

Shining Mountains West Owners Association

P.O. Box 202, McAllister, MT 59740

SMWOA Architectural Guidelines

The Protective Covenants of SMWOA require that all structures in Shining Mountains West be approved by the Board Of Directors of SMWOA. Before you begin construction you must submit your plans, including exterior lighting, to the Board of Directors for approval.

The following guidelines have been established:

Underground Utilities

All utilities are required to be underground, both to the service entrance for each parcel and also to secondary buildings.

Color and type of siding

Covenant #4 specifies that, “ The exterior of all structures erected shall be of wood or stone or any other material of a natural wood or stained or earth tone appearance”. Garish or bright colors and garish patterns are not permitted.

Color and type of roofing

Covenant #4 specifies that “All structures erected shall have wood shingle or brown composition roofing.” The Rules and Regulations in the SMWOA By-Laws of July 9, 2004 further clarify this covenant by stating that any metal roofing installed shall be allowed only if the roofing is a non-reflective manufactured rusted metal roof.

Type of structure

Covenant #6 states that no trailers or mobile homes shall be used as a permanent residence. Modern doublewide manufactured homes are by definition Mobile Homes and therefore are not allowed. Modular Homes built to the Uniform Building Code “UBC” are acceptable as long as they are set on a permanent foundation, taxed as a site built home and have siding and roof construction acceptable according to the Covenants.

Lighting

Covenant #4 states that all exterior lighting must be approved by the directors. No automatic on all night lights are permitted. All lights left on for extended periods must be shielded so as not to be visible beyond 100 feet.

Generators

All Generators should be muffled and housed in an uninhabited enclosure so as not to be a nuisance to neighbors.

Fences

The Association has a 30 foot easement from the center of every Association road. Fences along a road should be at least 30 ft from the center of the roadway. Snow drifting can be a problem along some roads. When planning to install a fence, you might want to consider how it will impact on the road. Wire fences seem to cause the least snow drifting especially on the east/west roads. Jack-leg fences seem to add to drifting problems and have prevented residents from getting to their property in the winter.

Building Approval Form & Contract

(Mail to: SMWOA P.O. Box 202 McAllister, Mt. 59740 or email to: smwoaboard1@gmail.com)

To: Board of Directors - Shining Mountains West Owners Association

Name: _____ Lot # (where Structure/Renovation is to be built) _____
requests that the SMWOA Board of Directors approve the construction as described below as being in conformity with the SMWOA covenants.

Signed by SMWOA Member _____ Date Submitted _____

Telephone # _____ Email address: _____

Plan must be approved Prior to beginning construction: (In accordance with Covenant #4)

Covenants, By-Laws, Rules and Regulations and the Architectural Guidelines:

1. "The exteriors of all structures erected shall be of wood or stone or any other material of a natural wood or stained or earth tone appearance." (blending in with the landscape -soft shades of brown or gray, if stone is used)
2. All structures erected shall have wood shingle, brown composition roofing or manufactured rusted metal roof (non-Reflective).
3. The land shall be used for residential purposes only (Covenant #1)
4. Exterior lightning shall be down-lighting (In the By-laws to comply with exterior lighting portion of Covenant #4)
5. Utilities shall be underground (In the Architectural Guidelines approved by the Board of Directors)

Type of Structure (Home, Barn, Shed, Garage, Addition to Existing Structure, Exterior Renovation)

Square Footage/Type of Structure from Above _____ / _____

Exterior structure:

Siding Material _____

Color _____

Roofing:

Color _____ Type (circle one) Wood Asphalt Manufactured non reflective rusted metal

**If you circled "Manufactured non reflective rusted metal" please specify the brand and model of the roof _____

Utilities: Must be underground

Signatures below indicates approval by a majority of the board of directors.

Director's comment

_____. Date _____

_____. Date _____

_____. Date _____

_____. Date _____

_____. Date _____

Date Received _____ Exceptions Taken _____ (Use back of form if more room needed)