

Architectural Committee Required Construction Sheet

Congratulations on your new addition to your property, we want to thank you for submitting the following Many Lake: Homeowners Association Construction Sheet. Please reference the Many Lakes Covenants dated May 31, 2003 for co... requirements and the 2017 Amendments to covenants 10, 11, and 12. All covenants and/or Montana laws must be adhered to prior to the start of any construction on any Many Lakes properties. Covenant conditions and/or restrictions must apply to your construction plan prior to submitting your plans to the Architectural Committee. The following will help guide you through your project making sure our covenants are followed. We are here to help you through the process, if you have any questions please contact Vice-President/Architectural Committee Chairman Guy Hutcherson (406) 756-0821

The Many Lakes Homeowner’s Architectural Committee enforces all the covenants voted by the Many Lakes Homeowner’s. The committee will evaluate all construction plans for conformity to our covenants. Please fill out your proposed construction plan, your proposal will be reviewed, if any potential changes are required, you will be notified. When your proposal meets the Many Lakes Covenants it will be signed and a copy returned to you.

Please do not begin or continue without signed approval of this form and permit issued per 2017 amended Covenants 12b.

Once you determine footprint/setbacks and well /septic locations, please submit a tentative package so we can begin to access any architectural issues. Please don't wait for septic or other county approvals before tentative package submission.

Indicate type of construction: _____

Date Submitted: _____

Lot Number (s): _____

Lot Owner: _____

Property Address: _____

Home/Cell Phone: _____

Electrical Permit #: _____

Flathead (FHC) County Driveway Permit #: _____

Septic Permit approved: # _____ (Attach copy of approved septic permit from Flathead County Health Dept. with all attachments, and show location for the secondary replacement drain field or plan for such on permit (Per FHC)

>=100ft distance to any adjoining neighboring septic field from your well at its nearest point: (Per FHC) _____

>=100ft distance your septic field is from your neighbor's well at its nearest point: (Per FHC) _____

>=100ft distance your septic field is to the closest Lake or wetland, based on historical 100 Yr high water mark: (Per FHC)

Have the property lines been surveyed: Yes _____ No _____ Date of most recent land survey: _____

Attach copy of most recent registered survey or pins verified by a professional surveyor. (A new survey shall be required for disputed property lines): Yes _____ No _____

Attach scaled copy of your building & site plan w all setbacks, can be official or hand drafted. Plan attached: Yes _____

Attach drawing or written explanation of site modification plans if any. Plan attached: Yes _____

Building site has clearly marked staked or painted footprint of all structures, including septic and well locations for our onsite visit to determine required setbacks. Yes _____ No _____

Foundation if required, must conform to State/County Codes: Yes _____

I am aware of required in- process inspections as attached: Yes _____

Contractor Name & phone (if used): _____

Covenant Definitions: "Structure" means a home or dwelling, guest cottage, barn, shed (with or without walls), lean-to, garage, shop, shack, other storage facility, gazebo, greenhouse, animal pen, wooden deck, boat house, pump house, boat dock, and fence.

Covenant #9 (Residential use restriction)

- 1. Residential use only. Yes ___ No ___
- 2. Outside appearance shall be similar in appearance of other structures. Yes ___ No ___

Covenant #10 (Residential use, subdivision and set backs)

- 1. Lot has 1 residential building and its accessory buildings for 1 family. Yes ___ No ___
- 2. Only one kitchen facility per lot. Yes ___ No ___
- 3. No building/development nearer than 30 ft. closest edge of surveyed right away. Yes ___ No ___
- 4. No building/development nearer than 15 ft. to any boundary line of any lot. Yes ___ No ___
- 5. Lake shores protected from disturbance for 50ft from high water mark. Yes ___ No ___
- 6. No further subdivision is allowed within Many Lakes. Yes ___ No ___

Covenant # 11 (Structural Size)

- 1. Main residential structure must have minimum habitable floor space of 500 sq. ft. Yes ___ No ___
- 2. 2 story residential structure must have minimum habitable floor space of 800 sq. ft. Yes ___ No ___
- 3. Shop/Ancillary buildings must be =< 1200 SQ ft. footprint w/o special approval. Yes ___ No ___

Covenant # 12 (Construction and Materials)

- 1. No construction to commence prior to Architectural Committee approval/permit. Yes ___ No ___
- 2. Structure erected, placed or permitted to remain shall have all exterior roofing, siding, doors and windows completed within two (2) years from date construction commences. Yes ___ No ___
- 3. Will temporary housing during construction need to be authorized? Yes ___ No ___
- 4. Storage shed: No metal "kit" type, have foundation, color coordinated w home. Yes ___ No ___
- 5. Exterior siding or roof shall not to be galvanized, factory-painted OK, must be non-reflective or vinyl coated and must be maintained. No wooden or shake roofs. Siding Type _____ Roof Type _____
- 6. Fully functioning toilet facility located on lot. **(Porta-Potty during construction)** Yes ___ No ___

Covenant # 13 (Property Maintenance)

- 1. Construction materials on the property to be kept in a neat and safe manner. Yes ___ No ___

Property owner signature

Date

Contractor signature (if used)

Date

Guy Hutcherson
Vice-President and Chairman of Architectural Committee
Phone: (406) 756-0821

Date

Randy Sundberg
President of Many Lakes Homeowners Association
Phone: (406) 752-4513

Date

Construction is approved only when all signatures are complete and permit is issued and posted.
Please refer to attached inspection sheet for in-process inspection final construction approvals...

Architectural Committee Required Construction Sheet Part 2

Addendum: Required final in-process inspections.

Please contact the HOA Architectural Committee to schedule these inspections.

1. Basic site work complies with all HOA setbacks and neighboring properties are not disturbed.

Property owner signature

Date

Guy Hutcherson
Vice-President and Chairman of Architectural Committee
Phone: (406) 756-0821

Date

2. Prior to pouring footings, all forms and final site work meets setback and all covenant requirements.

Property owner signature

Date

Guy Hutcherson
Vice-President and Chairman of Architectural Committee
Phone: (406) 756-0821

Date