

**BUILDING THREE - model unit not available**

<b><u>THE GLACIER</u></b>	interior units	\$124,900	1,167 Sq. Ft.
<b><u>THE YELLOWSTONE</u></b>	end units	\$124,900	1,135 Sq. Ft.

**BUILDING FOUR - units 4 and 8 sold (OVERLOOKS MOOSE CAN GULLY)**

<b><u>THE GLACIER</u></b>	interior units	\$129,900	1,167 Sq. Ft.
<b><u>THE YELLOWSTONE</u></b>	end units	\$129,900	1,135 Sq. Ft.

**ASSOCIATION DUES** under \$100 per month covering:

- Exterior maintenance of the structures including painting and annual outside window washing
- Maintenance of all landscaping
- Snow removal on roads, sidewalks and driveways
- Replacement reserves for the buildings, landscaping and roads
- Utility costs for water, landscaping, irrigation, and exterior lighting
- Association management fees
- Insurance covering all structures excluding items in the owners' interior space, including personal property

**TAXES**

Taxes estimated to 2% of value of unit

**INCENTIVE**

For purchases made by December 1, 1996 and closed by January 15, 1997 or 10 days upon building completion, (building 4 is expected to be completed approximately by January 30, 1997) a Five Hundred Dollar (\$500.00) incentive to be used by buyer toward purchase of window coverings at Williams and Wegner Fine Furniture, or other upgrades to be included in unit.





## THE VILLAGE FEATURES

### EXTERIOR FEATURES

View decks or patios  
Extensive landscaping & lighting  
Garage with auto opener  
Sheetrocked garage  
Large windows for maximum light  
Low maintenance siding

### INTERIOR FEATURES

Ceramic tile entry  
Distinctive door hardware  
Custom cabinets  
Spacious closets in master bedroom  
9 1/2 ft. + vaulted ceiling upstairs  
9 1/2 ft. ceiling downstairs  
Decorator light fixtures  
Future radon control plumbing

### KITCHEN FEATURES

GE Self-cleaning range  
GE Built-in microwave oven  
GE Dishwasher  
Disposal  
Refrigerator ice-maker plumbing

### ASSOCIATION FEATURES

Snow removal  
Annual window washing  
Exterior maintenance  
Landscaping maintenance  
Road maintenance

### ENERGY SAVING FEATURES

Gas hot water heater  
Thermopane windows  
Gas forced-air heating  
R-38 ceiling insulation  
R-19 wall insulation

### SOUND RETENTION FEATURES

Floor/ceiling assembly between units  
constructed with:

Lightweight concrete  
Sound insulation  
Resilient sound channel

Party walls have:

Separate double walls  
Sound insulation both sides  
Upgraded carpet padding

### ELECTRICAL FEATURES

Prewired for cable TV & telephone  
Bathroom fans  
Weatherproof outlets on deck/patio  
125 amp service

### SECURITY FEATURES

Exterior door deadbolt locks  
Smoke detectors  
Garage door openers  
Exterior site lighting  
Interior access from garage on most units  
Private Village access



## THE VILLAGE AT ELK HILLS DEVELOPMENT

### R & H DEVELOPMENT

The innovative team of Ed Russo and Rea Hook brought a combined total of over 30 years of residential and commercial building, developing and marketing to the South Hills when they designed and built Elk Hills. They wanted to create a beautifully integrated community of custom lots, townhomes, condominiums and light commercial on 28 acres overlooking Missoula where owners could enjoy their homes without the usual maintenance problems.

### GENE MOSTAD, MOSTAD CONSTRUCTION, INC.

Russo and Hook were proud to choose Gene Mostad to build The Village at Elk Hills condominiums. Having built 20 townhomes in Elk Hills which were well-received by the public gave the three of them the opportunity to build a solid team for The Village at Elk Hills. Gene has been building homes since 1977. A Missoula native, he has a degree in general contracting and stays current with design and building trends. A member of the Missoula Building Industry Association and the 1996 President, Gene specializes in building quality custom homes and light commercial projects. Brookside Planned Community, Jakers restaurant and Pheasant Run Subdivision are examples of Gene's quality building projects.



## THE VILLAGE AT ELK HILLS . . . A FEW QUESTIONS

- Q. What is a condominium?
- A. A common interest development in which owners have exclusive ownership of the interior space of their home, exclusive use of their garage and patio or balcony, but share the ownership of the structures, land, roads and all improvements with the other owners.
- Q. What is common area and who takes care of it?
- A. The common area shown on the plat map is just part of the common elements at The Village at Elk Hills. All owners own the common elements (the structures, land, roads and all improvements) in an equal undivided interest with the other owners. All owners are members of The Village at Elk Hills Homeowners' Association and the Association, through its Board of Directors, maintains, repairs and replaces the common elements.
- Q. Who runs the Association?
- A. The Board of Directors, members of which are elected once a year at an annual meeting in May.
- Q. What is a Declaration of Restrictions?
- A. This document contains covenants, conditions and restrictions that apply to all owners' use of the residential property at The Village at Elk Hills and it sets forth the responsibilities of the Association and the owners at the project.
- Q. Why does the Association have Bylaws?
- A. The Village at Elk Hills Homeowners' Association is a Montana nonprofit corporation, and as such must have bylaws. The Bylaws contain provisions that guide the Board of Directors in its operation of the Association.
- Q. What is the Montana Unit Ownership Act?
- A. These are the laws enacted by the legislature to apply to condominiums in Montana. Many provisions required by these laws are found in the Declaration of Restrictions, the Bylaws and the Declaration of Unit Ownership.
- Q. What is the Declaration of Ownership?
- A. It is a relatively concise document known as a Condominium Plan which provides details about the condominium project, including describing terms used at a condominium project, and has plans of the property and the buildings attached.
- Q. What is the difference between common elements, limited common elements and general common elements?
- A.
- Common elements are those portions of the project that are owned in common by all owners. Generally these are the structures, land, roads and all improvements for the residential portion of The Village at Elk Hills.
  - Limited common elements are those portions of the common elements which are owned by all owners, but are reserved for the exclusive use of fewer than all the owners (usually by one unit only). Examples are the garage and driveway for a unit, the stairway leading to a unit, the landing at the top of the stairway, and any patios or decks used by the owners of one unit only.
  - General common elements are those portions of the project that are used by all the owners. A few examples are the roofs and exteriors of buildings, the common area, the roads and sidewalks, and any other part of the residential portion of The Village at Elk Hills that is used by all the owners.
- Q. What is covered by the Association dues?
- A. Dues cover the following items:
- Exterior maintenance of the structures including painting and annual outside window washing;
  - Maintenance of all landscaping;
  - Snow removal on roads, sidewalks and driveways;
  - Replacement reserves for the buildings, landscaping and roads;
  - Utility costs for water, landscaping, irrigation, and exterior lighting;
  - Association management fees;
  - Insurance covering all structures excluding items in the owners' interior space, including personal property.
- Q. How are property taxes assessed?
- A. Assessment is based on approximately 2% of the owner's unit value. Owners, or their lenders, will be billed directly by the county. Assessments include each owner's portion of the common elements.



*Wherever we go,  
we find ourselves  
somewhere between  
heaven and earth.*

*But where is  
the perfect sky,  
the most satisfying  
landscape . . .*

*a place that speaks  
to you in the language  
of your heart?*

What place can offer you the chance to envelop yourself in wondrous beauty every day? It's a special place. A place where you can get away from it all without going anywhere. A place where you can look out your window and relish exquisite sunsets, snow-capped mountains, and the colors and moods of the entire Missoula valley with the coming of each new season. What place is this? It's called The Village at Elk Hills. A place you can call home.

Missoula's newest planned community, Elk Hills is nestled on 28 mountain side acres high above the valley on the south end of the city. The Village at Elk Hills features 46 condominiums, all positioned to take advantage of unsurpassed views. The entire development is protected by strict covenants and is enhanced by extensive landscaping to ensure visual continuity and complement the natural beauty of the surrounding area.

For those of you desiring a maintenance free lifestyle, The Village at Elk Hills meets your needs. With several beautiful designs to choose from, one is sure to be just right. All provide the benefits of carefree living by freeing you from lawncare, window washing, snow shoveling and exterior maintenance.

Yes, there is a place you can get away from it all without going anywhere. And that place is home . . . when home is The Village at Elk Hills.



Renderings, floor plan displays and maps are not intended to be an actual description of the buildings, walks, driveways, fencing or landscaping



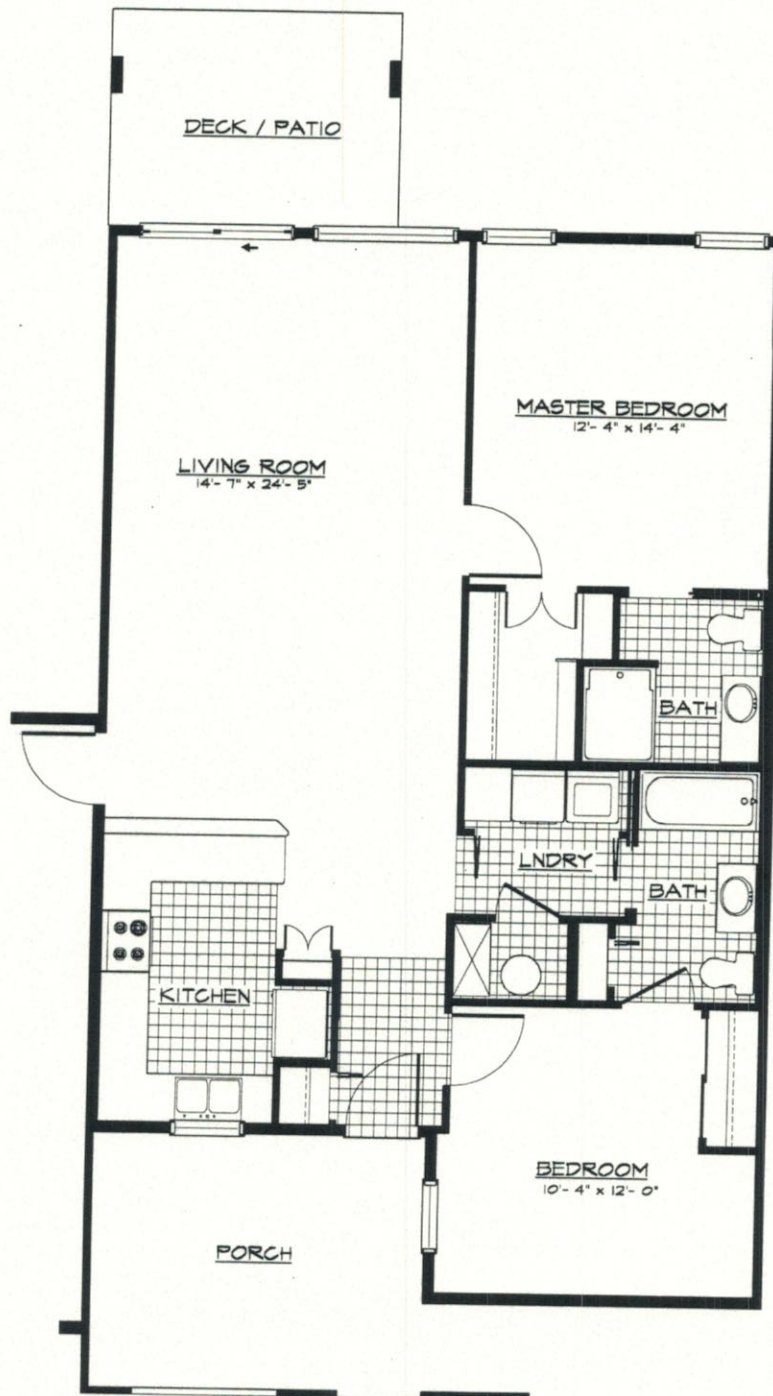
**H**  
James Hoffmann  
and Associates  
Architecture  
Planning



**ELK**  
the  
Village at **HILLS**







'THE GLACIER'

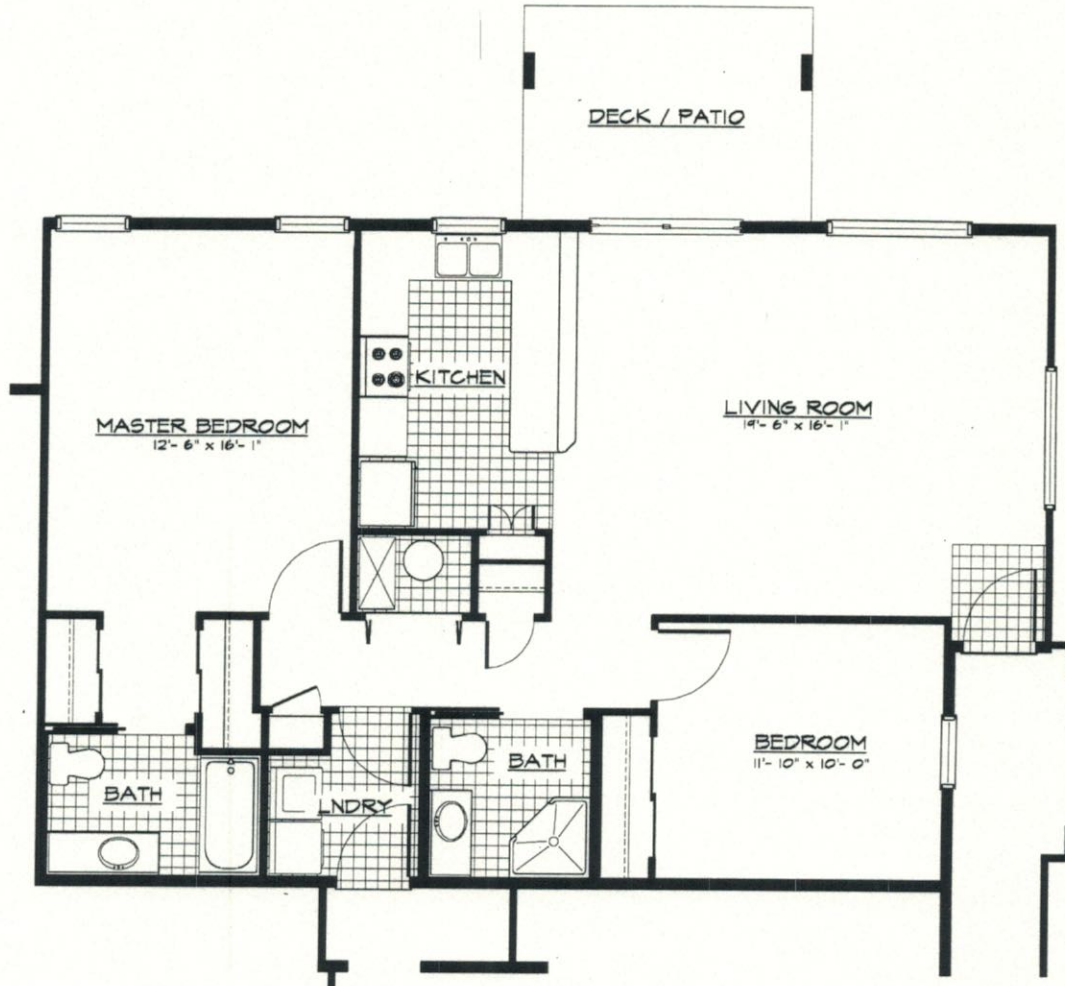
1,167 SQUARE FEET

R4H DEVELOPMENT RESERVES THE RIGHT TO MODIFY PLANS, SPECIFICATIONS, AND FEATURES. SQUARE FOOTAGE FIGURES ARE APPROXIMATE.









**'THE YELLOWSTONE'**

1,135 SQUARE FEET

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