



Frequent questions concerning Copper Ridge Subdivision:

1. Tell us about the train schedule and the noise?

The train runs daily, sometimes more than once per day. It is a slow moving train, which normally does not blow its whistle near Copper Ridge Subdivision. (No car crossings in the immediate area.) The engine noise is audible, but not intrusive.

2. Is Copper Ridge Subdivision in the City of Billings?

Yes, we are in the City of Billings. We have city water, sewer and garbage disposal.

3. Can anyone build in Copper Ridge?

Yes, as long as the proposed building meets the requirements in the Protective Covenants and the proposed builder submits the building plans to the Copper Ridge architectural committee. Once the committee approves the plans, the construction may begin.

4. Is there a Home Owners Association's (HOA) monthly or annual fee?

No. There is not a HOA in Copper Ridge Subdivision.

5. Who takes care of the parks and how much does it cost?

The City of Billings Parks Department waters and maintains all of the park area in Copper Ridge. All of the lots in Copper Ridge are in a park maintenance district. The costs associated with the park maintenance are placed on the property tax bill for each homeowner. During the 2006 tax year, the park maintenance on a typical lot was about \$235.00 per year.

6. Are they going to do anything about the Molt Corner / Rimrock intersection?

Our engineering firm understands that the City of Billings is setting aside funds to "redo" the intersection. The Molt Corner would be removed and a new full stop, four-way intersection would be built. Since there are several public entities involved, this process could take several years. (The City of Billings, Yellowstone County and the State of Montana Highway Dept. all have to work together in order for the intersection to be rebuilt.)

7. Are there restrictions on the number of pets?

No more than **two** pets over the age of six months are permitted per dwelling unit. All pets are subject to the applicable City of Billings Animal Control Ordinances.

8. What is a “COVED” Plan?

A “cove” is an area where homes are set further back from the street creating a series of larger front yards. This creates a more interesting streetscape, a greater variety of lot configurations, and more spacious views.

9. Why are the streets curved and narrower than usual?

The curved design creates a more visually interesting community with each lot being unique.

Streets in most subdivisions are 40 feet wide while in Copper Ridge they are typically 34 feet wide. This creates slower traffic and greatly enhanced safety. By making each lane of traffic three feet narrower, studies have shown that traffic will slow by approximately 20 miles per hour

10. Can you tell me about your fence program?

All fences in Copper Ridge are of the same color and style. The amount of fence required for each lot is pre-determined and the cost is added to the price of the lot. As a purchaser you pay only your fair share (fence between homeowners are shared co-equally) and at the developers wholesale cost. They are all installed promptly upon completion of each home.

11. What is “Reflections At Copper Ridge”?

Reflections is located on the east side of Copper Ridge and has all of the attributes of Copper Ridge. The lots, however, average approximately 30% larger making them ideal for plans with three car garages.

12. What are the schools and are there school buses?

Currently, the grade school is Boulder, middle school is Lewis & Clark and Billings Senior High School. There is free busing to all three schools.