



Architectural and Environmental Control Committee (AECC)

ARCHITECTURAL STANDARDS & GUIDELINES

1.0 Road & Lane Easements- source Plat Drawings & Sands Survey
11/1/2010 Parking and Utility Easement job 220602

Roads =60 feet wide with pavement surface about 15-20 feet

Lanes =

Larch = 30 feet

Cliffview = 20 feet

Lakeview = 20 feet

Beach = 60 feet

2.0 Setbacks-

.1 May 31,2006- The City of Whitefish established zoning and setbacks applicable to Lion Mountain development. Contact the jurisdictional authority for the most recent zoning designation with setback dimensions and date applicable

.2 May 9, 2000- AEC Committee established the following setbacks approved by the Board for structure location:

Front from edge of road pavement =35 feet

Sides = 8 feet, prefer 10 feet

.3 Prior to May 9, 2000 there were no setbacks for Lion Mountain

3.0 BNSF Right of Way- source Plat Drawings

= 100 feet each side of track centerline along LMOA border

4.0 Minimum Living Quarter Size- source AECC meeting 5/9/2000

1500 sq feet on ground floor if two (2) or more stories

2000 sq feet total

5.0 Maximum Building Height- Fire Code 35 feet and not to obstruct neighbor(s) view. AECC will approve

6.0 Irrigation (watering) Guidelines-

In 2001 the Arch Committee suggested that if an Owner has a lawn it should be a small lawn, intermingled with natural vegetation. It was generally agreed that vast lawns were not the look desired on Lion Mountain.

7.0 Exterior Lighting

In 2003 the AECC generally agreed to recommend exterior lighting that casts light down or is not glaring and bright. The LMOA CCR's state "No exterior lighting shall be installed or created on any lot until the specifications for same shall have been submitted and approved in writing by the Architectural and Environmental Control Committee".