

**GALLATIN RIVER RANCH ARCHITECTURAL REVIEW COMMITTEE APPLICATION FOR
PRELIMINARY DESIGN OR FULL SITE PLAN REVIEW**

To assist the Architectural Review Committee (ARC) in providing timely review of your application, please provide all information requested below, including attachments, as necessary. If an item is not applicable, please answer "N/A." Incomplete applications will be returned marked incomplete. Before completing the application, it is recommended that you and your builder, designer, or architect, read the GRR Covenants, Conditions & Restrictions (CC&Rs) Articles VI and VII, as well as the current GRR Architectural Guidelines. The CC&Rs, Architectural Guidelines and the review process is intended for the benefit of the community, to avoid conflicts, and promote property values with harmonious, aesthetic buildings and improvements¹ of the highest quality.

Architectural Review and Project Fee Schedule:

Fee Category	Project Size < 625 S.F.	Project Size > 626 S.F.
Initial Review Fee	\$0.00	\$0.00
ARC Review Fee	\$50.00	\$500.00
Road Maintenance Fee	\$0.50 per S.F. interior & garage	\$1.00 per S.F. interior & garage
Indemnity Bond	\$0.00	\$5,000.00

Worksheet for Amounts To Be Submitted by Owner (Based on Above Fee Schedule)

Fees for all Projects (due when Application is submitted):

- 1) ARC Review Fee (per above based on S.F.): = _____
- 2) Variance Fee (\$100.00) if required = _____
- 3) TOTAL Applicable Fees Due [1 + 2]: = _____

Road Maintenance Fee and Bond (due prior to construction start):^{2,3}

- 4) Road Maint. Fee (per above): S.F. _____ X \$0.50 or \$1.00 = _____

(Owners—please provide details for how you calculated S.F. of structures for the Road Maintenance Fee)

- 5) Indemnity Bond Submitted: YES _____ NO _____ N/A _____

Anticipated Construction Start Date: _____

Anticipated Construction Completion Date: _____

Please note approved applications expire 24 months after approval date. If construction is not complete within 24 months, a new application will be required.

1. CC&R 1.7 "Improvement(s)" shall include, but not exclusively, all buildings, outbuildings, bridges, roads, trails, pathways, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, decks, water lines, sewers, septic tanks, springs, ponds, ditches, viaducts and electrical, gas and TV distribution 1 facilities, hedges, windbreaks, crop planting, natural or planted trees and shrubs, poles, signs, and all other structures, installations and landscaping of every type and kind, whether above or below the land surface.
2. Original Bond shall be mailed or delivered to Infinite Properties prior to construction start.
3. Pay by check or online. If you wish to pay online, contact Infinite Properties at time of submittal to have fees added to your account. Applications cannot be considered by the ARC until applicable fees are paid.

Project Owner Information:

Owner(s)	
Phone	
Address	
Email	
GRR Parcel No.	
GRR Road Address	

Builder Information:

Builder(s)	
Phone	
Address	
Email	
Architect	
Engineer	
Project Description	

ARC Initial Review: Applicant is required to stake out proposed project area(s) and provide ARC with notice of its project as early as possible. ARC will review and provide initial feedback to Owner(s).

Preliminary Design Plan Submission Requirements: All submissions must include: building plans, setbacks, property boundaries, common area, elevations, floor plan, roof design, landscaping, site location, land contours, height above grade compliance with protective covenants, fences, driveway, well, and septic locations. Include a copy of the Certificate of Survey showing footprint/location of project with a minimum of 2 parcel boundary offset distances.

Preliminary Design Plan Submissions must also include color details: Provide color chart and samples of all exterior materials including roof, windows, trim, decks, posts, beams, chimneys, or other exposed surfaces. Colors to comply with CC&R Section 6.4a encouraging muted tones of surrounding lands..

Full Site Plan Requirements: In addition to the information requested above, provide a full site plan minimum 1/4" scale showing all the following (digital version is requested by ARC):

- 1) Existing Buildings and Improvements, 2) Proposed Buildings and Improvements, 3) Footprint of Each Proposed Improvement, including distances from all Property Lines and Common Area Setbacks,
- 4) Roads & Driveways-Proposed and Existing, 5)Utilities-Proposed and Existing, 6) Waterlines, Cisterns, and Wells, 7) Drainage and Erosion Control, 8) Septic Tank and Drain, 9) Propane Tank, 10) Parking Areas.

Project Questionnaire:	Yes	No	N/A
Preliminary Design or Full Site Plan Attached (<i>CC&R 6.2</i>)			
Color Chart / Materials Sample Attached (<i>CC&R 6.2, 6.4a</i>)*			
Site Plan Meets 50 Foot Minimum Setback and is not in Common Areas (<i>CC&R 3.1b & CC&R 7.2b</i>)			
Residence Meets Footprint Minimum of 1,600 sq. ft. (<i>CC&R 7.1a</i>)			
Residence Meets Living Space Minimum 2,000 sq. ft. (<i>CC&R 7.1a</i>)			
Secondary Buildings CONSISTENT with Main Building (<i>CC&R 7.1j</i>)			
Residence meets 2 Car Garage Minimum (<i>Ref: ARC Guidelines</i>)			
Septic and Waste-Gallatin County wastewater sanitary application, permit or approval*			
\$5,000 Construction/Indemnity Bond Secured -or- Cash provided in lieu of Bond*			
Separate sheet provided showing your calculation of Road Maintenance Fee*			
Foundation Walls > 12" To Be Finished with Stain, Paint, Stone (<i>CC&R 7.1a</i>)			
Vehicles, RV, Tractors, ATVs, Equipment Not Stored in Garage Shall be Screened from View (<i>CC&R 7.1g</i>)			
Exterior Lighting Plan Consistent w/ Night Sky is Attached (<i>CC&R 7.1e</i>)*			
Landscape, Drainage, Vegetation Restoration, Weed Mitigation Plan is Attached (<i>CC&R 6.9 & 7.2f</i>)*			
Licensed Architect/Engineer's Stamp Certifying Building & Structural Integrity is Shown on Plans (<i>Ref: ARC Guidelines</i>)			
Any Variances requested (<i>CC&R 6.5</i>) Identify below. Variances require an additional 30 days for consideration and vote by the Board of Directors.			
Recorded or proposed Parcel Restrictions*			
Certificate of Survey showing project site with minimum two boundary footage offsets* Mandatory Submittal			
Road view color artist's rendering of project for projects over 600 s.f.*			

* = Required Attachment

Please identify/describe any variance requests to be considered by the GRR HOA Board of Directors:

Owners and Builders - Please Read and Initial Below:

Pursuant to Structural Engineering, Uniform Codes & Covenants, all construction, development, improvements of any kind must comply with the most current codes, rules, regulations and amendments as applicable, including, but not limited to the following: GRR CC&Rs, GRR Architectural Guidelines, Uniform Building Code, National Electrical Code, Uniform Mechanical Code, State Fire Code, County Sanitary and Wastewater Code, National and State Plumbing Code, and other County, State and Federal Regulations.

I / We Hereby Certify that the proposed construction, development, and / or improvements shall meet or exceed all the requirements of structural engineering, codes, covenants, and regulations as required above. Owner(s) and Builder's initials here: _____

In lieu of engineer's stamp or architect's seal the ARC will accept Owner's certification together with a certification from General Contractor Licensed by the State of Montana that proposed construction, development and/or improvements does/will comply with the above structural engineering codes, and all other covenants, codes or regulations.

Owner(s) and Builder's initials here: _____

Modifications & changes - I / We agree no changes or modifications to any plans, designs, site plans, landscape plans or any other proposed buildings, improvements or structures shall be allowed without prior ARC approval in writing.

Owner(s) and Builder's initials here: _____

All GRR HOA monthly dues, violation fees, or another other fees due have been paid and our account with the GRR HOA is current. There are no known covenant violations. The appropriate fee(s) for this application is being tendered with this application to GRR HOA or its managing agent. This application will not be considered until all fees (dues, violations & application) are paid.

Owner(s) initials here: _____

OWNER'S ACKNOWLEDGMENT and REPRESENTATIONS

I / We, the Owner(s) hereby acknowledge, represent, understand, promise and agree that any review, inspections, decisions, comments and / or approvals or disapprovals by the GRR HOA, ARC or its members, shall not be construed as a certification that the plans, buildings, structures, improvements, project or construction conform to or comply with any Structural Engineering, Uniform Codes, Covenants, Rules, Laws or Regulations in any manner whatsoever, and the Owner(s) further acknowledge, represent, understand and agree that the Owner(s) shall not rely on any review, inspections, decisions, comments and / or approvals or disapprovals to determine that any proposed plans, buildings, structures, improvements, projects or construction is structurally, mechanically or otherwise safe or in compliance with all applicable Structural Engineering, Uniform Codes, Covenants, Rules, Laws and Regulations.

Owner(s) agree to provide a Indemnity Bond or Cash in lieu of Bond for projects larger than 626 s.f. in an amount of \$5,000 prior to start of any construction on Gallatin River Ranch. If cash is received, it will be held in an interest-free bank account by the GRR HOA and shall be drawn upon by the GRR HOA if Owner(s) or their Contractors cause damage to GRR community property, including incidences of driving on GRR roads or road sections that are posted for "No Construction Traffic" (this is considered as damage to GRR roads). After final inspection, and the project is deemed in compliance with the approved application, the unused cash or original bond will be returned to the Owner(s).

Once all GRR requirements pursuant to this Application have been met, the ARC will send a Notice to Proceed letter to Owner(s). No construction may commence prior to receipt of a Notice to Proceed letter.

Owner(s) agree that the GRR HOA and / or ARC shall have access to property at any reasonable hours or times to inspect the premises for monitoring progress, deadlines, and other matters related to construction.

I / We, the Owner(s) hereby represent that I / We have read all the GRR Covenants Conditions & Restrictions, Protective Covenants, Architectural Control and Enforcement provisions and shall strictly comply with the same. I / We acknowledge that all the above answers, information, and attachments are true and correct. I / We understand and agree that no building or improvements are allowed without written approval, and upon completion of any Improvement the owner shall give written notice to the ARC. Owner(s) agree to correct any alteration from the approved plan submittal. Owner(s) agree that the Bond or unused cash shall not be returned until the project is deemed in compliance with the approved application

Owner(s) initial here: _____

OWNER(S) GUARANTEE REGARDING STRICT COMPLIANCE

I / WE UNDERSTAND AND AGREE THAT REGARDLESS OF ANY PLAN REVIEWS, INSPECTIONS, AND/OR APPROVALS THAT AS OWNER(S) WE SHALL REMAIN STRICTLY LIABLE FOR COMPLIANCE WITH CODES, RULES, CONVENENTS, STATE, LOCAL AND FEDERAL REGUATIONS, AS WELL AS THE PROTECTIVE COVENANTS AND ARCHITECTURAL GUIDELINES.

I / WE shall indemnify and hold harmless the GRR HOA, ARC, Owners, and Members from damages, injuries, and covenant violations, causes of actions or claims caused by any builders, contractors, subcontractors, material suppliers or other workers

Date:_____

Owner Name: _____

Owner Signature _____

Date _____

Owner Name:_____

Owner Signature_____