

# Big Sky Owners Association Construction Standards

It is the owner's responsibility to direct all contractors and vendors to comply with Big Sky Architectural Committee (BSAC) approvals, Covenants, Design Regulations, and Construction Standards. The BSOA can only enforce Covenant compliance with property owners. If your contractor is out of compliance, you may be fined in accordance with the Big Sky Owners Association Board of Directors Resolution: Enforcement Procedures.

**Any exception to the following Construction Standards shall be reviewed and approved by the BSAC. A record of any exception requested and approved will be kept in the applicants file.**

**I. Prior to Construction:**

- a. All new construction and any exterior modifications to your home or landscaping requires review and approval by the BSAC.
- b. Owners shall not begin any project preparation or disturbance to the site (including but not limited to grading, equipment mobilization, material delivery, and clearing) without Final Project Approval from the BSAC and Performance Agreement and Deposit on file with the BSOA.
- c. Trees immediately adjacent to construction and staging areas not to be removed during excavation of the driveway, building, etc., as identified on the Site Plan shall be identified with surveyor's ribbon and shall be protected by fencing or other means throughout the construction process to prevent damage. Excavation should not commence until this process has been completed.

**II. During Construction:**

- a. Any changes to approved plans during construction must be reviewed and approved by the BSAC.
- b. Hours of construction: 7:00 am – 7:00 pm, contractors are encouraged to keep activity that emits loud noise to the hours of 7:00 am to 5:30 pm.
- c. All construction activity, staging, and storage must be contained within property boundaries in locations designated on site plan.
- d. Contact the BSOA office immediately to notify of any obstructions to public right of way (i.e. road cuts or road obstructions for material delivery)
- e. Ski trails must remain free of all obstructions during the months November to May. Construction staging may take place within trail easements during the months June to October if designated on the site plan and returned to natural state prior to November.
- f. Vehicles parked on roads are only permitted during hours of construction. Vehicles should be parked in a manner that minimizes interference with use of the road.
- g. One master sign for construction may be posted during the term of construction which shall be removed when construction is substantially complete. All signs shall comply with all applicable regulations.
- h. Trash and construction debris shall be kept in appropriate containers such as covered roll-off dumpsters. Containers must be emptied on a regular basis. The location of roll-off dumpsters shall be identified on the Site Plan submitted to the BSAC.
- i. Concrete contractors may not dispose of leftover concrete from their trucks on any private property or public roads in Big Sky outside of the construction area.

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- j. Portable Toilets shall be located within property boundaries in an inconspicuous area, serviced regularly, and shall be promptly removed from the site at project completion prior to final project review.
- k. Any property damaged during construction shall be promptly restored and re-vegetated to the satisfaction of the BSAC.
- l. All disturbed areas of the site shall be protected from erosion during and after the construction period. Erosion control measures must be taken during construction to insure soil stabilization, sediment control, and timely re-vegetation.
- m. Construction practices must include extreme care during grading and excavation to avoid damage to existing trees, shrubs and their root structures.
- n. Owners and Contractors shall follow proper procedure to mitigate the growth and spread of noxious weeds.
- o. A small job office or material storage trailer may, upon written BSAC approval and as designated on the Site Plan, be located on the site during the construction period. The job office shall not be inhabited and must be removed from the site prior to final project review.

### III. Duration of Construction:

- a. Building construction and landscaping must strictly conform to the BSAC approved Final Plan and must be substantially complete by the following date:  
**Project Completion Date** \_\_\_\_\_
- b. Construction extensions may be granted by the BSAC upon written request 45 days prior to completion date and may require additional review and approval of the BSAC.

### IV. After Construction:

- a. Construction is considered complete when all work has concluded and is in conformance with approved plans. All equipment and temporary structures must be removed from the property.
- b. Landscaping is considered complete when all work is in conformance with approved landscape plans. All equipment, surveyors tape, snow fencing etc. must be removed from the property.
- c. All staging areas must be restored to natural state.
- d. An onsite aesthetic review for release of the performance deposit will occur upon request from an owner when the project is complete. Aesthetic review of landscaping will not occur if snow prohibits review or plantings are not established.

Any covenant, Design Regulation or BSOA Policy violations, or significant design changes made during construction and not approved by the BSAC may result in partial or full forfeiture of the Performance Deposit and legal action which may require the project re-built to the approved plan.

**Big Sky Owners Association Board of Directors, Adopted 4/15/2016**

John Loomis, Chair

