

## EXHIBITS

- A. The Plat
- B. The Water Permit
- C. Common Areas & Parks
- D. Lot Numbers & Square Footage
- E. The Greens
- F. The Links
- G. The Range

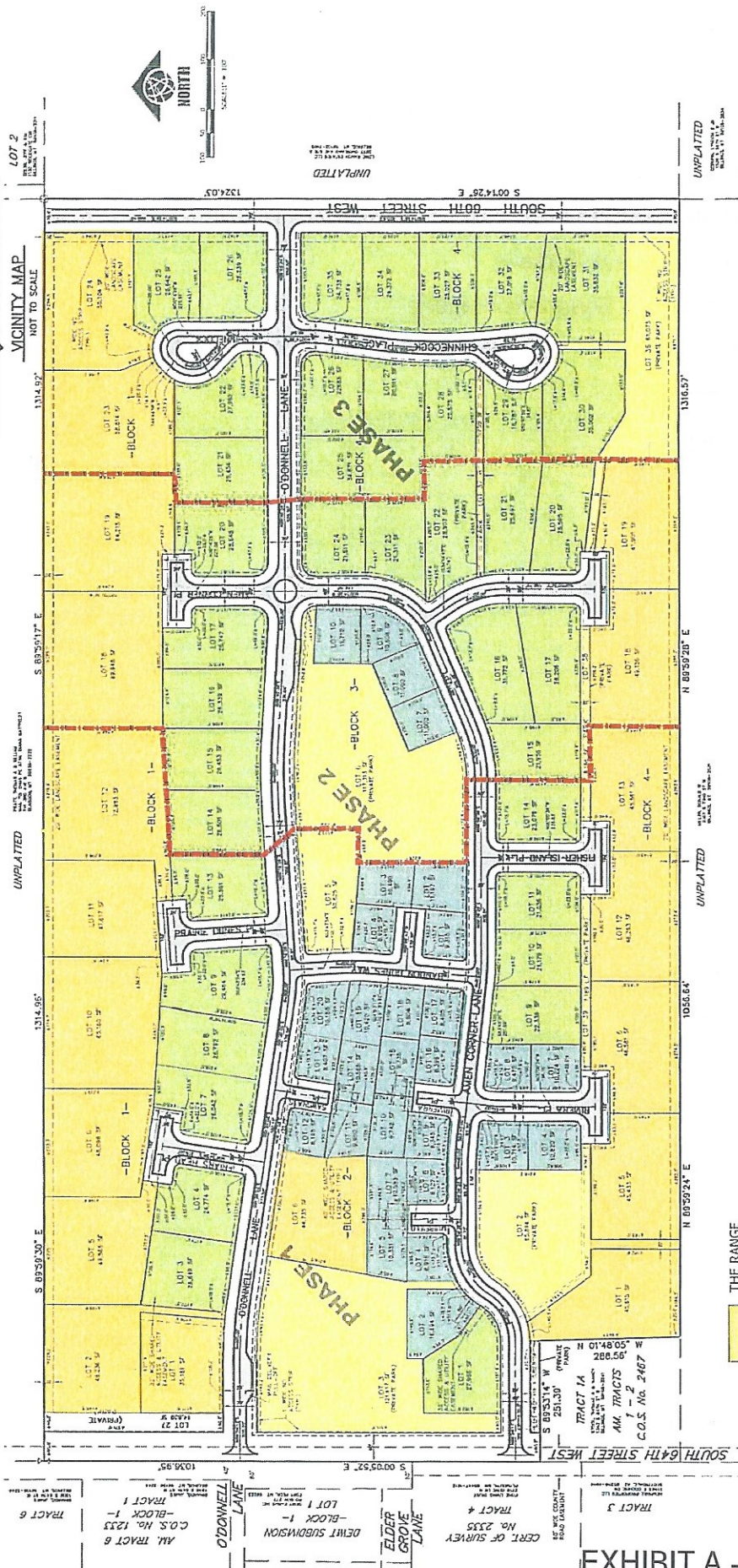
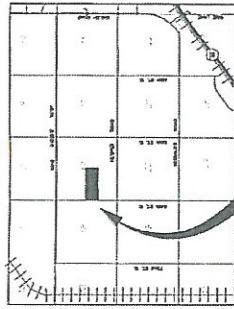
# THE NINES SUBDIVISION

BEING TRACT 2C OF CERTIFICATE OF SURVEY No. 2467 AND NE1/4SE1/4 SITUATED IN THE N1/2SW1/4 OF SECTION 17, T. 1 S., R. 25 E., P.M.M. YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : P3COLEMAN, LLC.

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



# The Nines

## FAQ

**Q. What are the lot sizes?**

A. Lots sizes range from 8,926 to 72,893 SF. See Exhibit D to the Covenants, Conditions and Restrictions for further information.

**Q. What are the Lot Prices?**

A. The Greens average \$95,000.00 per lot  
The Links range from \$100,000.00 to \$150,000.00  
The Range ranges from \$100,000.00 to \$150,000.00

**Q. What is the drinking water like?**

A. You will be on community well and/or individual wells. The water from the wells is hard water you will have a water softener install which will require salt and maintenance. The water is safe to drink but some prefer water treatment from places like American water technologies and/or Culligan.

The community water system will have full-time disinfection and will be monitored for drinking water safety based on the requirements of the Montana Department of Environmental Quality for a community public drinking water system.

**Q. Is the Nines subdivision and park private?**

A. Yes, the Nines subdivision and park are private.

There are multiple private parks within the Nines Subdivision. The streets within The Nines are public county roads.

**Q. What are HOA dues and what does it cover?**

A. Homeowner Association fees will be determined. Please refer to the general maintenance section in the Covenants, Conditions and Restrictions for maintaining lawns (also structures such as pump house, clubhouse, etc).

Dues are to be Billed Quarterly

**Q. What are the soil conditions?**

The soils are generally Sandy Clay as identified in the geotechnical borings. Please contact us to view the geotechnical report for the subdivision.

**Q. What is the water table?**

The groundwater table varies seasonally and from location to location within the site. Groundwater depths were observed to be a maximum of 6 feet below the ground surface during the 2017 irrigation season.



Q. **Do you allow basements?**

Groundwater depths may limit basements. Refer to geotechnical report for more information.

Q. **Do we have to pier our lots?**

Please review the geotechnical report. At this time, piers are not required.

Q. **What is a community septic system?**

The community septic system within the Greens are setup such that each lot has a septic tank and dosing tank. The dosing tanks within the lots connect to a low-pressure sewer system that sends filtered effluent to drain fields for disposal, which are located within private park lots.

Q. **What is a level 2 system?**

A level 2 treatment system is an advanced treatment system for wastewater prior to disposal in a drain field. Level 2 treatment system are intended to reduce nitrates + nitrites (as N) from the wastewater prior to discharge to the subsurface. Level 2 treatment systems also lower the strength of the wastewater, which has been demonstrated to improve drain field life.

Q. **What is the cluster development sizes?**

A. The Greens are intended for smaller cluster or patio homes. However, no home in the Greens shall be smaller than 1,400 square feet and the home and other buildings shall not occupy more than 40% of the lot.

Q. **Do you allow fences?**

A. Fences are allowed with restrictions. Please refer to the Covenants, Conditions and Regulations of the Nines subdivision.

Q. **Do the cluster development have a separate HOA? – maintain lawn or still owner maintained?**

A. The Greens lots will have additional fees associated with the community drainfield system. The fees will be operation and maintenance fees of the level 2 system and period checks of the wastewater system.

Q. **What is the school district?**

A. The school district includes Elder Grove Elementary School, Elder Grove Junior high for 2020, and West High School.

Q. **How does the community mail box work?**

A. There will be centrally located mailboxes for the subdivision near the main entrance. You will have to visit the main post office (Located behind Costco ) for your keys and rules after your home is built.

Q. **Can we use water out of the ditch?**

A. No. You cannot use water out of the ditch.

**Q. What is the park going to be like? Will there be playgrounds?**

A. The parks will have some trees and grass that will be mowed and maintained. There are no established playgrounds besides a small basketball court near the main entrance.

**Q. Are the roads private or public?**

A. The roads in the Nines subdivision are public county roads.

**Q. Who approves the plans for the house and fences?**

A. The Developer has the authority to appoint a Design Review Committee to consider and review any and all plans for improvements to Lots. The design standards and the restrictions are stated in the Covenants, Conditions and Restrictions.

**Q. Can I have a pool?**

A. Above ground swimming pools are not permitted as stated in the CCR's. No swimming pools will be approved without a fence around the pool that can be entered only through the residence or through a locked gate.

**Q. Can I bring my own builder?**

A. There is an approved list of builders for the subdivision. They are attached in this marketing package. Please refer to their marketing page.

**Q. Can I build my own home?**

A. No, due to the complexity of the land and the overall vision for the subdivision, only the approved builders can build in this subdivision.

**Q. Are their outbuildings allowed and if so, what are the sizes?**

A. Before beginning the construction of any building or other improvements, the person desiring to erect, construct or modify the same shall submit to the Design Review Committee two sets of plans for the proposed construction or changes. Refer to the Covenants, Conditions and Regulations of the Nines subdivision

**Q. If I buy a lot do I have to build in a certain amount of time?**

A. Construction shall be diligently performed from its commencement to completion of the exterior of the building(s) and any necessary improvements to the grounds surrounding and affected by construction of the building(s). In any event, the exterior appearance of the building(s) shall be completed within one (1) year after the commencement of construction

**Q. Can I run a business out of home?**

A. The Nines subdivision is being developed for residential use only. Any use that is inconsistent with single family residential purposes is expressly prohibited. Owners may use a portion of their home as an office so long as their activities do not interfere with the quiet enjoyments of any other Owner or occupant.

**Q. When will the community pool be completed? Can we have guests at the pool? What is the size of the pool? Will there be a lifeguard on duty?**

- A.
1. The completion of the community pool is estimated to be \_\_\_\_\_.
  2. Guess of the members of The Nines are \_\_\_\_\_
  3. The size of the pool is approximately 20 feet x 40 feet with a custom beach entry and the most efficient equipment, plus an automatic chlorine feed system. The depth will be 5'6" which will be 5' of water. The pool will be heated to an approximate temperature of 82-86 degrees.
  4. Lifeguards?

**Q. When does Phase 2 and Phase 3 start?**

- A. Construction of phase subdivision improvements is anticipated to commence within completion of Phase 1, but by the following dates: Phase 2 – April 2023 and Phase 3- April 2025.

**Q. What should I do if I have additional questions?**

- A. Please contact the following for any additional questions:

jcoleman@hancock-enterprises.com

P3Coleman, LLC

Attn: Jim Coleman

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