

Architectural Submittal Form-Checklist

1-31-06

This checklist is intended to assist you in complying with the Protective Covenants & Architectural Control Committee's Procedures and Guidelines for Applications. This checklist is a summary only.

To: Architectural Control Committee
El Dorado Homeowners Association
5499 Huotari Lane
Helena, MT 59602

From: _____
Landowners Name Lot #

Address

The following information must be submitted to the Architectural Control Committee for review. Please refer to the Protective Covenants and the attached Architectural Control Committee Procedures and Guidelines for Applications to see exactly what is required.

1. Article VIII, Section 3 of the Covenants: Building Size. The ground floor area of the house must be greater than 650 ft². Please attach a drawing of the building with dimensions to this submittal.
Yes _____ No _____
Comments/concerns:

2. Article VIII, Section 4 of the Covenants: Building Location.
 - Plans submitted include a plot plan showing location of building. Please attach the plot plan to this submittal.
 - Building must be at least 100 ft from road easements.
 - Building must be at least 50 ft from property line.Yes _____ No _____
Comments/concerns:

3. Article VIII, Section 5 of the Covenants: Architectural Control. Provide the following information in this submittal.
 - All construction shall be of wood, stone and glass, no paint,
 - Only natural colors of stain, green and brown and natural wood sidings will be allowed. The exterior of all dwellings must be stained in earth tone colors,
 - Roofing: No aluminum roofs, only cedar shakes, shingles or rolled roofing of natural color,
 - Building foundation: Buildings must have foundations that are constructed in accordance with the county or state codes and specifications for building foundations. Include the type of foundation in this submittal.Yes _____ No _____
Comments/concerns:

4. Construction per the plans as approved by the Architectural Control Committee must be completed within one (1) year of the construction start date. Please indicate the scheduled completion date: _____.

Landowner's signature:

Date Submitted:

**EL DORADO HEIGHTS HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
PROCEDURES AND GUIDELINES FOR APPLICATIONS**

The El Dorado Heights Homeowners Association Architectural Control Committee, which has been duly appointed by the Board of Directors to insure compliance with the Protective and Restrictive Covenants, hereby proposes to those members desiring to construct homes and/or associated outbuildings in El Dorado Heights the following procedures and guidelines which will govern decisions of the Architectural Control Committee. These procedures and guidelines are not intended to be exclusive, but rather, are offered to inform potential builders of those factors which will be taken into consideration in determining whether or not the proposed construction 1) conforms to the Protective and Restrictive Covenants; 2) is esthetically compatible with other structures, and 3) is in keeping with the general décor of the subdivision. It is the purpose of the Architectural Control Committee to enforce the Protective and Restrictive Covenants in order to continue to provide a reasonably uniform plan for the development of El Dorado Heights.

I. Procedures

All parties intending to erect buildings in El Dorado Heights must first submit plans and specifications, including a plot plan showing the location of the proposed building and other structures on the lot, to the Architectural Control Committee for approval. Proposals shall be directed to:

El Dorado Homeowners Association
5499 Huotari Lane
Helena, MT 59602

Said proposals shall forthwith be transmitted to the Architectural Control Committee for review. The Architectural Control Committee shall approve or disapprove the proposed plans and notify the member of its decision, in writing, within thirty (30) days of receipt of the plans.

II. Guidelines

In addition to the requirements set forth in the Declaration of Protective and Restrictive Covenants, the following qualifying factors will be considered by the Architectural Control Committee in determining whether or not the proposed structure is esthetically compatible with existing structures and is in keeping with the general décor of the subdivision:

- a) All buildings shall be constructed in accordance with and meet the specifications as set forth in Article VIII Protective Covenants.
- b) All plans submitted to the Architectural Control Committee shall include a plot plan showing the location of the proposed building and other structures on the lot.
- c) The exterior of all dwellings shall be stained in earth tone colors as stated in Article VIII Protective Covenants, Section 5.
- d) Construction per the plans as approved by the Architectural Control Committee must be completed within one (1) year of the start date; however, exceptions may be granted at the discretion of the Architectural Control Committee.
- e) Buildings must have foundations that are constructed in accordance with the county or state codes and specifications for building foundations. Include the type of foundation in the submitted plans and upon request by the Architectural Control Committee submit the state or county specification that the building will be constructed to.
- f) The Architectural Control Committee will conduct spot checks during construction to assure the construction is conducted in accordance with the approved submitted plans and it is completed as to external appearance within one year.

III. Architectural Control Committee

The Architectural Control Committee shall be composed of four (4) individuals, all whom are members in good standing of El Dorado Homeowners Association. A minimum of two (2) of the four (4) committee members shall be current members of the Board of Directors, appointed by the Board.

These Procedures and Guidelines have been adopted for use by the Board of Directors of the El Dorado Heights Homeowners Association. They are not intended to be exclusive. In addition, these existing guidelines may be changed by the said Board.