

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

To assist the 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, Article VI, Protective Covenants: Architectural Control, and GRR HOA Architectural Guidelines. The protective covenants, ARC Guidelines and review process is intended for the benefit of the community, to avoid conflicts, and promote property values with harmonious, aesthetic buildings and improvements<sup>1</sup> of the highest quality.

**Fee Schedule:**

<b>Fee Category</b>	<b>Project Size &lt; 625 S.F.</b>	<b>Project Size ≥ 625 S.F.</b>
ARC Review Fee	\$50.00	\$500.00
Road Maintenance Fee	\$0.50 per S.F. of all buildings	\$1.00 per S.F. of all buildings
Construction / Performance Bond	\$0.00	\$5,000.00

**Project Owner Information:**

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

<sup>1</sup> 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 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.

**Builder Information:**

Builder(s)	
Phone	
Address	
Email	
Architect	
Engineer	
Project Description	
Existing Buildings and Structures <sup>2</sup>	

Submissions must include color chart and samples of all exterior materials including roof, windows, trim, decks, posts, beams, chimneys, or other exposed surfaces. Muted, subdued and earth tones are encouraged.

Preliminary Design Plan 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.

Full Site Plan Requirements: in addition to the information requested above, provide a full site plan minimum 1/4" scale showing all the following:

- Existing Buildings & Improvements
- Utilities on Parcel
- Septic Tank & Drain
- Proposed Buildings & Improvements
- Waterlines, Cisterns & Wells
- Parking Areas
- Roads & Driveways Proposed & Existing
- Drainage & Erosion Control
- Propane Tanks Buried

<b>Questionnaire:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Preliminary Design or Full Site Plan Attached ( <i>CC&amp;R 6.2</i> )			
Color Chart / Materials Sample Attached ( <i>CC&amp;R 6.2</i> )			
Site Plan Meets 50 Foot Minimum Setback, and is not in Common Areas ( <i>CC&amp;R 3.1b &amp; CC&amp;R 7.2b</i> )			
Residence Meets Footprint Minimum of 1,600 sq. ft. ( <i>CC&amp;R 7.1a</i> )			
Residence Meets Living Space Minimum 2,000 sq. ft. ( <i>CC&amp;R 7.1a</i> )			
Secondary Buildings CONSISTENT with Main Building ( <i>CC&amp;R 7.1j</i> )			
Residence meets 2 Car Garage Minimum ( <i>Ref: ARC Guidelines</i> )			

<sup>2</sup> No More than 3 Structures or Buildings Allowed Without a Variance. Includes: buildings, sheds, greenhouses, barns, guest homes, shops, storage buildings, gazebo, residence, loafing sheds, etc.

<b>Questionnaire:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Septic & waste - Gallatin County wastewater sanitary application, permit or approval			
\$5,000 Construction/Performance Bond Secured -or- Cash provided in lieu of Bond			
Foundation Walls > 12" To Be Finished with Stain, Paint, Stone ( <i>CC&amp;R 7.1a</i> )			
Vehicles, RV, Tractors, ATVs, Equipment Not Stored in Garage Shall be Screened from View ( <i>CC&amp;R 7.1g</i> )			
Exterior Lighting Plan Consistent w/ Night Sky is Attached ( <i>CC&amp;R 7.1e</i> )			
Landscape, Drainage, Vegetation Restoration, Weed Mitigation Plan is Attached ( <i>CC&amp;R 6.9 &amp; 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&amp;R 6.5</i> ) Identify below.			

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

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Please note that 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 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. YES \_\_\_\_\_ NO \_\_\_\_\_.

In lieu of engineer's stamp or architect's seal the ARC will accept Owner's certification together with representation by 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. YES\_\_\_\_\_ NO\_\_\_\_\_.

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. YES \_\_\_\_\_ NO \_\_\_\_\_.

**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 Construction/Performance Bond or Cash in lieu of Bond in an amount of \$5,000 prior to start of any construction on Gallatin River Ranch. This Bond 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). At conclusion of construction, the Bond will be refunded to Owner(s), less the cost of any damages incurred.

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, and that no residence or structure may be used or occupied until Final Inspection and Letter of Approval is received from the GRR HOA ARC.

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.

Owner's Initials Here: \_\_\_\_\_

Date \_\_\_\_\_ Owner(s) Signature

Date \_\_\_\_\_ Owner(s) Signature

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**ARC COMMITTEE NOTES:**

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY ARC MEMBER: \_\_\_\_\_

30-DAYS RESPONSE DUE: \_\_\_\_\_

APPLICATION COMPLETE UPION RECEIPT: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROPRIATE FEES RECEIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

ROUTING LIST: \_\_\_\_\_