

To All Gallatin Heights Homeowners,

We hope everyone is enjoying living in this beautiful new community. It is amazing to see the changes over the past several years. All the lots have been sold and the last houses being built. We are sure everyone can't wait until the last house is built, the last yard is done, and all the sprinklers, trees, trails and sod are in. The last couple of years has presented many challenges. Everything from the sprinkler systems, to the wells, trees, trails to Covid 19. Even with all these though, Gallatin Heights is still considered one of the premier communities in Gallatin County.

With the increase in the number of owners in Gallatin Heights comes a greater need to remind everyone about the rules and regulations associated with this community. At our last Annual HOA meeting, we discussed increasing the enforcement of our CC&R's which all homeowners are subject to. Enforcement of the CC&R's is intended to maintain the quality and enjoyment of those living here which in turn will contribute to higher property values for all. As the board of this community, we want to insure that these standards are adhered to for all future homeowners as well so that Gallatin Heights will continue to be one of the premier communities in Gallatin County for years to come. This letter is meant to summarize some of our findings over the past several months in identifying CC&R violations and also as a reminder of certain requirements associated with living in this community. If you ever have any questions concerning these items you can always contact Management Associates, the management company for Gallatin Heights. You can also find a copy of the CC&R's on the management company's website, managementassociatesmt.com, under the "HOA Management" tab.

CC&R Violations

The Grounds Committee has diligently worked over the past several months to identify non-compliance issues within the community which can generally be found in Article VII (Restrictions On All Lots) of the CC&R's. Non-compliance information has been provided by the Grounds Committee to Management Associates who forwards written violation notices to the appropriate homeowners. In many cases, homeowners didn't know they had violated provisions within the CC&R's and promptly took care of the issue. Others have not responded or taken care of the violation. It is important to remember that you live in a community that has CC&R's and to refer to these documents if you have any questions. While the committee identified a number of different types of violations, the vast majority were in a few key areas.

1. Article VII Section 16. No Unsightliness
 - a. Storage of trash cans in driveways and/or front yards. Per Section 16, all trash cans are to be stored in your garage or behind an enclosure such as a fence.
 - b. Fences are to remain treated or stained. Wood fences require work almost every year. One way you can make your stain or sealant last longer is adjusting sprinklers to not hit fence.

SECTION 28. Fences. The design and location of all fences must be approved by the ARC. Allowable fence types would include wood, masonry, vinyl, and chain link (as approved by the ARC). All wood fences must have a sealer, stain or paint applied in order to protect the wood from

moisture and UV rays.

Maximum fence height shall be 6'-0" unless a variance is requested and granted by the ARC. No fences are allowed in required vehicle vision triangles. No fences are allowed in Front Yards unless approved by the ARC. Any fencing installed by the Declarant shall be left in place and shall not be modified by the Lot Owner.

All fences bordering agricultural lands shall be maintained by the Homeowners in accordance with State Law. The Homeowner's Association will maintain all existing boundary fences around the subdivision, including no trespassing signs. Any existing agricultural fences and no-trespass signs located along boundaries with adjacent properties shall be maintained as-is and shall not be altered in any way.

Lots which back up to Jackrabbit Lane, Valley Center Road, or Hulbert Road shall be subject to the following additional fencing requirements:

- a. No solid fencing will be allowed within twenty (20) feet of the rear property line or along the rear property line of lots that back up to these roadways.
 - c. Any rear yard fencing installed along these roadways by the Declarant shall remain undisturbed. Additional rear yard fencing in these areas shall provide a five (5) foot buffer for maintenance and repairs to any existing fencing.
 - d. No rear yard fencing along these roadways shall encroach into any drainage area or borrow pit/ditch without prior ARC approval. It is preferred that these areas are kept free from fencing for maintenance purposes.
. Maximum fence height shall be five (5) feet.
 - e. Fence design shall be an open design with posts, rails, and wire mesh or some comparable material. Jack rail fencing to match the existing jack rail fence is encouraged.
2. Article VII Section 32. Parking / RV's, Automobiles
- a. Boats, RV's, campers, other vehicles are to be stored either in your garage or behind a screened (fenced) area in the side yard of your home. Many homeowners are storing these items in their driveways or in the street. Camper can be in driveway Memorial Day thru Labor Day as long as they do not block sidewalk.
3. Article V Section 2.2.r. Driveways- all driveways in Gallatin Heights are to be constructed of concrete or, if approved, asphalt paving. This includes any driveway extensions or additions to access RV's and/or other recreational items stored in your side yards. Previously some of these extensions were approved utilizing gravel or other soft surface materials but based on discussions with the Grounds Committee it was determined that we will enforce the driveway definition in this section of the CC&R's. Any existing approvals will be honored but any driveways not approved or any requested driveway approvals will now be required to be of concrete, asphalt, or other hard surface material like turf-block. We will be confirming who has existing approvals and notifying those owners who do not if a gravel or other soft surface driveway is being used.

4. SECTION 25. Vehicles Restricted to Roadways. No motor vehicle will be operated on the Subdivision except on improved roads and driveways. No snowmobiles, ATV's, or dirt bikes shall be operated within the Gallatin Heights Subdivision. This includes streets and open space areas as well.

5. ARTICLE V SECTION 2. RESIDENTIAL DESIGN STANDARDS

4. YARD LANDSCAPING REQUIREMENTS

The following landscape requirements shall apply to all lots in Gallatin Heights.

a. Definitions. The landscape areas for lots within Gallatin Heights shall be defined as follows.

1. Front Yard. The areas from the front of the home (including garage, if attached) to the street (including the park strip area), and from side lot line to side lot line.
2. Side Yard Corridor: The area from the side of the house to the side lot line, less the Front Yard and Rear Yard.
3. Rear Yard: The area from the back of the structure extending to the rear property line.
4. Park Strip: The area between the street and the sidewalk.

b. Yard Landscaping. Each site owner will be required to meet the minimum landscape requirements outlined in this section.

1. Plant Material. Front Yards shall require a minimum of (2)- 2" caliper trees and one planting bed adjacent to the house perimeter containing a mix of shrubs. Shrub areas shall have a top layer of landscape rock, mulch or bark. **All grass areas shall be required to be installed with sod and an underground irrigation system. At a minimum, Front and Side Yard Corridor areas will be required to have sod and an underground irrigation system.** Deciduous and evergreen trees are encouraged in the Side Yard Corridor. **All irrigated areas will require underground irrigation systems.** The use of native plant species and drought tolerant landscaping is encouraged. Trees and shrubs shall not touch any buildings. Trees shall not overhang roofs near chimneys and flues. Lot owners will be responsible to landscape the Park Strip areas in front of their lot and to install the sidewalk fronting their lot. All lot owners are required to landscape and install street trees per the "Gallatin Heights Street Tree Plan" or as approved by the ARC. New trees must be planted at least 30' away from intersections. The maximum height under utility lines is 25'.

Corner lots are required to install trees in both Park Strip areas located on their lot.

- c. Yard Maintenance. Commencing with the transfer of any land in Gallatin Heights from Declarant, the Lot Owner shall cause all the land to be maintained in a neat appearance at all times. Grass shall be out not less than every two weeks and trees, bushes and hedges shall be trimmed at such intervals as are necessary to maintain

the attractiveness of Gallatin Heights.

Violation Noticing Process

In an effort to insure compliance with violation notices, the following procedures have been adopted and will be utilized going forward.

1. Violation Notices
 - a. Initial Notice- identifies the violation with a fifteen (15) day cure period
 - b. Second Notice- if the violation has not been cured within fifteen (15) days of the Initial Notice, a second notice will be sent and a \$50 fine will be assessed. The homeowner will have thirty (30) days from the Initial Notice date to cure the violation.
 - c. Third Notice- if the violation has not been cured within thirty (30) days of the Initial Notice, a third and final notice will be sent and a \$100 fine will be assessed. Additionally the association will proceed to lien the property. Any legal costs and fees associated with the collection of fines and/or proceeding to lien the property will be the responsibility of the homeowner until the violation is resolved.

I hope everyone agrees that adoption of these procedures is for everyone's benefit and will help insure the quality and upkeep of the Gallatin Heights community.

Reminders

Another important part of the CC&R's is architectural and landscape review requirements. This is simply a reminder that any improvement on your lot requires approval by the Gallatin Heights Architectural Review Committee ("ARC"). Most approvals require that an application be completed and a fee paid. Applications should be submitted to Management Associates. If you have any questions on the submittal process, please contact Management Associates. Some examples of improvements requiring ARC approval include.

1. Fencing, decks, overhead structures.
2. Landscape improvements (planting plan)
3. Driveway expansions.
4. Remodels or additions.
5. Sheds
6. Grading, berming

Submittals should include a site plan, description of the improvement, and color/material summary if appropriate. These don't have to be professionally prepared but simply need to depict the improvement that is being requested for review.

I hope everyone finds this information useful and informative. If you have any questions, please feel free to contact Angie at Management Associates.

Sincerely

Gallatin Heights HOA Board