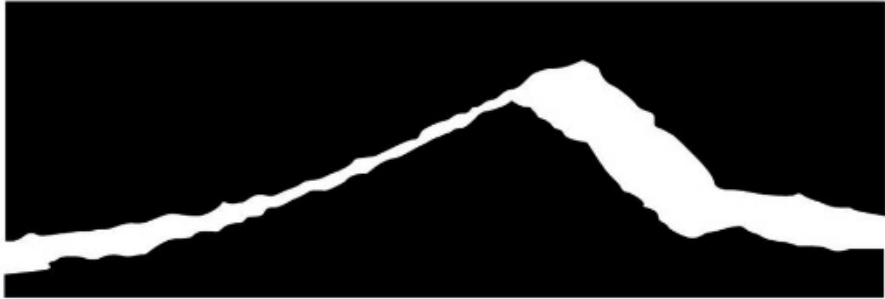


BIG SKY OWNERS ASSOCIATION



Landscape Alteration Application

Property Description and Contact Information	-----	Page 2
Landscape Alteration Submittal Requirements	-----	Page 3
Designated Project Representative Form	-----	Page 4
Performance Agreement Form	-----	Page 5
Review Fee & Deposit Schedule	-----	Page 6



Big Sky Architectural Committee Project Application and Checklist

BSOA Account #		Date	
Subdivision			
Legal Description	Lot/COS	Block	Tract
Project Address			
Owner Info	Name		
	Mailing Address		
	City	State	Zip
	Phone 1		Phone 2
	E-mail		
Architect Info	Firm Name		
	Architect Name		
	License #		State
	Mailing Address		
	City	State	Zip
	Phone 1		Phone 2
	E-mail		
Contractor Info	Company Name		
	Project Manager Name		
	Mailing Address		
	City	State	Zip
	Phone 1		Phone 2
	E-mail		
Project Description	Residential - <input type="checkbox"/> New <input type="checkbox"/> Disturbed Lot <input type="checkbox"/> Major Renovation <input type="checkbox"/> Minor Alteration <input type="checkbox"/> Landscaping Condo <input type="checkbox"/> New <input type="checkbox"/> Disturbed Lot <input type="checkbox"/> Major Renovation <input type="checkbox"/> Minor Alteration <input type="checkbox"/> Landscaping Commercial - <input type="checkbox"/> New <input type="checkbox"/> Disturbed Lot <input type="checkbox"/> Major Renovation <input type="checkbox"/> Minor Alteration <input type="checkbox"/> Landscaping Briefly Describe –		

Big Sky Architectural Committee Project Application and Checklist

Landscape Alteration Plan at Existing Residence Submittal Requirements:

Must illustrate and include the following:

<input type="checkbox"/>	Written Statement summarizing project.	<input type="checkbox"/>	Location for firewood storage
<input type="checkbox"/>	Site plan showing location of existing home, decks, sidewalks, etc.	<input type="checkbox"/>	A survey to verify location of existing home on the site may be required. When the project includes new permanent features including poured concrete slabs or decks a survey is required. Verify with BSOA Staff.
<input type="checkbox"/>	Existing plant materials and natural site features	<input type="checkbox"/>	Plant list including scientific and common name, quantity, size
<input type="checkbox"/>	Proposed treatment of all ground surfaces (turf, ground cover, etc.)	<input type="checkbox"/>	Proposed seed mixes and rates (certified noxious weed-free)
<input type="checkbox"/>	Walkways, paths or stone pavers	<input type="checkbox"/>	Exterior Site Features (if applicable, i.e., fences, gates, portals, etc.)
<input type="checkbox"/>	Auto/timed irrigation system	<input type="checkbox"/>	Location of Hot tub
<input type="checkbox"/>	Dark Skies Compliant landscape lighting locations, type, wattage and cut-sheet.	<input type="checkbox"/>	All areas disturbed by construction to be reclaimed by spreading a minimum of 4" of topsoil prior to seeding. A temporary, above grade sprinkling system with timer is required until seed is established.
<input type="checkbox"/>	Other constructed or mounted features.	<input type="checkbox"/>	Other requirements as determined by BSOA Staff.

Landscape Plan Submittal Date: 14-days prior to the scheduled BSAC meeting

Release of the Landscape Performance Deposit (After Project Completion)

<input type="checkbox"/>	The landscape work is complete including driveway installation, topsoil placement, reseeding of all disturbed areas and irrigation system in place. The grass is growing and visible.	<input type="checkbox"/>	The home appears to have no remaining construction left from anyone who views it from the street. Any equipment or machinery needed on site for interior work needs to be approved by BSOA staff on a case-by-case basis
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Designated Project Representative Form

BSOA Account #			
Subdivision			
Legal Description	Lot/COS	Block	Tract
Owner Info	Name		
	Mailing Address		
	City	State	Zip
	Phone 1	Phone 2	
Brief Project Description:			

Project Representatives Must Be Designated Prior to BSAC Review	
<p>I authorize _____ as my Designated Project Representative for the Big Sky Architectural Committee's review of my project as defined above. I understand that if my designated project representative should change, I must notify the Big Sky Owner's Association of this change in writing.</p>	
Signature _____	Date _____

Landscape Alteration Performance Agreement Form

BSOA #

Performance Deposit Amount: <p style="text-align: center; margin: 0;">\$500</p>	Check #	Check Date	Initial Each Box below ↓
At Beginning of Project			
I accept, agree to and acknowledge that the standards and procedures established by the BSAC are intended to enhance the overall aesthetics of the real property within BSOA's Jurisdiction. Neither the BSAC, the individual members, nor the BSOA shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring the appropriateness of soils, drainage, and general site work. Neither the BSOA, the Board, the BSAC or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Unit, Lot or Tract within the real property. In all matters, the BSAC and its members shall be defended and indemnified by the BSOA.			
I understand that failure to abide by conditions of this agreement (including failure to meet the completion date or any extension) may result in forfeiture of the Performance Deposit which funds may be used to legally enforce compliance with the provisions and requirements of the protective covenants for such property and the BSOA Design Regulations for such building and construction work.			
I have participated in a preliminary construction meeting/call with BSOA staff. I have completed the Project Application and Checklist and it is my responsibility to meet and understand the requirements of the BSOA (i.e., Design Regulations and Covenants).			
I understand that I am responsible for determining applicability and obtaining all required permits for my project including but not limited to County land use, Big Sky Water and Sewer District, wetlands, occupancy, etc.			
I understand that I am constructing a project in an unincorporated area of Gallatin or Madison County, Montana and without the benefit of construction inspections, rigorous contractor licensing requirements, state or local building codes. I understand it is required that I use a licensed architect for my project and that it is strongly recommended that a Montana architect be used for the design of my project. I also understand that a licensed surveyor must certify boundary lines, building footprint and building corner locations in writing to the BSOA. I further understand that due to the unique topography, climate and geotechnical conditions it is recommended that I use a licensed professional engineer for my project.			
I understand that it is strongly recommended that I contact the Big Sky Rural Fire District for a project review to ensure proposed construction materials, driveway grades, landscaping, address markings, and other design elements will reduce my risk of loss from fire and facilitate for emergency response.			
I agree that the project will conform in all respects to the final design as approved by the BSAC and that all work shall be done in accordance with the provisions and requirements of the protective covenants for such property and the BSOA Design Regulations for such building and construction work.			
Completion Date			
I agree that my project will be complete, including finished landscaping by the date listed below: <p style="text-align: center; margin: 0;">_____ months from the start date of my project per building (Dictated by Subdivision Covenants) (start date is triggered by the date the Performance Deposit is posted/transferred over by the BSOA)</p>			
I understand that if I make application and the BSAC approves a construction and/or landscaping extension, then failure to complete construction and/or landscaping by the following date may result in forfeiture of the performance deposit and legal action which may require full restoration of the property to pre-construction conditions (including but not limited to removal of foundations, footings, re-grading, seeding, and landscaping). Extended completion date (to be filled in by Staff as applicable):			
During Construction			
I understand that all work will be done in accordance with the provisions and requirements of the protective covenants for such property and the BSOA Design Regulations and Construction Standards for such building and construction work. I am responsible for my contractor's and subcontractor's compliance, and I will manage my contractor to assure the work site is kept in an orderly condition and that construction materials and staging do not interfere with the safe flow of traffic, snow removal and snow removal equipment.			
I will contact the BSOA office as well as the Gallatin or Madison County Sheriff Office in the event of any interruption to through traffic (i.e. utility connection road cuts) as a result of my project.			
At Project Completion			
I understand that I will provide either a marked-up set of final approved plans (11X17) or a set of as-built drawings (11X17) for the BSOA files that reflect all BSAC approved construction changes to the final design and landscape plan. I understand any significant design changes made and not approved by the BSAC may result in forfeiture of the performance deposit and legal action which may require the project be re-built to the approved plan.			
I certify I am the Owner of the real property that is the subject of this application and I have read and agreed to the above provisions.			
_____ Signature /Printed			_____ Date



Project Type	Project Size	Review Fee	Performance Deposit
Single Family Dwelling			
Single Family Dwelling Construction <i>(review fee based on total project size including habitable and non-habitable space. Project may also require landscape review and performance deposit fee)</i>	<3000 s.f.	\$ 650	\$7,500
	>3000 s.f.	\$1,400	\$10,000
Single Family Dwelling Landscape		\$100	\$7,500
Condominium			
Condominium Construction <i>(project may also require landscape review and performance deposit fee)</i>		\$1,400/building	\$10,000/building
Condominium Landscaping <i>(single or multi-family condominiums)</i>		\$100/building	\$10,000/acre of disturbed area
Commercial			
Commercial Construction		\$1,500/building	\$10,000/building
Commercial Landscaping		\$100/building	\$20,000/acre of disturbed area
Major Renovations or Additions <i>(Complete remodel of a home or substantial additions may be classified under the Single Family Dwelling category above)</i>		\$300	\$5,000
Minor Alterations, Improvements or Repairs <i>(including color or material changes and minor landscaping changes)</i>		\$50	\$500 <i>(projects over 1500 s.f may require a larger deposit)</i>
Variance Fee		\$400 <i>(plus cost of certified mailing as applicable)</i>	As required from fee schedule