

Yellowstone River Ranch Landowners' Corporation
PO Box 452, Columbus, MT 59019

Proposed Amendment to Section 2A Definitions and 8A Building Standards & Restrictions of the Covenants of the Yellowstone River Ranch Landowners' Corporation

Existing Section 2A

Section 2A Accessory Buildings

Building such as a garage, barn, pole barn, storage shed (200 square feet or less), or any building consisting of 4 walls and roof, made of quality materials and placed on a permanent concrete foundation, detached from a dwelling and used for purposes which are incidental and subordinate to a residential or agricultural use. Buildings 200 square feet or less shall be exempt from requirements of a concrete foundation. Pole barns may have individual footings of reinforced concrete at least 42 inches below the surface for attaching each pole as a permanent foundation. No metal buildings allowed.

Proposed New Section 2A

Section 2A Accessory Buildings

Building such as a garage, barn, pole barn, storage shed (200 square feet or less), or any building consisting of 4 walls and roof, made of quality materials and placed on a permanent concrete foundation, detached from a dwelling and used for purposes which are incidental and subordinate to a residential or agricultural use. Buildings 200 square feet or less shall be exempt from requirements of a concrete foundation. Pole barns may have individual footings of reinforced concrete at least 42 inches below the surface for attaching each pole as a permanent foundation.

Existing Section 8E

Section 8E Building Standards and Restrictions

The visible exterior of all dwellings, guest houses and accessory structures shall be constructed of natural materials such as wood, log or stone and shall be finished in rustic or earthen shades and tones so as to blend in with the natural surroundings. No metal buildings or siding allowed. Roofing materials will be of wood or composition shingles, or metal if it is at least twenty-nine (29) gauge steel and factory colored.

Proposed New Section 8E

Section 8E Building Standards and Restrictions

The visible exterior of all dwellings, guest houses and accessory structures shall be constructed of materials as approved such as wood, log, or stone, and shall be finished in rustic or earthen shades and tones as to blend in with the natural surroundings. Roofing materials will be of wood or composition shingles, or metal if it is at least twenty-nine (29) gauge steel and permanently bonded factory colored surface.

Metal siding is allowed on accessory buildings provided that it is a rib steel material of not less than .26 gauge with a permanently bonded, factory colored surface in a color and a style designed to blend in to the surroundings. Corrugated galvanized steel is not permitted. Red steel may only be used on classic barn style accessory structures with an appropriate trim color of white. No self-supporting metal structures (i.e. Quonset huts or similar designs) are permitted. Steel sided buildings designed without roof overhang or eaves are not permitted.

Dated: July 2019

Argument for inclusion of steel siding in YRRLC building standards:

- To avert future issues involving steel siding on structures.
- Set a standard for steel sided buildings that will ensure higher quality construction.
- Will be beneficial to the entire subdivision.
- Increase property values on the ranch.
- Will provide reduced maintenance and upkeep costs of buildings.
- Increased building longevity.
- Fire resistance.
- Very durable in high wind areas.
- Hail resistant metal roofing is available.
- Steel siding products are easily incorporated in post & frame or standard stud frame construction.
- A variety of insulation methods are available for wall and roof insulation.

Interesting note: one manufacturer states that their steel is hail impact resistant and externally fire resistant (supported by Underwriters Laboratory). The same manufacturer offers a 35 year warranty against chalking, fading, and peeling of the paint used on their metal siding.