

WHITEHORSE ESTATES RESIDENTIAL DESIGN GUIDELINES

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Requirements Applicable to All Improvements:

Design Committee Review and Approval, Timing

- WhiteHorse Estates Design Review Committee must approve all landscaping and Architectural Modifications before installation. 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.

Design Review Fee

- Fees must be paid by check or money order at the time of submittal to NEXCO, LLC.
- \$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

Utility Easements (U.E.)

- A utility easement provides utility companies the right to install, maintain, operate, repair, remove, replace, or relocate 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.

Landscape Guidelines

The Design Review Committee must approve all landscaping and architectural modifications

Planting requirements

- Weed control fabric is not required in planting beds. However, a pre-emergent weed control product is recommended.
- There must be a continuous edge between the plant bed and the lawn. (Composite, steel, or concrete edging).

Foundation Plantings

- Foundation plantings are required at the base of house to cover foundation
- 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 WhiteHorse Estates 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 as grass but may be used for golf features or small pet areas in the back yard.

Shrubs

- The minimum size at installation is 3 gallon
- Shrub Spacing: varies depending on species type; never more than 5 feet on center.
- 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.
- Trees must be a 2-inch caliper minimum when planted.

• Rear Yards

- 1 ½ inch caliper minimum.

• All Trees

- A minimum of 2 feet mulched radius tree ring or rectangle from curb is required at the tree's base and consistent with the yard's edging. (composite, steel, cement or shovel-cut)
- Tree spacing is dependent on species type.
- Trees must be at least 6' from your property line
- 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 WhiteHorse Estates prior to installation.

Architectural Lighting

- Simple, low voltage 3,000K-3,500K color temperature, clear landscape lighting is permitted for practical night-time safety and pedestrian circulation.
- 3,000K-3,500K color temperature Fixtures should complement the architecture and be encouraged to be downward facing. No lights may point directly into your neighbor's house.
- A front yard light post must be installed. Placement may be recommended by Design Review Committee.

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.
- Edging material may consist of steel, composite, or cement.

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

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 WhiteHorse Estates. Fences help to define the edges of yards and give privacy to side and rear yards. At WhiteHorse Estates, 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

- No vinyl, Chainlink (except for dog runs) 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 50% 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 facade setback – at least 1 foot 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

- Side yard fencing is optional
- Maximum height is 48” and have 50% opacity. No solid fence will be allowed.
- Setback Requirements
 - At least 1 foot back from the rear corner of the house
 - At least 2 feet from the sidewalk.
 - Fence 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.
 - 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 WhiteHorse Estates 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.

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 no closer than 24" from an outside 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

- Dormers with windows are encouraged where skylights are wanted, as Skylights are not permitted.
- Roof vents of any kind must be painted to match roof shingles. Ridge Vents are encouraged.

Shingles

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

Solar Panels

- Solar panels are not permitted

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.