

# Ranch HOA Architectural Committee

## Building / Renovation Information Form

This form has been developed to guide Ranch owners through the process of submitting their plans to the Architectural Committee prior to clearing/construction/renovations being performed.

The Architectural Committee has **30 days from the date of submission** to review, ask questions, and render a decision. We make every attempt to move these quickly through the process, however, we need time to allow all the members of the committee to perform the review--your early submission and patience is appreciated!

Please fill out this form and attach the following with your submission:

- Deposit Agreement (next page)
- Deposit Check for \$10,000.00
- Written description of the work to be done (abstract)
- Map of lot with proposed building site showing existing structures, proposed home site, setbacks, septic, driveway, other structures, or other proposed structure (garage, shed, fence), etc.
- Set of plans clearly showing floor plan and square footage (main level, other levels, and garage)
- Building samples or pictures of all siding and roofing materials to be used and **earth tone colors** to be chosen. Clear pictures of products to be used are acceptable as long as they are the same or very close approximations of what will be used.

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone(s): (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address for Correspondence: \_\_\_\_\_  
\_\_\_\_\_

Ranch Lot Number: \_\_\_\_\_ Ranch Street Address of Property: \_\_\_\_\_

Proposed Activity: \_\_\_\_\_ New Construction \_\_\_\_\_ Clearing/Thinning Trees \_\_\_\_\_ Renovation  
\_\_\_\_\_ New Additional Structure \_\_\_\_\_ Other (describe): \_\_\_\_\_

Finished Living Space Square Footage of Main Level: \_\_\_\_\_ SQFT (1500 SQFT minimum)

Total Finished Living Space Square Footage of Proposed Home: \_\_\_\_\_ SQFT (2000 SQFT minimum)

New Home Square Footage of Garage (Interior): \_\_\_\_\_ SQFT (2 car / 400 SQFT minimum)

- I have reviewed and understand the Ranch HOA Bylaws and Covenants ([www.ranchhoa.org](http://www.ranchhoa.org)).
- I understand the setback requirements and minimums.
- I understand **there are separate rules and fees** for water hookup for new homes (see website).
- I understand a septic permit is required from Flathead County for new home construction.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

**THE RANCH ASSOCIATION, INC.**

**Construction Agreement and Deposit for Common Areas and Roadways**

Pursuant to the Bylaws of the Ranch Association, Inc. (the Association), the undersigned hereby submits the sum of \$10,000 as a refundable security deposit for any damages caused to the common areas and/or roadways of the Association and/or a security deposit to ensure the bylaws and covenants shall be followed. Such sum shall be held to cover any costs or damages or penalties, at the discretion of the Board of the Association, suffered by the Association in the construction of improvements on Lot \_\_\_\_\_ of the Ranch Subdivision located at \_\_\_\_\_ (address).

By signing, the undersigned represents to have read, understand and agree to comply with the Covenants and Bylaws for said construction. Should the undersigned fail to abide by the Covenants or Bylaws of the Association during or as a result of said construction by the undersigned, its agents, vendors or contractors, some or all of the deposit may be subject to forfeiture at the discretion of the Association.

Upon a request for inspection by the undersigned at the completion of construction, the Association may release such damage deposit back to the undersigned if all damage or failures to comply with the Covenants or Bylaws, if any, has been repaired/remedied by the undersigned or his or her agents.

If the amount deposited herewith is insufficient to cover the losses of the Association, the undersigned will be responsible for the full cost thereof in addition to a forfeiture of the deposit.

Forfeit of deposit shall not preclude the Association from further actions against the undersigned for failures to comply with the Covenants or Bylaws.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Owner or Contractor**

Address:

Phone number and email:

Accepted by:

\_\_\_\_\_  
The Ranch Association, Inc.

\_\_\_\_\_  
By its: