



CATTAIL CREEK
*A Community Development
by Sandan, L.L.C.*

**Design Regulations
Phases 1, 2 & 3**

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Date: 14 MAY 2008

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Article 1: Purpose

These Design Regulations are intended to allow for a broad range of designs to create diverse and quality neighborhoods within Cattail Creek. Rather than dictate specific design styles, these regulations are provided to assist architects and owners in designing contemporary buildings that are compatible and have clear order and comprehensive composition. The rules and restrictions contained within this document are intended for the protection and enjoyment of all residents, visitors, business owners and customers in Cattail Creek.

Diversity of architectural design is encouraged. Each project should promote individuality and not simply be a copy of another building. The fact that a particular style of building already exists in Cattail Creek does not guarantee that it will necessarily be approved for construction again.

Exceptions to these Design Regulations may be granted only on the basis of design merit as determined by the Cattail Creek Design Committee (CCDC) and outlined in Section 6.4. The CCDC is not authorized to grant any exceptions to City of Bozeman requirements. It is the responsibility of the property owner to ensure that all proposed construction shall comply with all laws, rules, and regulations including, but not limited to the Bozeman Unified Development Ordinance and the International Building Code as well as other applicable plumbing, electric, or building codes. The Cattail Creek Covenants (on file at the Clerk & Recorder's Office) and the Cattail Creek Bylaws also apply to all properties within Cattail Creek.

Article 2: Properties and Projects Subject to Design Regulations

These Design Regulations shall apply to all three phases of the entire subdivision (as described in Exhibit A), and all development placed or erected thereon, unless otherwise specifically accepted herein. Design Regulations shall inure to and pass with each and every parcel, tract, lot or division.

No commercial or industrial building, residence(s), fence, wall, parking lot, garage, shed, outbuilding or other structure shall be made, erected, altered or permitted to remain upon the properties until written plans and specifications showing the design, nature, kind, color, dimensions, shape, elevations, material, use and location have been submitted and approved, in writing, by the CCDC, as well as appropriate City of Bozeman review, permitting and fee payment. All plans submitted to the City of Bozeman Planning Department or Building Division must have the Cattail Creek Design Committee Form B stamp of approval. It is the responsibility of the property owner to ensure that he/she has the most recent copy of the Design Regulations. An application shall be processed consistent with the Designs Regulations that are in effect thirty (30) days prior to CCDC receipt of a complete Form A submittal as outlined in the Design Regulations.

Article 3: Relationship to other Documents

3.1 Local Land Use Regulations

All zoning, land use regulations and all other laws, rules and regulations of any government or agency under whose jurisdiction the land lies are considered to be part of these Design Regulations by reference and enforceable hereunder; and all of the owners of said lands shall be bound by such laws, rules and regulations. The Bozeman Unified Development Ordinance (UDO) can be found online at www.bozeman.net.

In the event there is a conflict between the Covenants or Design Regulations and any land use regulations, the most restrictive provision shall control.

3.2 Covenants

All properties in the Cattail Creek Subdivision are also subject to the Cattail Creek Covenants which are on file at the Clerk & Recorder's Office.

Article 4: Cattail Creek Design Committee

An association is hereby established known as the "Cattail Creek Design Committee" (CCDC).

4.1 Function

The function and purpose of the CCDC is to review applications, plans, specifications, materials and samples in order to determine if a proposed project conforms to these Design Regulations. To that end, no structure shall be erected or altered until municipal, CCDC and any other required approvals have been obtained and review processes completed.

4.2 Membership

The CCDC shall consist of the Design Liaison (from the Board of Directors), an at-large member of the Association appointed by the Board of Directors and an architect. The CCDC may also engage other professional services or other advisors in the review process at the CCDC's sole discretion.

4.3 Scope of Responsibilities

The CCDC has the right to exercise control over all construction in the Cattail Creek Subdivision. The architect member of the committee shall conduct all design reviews (Form A, Form B & Form C) with consultation, as desired or necessary, from the other members of the CCDC.

4.4 Enforcing Powers

Should a violation occur, the CCDC has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the CCDC. Approval by the CCDC does not relieve an owner of his/her obligation to obtain any government approvals. If such approvals are required and are not obtained by the owner, the CCDC and/or the applicable government agency may take whatever actions are necessary against the owner to force compliance.

4.5 Limitation of Responsibilities

The primary goal of the CCDC is to review the submitted applications, plans, specifications, materials, and samples in order to determine if the proposed structure conforms to these Design Regulations. The CCDC does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the proposed structure or improvement.

- Soil erosion, ground water levels, non-compatible or unstable soil conditions.
- Compliance with any or all building codes, safety requirements, and governmental laws, regulation or ordinances.

Article 5: Design Review Process

All development plans shall be reviewed and approved with the procedures established by the Cattail Creek Design Committee. Submit (deliver or mail) two copies of the required documents for each design review to the following:

Cattail Creek Design Committee (CCDC)
c/o Intrinsic Architecture, Inc.
111 North Tracy Avenue
Bozeman, Montana 59715

Submittals must be labeled with "Cattail Creek Design Committee" and specific project title and address. Form A, Form B and Form C are available at the end of this document.

Upon CCDC review, the owner will be notified within fifteen (15) business days of a complete submittal that the design has been approved, approved with stipulations or disapproved. Incomplete applications may be returned and are subject to a re-submittal fee.

The reasons for approval with stipulation and disapproval will be clarified for the owner in writing and/or with drawings.

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing to the CCDC.

All variance requests pertaining to the CCDC approvals must be made in writing to the CCDC. Any variance granted shall be considered unique and will not set any precedent for future decisions. Variance requests are subject to Section 6.4.

If an application has been denied, or the approval is subject to conditions that the owner feels are unacceptable, the owner may request a hearing before the CCDC to justify his/her position. The CCDC will consider the arguments and facts presented by the owner and notify the owner of its decision within fifteen (15) business days.

Request for withdrawal of an application may be made without prejudice, provided the request for withdrawal is made in writing to the CCDC.

Fees may be increased on an annual basis as determined by the CCDC and the Board of Directors.

5.1 Informal Advice

Prior to beginning the design process, it is recommended that lot owners and their designers contact the CCDC to verify their interpretation of these codes. An owner or representative may request a meeting with the CCDC to discuss preliminary plans prior to a full Form A (Sketch Design Review) submittal.

Fee*	Required Documents	Required Drawings (2 copies)	Schematic Drawing Checklist
TBD	None	Conceptual plans appropriate for informal discussion	n/a

*Note: Additional meetings and/or reviews requested by the owner and as determined by the CCDC to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.

5.2 Form A: Sketch Design Review

This review checks the designs for general interpretations of the overall Design Regulations. Form A includes a statement of Acknowledgement. It is expected that the Lot Owner and/or General Contractor will take all necessary steps to ensure their employees, subcontractors, agents, suppliers, and others involved in the development of the lot are familiar with and agree to abide by the covenants, Design Regulations, and approved plans.

Note that Form A review **must be** completed before Form B review can begin. If a Form B application is not submitted within three months of Form A review (based on the date of the letter from the CCDC) or if the project design changes considerably (as determined by the CCDC), a new full Form A submittal will be required.

Fee*	Required Documents	Required Drawings (2 paper copies plus digital copy in PDF format)	Schematic Drawing Checklist
\$200 (Single Unit and Duplex)	Form A (must be signed)	Site Plan (1/16" or 1/8" scale)	North arrow; Property lines; Setbacks; Easements;

\$300 (3-8 unit projects)			Sidewalks; Building Footprints; Porches, stairs, eaves (as dashed lines), etc.
\$350 (all others)			
		Landscape Plan (1/16" or 1/8" scale)	Schematic site landscaping; Boulevard landscaping
		Floor Plans (1/8" scale or larger)	Room uses labeled; Windows & doors; Overhangs; Dimensions; Gross square footage for residence & garage
		Elevations (1/8" scale or larger)	Porches; Balconies; Doors; Windows; Materials specified; Overall height (from average grade); Roof pitches

*Notes:

- 1) Additional meetings and/or reviews requested by the owner and as determined by the CCDC to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 2) Incomplete applications may be returned and are subject to a \$100 penalty.

5.3 Form B: Construction Design Review

This process is to review the construction documents for general compliance with these Design Regulations and verifies that the previous CCDC recommendations have been addressed. Conformity to applicable local regulations and building codes, as well as obtaining appropriate permits is the responsibility of the owner's architect and/or builder.

Note again that Form A review **must be** completed before Form B review can begin. If a Form B application is not submitted within three months of Form A review (based on the date of the letter from the CCDC) or if the project design changes considerably (as determined by the CCDC), a new full Form A submittal will be required.

Fee*	Required Documents	Required Drawings (2 paper copies plus digital copy in PDF format)	Drawing Checklist
\$250 (Single and Duplex)	Form B (must be signed)	Site Plan (1/16" or 1/8" scale) All dimensions must be noted.	North arrow; Property lines; Setbacks; Easements; Sidewalk & street location; Dimensions; Materials for walks & drives; Building footprints; Porches, stairs, eaves/overhangs (as dashed lines); Fence locations & details; Grading plan; Location and screening of equipment and meters; Limits of construction activity
\$350 (3-8 unit projects)			
\$400 (all others)			
		Landscape Plan (1/16" or 1/8" scale)	Site landscaping & Boulevard landscaping
		Floor Plans (1/8" scale or larger) All dimensions must be noted.	Room uses labeled; Windows & doors; Overhangs; Dimensions; Gross square footage for residence & garage
		Elevations (1/4" scale or larger) All dimensions must be noted.	Porches; Balconies; Doors; Windows; Materials specified; Overall height (from average grade); Roof pitches; Lights and light fixture details & specifications
		Color Rendering	Color rendering of the front elevation and color chips
		Material Samples	Other as requested by CCDC

*Notes:

- 1) Additional meetings and/or reviews requested by the owner and as determined by the CCDC to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 2) Incomplete applications may be returned and are subject to a \$100 penalty.

5.4 Form C: Changes & Modifications

It is anticipated that owners may wish to make improvements or modifications to their buildings or property during initial construction or at a future date. A change may be executed after CCDC approval of Form C: Application for Change(s).

All modification requests must be made in advance. **Note that any modifications that are made prior to Form C review and approval will be subject to an increased fee.**

Fee*	Required Documents	Required Drawings (2 paper copies plus digital copy in PDF format)	Drawing Checklist
\$150 for proposed modifications	Form C1	Any drawings (site plan, landscape plan, elevations; materials) related to proposed changes	Any details related to the proposed changes.
\$500 for "after the fact" modifications	Form C2		

*Notes:

- 1) Additional meetings and/or reviews requested by the owner and as determined by the CCDC to be above and beyond the standard review process are subject to hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 2) Incomplete applications may be returned and are subject to a \$100 penalty.

5.5 Forms D1, D2 & D3: Inspections

The CCDC reserves the right to inspect in the field for compliance during any stage of construction. The CCDC is empowered to enforce its policy as set forth in the Design Regulations, in law or equity, to ensure compliance.

Inspections are required to ensure that construction proceeds in compliance with these covenants and the approved drawings. An inspection is required at each of three stages of construction: framing, siding, and landscaping. **The owner shall request an inspection of the improvements by the CCDC with a Form D1, D2 and D3.** Owners are responsible for scheduling an inspection and paying the fee as follows:

Fee*	Required Documents	Inspection Stage
\$150	Form D1	Framing Inspection
\$150	Form D2	Siding Inspection
\$150	Form D3	Landscaping Inspection

***Proceeding beyond each stage without arranging an inspection is subject to a \$250 penalty per inspection.**

The inspections shall only determine general compliance with the covenants and approved plans. If the CCDC find the improvements were not completed in strict compliance with the covenants and approved plans, the CCDC shall notify the owner of the noncompliance within seven (7) days of the inspection request and shall require remedy of the same. The owner shall have seven (7) days from the noncompliance notification to remedy the noncompliance or shall submit a work plan delineating the time frame when the noncompliance will be remedied. The CCDC may allow up to forty-five (45) days for the noncompliance to be remedied if the submitted work plan provides adequate justification for the requested time. The owner may also propose to modify the approved plans with an "after-the-fact" Form C application in accordance with Section 5.4.

If the Form C is not approved, or the noncompliance is not remedied within seven (7) days of notification and the owner does not provide a work plan within said time, or if the noncompliance is not remedied within the time frame provided in the work plan as approved by the CCDC, the CCDC may, at their option, remedy the noncompliance. The owner shall reimburse the CCDC upon demand for all expenses incurred in connection therewith. The owner shall also pay the CCDC for any time spent on an inspection that is above and beyond the average inspection. Payment shall be based on the standard hourly wages of the CCDC. If the owner does not promptly repay such expenses, the CCDC shall levy an assessment and file a lien against such owner and the improvement in question and the land on which the same is situated for reimbursement and the same shall be enforced and/or foreclosed upon in the manner provided for by law.

No occupancy of the project shall take place prior to the completion of all required inspections or as otherwise specified by the CCDC.

5.6 Site Plan Review & Building Permits

Some larger scale projects will require Site Plan Review from the City of Bozeman and all construction projects require a building permit. Any plans submitted to the City of Bozeman for Preliminary Site Plan Review or Building Permits must include the Cattail Creek Design Committee stamp of approval.

Construction may not commence without the approval of the City of Bozeman, necessary permits obtained and fees collected. Approval by the CCDC does not guarantee approval by the City of Bozeman.

5.7 Timing of Construction

Any structure to be erected in accordance with an approval so given must be erected and completed within one (1) year from the date of approval. If construction of a structure is not commenced within one year after approval, new approval must be obtained. Consideration will be given to remaining landscaping or painting based on seasonal constraints; however such improvements must be completed during the beginning of the next planting season.

If any structure is commenced and is not completed in accordance with the plans and specifications within one year, the Directors of the Community Association, at their option, may take such action as may be necessary, in their judgment, to improve the appearance so as to make the property harmonious with other properties and to comply with these Covenants, including completion of the exterior of the combination thereof, or removing the uncompleted structure or similar operations. The amount of any expenditure made in so doing shall be an obligation of the owner. A lien on the property may be recorded and shall be enforceable by an action at law. In lieu thereof, the Association may take such action as is available by law, including an injunction, or action for damages.

5.8 Liability

In passing upon all such plans and specifications, the CCDC shall take into consideration the suitability of the proposed building or other structure and the materials of which it is to be built to the lot upon which it is to be erected, its harmony with the surroundings and the effect of the building on other structures, as planned, as viewed from adjacent or neighboring lots. The committee shall use reasonable judgment in passing upon all such plans and specifications, but shall not be liable to any person for its actions in connection with submitted plans and specifications, unless it is shown that the committee acted with malice or wrongful intent.

Neither the Association, the Declarant, the Directors, the CCDC nor the individual members thereof, may be held liable to any person for any damages for any action taken pursuant to these Design Regulations, including but not limited to, damages which may result from review, correction, amendment, changes or rejection of plans and specifications, observations or inspections, the issuance of approvals, or any delays associated with such action on the part of the Board of Directors.

Article 6: Community Design Patterns

The following sections (Site, Building, and Landscape) outline the desired residential neighborhood patterns for Cattail Creek.

Special note for M-1, B-1 and R-O lots: All M-1 (Light Manufacturing District), B-1 (Neighborhood Commercial) and R-O (Residential Office District) lots fronting North 27th Avenue are also subject to the current Bozeman Design Objectives Plan for Entryway Corridors.

6.1 Site

The following site design regulations are intended to provide a framework for the overall neighborhood. All setbacks, lot coverage, accessory structures, parking, drive accesses, etc. are governed by the Bozeman Unified Development Ordinance. Note that these Design Regulations may be more restrictive than the city ordinances including but not limited to the site characteristics listed below.

(a) Setbacks, Building & Parking Locations

- Buildings shall be located on lots relative to the setbacks specified in the current Bozeman Unified Development Ordinance, any easements indicated on the final plats that have been filed. See attached street fronting and setback chart for reference (Exhibit B).
- For M-1, B-1 and R-O lots, on site parking spaces shall be provided only at the rear of the lot and be screened from any residential adjacencies. The exception is that Warbler Way R-O lots adjacent to the Cattail Creek Parkway or east trail corridor shall have parking at the front of the lots.
- All residential zoned corner lots shall front the street in the direction of interior lots on the same side of the block. Buildings on corner lots must address both street frontages. Design considerations should include but not be limited to: wrapping front porches, variation in wall planes and massing, additional fenestration, enhanced landscaping, and integrated backyard screening.
- The front façade of a single-family house or duplex must be built on the front yard setback line ("build-to" line). The width of the house on the build-to line must occupy a minimum of 25 percent of the width of the lot measured along the build-to line. Consideration will be given for 5-foot maximum variation from the build-to line, based on design merit.

Houses located on lots with curved property lines at the street may substitute for that line, a straight line, located at the average depth of the curved line segment fronting the building.

- The face of an alley-accessed garage is encouraged to be built on the alley subject to size and setback requirements from the UDO. It is the intent of these guidelines to create a defined built edge along the alley.
- Street accessed garages must be located a minimum of 20 feet back from the front yard set back, at the primary street façade, and a minimum 10 feet back from the front door plane.
- Trash containers shall be located within a garage or adjacent to or within the parking area and shall be screened from public view with durable materials that complement the overall design scheme of the property.

(b) Accessory Structures

- The following uses are permitted either as attached to the main house or as an outbuilding: garage, workshop, artist studio, sauna, pool house equipment enclosure, gazebo, and conservatory.
- Home occupations in accessory structures must receive prior approval from both the CCDC and the City of Bozeman.
- A 12-foot minimum distance shall separate outbuildings from the main structure. Detached volumes, designed as part of an overall composition of the main structure will be considered based on design merit.

(c) Accessory Dwelling Units

- Accessory Dwelling Units (ADUs) are permitted only over a detached garage, on lots with adequate lot area, lot width, appropriate zoning, etc. ADUs must receive prior approval from CCDC. Lots zoned R-1, and designated as acceptable for an ADU in Exhibit B, is not a guarantee of approval for an accessory unit. Such lots must additionally apply for a City of Bozeman conditional use permit, and any other necessary approvals.
- In no case shall an ADU be taller or larger in footprint than the main structure.

- No more than one of the dwellings (principal dwelling or ADU) may be rented by non-owners at the same time as outlined in the UDO.
- One additional off-street parking space is required for an ADU.
- The occupancy of the ADU may not exceed two persons and the number of bedrooms may not exceed one.
- Only one ADU may be created per designated lot in accordance with Exhibit B.
- ADUs are not allowed on Restricted Size Lots.
- ADUs must conform to size restrictions for their respective zoning districts, as outlined in the Bozeman Unified Development Ordinance.

(d) Fences

- All fence designs and locations must be approved by the CCDC.
- Materials: fences and gates must be made of wood and have a sealer, pigmented stain or paint applied in order to protect the wood from moisture and UV rays. If appropriate to the design, the fence must have a capboard. Other materials may be considered; however, chain-link and split-rail fences are prohibited.
- No fences are allowed in front yards unless approved by the CCDC.
- No fences are allowed in required vehicle vision triangles.
- Height: maximum height for fences in corner side yards shall be 4 feet. Maximum fence height is 5 feet in rear and side yards unless a variance (6 feet maximum) is requested and granted from the CCDC. Variances will only be considered if hardship or extraordinary circumstances are shown. If a variance is requested to increase the fence height to 6 feet, the top 1-foot (minimum) of the fence must be constructed of open infill such as lattice. Fences along parkways (such as Block 9, Phase 2) shall not exceed 4 feet.
- Any fence or wall constructed so as to have only one elevation "finished," which shall be defined as not having its supporting members significantly visible, shall be erected such that the finished elevation of the fence is exposed to the adjacent property, alley or street.

- Fences shall not terminate within 3 feet of house or garage building corners unless integrated with wall design.
- All fence assemblies are required to be maintained for appearance and kept in working order.
- Dog kennels or runs must be attached to a primary or accessory structure, be screened from public streets and adjacent properties, and receive CCDC approval for materials and configuration. Chain-link is not permitted.

(e) Driveways

- Front driveways shall be of concrete, or built of brick or concrete pavers approved by the CCDC. Rear driveways have the option of being paved with asphalt, when approved, as an extension of the paved alley. Driveway paving must extend to the alley paving.
- Driveway and apron center lines must intersect perpendicular to the sidewalk and street right of way.
- For projects with four (4) or more housing units, concrete curbing is required for all driveway and parking areas as per City of Bozeman UDO requirements.
- Driveway and parking areas shall be planned to provide for appropriately sized snow storage areas that do not interfere with, or stack snow on, landscape plantings.
- The maximum distance allowed for parking from an alley accessed property line is 40 feet.

(f) Sidewalks

- All Phase 3 lot owners are required to install city standard concrete sidewalks, along all lot street frontages, at the time of construction (prior to occupancy) or by July 1, 2008, which ever comes first.
- Sidewalks on single family homes are encouraged to cross the boulevard in line with the sidewalk leading to the front porch.

6.2 Building

The following building design regulations are intended to promote building diversity and neighborhood compatibility. All building heights, encroachments, etc. are governed by the Bozeman Unified Development Ordinance. Note that these Design Regulations may be more restrictive than the city ordinances including but not limited to the building requirements listed below.

(a) Minimum & Maximum Floor Areas

- Single family residential houses shall be a minimum of 1400 gross square feet in area, excluding garages and out buildings.
- The maximum size of an attached garage shall be 650 gross square feet. Larger garages may be considered based on design merit.
- The maximum size of a detached garage or outbuilding that encroaches into the rear yard setback shall be 600 square feet (footprint) or as regulated by the UDO.
- ADUs must conform to size restrictions for their respective zoning districts, as outlined in the Bozeman Unified Development Ordinance.

(b) Prohibited Building Type

- Prefabricated, modular, mobile, panelized, factory built and/or kit buildings of any type are prohibited.

(c) Foundations

- Foundation walls shall be exposed a maximum of 18-inches above the ground unless they are integral with an approved design scheme. Concrete foundations exposed more than 18-inches above grade must have an approved architectural finish (texture, pattern and/or color).

(d) Walls & Facades

- All facades of the main building and accessory structures shall be made of similar materials and be similarly detailed.
- Varied building massing is encouraged. No residential exterior wall plane shall exceed 35 feet (100 feet for the M-1 and B-1 lots) in length without incorporating a minimum 24-inch offset or recess

(including foundation unless otherwise approved) in a significant proportion to the overall plane.

- Primary materials on a façade may change only at a horizontal band or an inside corner.
- Building walls shall be clad in smooth cut wood shingles, wood clapboard, wood drop siding, wood board and batten, fiber cement siding, brick, or stone. Siding shall be painted or stained, pre-finished siding will be considered based on design merit. Alternative materials such as architectural metal cladding, stucco or synthetic stucco with a smooth or roughcast (pebbled) finish, will be considered based on design merit. Composite wood (Canoxel, Color-Lok, T1-11), vinyl or aluminum siding is not allowed.
- Lap siding shall be run horizontally. Maximum lap siding exposure is 5-inch. Combinations of lap exposure will be considered on a case-by-case basis.
- The color palette of the body of the house shall be as approved by the CCDC based on color scheme merit. All trim, frames, doors, and windows shall be in a compatible or accent color. Color schemes must be varied from the two adjacent properties, in each direction and from the properties across the street. Attached dwelling units are exempted from each other.
- Exterior wood shall be painted or stained with solid pigment or semi-transparent stain (wood front doors excluded).
- Stonework shall be natural or approved synthetic stone materials. Dry stack, un-coursed settings with minimal exposed mortar are preferred. Stonework shall not be applied to individual wall surfaces in order to avoid a veneer-like appearance. It shall continue around corners to an inside corner.
- Brick surfaces shall be set predominantly in a horizontal running bond pattern.

(e) Porches

- Front porches are required on residential structures. Minimum depth shall be 6 feet and minimum width shall be at least 30 percent of the fronting elevation width on single family and 25 percent of each unit on multiple unit structures.

- The first floor elevations shall be a minimum of 2 feet and a maximum of 5 feet above the average fronting street elevations measured on the property line. Variances may be granted on a case-by-case basis. The intent is to create a defining edge and a street friendly appearance, with a porch raised to enhance privacy.
- Main entry doors are required to be composed with the porch design.
- Porch supports shall be built of stone, masonry, concrete, or wood. Column base piers shall be no less than 16 x 16-inch square and wood columns shall be no less than 8-inches square. Column groupings must have an outer minimum dimension of 10-inches. Tapered columns may not be smaller than 7 x 7-inches at the top. Columns shall match or be similar in design on all elevations of a structure.
- Porch railings may be opened or closed. If closed, they must be constructed of the same material as the adjacent wall planes.
- Front stoops shall be made of brick, concrete, stone, or wood and must be detailed and integrated into the porch/railing design. Required stair railings must be compatible with the overall stair and porch design.
- The space below porches shall be closed, detailed, and integrated into the design, interrupted as necessary for drainage.
- Exterior stairs visible from nearby streets or public spaces are required to show stepped horizontal walls, except that diagonal handrails may be attached thereto. No exposed stair or deck framing is allowed. Exceptions will be considered on design merit.
- Front porches are intended to allow for interaction with the street, therefore, front porch screens and glazing are not permitted.

(f) Decks & Patios

- Decks and patios must face only rear and side yards. Decks and patios may not extend more than 2 feet into any required side yard. Covered porches may wrap side yard facades when composed and integrated with overall design.

- Low level decks shall be skirted to grade. Decks which are not practical to skirt shall be designed to assure that the underside of the deck is integrated with the design of the building. Exposed anodized aluminum joist hangers will be allowed, so long as they are not visible from adjoining streets and properties. Open space below first floor elevated decks or porches shall be screened. If lattice is used, wood lattice is required with a maximum of 1-1/2-inches space between strips. Said lattice shall be applied in a non-diagonal design, between and not concealing deck supports. Upper level decks must be integral to the design and over first floor space.
- Decks, balconies, and terraces shall be designed to enhance the overall architecture of the building by creating variety, layering, and detail on exterior elevations. Covered decks, projecting balconies, and bay windows shall be integrated and composed with the overall building form, rather than placed randomly throughout the building. Terraces shall be used to integrate the building and landscape by creating a transition between the built and natural character of the site.

(g) Windows

- Window and door patterns and reveals should be carefully studied to create interest, variety and consistency. Unless otherwise approved for design merit, windows shall not exceed 50 percent of the wall area, and not less than 15 percent, measured on each elevation. Elevation calculations shall include exterior window trim.
- The design and location of exterior windows should respond to the solar orientation of the building. Energy considerations should be addressed in the building design.
- Windows shall be placed such that:
 1. Single window units shall be no closer to another window than the width of the window.
 2. A window unit is no closer to a corner than $\frac{1}{2}$ the width of the window unit.
 3. For multiple attached window units, the space between groups shall be no less than a single window unit width.
- Windows shall be made of painted or stained wood or clad in metal or vinyl. Higher-grade vinyl window packages will be considered for approval on a case-by-case basis.

- Windows must match in material, design and be overall proportional to one another on all elevations.
- Window muntins shall be or appear to be true divided lights. (If snap-ins are used, only exterior models are acceptable).
- Buildings with wood exteriors shall have all openings trimmed in wood bands of minimum 4-inches nominal width.
- False shutters are not permitted.
- Mirrored glass shall not be used.
- Bay window projections shall be proportionate to the overall composition and are encouraged to extend to the ground. Cantilevered bays must be visually carried by structural brackets or a water table trim band. Only cantilevered bays without useable floor area may encroach into a setback.

(h) Doors

- Typical sliding glass doors may only be used in walls facing the rear yard.
- Attached garages shall be subdued and clearly subordinate to the dwelling. A subordinate garage has the following characteristic: The area of the garage vehicle door(s) comprises 30 percent or less of the total square footage, exclusive of any exposed roof areas, of the principal façade of the dwelling.
- Garage doors are encouraged to include windows and be built of wood, steel, or fiberglass with a wood veneer.
- Whenever alleys are not available, and lot width allows, it is encouraged that garage doors do not face the street. Exceptions will be considered based on site conditions and design merit. Garage doors shall match or compliment the primary color of the building.
- All garage doors are encouraged to be separated for each vehicle. If doors are not separated, garage doors must be detailed to appear separated.
- Garages shall be clearly subordinate to the dwelling.

(i) Roofs

- Roof materials above occupied areas of buildings, or in areas exposed to the sun, mechanical vents, and heat from adjacent chimneys shall be carefully selected to address the freezing and thawing cycle common to most roof designs. Cold roof systems with adequate ventilation and insulation are recommended.
- Materials shall be selected for their quality, durability, appearance and maintenance characteristics. Pitched roofs shall be clad with Class A or B treated wood shakes or cedar shingles, natural or artificial slate, Class A random tab asphalt/fiberglass shingles with complimenting colors, approved by the CCDC. Steel and other metal roofing products will be considered based on overall composition, unique detailing and design merit. All roof flashing vents, hoods, and roof accessories shall be copper or a pre-finished metal that blends with the color of the roofing material selected.
- The principal roof shall be a symmetrical hip or gable form with a pitch between 4:12 and 10:12. Steeper or flat roof designs will be considered based on design merit as determined by the CCDC.
- Flat roofs comprising less than 30 percent of the total roof area are permitted. Flat roofs used as balconies on street facades shall be enclosed with solid railings and integrated with the design, unless otherwise approved based on design merit.
- Caution should be taken in design to minimize shedding of snow and ice toward driveways, sidewalks, porches, decks, balconies, or any other areas which may be damaged or cause injury.
- Ridge plane and fascia continuous length dimensions shall not exceed 30 feet for single family garages, 40 feet for single family and duplex structures and 100 feet for multiple unit structures without a 4-foot minimum dimensional break.
- Pitched roofs shall be clad with treated wood shakes or shingles, natural or synthetic slate, asphalt random tab shingles, pre-finished metal roofing, other similar materials and complimenting color approved by the CCDC.
- The term "integrated roof planes" shall mean roof surfaces (planes) that intersect exterior walls at mid-stories. Integrated roof planes contribute to the composition of an overall roof and building design

by helping to break down the scale, height, and massing of a multi-story structure.

(j) Skylights

- Skylights shall be flat in profile (no bubbles or domes).
- When designing the location of skylights, consideration should be given to both the interior and exterior appearance of the unit. Locations should also be coordinated with window and door locations. Skylights shall be located away from valleys, ridges, and all other areas where drifting snow may hinder the performance and safety of the unit. Skylights should be of high quality, insulated, double pane construction.

(k) Solar/Photovoltaic Panels

- Solar panels shall be applied parallel and flat to the roof and are not to be on any roof parallel to the street. Low profile photovoltaic panels may be considered on a roof parallel to the street.

(l) Dormers

- Dormer width shall be proportionate to the overall composition.
- Shed dormers shall have a pitch of at least 4:12. Hip dormers shall have the same pitch as the main roof volume.

(m) Eaves / Soffits / Gutters

- Eaves may be encroached by a bay window or windows for no more than half of the running length of each façade, cumulatively.
- Overhanging roof eave and gable end depth shall be no less than 24-inches. Roof overhang depth on accessory structures must match the main building structure.
- Eave fascia detail must have a minimum total face dimension of 7-inches unless otherwise approved for design merit and composition. Two-piece fascias are required where detailed. Metal and vinyl fascia material are not permitted. Exposed rafter tails are strongly encouraged if appropriate for the architectural style.
- Soffits should be constructed of wood. Vinyl soffits are not permitted on single household residences and steel and aluminum soffits are strongly discouraged. Vinyl soffits may be considered on multiple household residences based on detailing. Boxed soffits are

prohibited except when integrated into a specific architectural style.

- Gutters shall be built of painted metal of a color and finish that blends with the finish color scheme. Gutters shall be half-round or rectangular and downspouts shall be circular or rectangular.

(n) Chimneys / Roof Vents / Equipment

- All roof-mounted equipment shall be integrated into overall design and screened. Vents projecting from the roof shall be painted to match overall roof material color. Roof top equipment and vents other than chimneys and plumbing vent stacks shall not face a public street.
- Chimneys shall be clad in stone, brick, stucco or some other compatible/complementary material.
- Prefabricated metal flues shall be concealed within a chimney. Chimney caps may extend above the chimney top per building code requirements. All chimney forms shall relate to the overall building.
- It is strongly encouraged that chimneys emerge from the highest roof volume.
- All roof-mounted equipment shall be integrated into overall design and screened. Vents projecting from the roof shall be painted to match overall roof material color. Roof top equipment shall not face a public street.
- Exterior antenna, satellite receivers (dish) or aerial shall not be located on a street facing elevation and be screened or landscaped as approved by the CCDC.
- Chimneys shall be at least 30 x 30-inches.

(o) Lighting

- Exterior Lighting: All exterior residential lighting must be dark-sky compliant.
- All exterior lighting must be free of glare and shall be fully shielded so that no light rays are emitted by the installed fixture at angles above the horizontal plane. No lighting shall shine beyond a

property's lot line. Indirect light, meaning direct light that has been reflected or has scattered off to other surfaces, may be considered.

- All exterior lighting of all lots shall be limited to maximum 60-watt incandescent bulbs and must be full cut-off and shielded bulb of such focus and intensity so as to not cause disturbance of adjacent lots.
- Recessed or can lighting is encouraged for porches and main entrances for softer lighting conditions.
- All exterior residential building mounted lighting must be incandescent.
- The following lighting is prohibited: obtrusive flood lighting, mercury vapor or high-pressure sodium lights and clear glass or exposed bulb (non-cutoff) fixtures.
- Parking Lot Lighting: Kim Lighting "Archetype" outdoor cutoff luminaires with metal halide bulbs are required, with a maximum fixture height of 20 feet. Fixture wattages as approved by the CCDC.
- Street Lighting: The Cattail Creek Subdivision will light street and significant pedestrian intersections with Kim Lighting "Archetype" outdoor cutoff luminaires with metal halide bulbs. Special Improvement Lighting Districts will be formed to fund and maintain street lighting.

(p) Signage

- No signs, placards, or notices shall be erected, placed, maintained or permitted to remain on any part of any land in Cattail Creek, except such commercial signs as have been approved by the CCDC for identification of residences, streets, parks or areas, places of business, or other commercial uses. Signs must also be constructed to comply with the Bozeman sign ordinance.
- Typical "For Sale" signs shall be allowed during the sale of a lot.
- Signage integrated with landscaping may be placed at the main entrances to the subdivision to identify the subdivision and/or neighborhood.

- Signs are permitted in the M-1, B-1 and R-O districts in accordance with local land use regulations including the Design Objectives Plan.

6.3 Landscape

The proper use of plant materials adds to a sense of permanence and consistency for a neighborhood while also connecting the built and natural environments. Each site owner will be required to meet minimum landscape specifications related to two general categories: boulevard plantings and yard plantings. Properties are also subject to City of Bozeman Unified Development Ordinance landscape requirements as a minimum.

(a) General Requirements

- All required and approved landscaping must be completed within two (2) months of occupancy when planting season allows, and no later than six (6) months after occupancy if winter prohibits completion.
- Commencing with the transfer of any land in Cattail Creek from Declarant, the Owner shall cause all the land to be maintained in a neat appearance at all times. Grass shall be cut and trees, bushes and hedges shall be trimmed at such intervals as are necessary to maintain the attractiveness of Cattail Creek.

(b) Street Trees & Boulevard Plantings

- Individual lot owners shall be responsible for the landscaping the boulevard area directly adjacent to their property at the time of occupancy and for the maintenance of the boulevard area thereafter.
- Irrigated turf grass and minimum 2-inch caliper trees shall be planted at a density of one tree per 50 feet in the boulevard area.
- All boulevard plantings must follow City of Bozeman requirements for street tree permits, species selection, and spacing. Owners are required to obtain City of Bozeman boulevard tree planting permit prior to planting.
- Maximum height of landscaping in required vehicle vision triangles is 30-inches.

- It is the responsibility of the Owner to contact the appropriate utility companies before digging.

(c) Yard Plantings

- Front and Corner Side Yards: At least one tree (minimum 2-inch caliper) and two appropriately sized planting beds are required for the front yard. Front yards and corner side yards are required to have turf (sod) installed where lawns are planned. Seeding is not acceptable for front yards.
- Rear and Side Yards: At least one tree (minimum 2-inch diameter caliper) and one appropriately sized planting bed is required for the rear yard. Landscaping is required to help define the alley edge where appropriate. Property owners determine their own gardens, perennials, native grasses and/or ground covers in the rear yard. Seeding is acceptable for rear and side yards only.
- Additional landscape screening is required for rear yard parking spaces and decks or patios.
- All planting beds must be composed with the site (including suitably sized beds and plant quantities) and the building elevations and shall have a top layer of mulch or earth tone stone (non-white). Shrub planting sizes must be a minimum size of 5 gallon.
- "Xeriscaping" or water-conserving, drought-tolerant landscaping will be considered by the CCDC on a case-by-case basis. A proposal for a xeriscape landscape plan must be prepared by a landscape professional and must meet local land use requirements for 75 percent "live vegetation."
- Maximum height of landscaping in required vehicle vision triangles is 30-inches.
- It is the responsibility of the Owner to contact the appropriate utility companies before digging.

(d) Vegetation Maintenance & Removal

- Maintenance (including irrigation and replacement) of required vegetation is the responsibility of the property owner.
- No mature landscaping may be removed without prior permission from the CCDC.

6.4 Variations from Community Patterns

The Cattail Creek Design Committee (CCDC) may, upon application, grant a variation from the Design Regulations, based on design merit. The Board shall have the duty and power to make the final decision on the granting of the variation, without any liability being incurred or damages being assessed due to any decision of the Board.

Variations must be requested in writing and approved by the CCDC and/or the Bozeman City Commission, if applicable, depending on whether the variation/variance is from the Covenants or from the current City Unified Development Ordinance or both. The Committee may only grant a variation from the Design Regulations provided that compliance with the spirit of the regulations is maintained.

Any variations from the regulations shall be considered unique and will not set any precedent for future decisions. The Committee, in reviewing and considering an application for a variation, shall consider the nature of the hardship claimed, the impact on the adjacent lot owners, the impact on Cattail Creek and proposed mitigations for the impacts. The Committee shall have the duty and power to make the final decision on the granting of the variation, without any liability being incurred or damages being assessed due to any decision of the Committee.

Article 7: Amendments

Amendments to the Cattail Creek Design Regulations shall only be made by the Cattail Creek Design Committee.

Any amendments to the Design Regulations will be on file with the Cattail Creek Design Committee and the Cattail Creek Community Association.

A submittal shall be processed consistent with the Design Regulations in effect 30 days prior to CCDC receipt of a complete Form A submittal.

No improvements that were constructed and approved in accordance with the Design Regulations shall be required to be changed because such standards are thereafter amended.

Article 8: Definitions

The words and terms used in this document shall be defined as in the latest edition of the City of Bozeman Unified Development Ordinance and the Covenants. If not defined in the UDO or covenants, words and terms shall have their customary dictionary definitions.

Exhibit A

Description of Cattail Creek – Phase 1

A parcel of land being Lot B of Minor Subdivision No. 45B, said parcel being located in the Northwest Quarter of Section 35, Township 1 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana and being more particularly described as follows:

Beginning at the southeast corner of said Northwest Quarter of Section 35, said corner being marked by a found 2-inches brass cap; thence South 89°41'58" West, along the south line of Lot 2A of Minor Subdivision No. 145A, a distance of 1126.15 feet; Thence in generally northwesterly and northerly directions through the following 10 courses:

North 30°22'19" West, 483.25 feet;
North 59°37'41" East, 87.36 feet;
North 30°22'19" West, 65.00 feet;
South 59°37'41" West, 87.36 feet;
North 30°22'19" West, 236.99 feet;
North 00°13'52" East, 893.36 feet;
South 89°46'08" East, 58.43 feet;
North 00°13'52" East, 60.00 feet;
North 89°46'08" West, 58.43 feet;
North 00°13'52" East, 194.08 feet

to a point on the south line of Tract 1 of Certificate of Survey No. 2050; thence North 89°44'23" East, along said south line, a distance of 1525.91 feet to a point on the east line of said Northwest Quarter of Section 35; thence South 00°13'52" West, along said east line, a distance of 1825.94 feet to the Point of Beginning.

The described parcel is along with and subject to any existing easements and contains 60.650 acres, more or less.

Description of Cattail Creek – Phase 2

A tract of land being Lot 1A of Minor Subdivision No. 145A and Lot A of Minor Subdivision No. 145B, and the property described on the plat of record Film 12, Page 1159, Gallatin County records; the herein described tract being located in the Northwest Quarter and the Southwest Quarter of Section 35, Township 1 South, Range 5 East, Principal Meridian Montana, Gallatin County, Montana, and being more particularly described as follows:

Beginning at the west 1/4 corner of said Section 35; thence North 89°41'24" East, along the generally westerly boundary of Lot 1A of Minor Subdivision No. 145A, a distance of 30.00 feet; thence North 00°09'17" East, along the west line of said Lot 1A, a distance of 360.24 feet, to a point on the south line of a plat recorded on Film 12, Page 1159 of Gallatin County records; thence North 89°48'56" West, along the south line of said plat, a distance of 30.00 feet; thence North 00°09'17" East, along the west line of Section 35, a distance of 149.89 feet; thence South 89°50'32" East, along the north line of said plat, a distance of 30.00 feet to the southwest corner of Lot A of Minor Subdivision No. 145B; thence North 00°09'17" East, along said west line of Lot A, a distance of 291.90 feet, to the southwest corner of Lot 1, Minor Subdivision No. 145; thence North 89°43'57" East, along the south line of said Lot 1, a distance of 223.37 feet; thence North 00°13'52" East, along the east line of said Lot 1, a distance of 195.10 feet, to the northeast corner of said Lot 1; thence South 89°42'52" West, along the north line of said Lot 1 and its westerly prolongation, a distance of 253.63 feet; thence North 00°09'17" East, along the west line of Section 35, a distance of 830.93 feet, to the southwest corner of Tract 1 of Certificate of Survey No. 2050; thence North 89°44'23" East, along the south line of said Tract 1, a distance of 1126.47 feet; thence along the westerly and southwesterly boundary of Lot B of Minor Subdivision No. 145B through the following 10 courses:

South 00°13'52" West, a distance of 194.08 feet;
South 89°46'08" East, a distance of 58.43 feet;
South 00°13'52" West, a distance of 60.00 feet;
North 89°46'08" West, a distance of 58.43 feet;
South 00°13'52" West, a distance of 893.36 feet;
South 30°22'19" East, a distance of 236.99 feet;
North 59°37'41" East, a distance of 87.36 feet;
South 30°22'19" East, a distance of 65.00 feet;
South 59°37'41" West, a distance of 87.36 feet;
South 30°22'19" East, a distance of 483.25 feet

to the southeast corner of said Lot A of Minor Subdivision No. 145B; thence South 89°41'58" West, along the south line of said Lot A, a distance of 198.91 feet;

thence South 00°13'15" West, along the east line of Lot 1A, of Minor Subdivision No. 145A, a distance of 331.47 feet; thence South 89°41'44" West, along the south line of said Lot 1A, a distance of 1324.60 feet; thence North 00°10'12" East, along the west line of Lot 1A, a distance of 331.34 feet to the Point of Beginning.

The described tract is along with and subject to any existing easements and contains 59.03 acres more or less.

Description of Cattail Creek – Phase 3

A tract of land being Tract 1, Certificate of Survey No. 2050, said tract being located in the Northwest Quarter of Section 35, Township 1 South, Range 5 East, Principal Meridian Montana, City of Bozeman, Gallatin County, Montana.

The described tract is along with and subject to any existing easements and contains 50.58 acres more or less.

Exhibit B: Cattail Creek Property Notes

NOTE: Exhibit "B" is for reference only. Verify all setbacks and allowable setback encroachments with the CCDC and City Planning Office.

Block	Lot	Phase	Zoning	Max Units*	Primary Street	Front Setback	Side Setback	Rear Setback	Notes
*includes some Phase 3 lots only; does not include ADUs									
1	1	1	R3		Warbler Way	15'	5'	20'	1 4
1	2	3	R3	8	Warbler Way	15'	5'	20'	4
1	3	3	R3	8	Warbler Way	15'	5'	20'	4
1	4	3	R3	8	Warbler Way	15'	5'	20'	4
1	5	3	R3	8	Warbler Way	15'	5'	20'	4
2	1	1	R3		Warbler Way	15'	5'	20'	1
2	2	1	RO		North 27th Ave	20'	5'	20'	1
2	3	3	RO	17	North 27th Ave	20'	5'	20'	
2	4	3	RO	17	Catalyst Street	15'	5'	20'	1
2	5	3	R3	9	Catalyst Street	15'	5'	20'	
2	6	3	R3	9	Warbler Way	15'	5'	20'	1
2	7	3	R3	15	Warbler Way	15'	5'	20'	
3	1	1	B1		Catron Street	See UDO			1
3	2	3	RO	n/a	North 27th Ave	20'	5'	20'	
3	3	3	RO	n/a	North 27th Ave	20'	5'	20'	5
3	4	3	RO	n/a	North 27th Ave	20'	5'	20'	5
3	5	3	RO	n/a	North 27th Ave	20'	5'	20'	
4	1	1	B1		Catron Street	See UDO			1
4	2	1	B1		North 27th Ave	See UDO			
4	3	1	M1		North 27th Ave	See UDO			
4	4	1	M1		North 27th Ave	See UDO			
4	5	1	M1		North 27th Ave	See UDO			
5	1	1	RO		North 27th Ave	20'	5'	20'	1 4
5	2	1	RO		Warbler Way	15'	5'	20'	4

5	3	1	RO	Warbler Way	15'	5'	20'	4
5	4	1	RO	Warbler Way	15'	5'	20'	4
5	5	1	RO	Cattail Street	20'	5'	20'	1 4
6	1	1	R3	Warbler Way	15'	5'	20'	1 4
6	2	1	R3	Warbler Way	15'	5'	20'	4
6	3	1	R3	Warbler Way	15'	5'	20'	4
6	4	1	R3	Warbler Way	15'	5'	20'	4
6	5	1	R3	Warbler Way	15'	5'	20'	4
6	6	1	R3	Warbler Way	15'	5'	20'	4
6	7	1	R3	Warbler Way	15'	5'	20'	4
6	8	1	R3	Warbler Way	15'	5'	20'	1 4
7	1	1	RO	North 27th Ave	20'	5'	20'	1
7	2	1	RO	North 27th Ave	20'	5'	20'	
7	3	1	RO	North 27th Ave	20'	5'	20'	1
7	4	1	R3	Warbler Way	15'	5'	20'	1
7	5	1	R3	Cattail Street	20'	5'	20'	1
7	6	1	R3	Marlyn Court	15'	5'	20'	
7	7	1	R3	Warbler Way	15'	5'	20'	1
7	8	1	R3	Warbler Way	15'	5'	20'	1
7	9	1	R3	Hamilton Court	15'	5'	20'	
7	10	1	R3	Catron Street	15'	5'	20'	1
7	11	1	R3	Catron Street	15'	5'	20'	1
8	1	1	RO	Warbler Way	15'	5'	20'	1
8	2	1	RO	North 27th Ave	20'	5'	20'	1
8	3	1	RO	North 27th Ave	20'	5'	20'	1
8	4	1	RO	Warbler Way	15'	5'	20'	
9	1	2	R1	Blackbird Drive	15'	5'	20'	1 4
9	2	2	R1	Blackbird Drive	15'	5'	20'	4
9	3	2	R1	Blackbird Drive	15'	5'	20'	4
9	4	2	R1	Blackbird Drive	15'	5'	20'	4
9	5	2	R1	Blackbird Drive	15'	5'	20'	4
9	6	2	R1	Blackbird Drive	15'	5'	20'	4
9	7	2	R1	Blackbird Drive	15'	5'	20'	4
9	8	2	R1	Blackbird Drive	15'	5'	20'	4
9	9	2	R1	Blackbird Drive	15'	5'	20'	4

9	10	2	R1	Blackbird Drive	15'	5'	20'	4	
9	11	2	R1	Blackbird Drive	15'	5'	20'	4	
9	12	2	R1	Blackbird Drive	15'	5'	20'	4	
9	13	2	R1	Blackbird Drive	15'	5'	20'	4	
9	14	2	R2	Blackbird Drive	15'	5'	20'	1 4	
10	1	2	R3	Typha Court	15'	5'	20'	1	
10	2	2	R3	Typha Court	15'	5'	20'	1	
10	3	2	R3	Cattail Street	20'	5'	20'		
10	4	2	R3	Cattail Street	20'	5'	20'	1	
11	1	2	R3	Fen Way	15'	5'	25'	1 2	
11	2	2	R3	Fen Way	15'	5'	25'	2	
11	3	2	R3	Fen Way	15'	5'	25'	2	
11	4	2	R3	Fen Way	15'	5'	25'	2	
11	5	2	R3	Fen Way	15'	5'	25'	1 2	
12	1	2	R3	Fen Way	15'	5'	25'	1 2	
12	2	2	R3	Fen Way	15'	5'	25'	1 2	
12	3	2	R3	Fen Way	15'	5'	25'	2	
12	4	2	R3	Fen Way	15'	5'	25'	1 2	
13	1	2	R3	Catron Street	15'	5'	20'	1	
13	2	2	R3	Catron Street	15'	5'	20'		
13	3	2	R3	Catron Street	15'	5'	20'		
13	4	2	R3	Catron Street	15'	5'	20'		
13	5	2	R3	Catron Street	15'	5'	20'		
13	6	2	R3	Catron Street	15'	5'	20'	1	
13	7	3	R2	2	Sundew Lane	15'	5'	20'	1
13	8	3	R1	1	Sundew Lane	15'	5'	20'	
13	9	3	R1	1	Sundew Lane	15'	5'	20'	
13	10	3	R1	1	Sundew Lane	15'	5'	20'	
13	11	3	R1	1	Sundew Lane	15'	5'	20'	
13	12	3	R1	1	Sundew Lane	15'	5'	20'	
13	13	3	R1	1	Sundew Lane	15'	5'	20'	
13	14	3	R2	2	Sundew Lane	15'	5'	20'	1
14	1	2	R1	Fen Way	15'	5'	20'	1 3	
14	2	2	R1	Fen Way	15'	5'	20'	3	

14	3	2	R1	Fen Way	15'	5'	20'	3
14	4	2	R1	Fen Way	15'	5'	20'	3
14	5	2	R1	Fen Way	15'	5'	20'	1 3
14	6A	2	R1	Foxtail Street	15'	5'	20'	1 3
14	6B	2	R1	Foxtail Street	15'	5'	20'	3
14	6C	2	R1	Foxtail Street	15'	5'	20'	3
14	6D	2	R1	Foxtail Street	15'	5'	20'	3
15	6E	2	R1	Foxtail Street	15'	5'	20'	3
16	6F	2	R1	Foxtail Street	15'	5'	20'	3
14	10	2	R1	Foxtail Street	15'	5'	20'	1 3
15	1A	2	R1	Foxtail Street	15'	5'	20'	1 3
15	1B	2	R1	Foxtail Street	15'	5'	20'	3
15	1C	2	R1	Foxtail Street	15'	5'	20'	3
15	1D	2	R1	Foxtail Street	15'	5'	20'	3
15	1E	2	R1	Foxtail Street	15'	5'	20'	3
15	1F	2	R1	Foxtail Street	15'	5'	20'	3
15	5	2	R1	Foxtail Street	15'	5'	20'	1 3
15	6	2	R1	Blackbird Drive	15'	5'	20'	1 3
15	7	2	R1	Blackbird Drive	15'	5'	20'	3
15	8	2	R1	Blackbird Drive	15'	5'	20'	3
15	9	2	R1	Blackbird Drive	15'	5'	20'	3
15	10	2	R3	Blackbird Drive	15'	5'	20'	1 3
16	1	2	R2	Savannah Street	15'	5'	20'	1 3
16	2	2	R1	Savannah Street	15'	5'	20'	3
16	3	2	R1	Savannah Street	15'	5'	20'	3
16	4	2	R1	Savannah Street	15'	5'	20'	3
16	5	2	R1	Savannah Street	15'	5'	20'	3
16	6	2	R1	Savannah Street	15'	5'	20'	1 3
16	7	2	R2	Catkin Lane	15'	5'	20'	1 3
16	8	2	R1	Catkin Lane	15'	5'	20'	3
16	9	2	R1	Catkin Lane	15'	5'	20'	3
16	10	2	R1	Catkin Lane	15'	5'	20'	3
16	11	2	R1	Catkin Lane	15'	5'	20'	3
16	12	2	R2	Catkin Lane	15'	5'	20'	1 3
17	1	2	R2	Catkin Lane	15'	5'	20'	1
17	2	2	R2	Catkin Lane	15'	5'	20'	

17	3	2	R2		Catkin Lane	15'	5'	20'	
17	4	2	R2		Catkin Lane	15'	5'	20'	
17	5	2	R3		Catkin Lane	15'	5'	20'	1
17	6	2	R3		Cattail Street	15'	5'	20'	
17	7	2	R3		Fen Way	15'	5'	20'	1
18	1	2	R3		Fen Way	15'	5'	25'	1 2
18	2	3	R3	8	Fen Way	15'	5'	25'	2
18	3	3	R3	8	Fen Way	15'	5'	25'	2
18	4	3	R3	8	Fen Way	15'	5'	25'	2
18	5	3	R3	8	Fen Way	15'	5'	25'	2
18	6	3	R3	8	Fen Way	15'	5'	25'	2
18	7	3	R3	10	Fen Way	15'	5'	25'	1 2
19	1	3	R1	1	Fen Way	15'	5'	20'	1 3
19	2	3	R1	1	Fen Way	15'	5'	20'	3
19	3	3	R1	1	Fen Way	15'	5'	20'	3
19	4	3	R1	1	Fen Way	15'	5'	20'	3
19	5	3	R1	1	Fen Way	15'	5'	20'	3
19	6	3	R1	1	Fen Way	15'	5'	20'	3
19	7	3	R1	1	Fen Way	15'	5'	20'	3
19	8	3	R1	1	Fen Way	15'	5'	20'	1 3
19	9	3	R1	1	Sora Way	15'	5'	20'	1 3
19	10	3	R1	1	Sora Way	15'	5'	20'	3
19	11	3	R1	1	Sora Way	15'	5'	20'	3
19	12	3	R1	1	Sora Way	15'	5'	20'	3
19	13	3	R1	1	Sora Way	15'	5'	20'	3
19	14	3	R1	1	Sora Way	15'	5'	20'	3
19	15	3	R1	1	Sora Way	15'	5'	20'	3
19	16	3	R1	1	Sora Way	15'	5'	20'	1 3
20	1	3	R1	1	Sora Way	15'	5'	20'	1 3
20	2	3	R1	1	Sora Way	15'	5'	20'	3
20	3	3	R1	1	Sora Way	15'	5'	20'	3
20	4	3	R1	1	Sora Way	15'	5'	20'	3
20	5	3	R1	1	Sora Way	15'	5'	20'	3
20	6	3	R1	1	Sora Way	15'	5'	20'	3
20	7	3	R1	1	Sora Way	15'	5'	20'	3
20	8	3	R1	1	Sora Way	15'	5'	20'	1 3

20	9	3	R1	1	Blackbird Drive	15'	5'	20'	1 3
20	10	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	11	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	12	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	13	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	14	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	15	3	R1	1	Blackbird Drive	15'	5'	20'	3
20	16	3	R1	1	Blackbird Drive	15'	5'	20'	1 3
21	1	3	R3	7	Warbler Way	15'	5'	20'	1
21	2	3	R3	8	Warbler Way	15'	5'	20'	
21	3	3	R3	8	Warbler Way	15'	5'	20'	1
21	4	3	R3	8	Catalyst Street	15'	5'	20'	5
				18					
21	5	3	RO	RSUs	Catalyst Street	15'	5'	20'	1 6
				18					
21	6	3	RO	RSUs	Catamount Street	15'	5'	20'	1 6
21	7	3	R3	14	Catamount Street	15'	5'	20'	5

Specific Notes:

1. Corner and/or double frontage lots must address multiple street frontages.
2. All lots on Davis and Catamount (minor arterials) have a 25' setback and restricted access - see plat.
3. Lots on alleys are encouraged to have detached garages that encroach into rear yard setback (see current version of UDO).
4. Fences along park/trail may not exceed 4' in height - see design guidelines.
5. Note trail easement and/or required pedestrian facility.
6. RSUs = Restricted Size Units - see UDO.

General Notes:

- **Exhibit "B" is for reference only. Verify all setbacks and allowable setback encroachments with the CCDC and City Planning Office.**
- See filed final plats for additional access restrictions and easements.
- R-1 and R-2 lots shall not be further subdivided individually or as a group to increase density.
- Verify build-to line requirements.
- The "Maximum Units" column designates the maximum number of units that will be permitted on a lot. Fewer units may be proposed.

Exhibit C: Forms



Form A: Sketch Design Review

Property Information:

Street Address: _____

Lot _____ Block _____ Phase _____

Owner Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Architect Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Builder Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Landscape Designer Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

(Page 1 of 3)

Information:

1. Are any variances from the Cattail Creek Design Regulations being requested under this application?

Yes

No

If yes, please describe the variance:

2. Items submitted (please check):

Review Fee

Site Plan

Floor Plans

Roof Plan

Elevations

Landscape Plan

Digital Copy of Submittal (PDF)

Acknowledgement Statement:

Owner acknowledges that he/she has received, read, and will abide by the Declaration of Protective Covenants and Restrictions for Cattail Creek.

Violations of the Declaration of Protective Covenants and Restrictions and/or addenda will be remedied by Cattail Creek Homeowner's Association whereupon the Lot/Home Owner will be responsible for the cost of the remedy.

I (We) _____ am/are the owner(s) of record of Lot ____, Block ____, Phase _____ of Cattail Creek Subdivision. I/We have read these requirements and understand their implications. Furthermore, I (we) have been given sufficient opportunity to discuss any questions we may have regarding these requirements with a member of the Cattail Creek Design Committee. My (Our) signature(s) below is/are evidence of my/our intent to comply with these requirements.

Owner Signature: _____ **Date:** _____

Printed Name: _____

Applicant Signature: _____ **Date:** _____

Printed Name: _____



FORM B: CONSTRUCTION DESIGN REVIEW APPLICATION

Property Information:

Street Address: _____

Lot _____ Block _____ Phase _____

Owner Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Architect Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Builder Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Landscape Designer Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

(Page 1 of 2)

Information:

1. Are any variances from the Cattail Creek Design Regulations being requested under this application?

Yes

No

If yes, please describe the variance:

2. Items submitted (please check):

Review Fee

Site/Grading Plan

Floor Plans

Roof Plan

Elevations & Sections

Samples & Cut Sheets

Rendered Elevation

Landscape Plan

Digital Copy of Submittal (PDF)

Signature: _____ Date: _____

Printed Name: _____



CATTAIL CREEK

FORM C1/C2: APPLICATION FOR CHANGE(S)

Property Information:

Street Address: _____

Lot _____ Block _____ Phase _____

Owner Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Architect Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Builder Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Landscape Designer Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

(Page 1 of 2)

Information:

1. Type of Modification

- Form C1 – Proposed Modification
- Form C2 – Modification Already Constructed

2. Change Description and reason for change:

(Attach specific drawings of proposed change.)

3. Items submitted (please check):

- Review Fee
- Plans/Elevation
- Details/ Samples
- Digital Copy of Submittal (PDF)

Signature: _____ Date: _____

Printed Name: _____



CATTAIL CREEK

FORM D1/D2/D3: APPLICATION FOR INSPECTIONS

Property Information:

Street Address: _____

Lot _____ Block _____ Phase _____

Owner Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Architect Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Builder Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

Landscape Designer Information:

Name: _____

Mailing Address: _____

Telephone: _____ FAX: _____

Email: _____

(Page 1 of 2)

Information:

Type of inspection requested by this application (check one):

- Form D1: Framing (\$150 fee)
- Form D2: Siding (\$150 fee)
- Form D3: Landscaping (\$150 fee)

Certification:

I do hereby certify that the contracted structure on said lot conforms to the codes and the construction documents as approved by the LGDRB. All site work, landscaping, cleaning, removal of temporary utilities, and repair of damage to rights-of-way and/or common areas have been implemented.

Signature: _____ **Date:** _____

Printed Name: _____

For CCDC use only:

<p>Date of inspection: _____</p> <ul style="list-style-type: none"><input type="radio"/> Approved as noted in letter<input type="radio"/> Denied as noted in letter <p>CCDC Signature: _____</p> <p>If denied, subsequent inspection date: _____</p> <ul style="list-style-type: none"><input type="radio"/> Approved as noted in letter<input type="radio"/> Denied as noted in letter <p>CCDC Signature: _____</p>
--