

Remington Ranch

Remington Ranch – Mountain Meadows Property Owners Association (MMPOA)

Architectural Review Submission Form

Your project must comply with both the MMPOA and your specific subdivision requirements.

CCR's can be found at: remingtonranchmontana.com/important information.

Please submit the following information to the architectural review committee chair prior to any construction on your property. **Submit to architectmmpoa500@gmail.com**

Owner's name: _____

Phone: _____ Email Address: _____

Mailing address: _____

Lot #, address, and subdivision: _____

Name of owner's contractor: _____ License #: _____

Contractor's phone: _____ Email address: _____

Description of project: _____

Date of project start: _____ Estimated date of completion: _____

Request involves the following types of improvements:

- New Home Construction
- Addition to Existing Structure
- Shed/greenhouse/outbuilding/shop/solar panels
- Deck/Patio/Slab
- Driveway (Driveway approach to be level with road)
- Fence (See website for preferred fence styles)
- Landscaping

Please submit with this application:

1. Estimated construction schedule.
2. Note on site plan the placement on the lot for: outhouse, construction trailers and dumpsters.

3. Architectural drawn plans to include floor plan, height, site plan, square feet, setbacks on all sides.
4. Verification that main floor meets minimum square foot requirements for your subdivision excluding garage. Sq feet: _____.
5. Driveway location and approach (minimum ten feet from lot line) noted on site plan.
6. **Exterior** finishes including color pictures of roof, siding, trim, windows, garage doors, other doors. Please note the requirements are earth tones. No white for any exterior finishes.
7. Exterior lighting must be downward facing. Keep brightness low for respect of neighbors. (see CCRS for complete description) Include pictures of exterior lights in application.

Additional requirements:

1. Approval for driveway culvert requires a site consultation with Carbon County. Metal versus plastic is highly suggested.
2. Arrangements must be made for controlling construction debris and pets on the worksite. Dumpsters must be covered, debris contained, and animals must be contained or leashed.
3. New construction or additions of any kind must be staked out and approved by the architectural review committee (ARC) prior to any construction starting.
4. The ARC will complete an additional site visit part way through new construction.
5. If the project has not started within one year of approval, the owner must re-submit application.
6. Chain link fences are not permitted anywhere in Remington Ranch. _____ Owner's initial here.

*I have read and agree to abide by all MMPOA and individual subdivision CCRs and bylaws.

Owners Initial here _____

Neither the MMPOA nor the board shall be liable to anyone submitting plans for approval, or to any owner of property within the MMPOA, by reason of a mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans or specifications so long as such action is not arbitrary or capricious. Every person who submits plans to the board for review agrees by submission of such plans and specifications and every owner of property within the MMPOA agrees, that he or she will not bring any action or suit against the MMPOA, or the board, to recover any such damages by reason of the MMPOA's or the board's actions in reviewing any plans and specifications so long as such action is not arbitrary or capricious. The owner of each parcel in the MMPOA hereby expressly consents to the board reviewing, approving, modifying, and denying all development applications. The board is expressly authorized, in its sole and exclusive discretion, to grant, approve, deny, or to require modifications to any development proposal in the MMPOA. All decisions of the board shall be final and non-appealable.

All work authorized by the MMPOA ARC, shall be completed within the time limits established, but if not specified, not later than one year after construction has started.

The ARC reserves the right to review the above information before the project begins and to request additional information if necessary. Requested additional information may at times delay the 10-day response time.

Owner's signature _____ Date: _____

Date application received: _____

Revised 4-23 By CM.