Horizontal timbers with or without chinking**

**Horizontal wood siding**

**Vertical board and batten or board on board**

**Rustic, natural colored shingle siding**

Engineered lumber or composite wood products may be considered provided that they have a natural and “weathered” appearance and closely resemble authentic wood.

\* The use of reclaimed and/or salvaged wood is encouraged. This both reduces the number of trees harvested for building construction and also provides a unique and rustic appearance that gives buildings a timeless character.

# ARCHITECTURAL GUIDELINES

## 3.6 Exterior Walls



The Western Ranch influence of flat, hewn timbers with chinking may be used as a stacked timber wall.

A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.

Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.

Lighter weight materials shall always be used above heavier appearing materials when combining siding types. Breaks between different treatments and/or materials shall occur at a logical place in the structure.

Refer to Section 3.7 for a description of Green siding options.

### 3.6.3 Metal:

Metal siding may be used to accent building forms. When used, metal materials, such as corten steel, copper and zinc, are to have a natural patina appearance that blends with the subtle earth tones of the site.



# ARCHITECTURAL GUIDELINES

## 3.7 \* Building Materials Selection



Salvaged timbers are incorporated into the entire building design.

One of the main goals in Green Design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include conventional selection criteria such as strength, cost, appearance and suitability as well as sustainable criteria such as environmental impact, embodied energy, durability and toxicity. Owners may consider using the following sustainable guidelines to select building materials, while still retaining the Rustic Mountain and Western Ranch design aesthetics:

- \* Incorporate recycled content materials into the overall building materials selection.
- \* Use building materials that may be recycled at the end of their useful life.
- \* Use wood based materials certified in accordance with the Forest Stewardship Council Guidelines (FSC).
- \* Substitute Rapidly Renewable building materials (such as bamboo flooring, wool carpet, strawboard, cotton batt insulation, linoleum flooring, poplar OSB, and sunflower seed board) for finite raw and long cycle renewable materials.
- \* Specify building products from local and regional resources (within 500 miles) to support local economies and to reduce the environmental impacts of transporting materials over long distances. See Appendix C.
- \* Incorporate salvaged materials into the building design. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture and brick and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- \* Use building materials that minimize the emission of Volatile Organic Compounds (VOC's) and other pollutants.
- \* Refer to Appendix C – Sustainable Design Products and Material Sources or further information.

# ARCHITECTURAL GUIDELINES

## 3.8 \* Mechanical Systems and Power Consumption

Having an energy Consultant and/or Architect establish the minimum level of energy efficiency that the building and its systems can attain is very effective way to lower long-term energy consumption and costs. Designing buildings to reduce their reliance on mechanical intervention for the maintenance of physical comfort levels is recommended. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural shading devices. Such designs would reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation, effective shading and maximizing exposure to summer breezes. Conversely, the need for heat in the winter can be reduced with proper insulation techniques. The incorporation of the following Green Design principles is encouraged:

- \* Using renewable energy concepts, such as solar energy, photovoltaic and radiant heating as alternatives to fossil fuel energy sources.

- \* Upgrading insulation in attic/roof spaces and exterior walls to decrease reliance on heating and cooling mechanical systems.

- \* Installing thermal, ventilation and lighting systems that offer a high level of individual occupant control. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.

- \* Designing a building's orientation, Massing and fenestration to maximize effective daylighting and reduce the building energy requirements, without increasing glare and/or electric lighting loads. The selection and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.

- \* Using CFC-free HVAC base building systems. Intakes should be located and designed to assure maximum levels of indoor air quality. The use of carbon dioxide monitoring sensors is encouraged.

- \* Separating ventilation and plumbing systems for those rooms containing contaminants - such as artist studios - from those in the rest of the building.

- \* Using propane in the home for appliances and heating systems creates less pollution than burning fossil fuels in a power plant to generate electricity. Propane options exist for clothes dryers, cooking stoves, heating stoves, central air furnaces, water heaters and/or boilers.

- \* Owners may choose to have a Commissioning Agent evaluate and certify that a building is designed, constructed and functions in accordance with the Owner's specifications regarding energy conservation and indoor air quality. If used, Commissioning Agents should generally be involved from the inception of design.

# ARCHITECTURAL GUIDELINES

## 3.9 Doors and Windows



Custom door exhibit a high level of artistry and detail.

### Objectives:

- To design custom Rustic Mountain and Western Ranch House inspired window and door patterns.
- To place windows and doors to take advantage of views and emphasize the connection to the outdoors.
- To minimize reflectivity and glare from large areas of glass and reduce nighttime light emission.

### Guidelines:

Openings for windows and doors are to be appropriate to the structural expression of the building. For example, if windows or doors are located in a stone wall, they are to be topped with a properly scaled lintel or arch and are to be recessed a minimum of 4 inches. In timber structures, properly sized columns, trusses and lintels may accommodate larger window openings.



# ARCHITECTURAL GUIDELINES

## 3.9 Doors and Windows



A modern interpretation of the Rustic Mountain House utilizes large areas of recessed glazing under projecting roof overhangs to connect interior spaces to the outdoors.



Windows set within wood walls are to be trimmed on all sides, with divided lines.

\*Glass areas are to appear recessed and shaded. Specifically, large areas of glass are to be shaded by projecting roof overhangs, balconies or porches, so that their visibility and reflections are minimized as seen from off site as well as to minimize heat gain.

Numerous windows and doors, opening to outdoor spaces from main living areas, are to be incorporated to reinforce the connection to the outdoors.

Irregular shapes, such as circles, ellipses and trapezoids are not appropriate.

Divided lites are to be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites.

Windows and doors set within wood walls are to be trimmed on all sides. Arched window designs may not be used in wood walls.

Highly-reflective glass is not permitted. Stained glass may be considered if not visible from off-site.

Appropriate window types include double-hung, awning, casement and fixed windows.

Windows and doors are to be wood, metal clad with a natural finish, or metal with a bronze black or dark color anodized finish. Unfinished aluminum or other metal windows are not permitted. Doors, window and door frames are to be stained wood, painted wood, wood-clad or painted steel. Accent colored windows will be considered on an individual basis by the committee.

\* Depending on the Homesite's orientation and location, south and west facing windows may benefit from sun shading devices. Operable windows that allow natural ventilation are encouraged to reduce both heating and cooling loads.

# ARCHITECTURAL GUIDELINES

## 3.9 Doors and Windows



Openings for doors and windows are to be appropriate to the structural expression of the building.

\* Window, clerestories and dormers are to be designed and located to maximize natural daylight and reduce reliance on electrical lighting.

\* All windows are to be double glazed windows with a high performance Low Emissivity (Low-e/Low-e2) coating on one surface or between glazings to save both on heating and cooling energy, and/or Energy Star windows. These products are designed to reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer. Low-e/Low-e2 windows have an R value (resistance to flow of heat) of 3-5 over that of conventional double-pane windows that have an R value of 2. Options regarding high performance windows are as follows:

**Krypton filled Low-e/Low-e2 window**

**Argon filled Low-e/Low-e2 window**

**Low-e coated window.**

**When using these windows, it may be possible to consider downsizing HVAC or similar systems because of the increased insulation characteristics.**

\* All exterior doors are to be insulated and properly weatherstripped to reduce heat loss. Exterior doors with significant amounts of glazing are to incorporate, at a minimum, double glazing and a single low-e coating on one side or between glazing.

# ARCHITECTURAL GUIDELINES

## 3.10 Accessory Structures



Garages are to be oriented facing away from the main street.



Garage doors are to utilize custom single bay designs.



All accessory structures are to utilize similar stylistic detailing as the main house.

### Objectives:

- To integrate all Accessory Structures with the architectural vernacular of the main Residence.
- To ensure that all Accessory Structures are subordinate to the main building.

### Guidelines:

All Accessory Structures, including detached garages, are to be subordinate to the main house, utilize the same or similar detailing and stylistic qualities and located within the Improvement Envelope. A maximum of three separate Accessory Structures are permitted on a Homesite.

Accessory Structures are to be included in the maximum Gross Floor Area and maximum Site Coverage.

Refer to Section 3.4 for Building Height requirements.

Garages are to be subordinate to the home itself, set back from the main house facade and oriented facing away from the street.

Garage doors must be clad in wood or metal to coordinate with the house. Single-bay garage doors are required. Double-bay doors may be considered on a case-by-case basis provided they are detailed to look like single-bay doors.

Garage doors may not face the Golf Course or Lake area.



# ARCHITECTURAL GUIDELINES

## 3.11 Balconies, Decks, Porches and Railings



At least one porch along one complete facade is to be incorporated into the house design.



Deep, overhanging roofs on porches and decks provide weather protection.



Decks and porches are to reflect the house style and exterior finishes.

### Objectives:

- To incorporate custom railing designs that draw upon the Western Ranch and Rustic Mountain traditions.
- To design decks, porches and balconies as seamless extensions of the indoor areas.

### Guidelines:

Generally, at least one porch along one complete the majority of one facade is to be incorporated into the house design.

Balconies, decks and porches are to be constructed of stone, wood or patterned concrete, as appropriate to the house style and exterior finishes.

Porches and decks are to have a minimum depth of 6 feet, typically with deep, overhanging roofs to provide weather protection. Porches, decks or balconies projecting out beyond an enclosed building form are to be supported on heavy timber or stone structures no more than one story in height. If elevated, the undersides are to be detailed with finished architectural treatments to express the structural system.

# ARCHITECTURAL GUIDELINES

## 3.11 Balconies, Decks, Porches and Railings



Custom column and railing designs are encouraged to appear as natural extensions of the buildings.

Custom column and railing designs should appear as natural extensions of the buildings. Detailing is to be consistent with that of the house, using simple, refined wood forms and/or stone. Metal accents at railings may be appropriate provided they are treated for a dark, non-reflective, or patinaed appearance. Highly decorated or ornate railing styles are inappropriate.

If visible from offsite or the street, the underside of porches, decks and balconies shall be finished to a level consistent with the exterior materials and trim of the Residence and combined with an integrated planting scheme.

# ARCHITECTURAL GUIDELINES

## 3.12 Structural Expression and Integrity



Traditional post and lintel construction exhibits structural integrity.

### Objectives:

- Create buildings with the appearance of authentic, structural systems and construction techniques.

### Guidelines:

All buildings are to exhibit an honest and direct expression of structure. Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are to be expressed at roofs, decks, porches, balconies and building walls and used where they are needed to avoid the appearance of unsupported spans and cantilevers. Design and detailing of these materials is to result in an authentic- appearing structure.

Spacing of timber porch supports is to be consistent with the expression of the structure and is to be sized and spaced accordingly.

Building foundations are to merge with the topography to appear as if they were growing out of the site. Masonry foundations are encouraged so that heavy stone walls at building bases appear to structurally carry the weight of the building.

# ARCHITECTURAL GUIDELINES

## 3.13 Approved Colors



Natural weathered shingle relates to the colors of the surrounding environment.



Metal roofing is to develop a patina over time.



A dark red door contrasts with warm natural wood tones.

### Objectives:

- To select field and accent colors that help to blend buildings into the natural surroundings.

#### 3.13.1 Wall Color:

Exterior colors are to utilize more natural tones derived from the surrounding landscape rather than bright, light-reflective hues.

Stone color is to relate to existing rock outcroppings in the region (typically gray and brownish-gray in color). Bright, reflective stone, such as white or buff limestone is not appropriate. Pre-approved stone walls are available from the design committee.

Wood is to be treated or stained to let natural grains show through, and dark enough to recede into the surrounding forest landscape. Opaque stains or paint may not be used on wood materials. Pre-approved stain colors are listed in Appendix E. Other stain colors must be specifically approved by the committee.

\* Green Seal certified products and/or other products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces in order to ensure clean and healthy indoor air quality.

#### 3.13.2 Roof Color:

Roof colors are to include variegated dark grays and gray-browns, generally the color of natural weathered wood shakes. Roof treatments are to be rich in texture rather than “flat” to blend buildings into the forest landscape. Roofs that have a monotone appearance are to be avoided.

Metal roofing on secondary roofs is to patina to a natural color within one year of installation. When metal roofs with factory-applied finishes are specifically approved by the Committee, metal finish colors are to simulate natural roof colors, such as with weathered copper and aged terne metal.

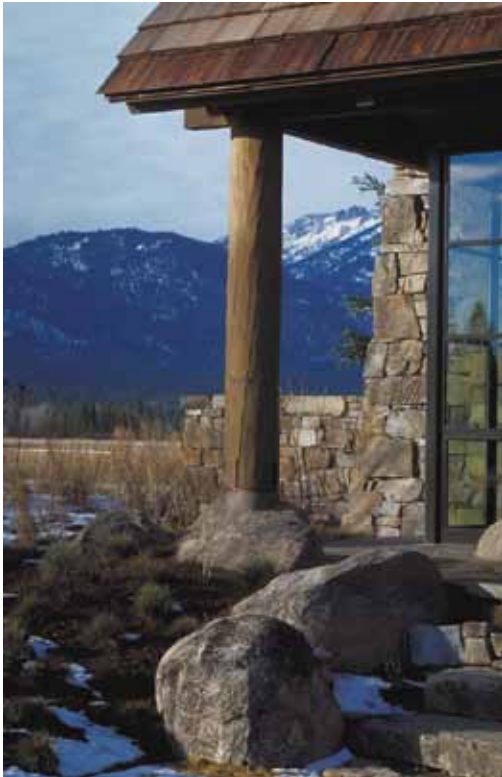
#### 3.13.3 Details and Trim:

Windows, doors and their related trim colors are to be darker shades of colors found on the site, including trees, flowers and other vegetation (rich deep browns, brick/brown reds, warm grays, sage grays/greens, beiges and grays/blues). Bright or light colors which create a strong contrast are not appropriate.



# ARCHITECTURAL GUIDELINES

## 3.14 Details



Custom details create buildings of individual distinction.

### Objectives:

- To create custom details that lend a richness to buildings.
- To utilize wood and metal accent elements.

### Guidelines:

Ornamental and structural steel may be used for accent elements to reinforce the structural expression and crafted nature of the buildings. Appropriate uses include metal banding at column bases, steel cross-ties, and steel connectors at timber connections. Contemporary treatments that draw upon Rustic Mountain and Western Ranch traditions are encouraged. Exposed metal is to have a weathered or aged finish or patina in dark colors.

Custom wood detailing is encouraged to create rich, distinctive buildings.

Details and structural elements that are assembled from finished, lighter pieces are favored rather than oversized, rough, and primitive assemblies.

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# Chapter 4

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# DESIGN REVIEW COMMITTEE ORGANIZATION

## 4.1 Design Review Committee Membership



Figure 4.1: The Design Review Committee works with Owners to ensure designs respect the aesthetic objectives of Wilderness Club..

This chapter describes the organization of the Design Review Committee, including its membership, functions and powers. For a complete description of the powers and limitations of the Committee, Owners are to refer to the Master Declaration for Wilderness Club.

### 4.1 Design Review Committee Membership

Prior to the Turnover Meeting, as defined in the Declaration for Wilderness Club in article 5.4, the three members of the Design Review Committee will be appointed by the Declarant; thereafter, the Committee will be comprised solely of Owners appointed by the Board. For more detailed description of policies regarding the appointment of Committee members after the Turnover Meeting, refer to article 14.3 of the Declaration.

# DESIGN REVIEW COMMITTEE ORGANIZATION

## 4.2 Appointment and Term Members

## 4.3 Functions and Purpose of the Design Review Committee

## 4.4 Amendment of the Design Guidelines and Variances

### **4.2 Appointment and Term of Members:**

The term of office of each Committee member is to be staggered and will terminate at different dates so as to ensure continuity within the design process.

### **4.3 Functions and Purpose of the Design Review Committee:**

The design review process is intended to be a collaborative effort between Owners, their Consultants and the Committee. The Committee will work with Owners as members of their team to ensure architectural designs both meet the Owners desires and respect the design objectives of Wilderness Club, as described in the Design Guidelines.

The Committee shall review, study and either approve, disapprove and/or request re-submittal of additional information, plans, or any information the Committee deems necessary with respect to all proposed new construction, Alterations (as defined in Article 7.1 of the Declaration), and all site and/or landscape improvements to a Homesite or Parcel in compliance with the Declaration and the Guidelines. The Committee shall also perform any other duties assigned to it by the Declarant as set forth in this document and the Declaration.

The Committee shall meet from time to time, as needed to perform its duties. The affirmative vote of a majority of the members of the Committee shall govern its actions. A quorum will consist of a majority of the members.

### **4.4 Amendment of the Design Guidelines and Variances:**

A majority Committee vote is needed to amend the Guidelines that are initially prepared by the Declarant. Additionally, the written approval of the Declarant is prerequisite for as long as he or she is owner of any Homesites. Any Amendment to the Design Guidelines applies only to those applications for construction and Alterations that commence on or after the date of the Amendment. Therefore, it is the responsibility of each Owner to obtain a copy of the most current edition of the Design Guidelines.

In cases deemed appropriate by the Committee, Variances may be granted from architectural provisions of the Declaration or Design Guidelines by a majority vote of the Committee. Variances will be documented in writing and the Owner will be held to the terms of the Variance for that particular property and provision.



# DESIGN REVIEW COMMITTEE ORGANIZATION

## 4.5 Non- Liability

The Design Review Committee shall use reasonable judgment in approving or disapproving all submitted plans and specifications. Neither Committee, nor any individual member, nor Declarant shall be liable to any person for any official act or omission of the Committee in connection with submitted plans and specifications that results in loss, damage or injury, except to the extent the Declarant, Committee or any individual Committee member acted with gross negligence or were guilty of willful misconduct. Notwithstanding its approval of any plans and specifications, neither the Declarant, nor the Committee nor any of its members shall be responsible or liable to any Owner, developer, or contract holder with respect to any loss, liability, claim, or expense which may arise by reason of such approval of the construction of any Improvements.

Approval by the Committee does not constitute approval of structural safety, engineering soundness, or conformance with building codes or any other laws, requirements, or standards. In addition, approval by the Committee does not necessarily assure approval by local, state or federal agencies. A deed for any Homesite is accepted on condition of complying with the requirements presented in all applicable government codes and standards.

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# Chapter 5

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# DESIGN REVIEW PROCESS

## 5.1 Architectural Design Objectives



Figure 5.1: The design review process assists Owners with Design Guideline compliance.

This chapter outlines the design review process for the Wilderness Club community. The process involves a series of meetings between the Owner, their team of design professionals and the Design Review Committee, and concludes with the completion of construction. The Committee is committed to assisting Owners in completing during this process, and should be thought of as a member of the Owner's design team as opposed to a "regulatory review agency." See Section 4 for a complete description of the Committee.



# DESIGN REVIEW PROCESS

## 5.1 Project Types to be Reviewed

Committee review and approval is to be obtained for all project types listed below (Exceptions provided in Article 14, Section 1 of the Declaration):

**New Construction:** Construction of any new, freestanding structure, whether as a Residence, Accessory Building or landscape structure.

**Alterations, additions or rehabilitation of an existing structure:** Any new construction or rehabilitation to an existing building or landscape structure that alters the original Massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site and/or other significant design elements. (The term "Alteration" is defined in Section 7.1 of the Declaration.)

**Major site and/or landscape Improvements:** Any major Improvements or changes to Improvements, including, but not limited to, grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting and re-vegetation plans, tree removal, irrigation, swimming pools, driveways, fencing and/or drainage, site lighting and ancillary site structures that alter an existing landscape.

The Committee evaluates all development proposals on the basis of the Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the Committee.

# DESIGN REVIEW PROCESS

## 5.2 Design Review Process Overview

The design review process has been developed to insure that all new construction, alterations and renovations to existing buildings and major site Improvements conform to the guiding principles of Wilderness Club as outlined in these Design Guidelines. The design review process has been structured to eliminate excessive delays. The Committee suggests that Owners begin the review process early to allow ample time to obtain required permits, if applicable. When reviewing design and construction projects, the Committee will be looking for compliance with the goals and principles outlined in the Design Guidelines. This design review process is to be followed for any of the Improvements listed in Section 5.1.

The Wilderness Club design review process, unless otherwise noted takes place in five steps:

- 1. Pre-Design Conference (see Sect on 5.6)**
- 2. Preliminary Design Review (see Sect on 5.7)**
- 3. Final Design Review (see Sect on 5.8)**
- 4. Site Observation (see Sect on 6.2)**
- 5. Final Construction and Landscape Observations (see Sect on 6.3)**

Any Improvement as described in Section 5.1 will require and be preceded by the submission of plans, specifications and an application fee. The Owner is to retain competent assistance from an approved Architect, Landscape Architect, Structural Engineer, Civil Engineer, Contractor and any other Consultants as necessary (Refer to Section 5.5).

The Owner and Consultants are to carefully review the Declaration and the Guidelines prior to commencing with the design review process.

Having secured final design approval from the Committee, the Owner is to also meet all submittal and approval requirements of local and state agencies and any other requisite authorities.

The Owner is to commence construction within one year of final design approval from the Committee. If the Owner fails to begin construction within this time period, the approval may be revoked by the Committee. All landscape Improvements are to be installed within one summer season of occupancy. Written approval from the Committee is required prior to any time extensions for construction and/or landscape installation.

# DESIGN REVIEW PROCESS

## 5.3 Design Review Process - Minor Improvements

## 5.4 Actions and Approvals

### 5.3 Design Review Process - Minor Improvements:

Minor Improvements (including, but not limited to, the construction of, installation of, or addition to landscaping, fences, walls, and/or enclosure structures), which are being completed independent of any major Improvements as listed in Section 5.1, do not need to proceed through all five steps of the general design review process. Minor Improvements may often be submitted as part of a two-step review process:

1. Final Design Review
2. Construction Monitoring
3. Final Observation

Specific submission requirements and application fees (See Section 5.17) will be determined on a case-by-case basis as required by the nature of the Improvement. Owners and/or Consultants are to contact the Committee to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of specific submission requirements from the Committee.

### 5.4 Actions and Approvals:

The Committee's action on matters is to be by a majority vote of the Committee. The Committee will keep and maintain a record of all actions taken by it.

If an Owner disagrees with the Committee's written conclusions from a meeting or application, the Owner and/or Consultant(s) may appeal the decision in accordance with the procedures set forth in the Declaration.

The powers of the Committee relating to design review will be in addition to all design review requirements imposed by local and state agencies.



# DESIGN REVIEW PROCESS

## 5.5 Approved Design Professionals

## 5.6 Preliminary Design Review

### 5.5 Approved Design Professionals:

It is highly recommended that the owner hire a licensed Architect and Landscape Architect. Prior to the scheduling of the Pre-Design Conference, the following actions are to be taken by the Owner's Consultants:

1. The Architect and Landscape Architect are to review all applicable Design Guidelines documents for Wilderness Club.
2. The Architect and Landscape Architect are to review the applicable zoning and building regulations for local and state agencies.

### 5.6 Preliminary Design Review:

During the Preliminary Design Review, the Committee will review application submissions to ensure that:

All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.

The transition between the building and the surrounding environment accomplishes the intent and specifics of the Guidelines.

Building Massing, roofs, materials and other site and architectural Improvements are consistent with the Design

Guidelines and any adjacent buildings and/or outdoor amenities.

#### 5.6.1 Conceptual Submission (Optional):

Owners and/or their Consultants may choose to submit sketches and/or conceptual designs for Committee feedback prior to submitting for Preliminary Design Review. On sensitive sites and projects, the Committee may, at its discretion, require an Owner to submit conceptual plans for review prior to Preliminary Design Review.

# DESIGN REVIEW PROCESS

## 5.6 Preliminary Design Review

### 5.6.2 Preliminary Design Review Submission Materials

The Preliminary Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and the conceptual landscape design. All plans are to be prepared by design professionals as described in Section 5.5. The package is to include two full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date.

A preliminary design submittal will not be considered complete until the Committee has received the following materials:

1. Application Form and Fee – a completed application form as obtained from the Committee office. At this time the design review fee is to be paid in full (see Section 5.17).
2. Property Survey – (1" = 20'-0" minimum scale) a property survey prepared by a licensed surveyor indicating property boundaries, the Improvement Envelope, the area of the property and the Improvement Envelope, all easements of record, utility locations, existing tree coverage, rock outcroppings and any significant drainages, as applicable.
3. Site Plan – (1" = 20'-0" minimum scale) showing the location of the Improvement Envelope, existing topography, proposed grading, Area of Disturbance, conceptual drainage, the building outline, proposed finished floor elevations, garage and guest parking, driveway and storage areas, terraces, patios, fire pits, tree and vegetation coverage, and special terrain features to be preserved.
4. Floor Plans – (1/8" = 1'-0" minimum scale) for all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations; and total square footage of all floors; roof pitches; and the location of chimneys, satellite dishes and other roof projections.
5. Roof Plans – (1/8" = 1'-0" minimum scale) for all proposed structures, including roof pitches, materials and the location of chimneys, satellite dishes solar panels and other roof projections.
6. Exterior Elevations – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, roof projections (chimneys, vents, satellite dishes, solar panels) and a preliminary indication of all exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.

# DESIGN REVIEW PROCESS

## 5.6 Preliminary Design Review

### 5.6.2 Preliminary Design Review Submission Materials

7. Site Sections – (1" = 20'-0" minimum scale) showing proposed buildings in relation to the surrounding site, including adjacent buildings and roads, Building Heights, finished floor elevations, existing and finished grades. This drawing is to clearly indicate how the proposed design conforms to Building Height requirements.

8. Three-Dimensional Perspective – (1" = 10'-0" minimum scale) showing the relationship of the house to the street landscape and any existing buildings. The perspective is to adequately convey three-dimensional Massing.

9. Conceptual Landscape Plan – (1" = 20'-0" minimum scale) a conceptual plan showing irrigated areas, conceptual drainage courses, planting areas, a preliminary plant list, extent of lawns, areas to be revegetated, the fire safety zone, water features, patios, decks, courtyards, schematic utility layout, service areas and any other significant design elements.

The Committee reserves the right to amend Preliminary Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvement. Once a complete submission has been received, the Committee will notify the Owner in writing of its receipt and schedule the Homesite for the next available Preliminary Design Review meeting.

### 5.6.3 Preliminary Design Review Meeting

Upon receipt of a complete submission, the Preliminary Design Review will be scheduled for the next available meeting (see Section 5.16 for the Design Review schedule). The Committee will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting.

Corrected materials are to be provided to the Committee within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the Committee for any resubmission.

# ARCHITECTURAL GUIDELINES

## 5.7 Final Design Review

The Final Design Review is to be scheduled within eight months of Preliminary Design Review approval. During the Final Design Review, the Committee will review plan submissions to ensure that:

Any critical issues discussed at the Preliminary Design Review have been addressed and resolved.

Building details, materials and colors are appropriate for the site and comply with the Design Guidelines.

All other Improvements are designed in accordance with the Design Guidelines.

### **5.8.1 Final Design Review Submission Materials:**

The Final Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and proposed Improvements. All plans are to be prepared by design professionals as described in Section 5.5. The package is to include two full-size and two half-size sets of plans and accompanying documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A Final design submittal will not be considered complete until the Committee has received the following materials:

1. Application Form – a completed application form as obtained from the Committee office.
2. Site Plan – (1" = 10'-0" minimum scale) showing location of the Improvement Envelope, existing topography, proposed grading, Area of Disturbance, all buildings, finished floor elevations, the driveway, address marker, culverts, drainage channels, parking area, outdoor areas, fire pits and storage areas, protected plants and terrain features, vegetation to be removed, utility sources and connections, site walls and any other Improvements, as appropriate.
3. Grading, Drainage and Erosion Control Plans – (1" = 10'-0" minimum scale) showing existing and proposed grades, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, where they are to be located on the Construction Site and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.



# ARCHITECTURAL GUIDELINES

## 5.7 Final Design Review

4. Landscape Plans – (1" = 10'-0" minimum scale) including irrigation plans with locations of main irrigation lines, areas of automatic irrigation, type of controls and heads; proposed plant materials, sizes, and locations; vegetation to be removed; tree protection plan; areas of planting, water features, patios, decks, courtyards, utility layout, service areas and any other significant design elements; top and bottom of wall elevations; and material specifications.

5. Lighting Plan – (1" = 10'-0" minimum scale) including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage specifications.

7. Roof Plans – (1/8" = 1'-0" minimum scale) for all proposed structures, including roof pitches, materials and the location of chimneys, satellite dishes, solar panels and other roof projections.

8. Building Sections – (1/8" = 1'-0" minimum scale) indicating existing and proposed grades and finished floor, ceiling plate and ridgeline elevations.

9. Exterior Elevations – (1/8" = 1'-0" minimum scale) showing both existing and proposed grade lines, ridge heights, roof pitch, roof projections (chimneys, vents, satellite dishes, solar panels) exterior materials and colors. In addition to black and white elevations, one unbound set is to be rendered in color and illustrate shadows.

10. Details – (1/4" = 1'-0" minimum scale) details of doors, windows, rafter tails, rails, wall openings, retaining walls, address marker identification sign (if proposed) and other architectural elements that establish and further describe the character and overall style of the house.

11. Sample Board – samples of all exterior materials and colors, including:

**Roofs - Stone treatments**  
**Wall siding - Exterior trim**  
**Windows - Doors**  
**Fences - Railings**  
**Paving**

12. Construction Schedule – include start and completion dates for both construction and landscape installation.

# ARCHITECTURAL GUIDELINES

## 5.7 Final Design Review

13. Construction Management Plan – showing the area in which all Construction activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, is to be addressed to insure the continued protection of existing vegetation. The Construction Management Plan is to indicate the following:

- a. Area of Disturbance (Section 2.6)
- b. Type, size and color of the construct on trailer or portable office (Section 6.9);
- c. Vehicular access route;
- d. Extent of protect on fencing at stands of existing vegetation (Section 6.14);
- e. Location and size of the construction storage area (Section 6.6);
- f. Parking areas (including maximum number of vehicular parking spaces - Section 6.5);
- g. Locations of the chemical to let, dumpster and debris storage, wash-off areas and fire fighting equipment (Sections 6.10 and 6.11);
- h. Areas of utility trenching;
- i. Limit of excavation, drainage patterns and erosion control measures in compliance with Best Management Practices and Section 2.4;
- j. Location and size of stockpiles and the length of time stockpiles are to remain (Section 5.8.1; Grading, Drainage and Erosion Control Plans).

The Committee reserves the right to amend Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Homesite and/or Improvement.

### **5.8.2 Final Design Review Meeting:**

Upon receipt of a complete submission, the Final Design Review will be scheduled for the next available meeting (see Section 5.16 for Committee schedule). The Committee will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 14 days of the meeting..

Corrected materials are to be provided to the Committee within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the Committee for any resubmission.

Final design approval must be obtained from the Committee prior to submitting to local and state agencies for all applicable building permits. Final design approval is valid for 8 months from the date of notification. If final design approval expires, all approvals are revoked and Owners shall repeat the Final Design Review unless waived by the Committee.

# ARCHITECTURAL GUIDELINES

## 5.8 Government Agency Approval

## 5.9 Subsequent Changes

## 5.10 Construction Review Observation

## 5.11 Notice to Comply

### 5.8 Government Agency Approval:

The Owner is to apply for all applicable building permits from local and state government agencies. Any adjustments to Committee-approved plans required by the agencies are to be submitted to the Committee for review and approval prior to commencing construction. The issuance of any approvals by the Committee does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to the site prior to the issuance of all applicable building permit(s) and completion of the Pre- Construction Conference (Refer to Section 6.1).

### 5.9 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from Committee approved final design documents, sample boards or the mock-up are to be submitted to the Committee for review and approval prior to making changes.

### 5.10 Construction Review Observation

During construction, the Committee will check construction to ensure compliance with approved final design documents. These observations are specified in Sections 6.2 and 6.3 of this document. If changes or alterations have been found that have not been approved, the Committee will issue a Notice to Comply.

### 5.11 Notice to Comply

When as a result of construction monitoring/observations the Committee finds changes and/or alterations that have not been approved or a non-compliance with the Construction Guidelines (see Chapter 6), the Committee will issue a Notice to Comply within three (3) working days of the observation. The Committee will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

# ARCHITECTURAL GUIDELINES

## 5.12 Compliance Certificate

## 5.13 Right of Waiver

## 5.14 Non-Waiver, No Inadvertent Precedents

### 5.13 Compliance Certificate

Construction is to be completed within 24 months of commencement. Upon completion of construction, the Owner and/or Contractor are to give written notice to the Committee requesting a Final Observation (see Section 6.3). The Committee will make a final inspection of the property within 30 days of notification. If construction is complete and in compliance with Committee-approved plans and the Guidelines, the Committee will issue a Compliance Certificate (subject to completion of landscape installation) within this same 30-day period. The Owner is not to take occupancy of any Improvement(s) until final construction approval is obtained from the Committee. If it is found that the work was not done in compliance with the approved final design documents, the Committee will issue a Notice to Comply, specifying the particulars of noncompliance, within seven (7) working days of the observation. All non-complying Improvements are to be promptly corrected within 30 days of the observation.

The Compliance Deposit (see Section 6.4) will be released within 30 days of the Committee's issuance of the Compliance Certificate.

### 5.14 Right of Waiver

The Committee has the authority to approve deviations from portions of the Guidelines that are not mandated by local, state, or federal codes. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the Committee. Prior to the Committee approving any deviation from the Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or Wilderness Club as a whole.

### 5.15 Non-Waiver, No Advertent Precedents

The Committee's approval of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. For example, the Committee may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Guidelines shall not constitute a waiver of same. An oversight by the Committee of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.



# ARCHITECTURAL GUIDELINES

## 5.15 Design Review Schedule

The Committee will make every reasonable effort to comply with the time schedule for design review. However, the Committee will not be liable for delays that are caused by circumstances beyond its control. The Committee will provide design review according to the following schedule:

### 1. Preliminary Design Review

**Application documents to be submitted at least 14 working days prior to the desired meeting date and within eight months of the Pre-Design Conference.**

**Written comments provided to Owner within 14 days of meeting.**

**A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the Committee within a minimum of 30 days.**

### 2. Final Design Review

**Application documents to be submitted 14 working days prior to the desired meeting date and within eight months of preliminary design approval.**

**Written comments provided to Owner within 14 days of meeting.**

**A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the Committee within 30 days.**

### 3. Minor Improvement

**Application documents to be submitted a minimum of 14 working days prior to the next scheduled Committee meeting and within eight months of final design approval.**

**Written comments from the Committee meeting provided to Owner within 30 days of receipt of submission.**

### 4. Building Permits

**Owner applies to all local and county agencies for all applicable building and use permits. Note: At present, Lincoln County does not require building permits.**

# ARCHITECTURAL GUIDELINES

## 5.16 Design Review Schedule

## 5.17 Application Fees

### 5. Construction Monitoring

**Pre-Construction Conference** request submitted at least seven (7) working days prior to the desired meeting date.

**Site Observation** request submitted at least seven (7) working days prior to the desired meeting date.

### 6. Final Observations

**Final Construction Observation** within 30 days of receipt of written request and prior to request for a **Certificate of Occupancy**.

**Compliance Certificate** issued within 30 days of request for **Final Construction Observation**.

**Notice to Comply** issued within seven (7) days of observation.

### 7. Release of Compliance Deposit

**Compliance Deposit** released within 30 days of issue of **Compliance Certificate**.

## 5.17 Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, the Committee has established a total design review fee for the Design Review Process payable upon submittal of the initial project application. Fees for resubmission may also be required by the Committee on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the Committee office.

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# Chapter 6

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# CONSTRUCTION GUIDELINES



Figure 6.1: Site Observations enforce safe construct on practices and minimize site disturbance

To assure the construction of any Improvement within Wilderness Club occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents or guests, these Guidelines will be enforced during all Construction Activities. The Owner of a Homesite shall be responsible for violations of the Guidelines (including the construction regulations contained herein) by any Contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Wilderness Club, whether located on the Homesite or elsewhere within the community.



# CONSTRUCTION GUIDELINES

## 6.1 Pre-Construction Conference

## 6.2 Site Observation

### 6.1 Pre-Construction Conference

The Pre-Construction Conference is to be held prior to beginning site clearing. All conditions of final design approval are to be met prior to scheduling the Pre-Construction Conference. During this meeting, the Contractor meets with an authorized representative of the Committee to review the approved final plans, the Construction Guidelines, and to coordinate scheduling and construction activities with the Committee. Requirements to be completed before the Construction Conference are as follows:

The Contractor is to bring to and/or complete the following items prior to the conference:

- 1. Compliance Deposit (See Section 6.4)**
- 2. Construction sign details (see Section 6.17)**
- 3. Contractor Emergency Contact Information**
- 4. Staking and tree taping (as described below)**

Staking and Tree Taping: Prior to the Pre-Construction Conference, the Owner is to stake the corners of the Improvement Envelope, proposed buildings, any proposed building additions, driveway centerlines and all other major Improvements. Ridgeline flagging is to indicate proposed Building Heights at all major ridgelines. Tree groupings proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.

### 6.2 Site Observation

This observation includes review of staking of the Construction Area (as shown on the Construction Management Plan) including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. A water meter and backflow preventor is to be properly installed prior to the Site Observation to ensure water is available for construction. This observation is to occur prior to the start of any Construction Activity.

# CONSTRUCTION GUIDELINES

## 6.3 Final Observation

## 6.4 Compliance Deposit

### 6.3 Final Observation

Owners and/or their Contractor are to schedule the Final Observation prior to applying for Certificate of Occupancy and after all Improvements, with the exception of landscaping, have been completed.

During this observation, the Committee will verify that final construction has been completed in accordance with approved plans.

If approved, the Committee issues a Compliance Certificate within 30 days. If not approved, the Committee issues a Notice to Comply within seven (7) days. In the event a Notice to Comply is issued, the Contractor is to rectify the discrepancies found and schedule an additional observation.

### 6.4 Compliance Deposit

After the Committee approves the proposed Construction Management Plan as described in Section 5.8.1 and prior to commencing any Construction Activity, a Compliance Deposit in the amount of \$10,000 is to be delivered to the Committee as security for the project's full and faithful performance during the construction process in accordance with Committee-approved final plans.

The amount of the Compliance Deposit may be revised by the Committee from time to time as necessary.

The Committee may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the Committee for any cost it may incur on behalf of the project's Construction Activity. The Committee is to be reimbursed for any costs incurred to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The Committee shall return the Compliance Deposit to the depositor within 30 days of issuance of the Compliance Certificate.

# CONSTRUCTION GUIDELINES

## 6.5 Construction Parking Areas

## 6.6 Delivery and Storage Materials and Equipment

## 6.7 Hours of Construction

### 6.5 Construction Parking Areas

All vehicle and parking areas are to be managed in accordance with the following requirements:

All vehicles are to be parked in approved parking areas, as shown on the approved Construction Management Plan.

Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs, all damage to the shoulder and landscape is to be repaired by the Contractor continually and not left for the end of construction. Vehicles may not be parked outside of the Construction Area.

No vehicle repair is allowed on the Homesite except in case of emergency or within a fully-enclosed garage.

### 6.6 Delivery and Storage Materials and Equipment

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines will be imposed by local police and/or the Committee against the Contractor, Owner and/or Compliance Deposit for repeated violations. The following, additional Guidelines apply to all material delivery and storage:

All building materials, equipment and machinery are to be delivered to and remain within the Improvement Envelope or as otherwise approved by the Committee. This requirement includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the Construction Site overnight.

Delivery vehicles may not drive across neighboring properties to access a construction site.

### 6.7 Hours of Construction

Daily working hours are limited to Monday through Friday 7:00am – 6:00pm. Saturday hours are from 9:00am – 4:00pm. However, Saturday and Sunday construction on sites within 300 feet of an occupied Residence is limited to indoor work. Noisy activity is prohibited on Sunday. Construction Activity is not permitted on national holidays. Construction hours may be revised at the discretion of the Committee or local and county agencies.

# CONSTRUCTION GUIDELINES

## 6.8 Fire and Safety Precautions

## 6.9 Construction Trailers and/or Temporary Structures

### 6.8 Fire and Safety Precautions

Wildfire prevention is a serious concern at Wilderness Club. To mitigate this danger all Contractors are to refer to the fire safety guidelines provided by Firewise Community USA. These Firewise Construction and Landscaping Checklists are available at [www.firewise.org](http://www.firewise.org), and from the Committee. The following additional fire and safety precautions are to be adhered to at all Construction Sites:

On-site fires are not allowed.

All fires are to be reported even if it is thought to be contained, extinguished or already reported.

One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.

Access for emergency vehicles is to be maintained at all times.

Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.

Smoking materials are to be discarded in approved containers.

A minimum of one shovel and two 20-pound ABC-Rated Dry Chemical Fire Extinguishers are to be mounted in plain view.

All equipment, including small tools, shall utilize a working spark arrestor.

### 6.9 Construction Trailers and/or Temporary Structures

Upon approval of the Construction Management Plan and receipt of the building permit as required, a temporary construction trailer or portable field office may be located on the building site within the Improvement Envelope, subject to the following Guidelines:

The type, size and color of construction trailers are to be approved by the Committee during the Pre- Construction Conference.

Construction trailers are to be colored to recede into the landscape and sited to minimize impacts to the site.

The field office may not be placed on site earlier than two weeks prior to the actual start of continuous construction activity.

Provisions for temporary power and telephone line are to be installed simultaneously.

The construction trailer is to be removed prior to application for the Certificate of Occupancy.



# CONSTRUCTION GUIDELINES

## 6.10 Sanitary Facilities

## 6.11 Debris and Waste Removal

### 6.10 Sanitary Facilities

Owners and their Contractors are responsible for providing adequate sanitary facilities for construction workers. Portable toilets are to be located within the Improvement Envelope and in a discreet location, as approved on the Construction Management Plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources.

### 6.11 Debris and Waste Removal

The following debris and waste removal procedures are to be adhered to at all Construction Sites:

Trash and debris are to be cleaned up at the end of each day. Trash and debris are to be removed from each Construction Site at least once a week and transported to an authorized disposal site.

Trash receptacles are to be located within the Improvement Envelope, alongside the access drive, and out of views from off-site.

Dumping, burying and/or burning trash is not permitted anywhere within Wilderness Club.

Heavy and large debris, such as broken stone and wood scraps, are to be removed from the site immediately upon completion of each work trade.

Concrete washout, from both trucks and mixers, is to be contained within the Improvement Envelope and concealed by structure or covered with backfill. Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited and will be fined.

During the construction period, each construction site shall be kept neat and is to be properly policed to prevent it from becoming a public eyesore, nuisance, or detriment to neighboring properties. Owners are responsible for any clean-up costs incurred by the Committee or the Association in enforcing these requirements.

Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of Wilderness Club.

# CONSTRUCTION GUIDELINES

## 6.12 Excavation, Grading and Erosion Control

### 6.12 Excavation, Grading and Erosion Control

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control of erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with Montana Department of Environmental Quality regulations, and all other local, state, and federal agency standards.

# CONSTRUCTION GUIDELINES

## 6.13 Tree and Habitat Protection

## 6.14 Damage, Repair and Restoration

### 6.13 Tree and Habitat Protection

The following Guidelines apply to tree protection during construction operations:

Trees are not to be removed without prior approval from the Committee.

Before construction starts, exclusionary fencing is to be installed around the perimeter of all trees not approved for removal.

Fencing material is to be highly visible and sturdy.

Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the Committee.

Soil compaction is to be avoided around all trees.

### 6.14 Damage, Repair and Restoration

Damage and scarring to other property, including streets, neighboring properties, existing buildings, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Homesite.

Upon completion of construction, each Owner and Contractor is to clean his Construction Site and any neighboring sites that have been impacted and repair all property which has been damaged.

The Owner and Contractor are financially responsible for site restoration/re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.

Any property repair costs as mentioned above, incurred by the Committee, Declarant or Association, will be taken out of the Compliance Deposit or billed to the Owner.

# CONSTRUCTION GUIDELINES

## 6.15 Right to Fine

## 6.16 Construction Signs

### 6.15 Right to Fine

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control of erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with Montana Department of Environmental Quality regulations, and all other local, state, and federal agency standards.

### 6.16 Construction Signs

One temporary construction sign per Homesite is permitted during construction, subject to the following Guidelines:

The sign is not to exceed 6 square feet.

The design and information indicated on construction signs are to conform to examples provided by the developer.

Construction signs may be free-standing or mounted to a construction trailer, but in all cases are to be located within the property boundaries and visible from the adjacent roadway.

Construction signs are to be submitted to the Committee for approval at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.

Signs are to include address information per the requirements of local emergency response agencies.

Emergency contact information is to be posted on the back side of the construction sign, out of view from the road.



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# Appendix A

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# GLOSSARY OF DEFINED TERMS

## ACCESSORY STRUCTURES

Any building detached from and subordinate to the main building, including Secondary Residential Units, garages, pavilions, gardening sheds, and/or art studios.

## APPLICANT

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or Homesite.

## ARCHITECT

A person licensed to practice architecture in the State of Montana.

## AREA OF DISTURBANCE

The area surrounding Construction Activities that is impacted by such construction.

## ASSOCIATION

See definition contained in the Declaration.

## BOARD OF DIRECTORS (BOARD)

See definition contained in the Declaration.

## BUILDING HEIGHT

The vertical distance from the highest point of a structure to the average of the highest and lowest points where exterior walls touch natural grade.

## CABIN

A turn-key product with typically less than 1/4 ac. and a pre-determined driveway alignment.

## COMPLIANCE CERTIFICATE

Written notice given by the Committee to the Owner upon Final Observation approval.

## COMPLIANCE DEPOSIT

A deposit paid by the Owner or Contractor to the Committee prior to commencing any Construction Activity.

## CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

## CONSTRUCTION AREA

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite..

## GLOSSARY OF DEFINED TERMS

### CONSTRUCTION SITE

A site upon which Construction Activity takes place.

### CONSTRUCTION VEHICLES

Any car truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

### CONSULTANT

A person retained by an Owner to provide professional advice or services.

### CONTRACTOR

A person or entity retained by an Owner for the purpose of constructing any Improvement within Wilderness Club.

### DECLARANT

See definition contained in the Declaration.

### DECLARATION

The vertical distance from the highest point of a structure to the average of the highest and lowest points where exterior walls touch natural grade.

### DEFENSIBLE SPACE

The area immediately surrounding all structures on a site for a minimum of 30 feet. Within the Defensible Space all vegetation and landscape are to be maintained as directed by Firewise Communities USA ([www.firewise.org](http://www.firewise.org)) standards.

### DESIGN GUIDELINES (GUIDELINES)

The standards, review procedures and construction regulations adopted and enforced by the Committee as set forth in this document and as amended from time to time by the Committee.

### DESIGN REVIEW COMMITTEE (COMMITTEE)

See definition contained in the Declaration.

### EXCAVATION

The digging and removal of earth from its natural position, or the cavity resulting from such removal.

### FILL

The amount of material used to increase an existing grade.

## GLOSSARY OF DEFINED TERMS

### GREEN DESIGN, (GREEN), (SUSTAINABLE DESIGN)

The implementation of environmentally sensitive and resource conserving techniques into the design and construction of buildings and landscape. Green Design is intended to create Residences that are integrated with the local landscape and climate and create a healthier living environment for the building's residents and neighbors.

### GROSS FLOOR AREA

The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

### IMPROVEMENT

The definition of Improvement throughout this document is consistent with that provided in the Declaration as applied to individual Homesites at Wilderness Club.

### IMPROVEMENT ENVELOPE

That portion of a Homesite, wherein all Improvements may take place (as established by front, rear and side setbacks), including all buildings, terraces, pools, autocourts and/or garages, with the exception of some native landscape planting, utilities, walls and driveways.

### LANDSCAPE ARCHITECT

A person licensed to practice landscape architecture in their respective state(s).

### STATE HOMESITE

See definition for "Lot" contained within the Declaration.

### HOMESITE DIAGRAM

The site plan corresponding to each Homesite that indicates important design parameters such as the Improvement Envelope, the Natural Area, easements of record, preferred driveway access, and maximum Gross Floor Area.

### MASSING

The overall size, volume, spread, expression and articulation of building forms, including the main house, Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site. A building's compliance with the maximum Gross Floor Area may not be sufficient to demonstrate a building has complied with all Massing requirements as described in these Guidelines.



# GLOSSARY OF DEFINED TERMS

## NATURAL AREA

An area that is altered moderately so that it blends with all adjoining naturally landscaped areas and creates natural screens to obscure and soften built Improvements from neighboring areas. All plant materials introduced in this area are to be native species as indicated in the Approved Plant List (Appendix B).

## NOTICE TO COMPLY

Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with Committee- approved plans or the Design Guidelines, which are to be corrected as requested by the Committee.

## OWNER

See definition contained in the Declaration.

## RESIDENCE

See definition contained in the Declaration.

## RUSTIC MOUNTAIN HOUSE

The Rustic Mountain House style is typified by a mix of vertical and horizontal massing with gabled and stepped gabled roofs that follow the natural topography. The primary living spaces tend to be more vertically oriented to best capture a view of the mountain landscape. The Rustic Mountain House utilizes natural and indigenous materials and frequently includes stone foundation work that anchors it to the site. Elements of the Rustic Mountain style that are particularly appropriate at Wilderness Club are further described in Section 1.3 of the Design Guidelines.

## SECONDARY RESIDENTIAL UNIT

An Accessory Structure that provides complete living facilities and amenities.

## SITE COVERAGE

The percentage of total site area occupied by structures, paving for vehicle use, and all other impervious surfaces. Structure/ building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.). Structure/building coverage does not include eave overhangs, second-story balconies, and decks that allow for the drainage of water through the deck surface and are a minimum of ten feet above the finished grade at all points. Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles.

## GLOSSARY OF DEFINED TERMS

### STORY

A living level contained between the surface of any floor and the surface of the floor above it, or if there is not a floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered an additional Story for each 18 feet or fraction thereof. Stories contained within the roof by utilizing dormers or similar roof structures are considered to be one-half Story.

### WESTERN RANCH HOUSE

The Western Ranch House architectural style is typified by low, horizontal building forms, gable roofs, buildings that respond to the natural topography, the use of natural and indigenous building materials, deep roof overhangs, porches and a direct connection to the outdoors. Elements of Western Ranch House design that are particularly appropriate at Wilderness Club are further described in Section 1.4 of the Design Guidelines.

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# Appendix B

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# APPROVED PLAN LIST

The plant list incorporates plants that are both native to the site and indigenous to the region. An emphasis is placed on using native and/or drought tolerant plants in all landscape improvements and utilizing non-native, more “ornamental” plants in private areas to retain the integrity of the landscape. Items highlighted are highly recommended.

In addition, native grass and wildflower seed mixes have been prepared for general landscape use throughout the site.

It is noted whether the following plants are to be used in Natural Areas or Homesites, or in drainage areas that have higher levels of soil moisture.

No plant listed by the USDA as an invasive or noxious weed will be permitted. This list (found at <http://plant.usda.gov>, under the “Invasive and Noxious Weeds” link) is periodically updated and shall govern in the even of a conflict with the approved plant list)

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
Trees	Abies Concolor	Abies Concolor		x	x
	Abies Grandis	Grand Fir		x	x
	Acer Ginnala	Amur Maple	x	x	x
	Amelanchier Alnifolia	Saskatoon Serviceberry	x	x	x
	Betula Papyrifera	Paper Birch		x	x
	Craetegus Spp.	Hawthorn		x	
	Juniperus Occidentalis	Western Juniper		x	x
	Juniperus Scopulorum	Rocky Mountain Juniper		x	
	Larix Occidentalis	Western Larch		x	x
	Malus Baccata	Siberian Crabapple		x	x
	Picea Engelmannii	Engelmann Spruce		x	x



# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
	Picea Glaucus	White Spruce		x	x
	Pinus Flexilis	Limber Pine		x	
	Pinus Nigra	Austrian Pine		x	
	Pinus Ponderosa	Ponderosa Pine	x	x	
	Pinus Sylvestris	Scotch Pine		x	
	Populus Alba	White Poplar		x	x
	Populus Tremuloides	Quaking Aspen	x	x	
	Pseudotsuga Menziesii	Douglas Fir	x	x	x
Shrubs	Acer Grandidentatum	Bigtooth Maple		x	x
	Artemesia Cana	Sagebrush	x	x	
	Chrysothamnus Nauseosus	Rubber Rabbitbrush	x	x	
	Cornus Sericea	Red Twig Dogwood		x	x
	Cornus Sericea Coloradensis	Colorado Red Osier Dogwood		x	x
	Artemesia Sericea Flaviramea	Yellow Twig Dogwood		x	x
	Elaegnus Commuta	Silverberry		x	
	Fallugia Paradoxa	Apache Plume	x	x	x
	Holodiscus Dumosus	Rock Spiraea		x	x
	Juniperus Communis	Common Juniper		x	

# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
	Lonicera Involucrata	Twinberry Honeysuckle		x	
	Philadelphus Lewisii	Mock Orange		x	x
	Physocarpus Sp.	Ninebark		x	x
	Prunus Tomentosa	Nanking Cherry		x	x
	Purunus Virginiana	Chokecherry	x	x	x
	Rhus Sp.	Sumac		x	x
	Ribes Aureum	Flowering Yellow Currant		x	x
	Rosa Glauca	Redleaf Shrub Rose		x	
	Rosa Nutkana	Nootka Rose	x	x	
	Rosa Rugosa	Tomato Rose		x	
	Rosa Woodsii	Wood's Rose		x	
	Salix Exigua	Coyote Willow		x	x
	Spirea Sp.	Spirea		x	
	Symphorcarpos Albus	Common Snowberry	x	x	x
	Syringa Sp.	Lilac		x	
	Viburnum Sp.	Viburnum		x	

# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
Perennials	Achillea Millefolium	Yarrow	x	x	
	Aconitum Columbiana	Monkshead		x	x
	Aquilegia Sp.	Columbine		x	x
	Artemesia Frigida	Fringed Sagebrush	x	x	
	Aster Alpinus	Alpine Aster		x	x
	Coreopsis Sp.	Coreopsis		x	
	Delphinium Sp. (Ornamental)	Larkspur		x	x
	Echinacea Purpurea	Purple Cone Flower		x	x
	Erigonum Umbellatum	Sulfur Buckwheat	x	x	
	Gaillardia x Granidflora	Blanket Flower		x	
	Leucanthemum Maximum	Shasta Daisy		x	
	Linum Perenne Lewisii	Garden Flax		x	x
	Perovskia Atriplicifolia	Russian Sage		x	
	Philedelphus Lewisii	Mock Orange	x	x	x
	Potentilla Fruticosa	Shrubby Cinquefoil		x	
	Ribes Cereum	Wax Currant	x	x	
	Rudbeckia Fulgida Goldstrum	Dark-Eyed Susan		x	
	Salvia x Sylvestris 'May Night'	May Night Meadow Sage		x	
	Smilacina Stellata	False Solomon's Seal		x	x
	Solidago Sphacelata 'Golden Fleece'	Golden Fleece Goldenroad		x	
	Sisyrinchium	Blue-Eyed Grasses		x	
	Veronica Spicata	Spiked Speedwell		x	
	Daylilly			x	
	Saponaria Officinalis	Common Soapwort		x	
	Monarda 'Jacob Cline'	Beebalm		x	
	Liatris Spicata	Native Gayfeather		x	
Buddleia	Butterfly Bush		x		

# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
Ground Covers	Ajuga Reptans			x	
	Arabis Alpine 'Compinkie'	Compinkie Rockcress		x	
	Arctostaphylos Uva-ursi	Red Bearberry	x	x	
	Artemesia Schmidiana	Silver Mound Wormwood		x	
	Cerastium Tomentosum	Snow in Summer		x	
	Buonymus Fortunei Coloratus	Purple Wintercreeper		x	x
	Fragaria 'Pink Panda'	Oink Panda Strawberry		x	x
	Galium Odoratum	Sweet Woodruff		x	x
	Mahonia Repens	Creeping Mahonia	x	x	
	Nepeta Sibirica	Cat Mint		x	
	Potentilla Verna	Cinquefoil Potentilla		x	
	Sedum Sp.	Sedum		x	
	Thymus Sp.	Thyme		x	
	Delosperma 'Kelaidis'	Mesa Verda (R) Ice Plant		x	
	Aubrieta Deltoidea	Common Aubrieta		x	
Vines	Clematis Sp.	Clematis		x	x
	Humulus Lupulus	Hops		x	
	Hydrangea Anomala Sp. Petiolaris	Climbing Hydrangea		x	x
Grasses	Elymus Trachycaulus	Slender Wheatgrass	x	x	x
	Festuca Idahoensis	Idaho Fescue	x	x	x
	Festuca Ovina 'Covar'	Sheep Fescue	x	x	x



# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Natural Areas	Improvement Envelopes	High Soil Moisture Areas Only
	Festuca Scabrella	Rough Fescue	x	x	
	Koeleria Cristata	Prairie Junegass	x	x	
	Pseudoroegneria Spicata	Bluebunch Wheatgrass	x	x	
	Scripus Acutus	Hardstem Bulrush	x	x	x
Ornamental Grasses	Carex Bebbii	Bebbs' Sedge		x	x
	Carex Lanuginosa	Wooly Sedge		x	
	Festuca Sp.	Blue Fescue		x	
	Festuca Trachyphylla	Hard Fescue	x	x	
	Helictotrichon Sempervirens	Blue Oat Grass		x	
	Panicum Sp.	Switch Grass		x	
	Schizachyrium Scoparium	Little Bluestem		x	
Wildflowers (seeded)	Heterotheca Villosa	Hairy Golden Aster	x	x	
	Linum Lewisii	Blue Flax	x	x	
	Linum Perenne	Garden Flax		x	
	Lupinus Polyphyllus	Large Leaf Lupine		x	
	Lupinus Sp.	Lupine		x	
	Penstemon Sp.	Penstemon	x	x	

# APPROVED PLAN LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Rate (lbs / acre PLS)
Native Grass Seed Mix	Elymus Trachycaulus (Link) Gould ex Shinners	Slender Wheatgrass	12
	Agropyron Riparian	Thickspike Wheatgrass	12
	Agropyron Spicatum	Bluebunch Wheatgrass	12
	Poa Ampla Merr.	Big Bluegrass	2
	Stipa Viridula	Green Needlegrass	9
	Agropyron Intermedium var. Trichophorium (Link) Halac	Pubescent Wheatgrass	22
	Festuca Ovina	Sheep Fescue	3
	Note: The above are 'pure-stand' seeding rates for each species expressed as pounds pure live seed (PLS) per acre. To calculate the mix, divide the individual specie rate by the number of species in the mix. Then take the lbs/ac and multiply by the total acres to be seeded.		
Lawn Mix	Poa Prantensis	Kentucky Bluegrass	60%
	Festuca Arundinacea	Turf-type Tall Fescue	30%
	Lolium Perenne	Perennial Ryegrass	10%
Natural Lawn Option	Buchloe Dactyloides	Buffalograss	Available as seed, sod, or plugs
	Note: Buffalograss is a drought-tolerant sod-forming grass that can be used as a natural lawn.		

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# Appendix C

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# GREEN DESIGN MATERIAL SOURCES

The Green Design Material Sources list provides a selection of websites and published sources to aide in sustainable design practices. It should be noted, however, that this is a current list of websites. Any of these may cease to be active or useful over time.

## GREEN DESIGN WEBSITES

1. U.S. Green Building Council: See Green Building Links under 'Resources'.  
[www.usgbc.org](http://www.usgbc.org)
2. Green Spec  
[www.buildinggreen.com](http://www.buildinggreen.com)
3. Green Building Database & Design Resources  
[www.greenbuilder.com/general/greendbs.html](http://www.greenbuilder.com/general/greendbs.html)
4. Environmental Protection Agency: Energy Star Program  
[www.energystar.gov](http://www.energystar.gov)
5. Montana State Department of Environmental Quality: Montana Guide for Buying Recycled Products:  
[www.deq.state.mt.us](http://www.deq.state.mt.us)  
[www.deq.state.mt.us/Recycle/RecycleGuide.pdf](http://www.deq.state.mt.us/Recycle/RecycleGuide.pdf)
6. Montana Materials Exchange: Free Service Bulletin by Montana State University:  
[www.montana.edu/mme/](http://www.montana.edu/mme/)
7. Oikos Green Building Source: Green Product Information  
[www.oikos.com](http://www.oikos.com)  
[oikos.com/green\\_products/index.php](http://oikos.com/green_products/index.php)
8. Recycle Montana! : Source for information on recycling in Montana.  
[www.recyclemontana.org](http://www.recyclemontana.org)
9. Mountain States Resource Directory: Resource Recovery and Reuse directory  
[www.buildingconcerns.com/mountain/resrecov.htm](http://www.buildingconcerns.com/mountain/resrecov.htm)
10. Solar Plexus: Offers complete turnkey installation of renewable energy systems, and carries energy efficient appliances.  
[www.solarplexus1.com](http://www.solarplexus1.com)
11. Flathead Electric Cooperative Inc. : Source on Solar Power in Montana.  
[www.montanagreenpower.com](http://www.montanagreenpower.com)
12. Forest Certification Resource Center: Certified Product Search allows a search of producers of certified forest products worldwide.  
[www.certifiedwood.com](http://www.certifiedwood.com)
13. Woodfinder: Allows a search by zip code and by category of wood, i.e. FSC or Green Tag certified wood. [www.woodfinder.com](http://www.woodfinder.com)



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# Appendix D

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# FIRE PROTECTION CHECKLIST



## Firewise Landscaping Checklist

When designing and installing a firewise landscape, consider the following:

- Local area fire history.
- Site location and overall terrain.
- Prevailing winds and seasonal weather.
- Property contours and boundaries.
- Native vegetation.
- Plant characteristics and placement (duffage, water and salt retention ability, aromatic oils, fuel load per area, and size).
- Irrigation requirements.

To create a firewise landscape, remember that the primary goal is fuel reduction. To this end, initiate the zone concept. Zone 1 is closest to the structure; Zones 2-4 move progressively further away.

- Zone 1.** This well-irrigated area encircles the structure for at least 30' on all sides, providing space for fire suppression equipment in the event of an emergency. Plantings should be limited to carefully spaced low flammability species.
- Zone 2.** Low flammability plant materials should be used here. Plants should be low-growing, and the irrigation system should extend into this section.
- Zone 3.** Place low-growing plants and well-spaced trees in this area, remembering to keep the volume of vegetation (fuel) low.
- Zone 4.** This furthest zone from the structure is a natural area. Selectively prune and thin all plants and remove highly flammable vegetation.

Also remember to:

- Be sure to leave a minimum of 30' around the house to accommodate fire equipment, if necessary.
- Widely space and carefully situate the trees you plant.
- Take out the "ladder fuels" — vegetation that serves as a link between grass and tree tops. This arrangement can carry fire to a structure or from a structure to vegetation.
- Give yourself added protection with "fuel breaks" like driveways, gravel walkways, and lawns.

When maintaining a landscape:

- Keep trees and shrubs properly pruned. Prune all trees so the lowest limbs are 6' to 10' from the ground.
- Remove leaf clutter and dead and overhanging branches.
- Mow the lawn regularly.
- Dispose of cuttings and debris promptly, according to local regulations.
- Store firewood away from the house.
- Be sure the irrigation system is well maintained.
- Use care when refueling garden equipment and maintain it regularly.
- Store and use flammable liquids properly.
- Dispose of smoking materials carefully.
- Become familiar with local regulations regarding vegetation clearances, disposal of debris, and fire safety requirements for equipment.
- Follow manufacturers' instructions when using fertilizers and pesticides.

Access additional information on the Firewise home page: [www.firewise.org](http://www.firewise.org)

Please see the other side of this sheet for the **Firewise Construction Checklist**.



## Firewise Construction Checklist

When constructing, renovating, or adding to a firewise home, consider the following:

- Choose a firewise location.
- Design and build a firewise structure.
- Employ firewise landscaping and maintenance.

To select a firewise location, observe the following:

- Slope of terrain; be sure to build on the most level portion of the land, since fire spreads more rapidly on even minor slopes.
- Set your single-story structure at least 30 feet back from any ridge or cliff; increase distance if your home will be higher than one story.

In designing and building your firewise structure, remember that the primary goals are fuel and exposure reduction. To this end:

- Use construction materials that are fire-resistant or non-combustible whenever possible.
- For roof construction, consider using materials such as Class-A asphalt shingles, slate or clay tile, metal, cement and concrete products, or terra-cotta tiles.
- Constructing a fire-resistant sub-roof can add protection as well.
- On exterior wall facing, fire resistive materials such as stucco or masonry are much better choices than vinyl which can soften and melt.
- Window materials and size are important. Smaller panes hold up better in their frames than larger ones. Double pane glass and tempered glass are more reliable and effective heat barriers than single pane glass. Plastic skylights can melt.
- Install non-flammable shutters on windows and skylights.
- To prevent sparks from entering your home through vents, cover exterior attic and underfloor vents with wire screening no larger than 1/8 of an inch mesh. Make sure underweave and soffit vents are as close as possible to the roof line. Box in eaves, but be sure to provide adequate ventilation to prevent condensation.
- Include a driveway that is wide enough to provide easy access for fire engines (12 feet wide with a vertical clearance of 15 feet and a slope that is less than 5 percent). The driveway and access roads should be well-maintained, clearly marked, and include ample turnaround space near the house. Also provide easy access to fire service water supplies, whenever possible.
- Provide at least two ground level doors for easy and safe exit and at least two means of escape (i.e., doors or windows) in each room so that everyone has a way out.
- Keep gutters, eaves, and roofs clear of leaves and other debris.
- Make periodic inspections of your home, looking for deterioration such as breaks and spaces between roof tiles, warping wood, or cracks and crevices in the structure.
- Periodically inspect your property, clearing dead wood and dense vegetation at distance of at least 30 feet from your house. Move firewood away from the house or attachments like fences or decks.

Any structures attached to the house, such as decks, porches, fences, and outbuildings should be considered part of the house. These structures can act as fuel bridges, particularly if constructed from flammable materials. Therefore, consider the following:

- If you wish to attach an all-wood fence to your house, use masonry or metal as a protective barrier between the fence and house.
- Use metal when constructing a trellis and cover it with high-moisture, low flammability vegetation.
- Prevent combustible materials and debris from accumulating beneath patio decks or elevated porches. Screen or box-in areas below patios and decks with wire screen no larger than 1/8 inch mesh.
- Make sure an elevated wooden deck is not located at the top of a hill where it will be in direct line of a fire moving up slope. Consider a terrace instead.

Access additional information on the Firewise home page: [www.firewise.org](http://www.firewise.org)

Please see the other side of this sheet for the **Firewise Landscaping Checklist**.



Landscaping



Construction



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# Appendix E

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# WILDERNESS CLUB COLORS

EXTERIOR WOOD COLORS (Note: All wood stains are Cabot)

## **Primary Wood Siding Colors and Trim Colors**

Semi - Transparent Taupe

Semi - Transparent Bark

Semi - Transparent Burnt Hickory

Semi - Transparent Cordovan Brown

Semi - Transparent Dark Gray

Semi - Transparent Sagebrush

Semi - Solid Slate Gray

Rusted Metal (Standing Seam or Corrugated) is also used as a Primary Siding

## **Accent Wood Siding and Trim Colors**

Semi - Transparent Burnt Hickory

Solid Black

Semi - Transparent Barn Red

Rusted Metal (Standing Seam or Corrugated) can also be used as an Accent Siding  
(Currently not used on any Cabins)

## **Wood Columns, Beams, Soffits and Exposed Rafters**

(When not stained the adjacent siding color)

Semi - Transparent Heartwood

Note all wood is Rough Sawn Cedar