

LOLO CREEK TRAILS HOMEOWNER'S ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
REQUEST FOR REVIEW

Please mail to:
Lolo Creek Trails HOA
ATTN: Architectural Control Committee
PO Box 324
Lolo, MT 59847

OR Deliver to:
A Member of the ACC Committee
Listed Separately on the HOA Website
<http://www.lolocreektrailshoa.com>

Date of Request _____
Name of lot owner _____ **Lot #** _____
Address of proposed improvement: _____
Mailing address, if different than above address: _____
Home phone: _____ **Work/Cell phone:** _____

General description of proposed improvement:

Provide a description of the proposed improvement, including purpose or reason for the improvement, type and color of materials to be used, location on the property, and any other pertinent information required for the Architectural Control Committee to evaluate the proposal.

Required exhibits and supporting documents:

The supporting exhibits or supporting documentation listed below must accompany this Architectural review application, as applicable for the proposed improvement. An application submitted without all required submissions would be considered incomplete. In such case, the Architectural Control Committee's 30-day review period will not commence until all required submissions have been provided. In general, an applicant should provide all documents and exhibits as outlined by the CC&R's of Lolo Creek Trails Subdivision. Additional information or documentation may be requested.

- A. Paint or Stain Color Samples - A sample and manufacturer number of the color(s) to be used must be provided, both for initial or repainting and/or staining or re-staining existing paint colors on the house or structures (fence, deck, outbuilding) on the property.
- B. Finish Materials - A description and/or sample of all finish materials to be used for the exterior surface of proposed improvements must be provided.

C. Site-Plan - A site plan, drawn to scale, showing the location and dimensions of the proposed improvements, including orientation with respect to the property lines, unit, and adjacent dwelling units must be provided for decks, patios, outbuildings, walls, fences and major landscape changes.

D. Architectural Drawings and Landscape - Detailed architectural drawings or plans must be provided by builders, lot owners and/or homeowners for any improvement on lot.

E. Photographs - The inclusion of photographs is appropriate for improvements.

F. Other Exhibits - Other exhibits may be required in order to permit adequate evaluation of the proposed improvement. Homeowners are advised to seek guidance from the Architectural Control Committee prior to submission of an application.

Estimated starting date of improvement: _____

Estimated completion date of improvement: _____

OWNER AGREEMENT:

***This Application and *Architectural Guidelines* Are One Document;** Owner acknowledges awareness that authority for this document includes but is not exclusive to Articles VI and VII of the *Declaration of Covenant, Conditions and Restrictions* and that owner has particular familiarity with Articles VI and VII architectural guidelines and review requirements. In particular, owner acknowledges that he/she *has reviewed* the most recent copy of *Declaration of Covenant, Conditions and Restrictions and Bylaws acknowledging understanding of architectural guidelines*. Owner acknowledges that content and intent of this application is for owner to meet all requirements of most recent copy of *the Covenant and Bylaws*. The most recent copy is available at: <http://www.lolocreektrailshoa.com> or by contacting any member of the HOA Board of Directors.

Expiration Dates: Owner understands that the authority to perform an alteration granted by this application will automatically expire if work is not completed, weather permitting, within six months following approval or other time frame authorized by the Architectural Control Committee.

Missoula County Regulatory Compliance: Nothing contained herein shall be construed to represent that alterations to lots or buildings in accordance with these plans shall not violate any of the provisions of the, to which the above property is subject. Further, nothing contained herein shall be construed as a waiver or modification of any Building and Zoning Codes of Missoula County said restrictions. Appropriate building permits shall be obtained from Missoula County prior to the start of any construction. Nothing contained herein shall be construed as a waiver of said requirement.

Early Start Financial, Legal and Restoration Penalties: Owner understands and agrees that no work on this request will commence until written approval has been obtained from the Architectural Review Committee. Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained is not permitted and that the Owner may be required to restore the property to its previous condition at the Owner's own expense if such alterations are made and subsequently disapproved in whole or part. Owner understands that any legal expense associated therewith may be the responsibility of Owner.

Permission to Enter Property: Owner agrees to give the Architectural Control Committee, Board of Directors and/or Managing Agent permission to enter the owner's property at a reasonable time to inspect the proposed project, project in progress and completed project.

Completion According to Plan: Owner understands that any approval is contingent upon the completion of alterations in a suitable manner and in accordance with the approved plan and specifications for said alterations.

Damage to Common Areas: Owner accepts financial responsibility for damages to common areas. Owners or contractors accomplishing approved construction, that damages common area sod, turf, trees, shrubs etc., are financially liable for restoration costs of this damage. Board of Directors will solicit witnesses, photograph the damage, call for a hearing, and bill the owner for damage restoration under provisions under Article VI of the Bylaws.

Lot Owner's Name: _____

Lot Owner's Signature: _____, Date _____