



LAKE POINTE

Form #1 APPLICATION FOR PRELIMINARY DESIGN REVIEW PAGE 1 of 2

(Please include two (2) sets of drawings and the non-refundable Architectural Review fee in the amount of \$500.00 per unit made payable to “Lake Pointe Homeowners Association”.

Date Prepared _____ Date Received _____

Street Address _____ Lot # _____

IF OWNER IS NOT MAKING SUBMISSION, PROVIDE ‘OWNER AUTHORIZATION FORM’ TO AUTHORIZE A DESIGNEE TO ACT AS AGENT ON BEHALF OF OWNER.

Provide Names, Address and Phone Numbers, and Email for all listed below:

Owner
Name _____

Address _____

Phone _____ Email _____

Architect
Name _____

Address _____

Phone _____ Email _____

Landscape Architect
Name _____

Address _____

Phone _____ Email _____

Contractor
Name _____

Address _____

Phone _____ Email _____

Contractor Reg.# _____

Contractor Insurance Company and policy number/proof that Lake Pointe has been added to policy as insured: _____

Continued



Form #1 APPLICATION FOR PRELIMINARY DESIGN REVIEW

PAGE 2 OF 2

Surveyor: _____

Signed: _____ Date: _____
Owner or Authorized Agent

Preliminary Design Approved _____ Date: _____
continued

Comments:

It is understood and agreed that this Construction Documents Approval when granted shall be for a period of twelve (12) months from the approval date hereof. If Construction Application is not granted within said twelve (12) month period, this Construction Design Review approval shall be forfeited.

It is understood that all construction (interior & exterior) and landscaping must be completed within a period of twelve (12) months from the approval of the construction application. If the construction and landscaping is not completed within the required period, a fine of \$100 per day shall be assessed until completion and approval by the Design Review Committee.

Construction Documents Approved _____ Date: _____

Signed _____
Contractor

Signed _____
Design Review Committee



LAKE POINTE

Form #2 CONSTRUCTION APPLICATION AND DOCUMENT REVIEW

Date of Construction Documents Approval _____

Date Prepared _____ Date Received _____

Street Address _____ Lot # _____

Owner: Name _____

Address _____

Phone # _____ Email# _____

Contractor:
Name _____

Address _____

Phone # _____ Email# _____

Contractor Registration # _____

Deposit of \$3,000.00 per unit is attached hereto of which \$1000.00 is nonrefundable (made payable to "Lake Pointe Homeowners Association") and a second check for \$500.00 Non-Refundable Review Fee. If a spec home, include a third check for \$5,000.00

AGREEMENT:

I hereby agree that I have read and understand the Lake Pointe Design Guidelines and will abide by said Guidelines and shall perform the Construction approved herein in accordance with the final approved Construction Documents. I will not make any changes without prior approval by the Design Review Committee. **Even if a spec home, I am obligated to complete the construction through final inspection and approval. Failure to do so, I am subject to a fine and/or forfeiture of my entire deposit.**

I understand that my deposit may be used to make corrections for unauthorized work, to clean up site clutter, repair streets, trees or road shoulders and perform any other actions or repairs that are required to remedy infractions or violations to the Design Guidelines.

It is agreed that a conference shall be held among the Owner, Contractor and Architect prior to construction to review all Documents and assure the parties adherence to the Design Guidelines.

I shall also promptly pay any additional fees, fines or assessments for the stated purpose should I be so requested by the Committee.

I further agree to submit within 15 days prior to commencement of construction an insurance certificate naming the Lake Pointe as an insured on Owners and Contractors Policy.

Signed: _____ Date: _____
Owner or Authorized Agent

Signed: _____ Date: _____
Contractor

Approved: _____ Date: _____
Design Review Committee



LAKE POINTE

Form #3 APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE Page 1 of 2

Please include two (2) sets of drawings and Construction Review deposit in the amount of \$2500.00 (made payable to "Lake Pointe Homeowners Association")

Date of Construction Documents Review Approval _____

Date Prepared _____ Date Received _____

Street Address _____ Lot # _____

Owner:
Owner Name _____

Address _____

Owner Phone _____ Email _____

Architect:
Name _____

Address _____

Phone _____ Email _____

Proposed Change:
(Attach Drawings) _____

Reason for Change:

Signed: _____ Date: _____
Owner of Authorized Agent

Construction Change Approved _____ Date: _____

Comments:

It is understood and agreed that this Construction or Design Change approval when granted shall be for a period of six (6) months from the approval date hereof. If Construction has not commenced within the said six (6) month period, this approval shall be forfeited.

Signed: _____
Design Review Committee



LAKE POINTE

Form #3 APPLICATION TO MAKE CONSTRUCTION OR DESIGN CHANGE

Page 2 of 2

AGREEMENT:

I hereby agree that I have read and understand the Lake Pointe Homeowners Design Guidelines and will abide by said Rules and shall perform the Construction approved herein in accordance with the final approved Construction Documents. I will not make any changes without prior approval by the Design Review Committee.

I understand that my deposit may be used to make corrections for unauthorized work, to clean up site clutter, repair streets, trees or road shoulders and perform any other actions or repairs that are required to remedy infractions or violations to the Design Guidelines.

It is agreed that a conference shall be held among the Owner, Contractor and Architect prior to construction to review all Documents and assure the parties adherence to the Design Guidelines.

I shall also promptly pay any additional fees, fines or assessments for the stated purpose should I be so requested by the Committee.

I further agree to submit within 15 days prior to commencement of construction an insurance certificate naming the Lake Pointe Homeowners Association as an insured on Owners and Contractors Policy.

Signed: _____ Date: _____
Owner or Authorized Agent

Signed: _____ Date: _____
Contractor



LAKE POINTE

Form #4 APPLICATION FOR FINAL INSPECTION

Date Prepared _____ Date Received _____

Street Address _____

Lot # _____

Owner:

Requested Date for Inspection: _____

I certify that Construction has been completed and that all work done conforms to State, County and Local Codes and is in accordance with the Approved Plans granted by the Committee and meets Lake Pointe standards as approved.

Signed: _____ Date: _____
Owner or Authorized Agent

-

Deposit Returned { }

Deposit Withheld { }
Comments:

Signed: _____

Design Review Committee
Chairman



LAKE POINTE

APPENDIX #3d

Form #5 EXTERIOR MAJOR MAINTENANCE APPLICATION

Date of Maintenance Documents Approval _____

Date Prepared _____ Date Received _____

Date Work to Commence _____

Date Of Approximate Completion: _____

Lot# _____ or Address of Proposed Work _____

Scope of Work: _____

Owner Name _____

Address _____

Email _____ Phone _____

Contractor #1:

Name _____

Address _____

Email _____ Phone _____

Contractor Registration#

Deposit of \$500.00 - \$2,500.00 (amount to be determined by homeowner association) per unit is attached hereto (made payable to "Lake Pointe Homeowners Association")



FORM #5 EXTERIOR MAJOR MAINTENANCE APPLICATION PAGE 2 OF 2

Contractor #2 if Used:

Name _____

Address _____

Email _____ Phone _____

Contractor Registration# _____

AGREEMENT:

I hereby agree that I have read and understand the Lake Pointe Design Guidelines and will abide by said Guidelines and shall perform the Maintenance approved herein in accordance with the final approved Maintenance Documents. **I will not make any changes without prior approval by the Design Review Committee.**

Owner Signature

Contractor Signature

I understand that my deposit may be used to make corrections for unauthorized work, to clean up site clutter, repair streets, trees or road shoulders and perform any other actions or repairs that are required to remedy infractions or violations to the Design Guidelines.

It is agreed that a conference shall be held among the Owner, and Contractor prior to commencement of work to review all Documents and assure the parties adherence to the Design Guidelines.

I shall also promptly pay any additional fees, fines or assessments for the stated purpose should I be so requested by the Committee.

I further agree to submit within 15 days prior to commencement of construction an insurance certificate naming the Lake Pointe as an insured on Owners and Contractors Policy.

It is understood and agreed that this Construction Documents Approval when granted shall be for a period of twelve (12) months from the approval date, unless a written extension is agreed upon by the Committee and the Owner.

Signed: _____ Date: _____
Owner or Authorized Agent

Signed: _____ Date: _____
Contractor

Approved: _____ Date: _____
Design Review Committee

with the final approved Maintenance Documents. I will not make any changes without prior approval by the Design Review Committee.



APPENDIX #2

**LAKE POINTE
OWNER AUTHORIZATION FORM**

This letter of Agreement dated this _____ day of _____ 20__, between homeowner
_____ whose address is _____

_____, phone _____

Email _____, authorize the design review committee of Lake
Homeowner Association to recognize as my designated agent _____

whose address is _____,

phone number _____, email _____,

to represent me on all matters relating to the construction of my residence on Lot # _____ located
at the street address of _____, Bigfork, MT 59911.

I acknowledge receipt of the Design Guidelines for the property and have read,
understand and shall abide by those covenants. It is understood that the Committee shall
enforce said covenants in accordance with the authorities vested to insure and protect the
values of the Members of the Homeowners Association.

I understand and agree that I am responsible for the actions of my Agent and that
this authorization shall continue until _____ or my written notice to the
Committee to terminate this authorization.

AGREED TO AND ACCEPTED THIS _____ DAY OF _____ 20__.

BY: _____ OWNER LOT # _____

BY: _____ CONTRACTOR/REG# _____

ACCEPTED BY THE DESIGN REVIEW COMMITTEE

BY: _____

DATED: _____

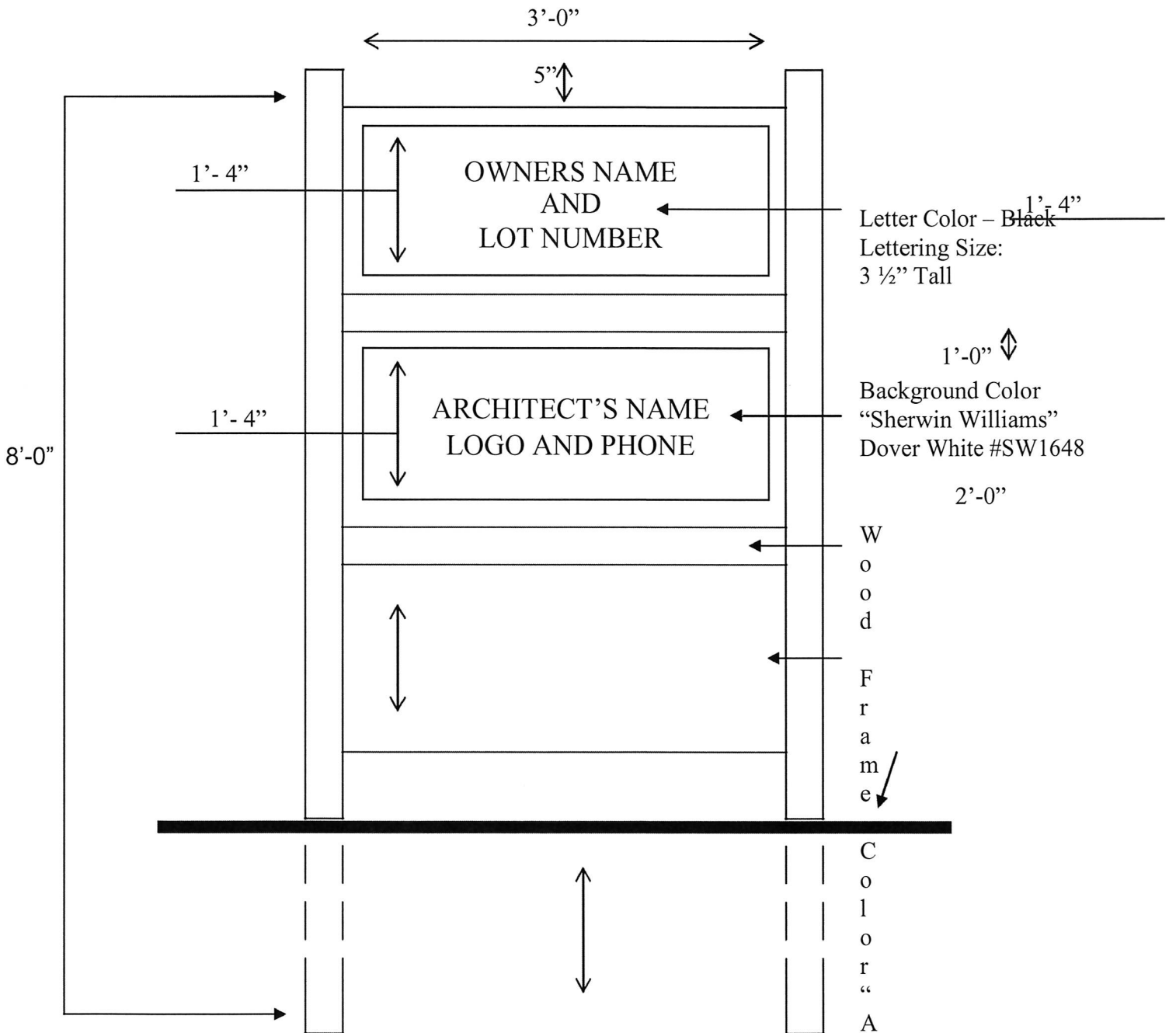


A

CONSTRUCTION SIGN

NOTE:

- All panels shall have the same colors as noted
- All colors may be color matched to some other manufacturer

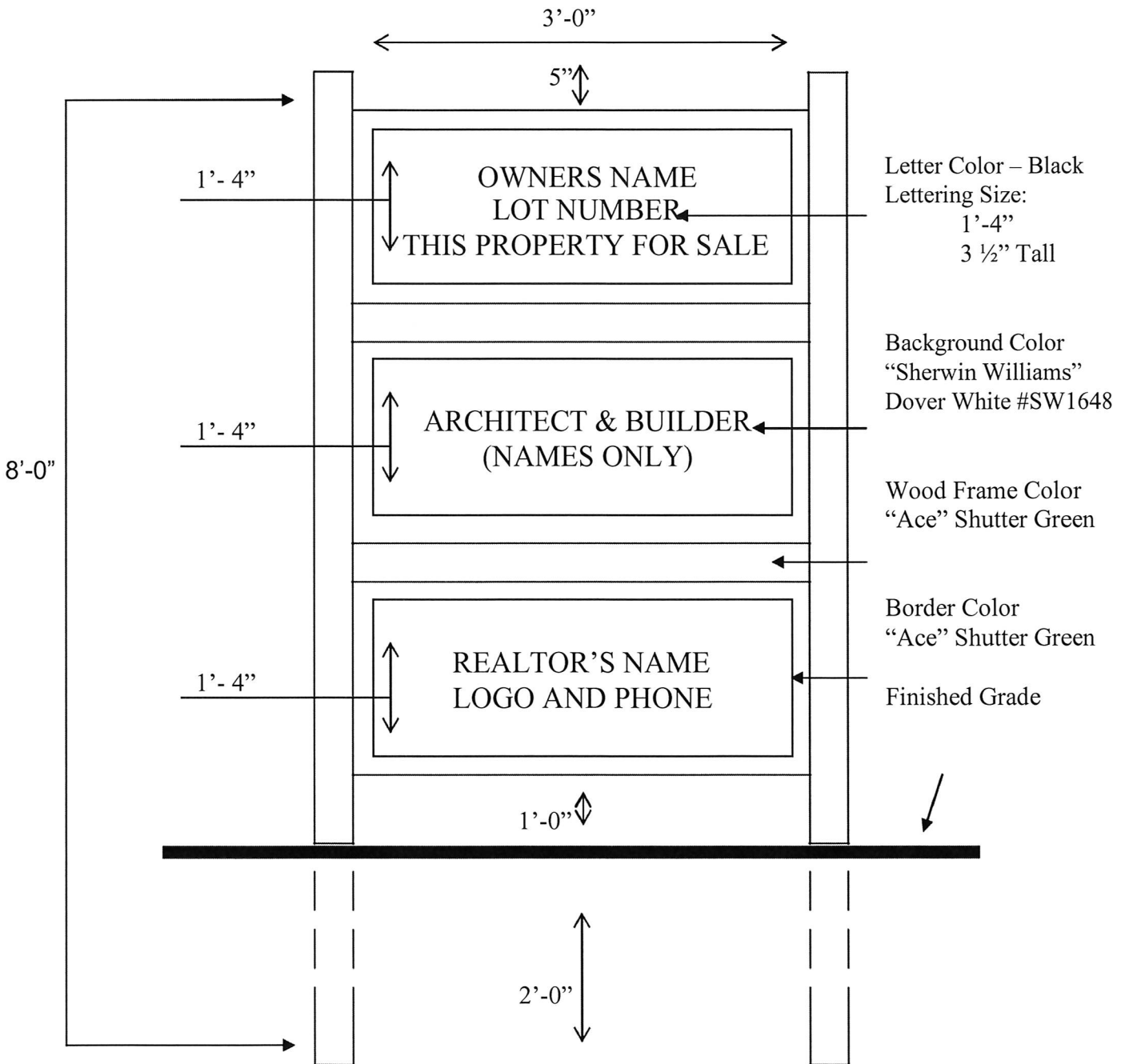




CONSTRUCTION- FOR SALE

NOTE:

- All panels shall have the same colors as noted
- All colors may be color matched to some other manufacturer

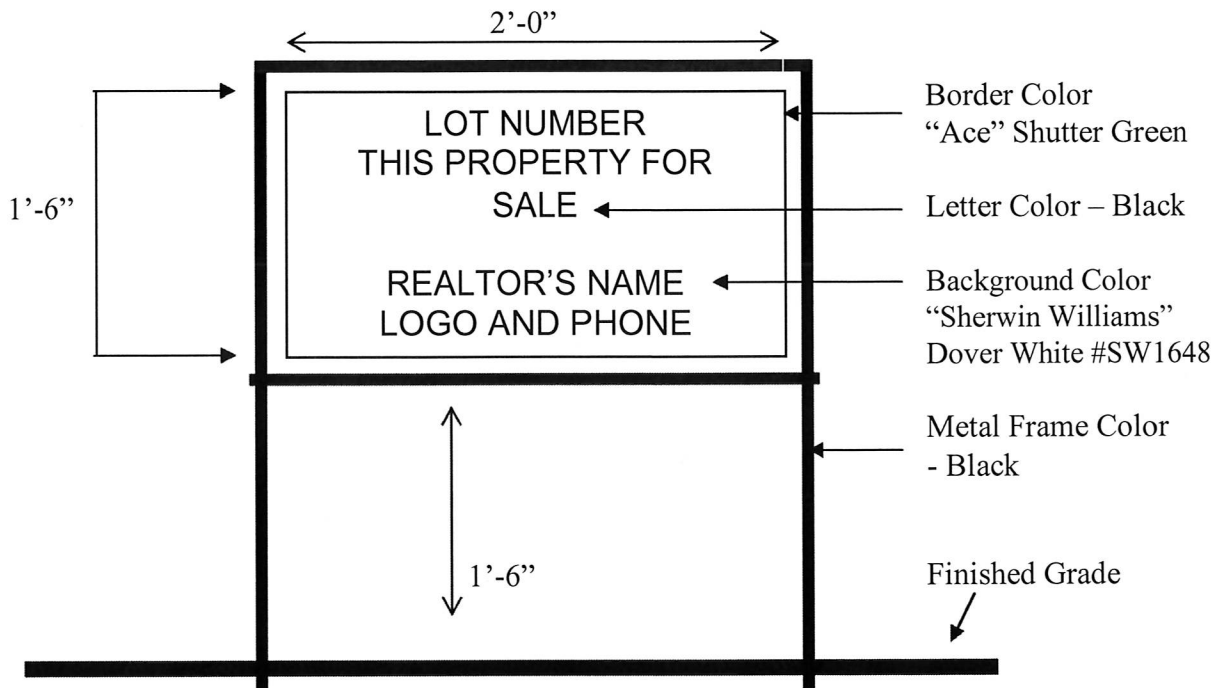




LOT & HOME RESALE SIGN

NOTE:

- All colors may be color matched to some other manufacturer





LAKE POINTE FINE SCHEDULE

- Construction that starts before 7:00 a.m. or after 6:00 p.m. shall be fined:
 - First violation \$300.00
 - \$500.00 second violation and subsequent violations
 - Construction work on Sunday without prior authorization follows the same fines
- Garbage and trash materials not picked up or lack garbage bins:
 - First violation \$100.00
 - \$250.00 second violation and subsequent violations. Any trash fished out of ponds will be removed and owners are to reimburse.
- On street parking on one side only:
 - First violation \$100.00
 - \$250.00 second violation and subsequent violations
- Loud radio or music:
 - First violation \$100.00
 - \$250.00 second violation
- Dogs loose and unleashed at construction site:
 - First violation \$100.00
 - \$250.00 second violation and subsequent violations
- Fires and Flash burning:
 - First violation \$500.00
 - \$1000.00 second violation and will double for each additional violation
- No portable toilet on site:
 - First violation \$250.00
 - If toilet isn't on site within 1 week
 - \$500.00 second violation
- Washing of any concrete truck, chutes on road or common areas:
 - First violation \$500.00 and Owner must clean up
 - Second violation \$750.00 and Owner must clean up
- Any exterior changes to a heretofore approved design without prior written approval via a change form submitted to HOA for approval, is subject to a fine:
 - \$500.00 base violation and is on a sliding scale up from there. If a violation occurs, the house in question may be required to revert to the original approved design. Any changes to the original approved design shall be at the discretion of the ARC.
- Any Lake Pointe home rental for periods of less than six (6) months:
 - First violation \$500.00 per day



- Damage to adjacent property occurring during construction activities and/or damage to HOA Common Areas:
 - \$500.00 base and damages must be repaired at offender's cost.
 - \$750.00 Second violation and damages must be repaired at offender's cost.
- Any and all construction activities shall be contained on the property approved for construction. No impediment on others property for any reason without written permission shall be fined as follows:
 - First violation \$500 and damages must be repaired at offender's cost.
 - Second violation \$750 and damages must be repaired at offender's cost.
- In keeping with the Lake Pointe adherence to the Dark Skies concept of limiting light pollution:
 - Contractors must ensure that all inside lights are turned off at night. Only minimal, approved outdoor lighting may be illuminated.
 - First violation will be a warning and the contractor will be asked to turn off.
 - The second infraction will bring a \$100.00 fine and the contractor will receive a call and be required to turn off the lights at that time.
 - All infractions thereafter will bring a \$100.00 and the contractor will receive a call and be required to turn off the lights at that time.

Lake Pointe HOA reserves the right to increase fines that align with violation or multitude of violation from builder/owners.