

# **LION MOUNTAIN OWNERS ASSOCIATION**

## **ARCHITECTURAL STANDARDS AND GUIDELINES**

### **LAND USE:**

1. The property may be used for single family residential purposes

### **STRUCTURES:**

1. There shall be no more than one single family residence and associated buildings per lot
2. A guest house or guest facilities are allowed, if in compliance to zoning
3. All structures shall be limited to be constructed within the building envelope, approved by the Architectural Review Board

### **SETBACKS:**

1. There shall be no buildings of any kind within 35 feet of any road pavement
2. Front setbacks shall be 35 feet from the property line
3. Side setbacks shall be 10 ft. minimum

### **DWELLING SIZE:**

1. The single-family residential dwelling on each lot must have a ground floor area of not less than 1,500 sq. ft. of finished living space (excluding open porches, basements and garages)
2. If two or more stories, square footage must not be less than 2,000

**BUILDING HEIGHT:**

1. As determined prior to any site preparation, No portion of any building shall be any higher than 35 ft. from the ground, as measured from the average, existing grade of building site
2. However, the Architectural Committee may grant variances to these requirements

**DWELLING CONSTRUCTION:**

1. All dwellings shall be constructed on a Lot and No trailer homes, mobile homes, modular homes or prefabricated homes of any kind shall be placed on said Lot
2. Every effort should be made to complete project within 12 months after start of construction
3. There shall be no burying of any construction debris on any Lot
4. All construction debris shall be carried away to a landfill and No burning of said debris shall be permitted
5. Consider hauling away All trees, brush and slash instead of burning it. If burning is the option, all required burning permits and season must be followed
6. Every effort shall be taken to prevent erosion on to neighboring properties, roads and common areas. This should include the consideration of Silt Fencing, Catch Basin Socks, Straw Wattles and Erosion Control Blanket netting
7. If construction activity on any Lot should cause damage to the roads or improvements, the cost of repair shall be solely borne by the owner of said Lot
8. All construction shall conform to the Uniform Fire Codes and Uniform Building Codes

9. A portable outhouse or "porta-potty" must be provided and maintained by the Lot owner during construction. These must be located on the Lot and not on common roadways
10. For all New construction of dwellings, a driveway shall be paved prior to, or within 90 days of occupancy (weather permitting)
11. To existing property owners who have gravel driveways, it is recommended that you consider adding driveway paving to any new exterior construction or remodeling project when submitting to the Architectural Committee
12. Upon the sale of a property that has a gravel driveway, it is required that the new owner must bring the property into compliance with these guidelines within 90 days of ownership (weather permitting)
13. All efforts should be taken to limit the increasing construction vehicles from parking on roadways
14. All building materials, construction debris and personal property shall be stored on Lot in an organized and fire prevention fashion
15. Parking job trailers on Lots while building is permitted
16. Every effort should be made to park job trailers and/or dumpsters off of the common roadways

#### **CONDITION and RECONSTRUCTION:**

1. Each structure, once constructed on a Lot, shall be kept in the same condition as at the time of its initial construction apart from normal 'wear and tear'
2. All structures shall be preserved and of pleasant appearance by maintaining paint, stain or sealer
3. If any structure is damage, and within public view, the owner shall exercise due diligence to rebuild, repair and/or restore its original appearance

**TEMPORARY STRUCTURES:**

1. No structure of temporary character; trailer, basement, tent, garage, barn or any other outbuilding shall be used on any Lot as a residence, either temporary or permanent

**UTILITIES and HEATING:**

1. All utilities shall be placed underground

**ANTENNAS, POLES and other STRUCTURES:**

1. No antennas, poles, cellular telephone towers, communication towers or other structures shall be erected without Architectural approval
2. Satellite dishes should be mounted out of public viewshed whenever possible
3. During construction, a Builder's sign may be posted on the Lot with builder's name and contact information.
4. No sub-contractor's signage is allowed

**EXTERIOR FINISHES:**

1. No building shall have a roof or siding which is silver or metallic in color
2. All buildings exterior colors shall be 'earth tone' colors
3. Only Class A or B roofing materials shall be allowed on all structures
4. The use of wood shake or wood shingles for roofing is prohibited
5. Metal roofs are discouraged, however, if approved, the colors should be limited to darker colors; black, dark brown, dark gray or rusty corten

6. Any metals used for exterior finishes shall be of a dull nature, rusty or non-reflective.
7. Any stone that is used on the exterior can be natural or faux products

#### **EXTERIOR LIGHTING:**

1. All exterior lighting shall be labeled "Dark Sky Lighting"
2. Dark Sky outdoor lighting is designed to direct light to the ground, not up into the sky where it can contribute to light pollution
3. Consider using motion sensor outdoor lights, only on when needed
4. Be considerate of neighbors....avoid light trespass and blinding glare that spills over into their yards

#### **HOUSE NUMBERS:**

1. Owners shall maintain temporary house numbers either on the structure or at driveway entrance before and during construction
2. Permanent numbers shall be mounted upon completion

#### **FENCING:**

1. No fencing forward of the house is permitted
2. No fencing shall be over 5' in height
3. The appearance, height, location and construction materials of all fences must be approved by the Architectural Committee

## **LANDSCAPING:**

1. Basic landscaping, including finish grading, seeding or sodding, must be completed within 60 days of completion of project (weather permitting)
2. Each owner shall maintain the grounds during and after completion of project
3. Removal of any trees over 5" in diameter needs Architectural consideration
4. When removing trees, consider the impact to neighboring properties; view, shade or sun
5. Silt fencing and/or Hay Wattles should be installed Pre-excavation on slopes greater than 4% (approximately 5" incline in 10')

## **FIRE PROTECTION:**

1. All construction debris and materials need to be stacked, stored and staged out and away from structures
2. An irrigation plan should be established on the plans, showing areas that will be watered and how. This will keep the new vegetation healthy and green. At the same time, it will also help prevent the spread of ground fires that make their way toward combustibles
3. The supply of water on site needs to be a pre-construction requirement, either by yard hydrates connected to our system or a water tank with pump and hose
4. All sides of the structure upon completion should have access to water by means of irrigation, hose bibs and/or yard hydrates

## **SUBMITTALS:**

1. Prior to commencement of construction, one set of plans/blue prints needs to be submitted to the Architectural Committee
2. **Site plan** showing all existing structures, property lines, set backs, building footprint and erosion control methods (on sloped sites, as necessary)
3. **Elevation plans** showing north, south, east, west views
4. **Landscape plans** showing final landscaping, walkways, retaining walls and lighting
5. **Story Board** showing all exterior finishes, colors, roofing and siding to be used

## **NOTES:**

Upon the submission of plans, the Architectural Committee will use due diligence in reviewing submittals and make every effort to respond back within 15 days or sooner with comments, questions and/or approvals

It is the responsibility of the owner to check with the City of Whitefish to see if permitting will be required before the commencement of any work.