

THE TIMBERS

RESIDENT

DESIGN

GUIDELINES

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Requirements Applicable to All Improvements:

Design Committee Review and Approval, Timing

- The Timbers Design Review Committee must approve all landscaping and Architectural Modifications before installation to prevent any violation fines. All modifications installed without prior approval are subject to removal at the Committee's discretion and the owner's expense.
- Complete landscaping must be installed within seven months from the home's original Owners' closing date or occupancy.
- Sub Association Approvals: If you live in a patio home, it is essential to note that following approval by the Design Review Committee for The Timbers, all Landscaping and Architectural modifications are subject to final approval by your Sub Association's Board of Directors.
- Applications can be found at timbersmt.com

Design Review Fee

- Fees must be paid by check or money order at the time of submittal to The Timbers Community Association.
- \$75.00 (non-refundable) for preliminary plan review of plans for initial feedback. The review fee will be credited to the complete design review when the owner applies.
- \$250.00 (non-refundable) for new construction architectural Review.
- \$75.00 (non-refundable) for Major Modifications after original construction is deemed complete
 - Includes but is not limited to Landscaping projects, backyard completion, fences, pergolas, decks, patios, edging, retaining walls, play structures, trampolines, water features, fire pits, light posts, shade structures, flag poles, sheds, sports courts, etc.
 - Repainting the home with a new color palette or scheme.
- FREE Minor Modifications (No submittal is required for minor-modifications).
 - Enhancements to existing flower beds and lawns consistent with approved guidelines, such as planting bulbs, planting annuals, fertilization, pruning, replacing mulch or ground covers, adding nonpermanent paths within flower beds, and replanting or replacing dead plants in existing beds or replacing sod in lawn areas.
 - Repainting a home with an identical color palette and scheme.

Montana 811

- It is required by law to call Montana 811 no matter how deep you are digging since many cables and pipes lie at shallow depths. Call before you dig! Dial 811 from anywhere in Montana or call dial 800-424-5555

Public Utility Easements (P.U.E.)

- A public utility easement provides utility companies the right to install, maintain, operate, repair, remove, replace, or relocate public utility facilities.
- Suppose a property owner places improvements that interfere with the easement rights. In that case, the property owner shall bear the risk of loss or damage to those improvements resulting from the utilities needing to be installed, maintained, operated, repaired, removed, replaced, or relocated.
- **Swale Drainage Easements***
- A drainage swale is identified by its shaped and sloped depression in the soil surface that is engineered to convey water run-off to the desired location and cannot be blocked, obscured, or covered.
- Not all lots have a Swale Drainage Easement. If your lot has a drainage swale, it will be shown on your lot-specific site plan and recorded plat that the home builder or Billings City may provide.
- Property owners must provide for the proper maintenance and continued operation of Swale Drainage Easements on their property.
- Owner may install a culvert in lieu of the swale at their cost. Please indicate on your application and the proper sizing information will be given.

Landscape Guidelines

The Design Review Committee must approve all landscaping and architectural modifications

Planting requirements

- All yards must have plantings surrounding the foundations
- Weed control fabric is not required in planting beds. However, a pre-emergentweed control product is recommended.
- There must be a continuous edge between the plant bed and the lawn. (Composite, steel, or shovel-cut edging. Shovel-cut edging is the preferred type.)

Foundation Plantings

- Foundation plantings are required at the base of houses and garages.
- Foundation planter beds should be a minimum of 2 to 5 feet wide and screen the foundation with densely-planted shrubs.
- Plantings should be planted at a denser-than-normal spacing to ensure good foundation coverage.
- Foundation plant layering.
- Plantings should reflect a vertical layering effect composed of low, medium, and tall plant material. Plant layering should terrace upward as it approaches a structure (house) with the most elevated material next to the structure. For example:
 - Low = lawn and ground covers
 - Medium = perennials and smaller shrubs
 - Tall = foundation shrubs and hedge

Specific Plant Requirements

The Design Review Committee must approve all landscaping and architectural modifications for The Timbers before installation.

Lawn

- A lawn is required. Lawn areas must be large enough for practical use (minimum 5' wide) and no closer than 2 feet from foundations (house and garage) and tree trunks.
- Artificial turf is not permitted.

Shrubs

- The minimum size at installation is 3 gallon
- Shrub Spacing: varies depending on species type; never more than 5 feet oncenter.
- Planting plans are encouraged to have a mix of both evergreen and deciduous plants for year-round visual interest.
- Most shrubs are permitted except those listed on Montana's noxious weeds registry.

Perennials

- The minimum plant size at installation is 1 gallon
- Spacing: 18 inches on center, depending on species type.
- Planting plans are encouraged to have a mix of both evergreen and deciduous plants for all-year color.
- Most perennials are permitted except those listed on Montana's noxious weeds registry.

Trees

- **Front Yards**
 - It must contain a minimum of 3 deciduous trees plus the trees in the park strip.
 - Trees must be a 2-inch caliper minimum when planted.

- **Park Strip**
 - The homeowner is responsible for planting an Autumn Blaze Maple Tree every 40' feet of their "park strip" frontage. Trees should be evenly distributed on a "park strip" and create a uniform look with adjacent neighbors.
 - Trees must be a 2-inch caliper minimum.
 - If the builder or developer planted the tree, it is the homeowner's responsibility to maintain it.

- **Rear Yards**
 - If planting a shade tree, it shall be placed at least 6 feet from property lines.
 - 1 ½ inch caliper minimum.

- **All Trees**
 - A minimum of 2 feet mulched radius tree ring or rectangle from curb to sidewalk is required at the tree's base and consistent with the yard's edging. (composite, steel, or shovel-cut)
 - Tree spacing is dependent on species type.
 - Evergreens must be at least 6 feet in height at installation.
 - Most trees are permitted except those listed on Montana's Noxious Weeds registry, including Russian Olives native to this area.

- **Hedges**
 - Hedges are permitted on all lots and must be maintained regularly.

Additional Guidelines

The Design Review Committee must approve all landscaping and architectural modifications for The Timbers prior to installation.

Architectural Lighting

- Simple, low voltage clear landscape lighting is permitted for practical night-time safety and pedestrian circulation.
- Fixtures should complement the architecture and be encouraged to be downward firing.

Basketball Goals, Standards, Backboards

- Freestanding pole-mounted and portable backboards may be placed on a Unit if placed more than 30 feet from the curb and ideally not visible, but not required.

Dog Runs

- Dog run enclosures must be wholly contained in the back of the home and within a fenced yard.

Edging

- Edging is not intended to be the focal point when landscaping is viewed.
- Preferred edging is shovel-cut, but edging material may consist of steel or composite.

Flag Poles

- U.S and Novelty flags are permitted but should not detract from the home or landscape.

Landscape Walls (Garden Walls and Retaining Walls)

- Subject to approval by all utility companies.
- Boulders are not allowed in front yards unless part of a planter bed or retaining wall

- If the wall is over 30 inches in height, it must terrace and include a 2-foot to 3-foot-wide planter bed in front.

Play Elements (Swings, Slides, Trampolines, Etc.)

- Play elements are only allowed in rear yards.

Shade Coverings/Shade Sails/Screens

- Shade coverings, shade sails, and outdoor screens are seasonal items and must be removed during winter. If they fall into disrepair or fading, it must be removed or replaced.
- Retractable awnings must stay retracted during the winter months.

Sheds

- Storage sheds are allowed in the rear and side yards only and may not be built within or encroach on the property setbacks
- Storage sheds visible from the road must be constructed from similar materials and colors as the house's exterior.

Sport Courts

- Sports Courts, including but not limited to basketball courts, are considered a significant modification and are subject to the Design Review process.

Water Features

- Pool and Hot tub/Spa are allowed; however, they must obtain approval from Design Review Committee
- Water fountains are permitted and must complement the architecture of the home
- Ponds must obtain approval from the Design Review Committee

FENCING GUIDELINES

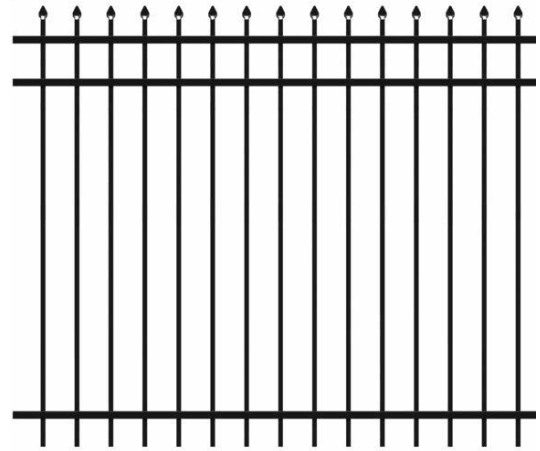
All fencing is subject to approval by the Design Review Committee for The Timbers. Fences help to define the edges of yards and give privacy to side and rear yards. At The Timbers, they are considered background elements that help to highlight landscaping and architecture.

Applications must include a plan depicting where the exact location of the fence being proposed.

Fencing Material

- Black Metal Fencing only
- No vinyl or wood fencing will be allowed





Front Yard Fencing

- No front yard fencing will be allowed

Rear Yard & Interior Side Yard Fencing

- Rear yard & Interior side yard fencing is optional.
 - Maximum height 72 inches from finish grade on the high side of the yard;
 - Top 18 to 24 inches of 72-inch fence facing streets and/or public space requires a change in articulation and 40% opacity (semi-private fence).
 - Fences facing neighboring back and side yards may be up to 72-inch privacy design.
 - Setback Requirements
 - Double fencing is not allowed.
 - Five feet from the front façade of the house (porch excluded).
 - Rear façade setback – at least 1foot behind rear corner(s)
 - Variances for setbacks may be approved on a case-by-case basis by the Design Review Committee

Street Side Yard Fencing (*Single Family Lots Only*)

- Side yard fencing is optional
- Maximum height is 36 inches and picket style;
- Setback Requirements
 - At least 1 foot back from the rear corner of the house
 - At least 2 feet from the sidewalk.
 - It must be planted on both the interior and exterior of the fence with grass or a 2-foot planter bed.

Trash Enclosures

- Trash enclosures screen trash and recycling receptacles from common views.
 - If a trash enclosure is constructed, it must include a concrete pad to accommodate two standard-sized municipal trash/recycling cans and fencing material to screen the cans from public viewing.
 - Trash enclosures should be of a similar form, material, and color as the privacy fence in the village.
 - Trash enclosures must be open rail if street or alley facing
 - Screening must exceed the height of the receptacle by 1foot and must not exceed a height of 6 feet.
 - Trash containers may be kept behind a fence if a trash enclosure is not preferred.

ARCHITECTURAL GUIDELINES

The Design Review Committee must approve all landscaping and architectural modifications for The Timbers before installation.

Generally, all architectural modifications must complement/match the home's current architectural style.

Chimneys

- It must match the architectural style of the home.

Cladding

- T1-11, vinyl, or aluminum siding materials are not allowed.

Color

- All color modifications must match the style of the home. Color shifts are limited to the following locations; inside corners, horizontal breaks and changes in material breaks between trim and wall plane, gable ends and accent panels, and plane changes.
- All color modifications include a review of adjacent home colors.

Columns

- Columns must be consistent with the Architectural style of the home.

Eaves

- The Frieze board is 6 to 12 inches, either touching/lying on the same plane with or no more than 8 inches above the window head trim.

Front Doors, Garage Doors, and Storm Doors

- Color and style must match the architectural design of the home.
- The door slab ONLY may be painted; door frames and jam must remain trim color.
- A side entry garage is highly recommended. Please refer to the Timbers Covenants for any lot-specific requirements.

Greenhouses

- Greenhouses are permitted. However, the Design Review Committee must review and approve location, size, and style.

Gutters and Downspouts

- Downspouts must match the house's color, be located away from prominent corners, and drain away from window wells and foundations.
 - Standard Material: Ogee profile gutters with round or rectangular downspouts or P.V.C. is acceptable in a color that matches the trim.
 - Custom Material: Half-round with round downspouts in Galvalume finish or copper.

Masonry

- Never terminate at an outside corner or in the middle of a wall. Masonry must terminate at an inside corner.
- Trim with an appropriate masonry water table detail.
- Headers or lintels must span openings.
- Each house must have at least 20% masonry on the front of the home.

Porch and Stair Railings

- Rails must be attached to porch columns.

- A 4-inch maximum distance between porch balusters is required.
- A paintable composite product, wood or metal material, is permitted
- It must be consistent with the Architectural style of the home
- The railing must complement the house and exterior color and not be a focal point or distract from the home.

Roofs

- Roof penetrations and flat skylights may be placed on a roof not facing public thoroughfare, a maximum of two skylights per roof plane.
- Roof vents of any kind must be painted to match roof shingles.

Shingles

- Weave at corners, terminate with appropriate corner trim board or use artisan corner clips.

Siding

- No raised grain permitted.

Solar Panels

- Solar panels are permitted. However, the location must be approved by the Design Review Committee as this is an exterior modification to the home.
- Orderly, block formation placement, in the least visually distracting manner, is highly recommended
- Solar panel electrical boxes must match the surrounding exterior color of the home

Storm Doors

- It must be a clear, solid glass pane only with no decorative etching or design

Trellis and Pergolas

- Material and design must match the architectural style of the home.
- No Trex, aluminum, or vinyl. No solid roofs allowed.

Trim

- Transitions between materials must be trimmed and flashed in a manner appropriate to the style.

Windows

- The addition of windows must match the existing windows in the home
- Windows must match the architectural style of the house and must be approved by the Design Review Committee.