

Ranch HOA Information for Builders

The Ranch HOA is happy to have new neighbors and builders in our neighborhood! Building a home is a big undertaking and we understand that part of the process is traffic, noise and a partially built home for a period of time. However, due to past issues, we've created this information sheet to help you understand our expectations.

First, please read and understand our covenants and building guidelines. We go through an Architectural Review Committee to make sure the planned home meets the requirements of the HOA. But there are also rules associated with timeline, noise, parking, etc. Please read them and make yourself, your general contractor, and all subcontractors aware of these rules.

Second, please ask all your contractors/subs to follow our speed limit (25 in the summer and 15 in the winter). Many of our residents like to walk in the neighborhood and we truly appreciate drivers slowing down for pedestrians AS WELL AS PASSING TRAFFIC. Yes, please just slow down on Ranch, Latigo and Pommel Drive—it's common courtesy.

Third, please do not park on the street. You must park all vehicles in the yard or driveway of your property (contractors and subs included). Our roads are narrow and a parked car will impede the passing of two vehicles. Should an incident occur, you and your contractors will be liable (this serves as written warning).

On days when you are pouring concrete or have very large equipment working, we understand that parking in the yard/drive may not be possible. Ask your neighbor if you can use their driveway or look for a wide off-road area to park. It's also a good idea to let the HOA know if you will be facing this issue ahead of time.

Fourth, you have one year from the start of construction to finish your project. We understand that sometimes, projects run long. Our guidance is to finish the outside first. We simply do not want to look at a partially built home for more than one year. It matters not that the finish work on the inside is taking longer—it doesn't affect your neighbors. The owner of the home has put up a \$10,000 deposit saying they will follow these rules. That deposit will be used as enforcement should the project run egregiously out of scope.

Fifth, we have quiet hours and they are enforced via local noise ordinances. Outside work such as excavation, clearing, pounding, loading, etc. should only take place from 8AM to 8PM. National holidays are quiet days—no exceptions—no one wants to listen to an excavator on July 4th. If you know that a concrete truck will be showing up early or late, let the HOA know ahead of time. We understand that you cannot control everything like that. But you cannot break the rules simply because you have a piece of equipment rented for that day or weekend or be framing before/after 8AM/PM. The Flathead County Sheriff will enforce these restrictions.

Again, we're glad you're here, please just show the respect you would like to be shown.