

Exhibit "A"

King Ranch Design Standards and Guidelines

These King Ranch Design Standards and Guidelines ("Standards and Guidelines") are promulgated, pursuant to the Declaration of Covenants Conditions and Restrictions (C C & R's) for King Ranch, and are incorporated therein by reference.

I. INTRODUCTION

Homeowners, builders and designers should view these Standards and Guidelines as boundaries that will protect the special qualities of King Ranch, not as roadblocks to creative design. The Standards and Guidelines are not meant to limit the imagination or personal needs of the individual homeowner. Individual design within the framework of a cohesive community neighborhood is encouraged.

Except as otherwise specified herein, all terms used in the Standards and Guidelines shall have the same meaning as set forth in the C C & R's.

1.1 PROFESSIONAL DESIGN AND QUALITY

Residents of King Ranch will be making very significant investments in their homes, in keeping with the value of their individual home settings. It is strongly recommended that homeowners consult with a professional architect or custom designer/builder who has a demonstrated record of success in the custom home design field. Achieving the maximum aesthetic result in combining each home with its setting makes it important for homeowners to secure the counsel, advice and services of appropriately competent professionals.

Quality is a primary goal of King Ranch. To achieve a high-quality community image, both the overall building appearance and its details should convey a sense of solid, permanent construction. The Architectural Control Committee (ACC) will discourage faced treatments that are associated with impermanent, hastily-built, or obviously inexpensive construction materials or techniques.

1.2 SCALE AND PROPORTION OF DWELLINGS

Vertical and horizontal offsets are encouraged in preference to houses with long, tall or unbroken walls and roofs butting against the minimum setbacks. Additionally, variations in the wall building line as it relates to the street edge are encouraged to provide interest along the streetscape. Buildings should relate primarily to the topographic slopes, existing vegetation and to each other, but also to the street.

1.3 CONSISTENCY

Another goal of the ACC is to achieve a high level of design consistency in the homes and other improvements in King Ranch. Buildings that may attempt a statement of quality on the street frontage, but abandon all pretense of design or quality on their sides and rear will not be approved. A house of simple design and constructed of quality materials - if it carries that design and those materials consistently - will usually communicate a more convincing image quality than the house with an elegant front, but cheap, stripped down design and construction on the other three sides.

II. GENERAL ARCHITECTURAL STANDARDS AND GUIDELINES

2.1 ARCHITECTURAL STYLE - GENERAL CONSIDERATIONS

It would be inappropriate and potentially degrading to the overall and individual property values to allow unrestricted architectural styles and design motifs. To assure a cohesive, but varied range of style, the Developers have established Standards and Guidelines and prototypical design standards and styles that will serve as a basis for a review of design and detailing of all structures within the King Ranch.

The 'styles' selected for the design standards for the King Ranch might be termed 'Contemporary/Traditional'. This style might be described as traditional American residential design as typified by pre- and post-World War II small town and suburban residential design. Its roots go back to the turn-of-the-century Victorian influences, other regional influences such as the California Bungalow, and the Prairie and Craftsman architectural styles. These homes did, however, incorporate architectural design elements and facade massings that did not vary dramatically from residence to residence along a given block, thus creating a certain quality of streetscape, neighborhood and community that is the goal of King Ranch.

The above-referenced 'style' is diverse in materials and motifs, and thus the Developers encourage specific elements, materials and motifs that most typify the desired aesthetics. No attempt is being made to control the floor plan aspects of the residences, as the original homes that serve the stylistic models would not necessarily meet the functional and spatial needs of the contemporary home buyer.

The ACC will make available to owners and their design professionals a library of design volumes to assist them in identifying the architectural style standards that are acceptable. The following architectural styles would not be judged acceptable to the ACC:

Spanish

2.2 ARCHITECTURAL STYLE - SPECIFIC REQUIREMENTS

A. SCALE:

It is important that the structure not be overscaled. In this respect continuous two story walls are discouraged. Continuous ridgelines should not exceed half the frontage width. Changing the ridge directions, ridge heights or using offsets or major roof projections such as dormers should be considered to break rooflines. Attempts to "stack" the building masses from low one story at the perimeter to taller one and two story elements at the center are encouraged. Door and window openings should be sized to reflect the human scale, especially at the main entry where care must be taken to create a welcoming covered porch element that is scaled to human height and contains scale and interest giving elements and details such as column bases and caps, railings, steps, etc. Higher plate lines and open gable roof forms create visual interest and focus to this important element. It is important to detail the entry to direct attention to the front door and away from the garage doors.

B. STRUCTURAL, MIRROR IMAGED, AND DUPLICATE DESIGNS
 Completely symmetrical plans and facades are discouraged unless they reference an acceptable historic model. Mirror imaging of plans and elevations on adjacent lots is prohibited. Exact duplicate designs within Phase 2 and Phase 3 of the Development is prohibited. Identical floor plans may be used on non-contiguous lots provided care is exercised in creating markedly differing exterior elevations through variations in exterior finish materials, roof forms, etc.

C. ROOF FORMS AND MATERIALS

One of the most visible elements of any home is the roof. Its ultimate appearance in relation to the structure should be carefully considered. This relation includes the shape of the roof in relation to the architectural design, as well as to the color and texture of the roofing material. Roofs with a significant pitch are normally most desirable. Roof forms shall be limited to simple hip and gable elements or traditional combinations of both. Flat, oriental or geodesic roof forms are prohibited.

As with the design of the building as a whole, the style and design of the roof should remain consistent from all views. Roofing materials shall be limited to natural cedar shingles, natural cedar tapered shakes, concrete, slate or clay tile, approved high-density fiberboard shingle systems, and heavily-textured architectural style asphalt composition shingles. Metal roofing and hand split cedar shakes are specifically excluded from consideration. Copper and other appropriately finished metals may be used for bays or similar projections.

All exterior chimneys and chimney chases must be of wood, stucco, approved native stone, stone, or brick. Chimney material should be selected as a compatible accent to the style and detail of the overall design. It is encouraged that this accent material is utilized elsewhere in the overall design. All metal flues serving prefabricated fireplace units must be fully enclosed in an approved chase and terminated with an approved spark arresting cap. Such cap termination must be screened by a decorative (typically pre-finished sheet metal) architectural cap detail.

Mechanical equipment, vents, vent covers, etc., will be considered an integral part of the design and should be treated as such. Such items shall be painted to match and blend with the roof color. No television or radio antennae or towers shall be erected on the roof or anywhere outdoors on any lot. Exterior satellite dishes shall not exceed 18" in diameter.

D. GARAGES

The garage should be designed as an integral part of the house.

~~If possible, a garage attached to the house should be oriented so that its doors will be screened and not visible from the street access.~~ ^{IF POSSIBLE,} Garage doors should be of the overhead type. A separate garage door should be provided for each car space to give a better overall appearance and to result in a minimum exposure of interior contents when a door is open. A

maximum of three (3) stalls is allowed per residence, ~~with a maximum garage door height of 8'-0"~~.

Attempts should be made to de-emphasize the garage doors by choosing details that are compatible with the architectural motif but are simplified and have the ability to break up the size of the garage facade. Probably the most important element if this design problem is the selection of the color for the garage door. Typically contrast in color should be kept low, and consideration given to painting the doors the same color as the base siding color.

~~Oversized garages are not permitted; no trailer, RV, van or camper storage facilities shall be erected on a lot.~~

EXTERIOR LIGHTING

Exterior lighting shall be designed and adequately shielded to eliminate glare on to adjacent properties, street, or sidewalks. Colored lights or light sources shall be prohibited, except during the Christmas season. Special consideration may be given to landscape lighting.

WINDOWS

Consistency in type, style, trim and proportion of window areas is a key focus of the ACC. Consistent with the goal of achieving quality in King Ranch, the ACC will discourage applications showing windows of different styles and types scattered over the various elevations of the building.

G. OPENINGS AND PROJECTIONS AND TRIM

Large blank walls are discouraged. Large gable ends of two-story houses must be broken with projections, recesses or material changes and not by fenestration only. Consideration should be given to material changes at or above the extension of the plate line elevation in these gable end elevations. Such changes in materials, if not accompanied with a change in plane, must be trimmed out in a traditional manner that clearly defines the material change and minimizes a thin veneer appearance. Around doors and windows, projections or recesses are preferred to openings cut into the surface of the wall. Windows with a definitely visible trim (minimum 3 1/2" wide) surrounds are preferred; openings with no trim are strongly discouraged. Building corner and miscellaneous trims should be minimum nominal 1 X 4 size; base and 'belly band' trims, if utilized, should be a minimum nominal 1 X 10 size.

H. HORIZONTAL AND VERTICAL OFFSETS

The use of horizontal and vertical offsets in building lines and walls are encouraged. 'Pop-outs' of two foot or more are preferred as lesser plane differentials tend to project an image of low quality. To this end, it is strongly suggested that a single continuous building plane shall not exceed more than thirty feet (30') in the horizontal dimension and not more than twenty feet (20') in the vertical dimension.

I. MATERIAL CHANGES

To avoid a tacked-on, low quality, thin veneer look, material changes should be made at an inside corner or at a major wall opening. Such changes at outside corners should be avoided.

J. EXTERIOR APPEARANCE

Exterior color and material used on the building walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design and to avoid a "veneer" look.

Exterior colors of residences and other improvements must harmonize within themselves and be harmonious with their surroundings. All reflective metal (except copper), such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. As with all other aspects of improvements, all colors are subject to approval by the ACC. A general approved color palette will be developed by the Committee and will be available for review to applicants. Colors generally will consist of muted grays, taupes, beiges with muted, grayed accent tones of blues, greens, burgundies, etc.

In general, light colored roofs are not encouraged.

All draperies and window coverings should also be of materials and colors which harmonize with the architecture, and should be chosen in consideration of neighbors and neighboring views.

If possible, the utility meter panels shall not be visible from the street or any neighboring property and shall be installed according to Standards and Guidelines available from utility companies and those set forth herein.

All glass, plastic or other transparent skylight devices shall be treated or placed to eliminate reflective glare. Mirrored or strongly tinted glazing is prohibited (solar bronze and light gray tints are acceptable).

K. SIDING AND EXTERIOR FINISH MATERIALS

All wood and vinyl siding shall be horizontally applied. Exposure of each board shall not exceed 8" without ACC approval. Allowable materials include vinyl, solid wood, hardboard, shingles (cedar and hardboard). Traditional and synthetic stucco materials are allowed exterior finish materials, especially used as chimney and accent materials. Metal exterior siding and finish materials are expressly prohibited.

Traditionally colored, standard-size clay brick is an approved exterior finish material, especially as used as chimney and accent materials as long as the brick color is chosen to blend with the overall building color palette.

Native stone materials such as river rock and quarried indigenous stone may be used for chimney and accent materials provided the overall scale, texture and color is compatible with the overall architectural concept. Cap details must be addressed sensitively with all masonry work. Cultured,

artificial stone, and brick may be used, but only with the prior approval of the ACC. Log construction and log siding are prohibited.

L. ROOF AND ATTIC VENTS

Decorative and functional roof and attic vents shall be shown on the building elevations. The type, size and proposed design shall be clearly shown. The use of functional, louvered, decorative vents are encouraged as gable and design elements, scaled to blend appropriately with the general architectural concept.

Insofar as possible, plumbing vents should be grouped on that side of the roof which is opposite the street approach to the residence. Gas or other chimney flues or pipes protruding from the roof shall not exceed two feet (2'-0") in height, subject to compliance with building codes. The location and design of these chases shall be shown on the construction application.

Design and location of any proposed snow retention devices must be shown on the plans.

M. GUTTERS AND DOWNSPOUTS

All gutters and downspouts shall be designed as a continuous architectural design feature. Exposed gutters and downspouts shall be colored to blend in with the surface to which they are attached.

Snow Retention Devices:

All entries, garages and major accesses to any building may be protected if deemed desirable or necessary from snow dumping by the use of snow clips, snow dams, snow logs or other snow retention devices as approved by the ACC.

N. DRAINAGE

All runoff shall be handled by adequately sloping all roofs and outdoor areas to positively direct water to the natural drainage areas or the site surface drainage system(s). Drainage and runoff shall not be directed from one lot to another, except where the natural terrain remains undisturbed.

O. SERVICE YARDS

When not provided by other structures, each residence should have a screened service yard, enclosing garbage and trash containers, firewood, bicycles, and other similar items, which must be placed where they will not be seen from the streets or neighboring lots. Service yard, playground equipment, clotheslines, swimming pools, tennis courts, and so forth, if desired, are subject to review by the ACC and permitted on a case-by-case basis only.

Q.P. PRIVACY SCREENS AND FENCING

The preferred privacy screen is one which is treated as an architectural extension of the building, both in its design and materials, rather than as a separate and unrelated element. **SEE TWO PARAGRAPH ADDITION IN AMENDMENTS**

~~The design concept for fencing at King Ranch is to promote a feeling of open space by discouraging fences, walls or hedges that define property lines. Where screened private areas are desired, the ACC will encourage the Owner to treat~~

~~these fenced areas, insofar as possible, as extensions of the architecture of the dwelling.~~

~~When non-standard fence types are proposed, applications to the ACC shall include height, location, color and design of the proposed fence, a sample of the proposed building materials, a paint or stain chip if appropriate, and any such other information as the ACC may request.~~

~~Fencing shall not exceed six feet in height. Fence lines should parallel contours wherever possible, and blend with the terrain rather than strike off at an angle against it. Fences running perpendicular to the grade should be stepped and should not drop more than 12" between panels. On lots abutting private or open space, fencing is prohibited along this boundary. Fencing is also not allowed within the designated open space easements.~~

Q. LANDSCAPING

Builders and homeowners are responsible for landscaping their property as a part of construction. Landscaping of single-family homes must be complete within 90 days of completion in spring and summer and 180 days of fall or winter completion of house.

Certain plants and trees are indigenous to the Missoula and Frenchtown area and have been found to grow well in this location. Recommended plant and tree lists are available from the ACC upon request. All landscaping plants must be submitted to the ACC for approval prior to installation of the material.

The total yard area (except driveways and entry paving) shall be landscaped. All landscaping shall be maintained in a healthy and neat appearance at all times. The landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and lot.

The following standards shall be followed when designing and installing landscaping:

Ground cover shall be live plant material of appropriate density to provide uniform coverage in all growing seasons. Turf is acceptable around structures, but is discouraged next to public open space. Natural, native bark product mulches are recommended in planting beds to hold moisture and add organic matter to the soil, but are not acceptable as permanent ground covers. Gravel, colored rock, painted concrete and Astroturf are not acceptable as overall ground covers, though hard material such as brick, stone and textured concrete may be used for walks and patios.

The owner of each separate residential lot shall, within six ^{1 YEAR} ~~(6) months~~ after the completion of a single-family residential dwelling, plant a minimum of six (6) trees on such lot; each tree shall be at least six (6') feet in height and have a diameter at breast height of at least two inches (2").

The form and placement of building, driveway, decks and patios and other man-made features shall be designed to preserve trees. Removal of any trees over six

inches (6") in caliper and six feet (6'-0") in height outside the buildable envelope and driveway access is subject to approval by the ACC.

R. GRADING:

A maximum slope of two to one (2:1) shall be allowed between the building and existing common area grade.

S. RIPARIAN LANDSCAPING, INSTALLATION, MAINTENANCE AND REPAIR

The developer has or will plant disturbed riparian zones (10 feet from each side of all waterways) with native grasses, shrubs, trees, and forbs. The King Ranch retains the right to maintain the riparian zones and waterways over easements shown on the recorded plats. Any additional landscaping in riparian zones must be first approved by the ACC.

T. OPEN SPACE ACCESS EASEMENTS/CORRIDORS

No structure of any sort, including fencing, is to be constructed within a designated open space easement, nor is allowed along the easement line. Owners adjacent to open space areas should provide a transition from landscaped areas to the open spaces. Species at these junctures should be indigenous to the area. Layout of plant material should be in loose informal masses. Fencing by the lot owner along these boundaries is prohibited.

III. APPLICATION AND APPROVAL PROCEDURES

3.1 PRELIMINARY APPLICATION AND APPROVALS

A. PURPOSE:

The purpose of the preliminary application is to enable the ACC to review designs at the preliminary design stage and comment on designs which may not be in keeping with the concepts of King Ranch, or which could be duplications of other designs in proximity to the requested improvement, or to suggest changes in the design which may be requested at the Construction Application.

B. INTENT:

The intent of the Preliminary Application and Approval process is to identify and, insofar as possible, eliminate difficulties which could arise in the final Construction Approval review, thus expediting the overall process.

C. APPEAL

If the applicant is not satisfied with the judgment of the ACC representative, he may request a review during the Preliminary Application stage by the full ACC.

D. FORM:

Preliminary applications shall be made in duplicate pursuant to the "Architectural Control Committee Application" (which shall be completed in full), and shall include two copies of the following (partial or incomplete applications shall not be considered):

1) Site Plan:

A conceptual site plan (at no less than 1" equals 10'-0") which shows the lot number; adjacent streets; the orientation of the site (north arrows); the dimensions of the lot; the dimensions of the established setbacks and building reference lines; the building footprint dimensions; both existing and proposed finish grades and drainage patterns; the proposed location of fences; and structures on adjacent lots, if any; all easements; the proposed location of all buildings, patios, decks, fences, screens, driveways and walks; the proposed location of all utility services and meters; and the proposed location of all mechanical items and electrical fixtures not attached to the building.

2) Building Elevations:

All exterior elevations shall be shown at minimum scale of 1/8" equals 1'-0". The elevations shall be drawn correctly in accordance with the floor plan and shall show the improvement exactly as it is proposed to be built. Elevations must indicate the slope of the site.

3) Fee:

No fee is required for preliminary approval.

E. MEMORANDUM OF REVIEW:

The applicant shall receive a memorandum of the review from the ACC representative within 30 days of submission of a complete application.

F. PRELIMINARY APPROVAL:

The receipt of conditional or complete preliminary approval shall not be deemed to be approval for the construction of the improvement. With the approval of the ACC, the ACC representative may, at the applicant's risk, allow commencement of site work or foundation construction prior to submittal of final documents for Construction Approval. Such commencement of work shall not be undertaken prior to the applicant's having received written approval to commence work from the ACC or the ACC representative, and no work shall proceed beyond the extent of the work approved. Verbal approval or approval to proceed from any source other than the ACC or the ACC representative is invalid and does not constitute approval to proceed with work on the site.

G. EXPIRATION OF PRELIMINARY APPROVAL:

The preliminary approval shall be valid for a period of six months, at which time it shall expire.

H. OPTIONAL:

The preliminary application and approval process is optional.

3.2 CONSTRUCTION APPLICATION AND APPROVALS

A. PURPOSE:

Other than as may be permitted pursuant to F above, before any improvement may be constructed on any lot in King Ranch, the Owner must obtain a Construction Approval Letter from the ACC as well as all required permits from governmental regulatory agencies. Construction Applications shall be made in triplicate pursuant to the "Architectural Control Committee Application" (which shall be completed in full) and shall include, without limitation, three copies of each of the following:

1. Landscape Plan:

A complete landscape plan showing plant materials with botanical name, common name, size, ground cover, areas to be irrigated and fencing.

2. Site Plan:

A complete site plan at a scale of no less than 1" equals 10'-0" with the information required for the Preliminary Application.

3. Building Elevations:

All exterior elevations shall be shown at a minimum scale of 1/4" equals 1'-0", including the relationship of the building's finished floor elevation to the proposed finished grade of the lot on each elevation, including all decks and patios. Requirements of the Preliminary Application process also apply.

4. Floor Plans:

Floor plans for the proposed improvement shall be submitted at a scale of no less than 1/4" equals 1'-0". The square footage of each floor shall be designated as well as the total square footage of the plan, including the garage.

5. Roof Plan:

A roof plan at a minimum scale of 1" equals 10'-0" shall be submitted. This may be illustrated on the site plan. (Complex roof plans may be required to be presented at a larger scale.)

6. Three-Dimensional Representations:

In the case of complex roof forms or unusual structures, the ACC may require isometric or perspective views or models in order to fully understand the visual impact or the three-dimensional feasibility of the proposed improvement. The applicant shall be notified of this requirement by the ACC representative during the Preliminary Approval process.

7. Exterior Lighting:

Catalog cuts of all exterior lighting fixtures to be used shall be submitted with the application.

8. Exterior Colors and Materials:

Samples of all exterior color and materials are required.

9. Construction Deposit:

The applications shall be submitted with the required construction deposit in an amount established by the ACC.

The ACC will return 2 sets of plans, specifications, and materials in order that these approved plans can be submitted to the County of Missoula for building permits. NOTE: In order to meet County requirements for the building permit the plans must be stamped by the ACC and three members must have signed and approved the plans. One complete set of plans and specifications will be kept on file by the ACC for future reference.

B. INSPECTION:

Submittal of the application is authority for the ACC to make on-site inspections of the lot and proposed improvements. In addition, the Owner shall be responsible for notifying the ACC when construction of the improvement is complete, at which time the ACC shall again make an inspection to verify compliance with the Construction Application as approved.

C. NOTIFICATION OF ACTION:

The Owner shall be notified in writing of the action of the ACC within 30 days of submission of all information requested.

D. EXPIRATION DATE OF APPROVAL:

The construction approval shall automatically be deemed revoked one year after issuance unless construction of the improvement has commenced or the Owner has applied for and received an extension of time from the ACC.

E. REHEARING:

The ACC will hear one additional presentation from the Owner or builder if requested following its first formal review to insure that there has been no misunderstanding of the application. After the second review, the ACC's approval or rejection of the application shall be considered final. Additional reviews shall not be made unless substantial changes in the application have been made.

3.3 ALTERATION APPLICATIONS AND APPROVALS

A. ALTERATION APPLICATIONS:

Before an improvement in King Ranch may be altered, modified, painted, stained or otherwise refinished, whether by excavation, fill, alteration of existing drainage, or the planting, cutting or removal of existing vegetation, shrubs or trees, or any other exterior alteration or modification, such alteration or modification must be approved by the ACC. Alteration applications shall be made in duplicate pursuant to the "Architectural Control Committee Application" (which shall be completed in full) and shall include, without limitation, three copies of each of the following:

1. The elevations as necessary to fully depict the proposed alteration and/or improvement.
2. A site plan at a scale of 1" equals 10'-0" of the proposed alteration and/or improvement.
3. If applicable, a floor plan at a scale of 1/4" equals 1'-0" showing the square footage.
4. Application for repainting or re-staining of the exterior must include a submittal of the paint or stain chip of the requested color.
5. The application shall be submitted with the required fee in the amount set by the ACC. Submittal of the application shall be authorization to the ACC to make on-site inspections of the lot where the proposed alteration is to be completed. The application shall also specify when the proposed improvements shall be laid-out on the site (string lay-out) to facilitate ACC site inspection. The Owner is responsible for notifying the ACC within 30 days of completion of the proposed alteration to facilitate final inspection for compliance with the approved application.

The ACC will return 2 sets of plans, specifications, and materials in order that these approved plans can be submitted to the County of Missoula for building permits. NOTE: In order to meet County requirements for the building permit the plans must be stamped by the ACC and three members must have signed and approved the plans. One complete set of plans and specifications will be kept on file by the ACC for future reference.

B. ALTERATION APPROVALS:

The Owner shall be notified in writing of the action of the ACC within 30 days of submission of all information requested.

C. EXPIRATION DATE OF APPROVAL:

The alteration approval shall automatically be deemed revoked one year after issuance unless work has commenced or the Owner has applied for and received an extension of time from the ACC.

3.4 GROUP DESIGN

Any production/merchant builder owning contiguous property or property within the same block must submit the complete group design to the ACC. (See Article II, 2.2, B. for specific limitations on duplicate design.)

3.5 ACCURACY

It is imperative that the drawings submitted to the ACC be drawn exactly as the improvement is to be built. Inconsistency and inaccuracy is one of the primary reasons for rejection of an application by the ACC.

3.6 REVISION

Revisions required by the ACC must be drawn and re-submitted before the ACC can issue a formal approval unless the nature of the revision is such that the ACC can accurately describe it in a letter of conditional approval.

IV. CONSTRUCTION STANDARDS AND GUIDELINES

The following is a list of certain construction Standards and Guidelines which may assist an Owner/Applicant; provided, however, that the following Standards and Guidelines shall in no respect modify the CC&R's.

4.1 ACCESSORY BUILDINGS

Only buildings to be used as temporary construction shelter may be erected on a lot prior to construction of the main residence building. Structures such as doghouses, dog kennels or runs, tool sheds, etc., which are not appurtenant to the dwelling structure, but are intended for permanent or semi-permanent use, are subject to ACC approval.

4.2 EXCAVATION

All excavation must be done so as to create a minimum disturbance on the site and surrounding properties. Owners should develop an appropriate house plan to fit the basic configuration and slope of the lot, and consider the use of retaining walls, terraces, split level or platform housing to minimize grading. All dirt (not otherwise used) and debris as a result of excavation must be removed from King Ranch within 30 days of completion.

4.3 UTILITIES

All connections from trunk lines to individual structures must be underground. Exposed plumbing and electrical lines are not allowed. Materials must conform to the County of Missoula requirements and standards. Water and sewer hookups must be inspected by the appropriate governmental inspectors. All excavation for site utility hookups must be restored to its previous condition.

4.4 SNOW STORAGE, ETC.

All site designs must provide an adequate area free of restrictive landscaping for the dumping or storage of snow from drives, walks, etc.

4.5 BUILDING OPERATIONS AND SITE COMPLIANCE

Each lot owner, builder, and/or developer who is engaged in construction at King Ranch must comply with the following:

- A. No animals will be allowed on the job site unattended during the course of construction.
- B. Portable toilets must be made available at the job site for workers.
- C. All buildings materials must be kept completely on the construction site.
- D. The lot owner, builder or developer must assume complete responsibility for the actions of their workers as well as those of their subcontractors.
- E. No construction work will begin before 7:00am or continue after 7:00pm. To alleviate the noise factor and preserve the tranquillity of the area, exterior construction work on new homes is not permitted on Sundays. Interior work on new homes and normal maintenance on existing structures is permitted on Sundays. Loud music will not be allowed at any time.
- F. The construction area shall be kept free of litter and debris.

Violation of any of the above will be considered sufficient grounds for retention of the construction deposit.

4.6 SIGNS

- A. During single-family home construction, signs may be posted as follows:
 - 1) Signs shall generally conform to a maximum size of 18" x 22".
- B. Upon completion of a residence, signs may be posted as follows:
 - 1) A sign mounted to the exterior of the building identifying the occupant and the address of the unit, of maximum size of 12"x12" or 144 square inches.
 - 2) In the event the owner wishes to advertise such owner's residence for sale or rent, the sign used for this purpose must be approved in advance by the ACC. Only one "For Sale" or "For Rent" sign is allowed.
 - 3) "Open House" and "Model Home" signs are not to be permanently displayed, and must be removed when the home is not being shown. Streamers, flashing lights and other like advertising or attention-attracting devices are expressly prohibited.
- C. Signs not meeting King Ranch Standards and Guidelines will be removed from the premises where displayed.

4.7 VIOLATIONS

When an improvement has been built that is in conflict with the documents approved by the ACC, the ACC shall consider this a violation and withdraw approval, whether or not the ACC might consider the change superior to the construction proposed in the application. Approvals shall not be granted by the ACC after the fact, following construction. When a violation is deemed to have occurred, the matter shall be transferred from the jurisdiction of the ACC to disposition by the King Ranch itself, which may or may not require a remedy to the violation. Changes desired during construction to any exterior element of the project must be submitted to the ACC under the alteration process.

RETURN TO BOONE, KARLBERG, & HADDON
201 W. MAIN #301
P.O. BOX 9199
MISSOULA, MT 59807

96 JUN 5 PM 3 56

9612139

I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 5 DAY OF Jun 96 AT 3:50 O'CLOCK P M AND IT IS RECORDED
IN VOL 475 OF MICRO RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 533 FEE 186 PAID ck
RETURN TO _____ WITNESS MY HAND, MARK A. ZELIG COUNTY RECORDER
ADDRESS see above BY Calvin [Signature] DEPUTY DOC DM