

Glacier Pines Building Application

Lot Information

Lot Number _____

Check One:

_____ New Construction

_____ Remodel

_____ Addition

Owner Information

Name(s) _____

Mailing Address _____

Email Address _____

Phone Number _____

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Contractor Information

Name(s) _____

Mailing Address _____

Email Address _____

Phone Number _____

Construction Dates

Start Date _____

Completion Date _____

Notice

Construction may not commence on any lot until the applicant receives Building Application returned with the approval and signatures of the Architectural and Environmental Review Committee (AERC).

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Application Requirements

- Plans submitted to the AERC must adhere to the Covenants, Conditions, & Restrictions (CC&Rs). A copy of this document is available at <https://glacierpineshoa.com/docs/>.
 - Article III covers Architectural and Environmental Review
 - Article IV covers Protective Covenants and Development Guidelines
- The following full set of digital plans shall be emailed to aerc@glacierpineshoa.com:
 - A site plan to an appropriate scale depicting the entire lot and the relative location of all proposed development within the lot, including roads, driveways, fences, pastures, ponds, structures, clearing, thinning and utilities, septic layout and well location.
 - Site and landscape plans to a scale of 1"= 20' for all site disturbances with consideration given to vegetation, grading, drainage, exterior lighting, fences, driveways, parking and phasing.
 - Construction plans to a scale of 1/8 inch or larger for all structures with consideration given to site utilization, engineering and architectural design.
- \$100.00 payment as described in Article III, Section 3 of the CC&Rs
 - Check shall be made out to “Glacier Pines HOA”
 - Mail payment to:

902 Apgar View

Columbia Falls, MT 59912

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Review Checklist

1. Setbacks (in feet)

Left _____

Right _____

Front _____

Rear _____

2. Type of Dwelling

3. Number of Floors/Levels

4. Height from grade (feet)

5. Living Area First Floor (square feet)

6. Total Living Area (square feet)

7. Basement (yes/no)

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8. Garage Area (square feet)

9. Garage Number of Cars

10. Structural Material

11. Exterior Siding Material

12. Exterior Colors

13. Roofing Material

14. Roof Pitch

15. Roof Color

16. Deck Material

17. Deck Color

18. Driveway Material

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19. Fence Material

20. Fence Color

21. Fence Height

22. Drainage System

23. Site Considerations (grading, changes to drainage, slopes, ponds, etc)

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24. Mechanical Systems (HVAC, solar, generators, etc)

25. Outdoor Lighting

26. Landscaping

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DISCLAIMER

Lot owner acknowledges that Glacier Pines HOA and its agents assume no responsibility for private property, lots, or building sites in the Glacier Pines Subdivision. Owner is aware that water table levels exist under most land in Flathead County. Property may be affected by seasonal run off. It is the owner's responsibility to ensure that proper building standards, safe guards, materials, foundation, design, drainage, landscaping, and grades are adhered to.

These lots have been carefully planned and reviewed by local and state government agencies. Owner may choose to have an independent site evaluation. Owner assumes total responsibility for lot.

Printed Name

Signature

Date

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APPROVAL

_____, being the owner of Lot _____ of Glacier Pines, have presented their building plans to the Architectural and Environmental Review Committee (AERC). The Committee members have studied the building plans, and hereby approve said plans. All construction is to be carried out as outlined in these approved plans and any deviation from these plans will require an amended approval being obtained. In no case shall any construction, even if approved or overlooked, be carried out which does not conform to the underlying Covenants, Conditions, & Restrictions (CC&Rs) of this particular phase of Glacier Pines Subdivision. A copy of said CC&Rs shall be obtained if not already possessed and ignorance of their content shall not justify noncompliance.

The proposed plans are hereby approved this _____ day of _____, _____.

Kathy Butterfield

Natalie Garvin

Marsha Nowakowski

Jon Winkeller