

## MEADOWBROOKE HOA ARCHITECTURAL REVIEW CHECKLIST

The following list is provided to assist you with the requirements of the Meadowbrooke HOA for the construction of your home on your property in the Meadowbrooke subdivision. Please note that all the following items are detailed in the Covenants, Conditions and Restrictions (CC&Rs) for Meadowbrooke Subdivision.

These CC&RS are available to view on the Meadowbrooke HOA website: [meadowbrooke.info](http://meadowbrooke.info)

1. Land Use and Building Type - A lot may only be used for single family residence (with noted exceptions). (CC&R, ARTICLE IV, 1)
2. Dwelling needs to provide no less than 1,200 sq. ft. of living area. (ARTICLE IV, 2)
3. Dwelling must be permanent in nature. (ARTICLE IV, 3)
4. Roof structure shall be constructed of fire resistant roofing materials (class A or B). (ARTICLE IV, 3)
5. All roofs shall have a pitch of 6:12 or greater. (ARTICLE IV, 3)
6. Exterior colors of dwelling, outbuildings, and roof shall be in subdued "earth tones". (ARTICLE IV, 3&5)
7. Building locations: no building shall be located on any lot nearer than 100 feet to the front, 50 feet to the rear, and 50 to the side lot line. (ARTICLE IV, 6)
8. No building will be located within 50 feet of any stream or wetland shown on the Meadowbrooke subdivision plat. (ARTICLE IV, 6)
9. Guest houses are permitted but shall not be used as a primary residence and shall not be rented (except to the same person who is renting the main residence and must comply with sanitary requirements of Flathead County). (ARTICLE IV, 18)
10. An Asphalt or Concrete apron extending into the Lot at least 35 feet from where the driveway meets the onsite roadway is required. (ARTICLE IV, 23)
11. Septic system or other elements that affect ground water needs to be at least 100 feet (well protection zone) away from the well site. (ARTICLE V, 1)
12. All Utilities including but not limited to electrical, telephone, internet shall be placed underground (ARTICLE IV, 20)
13. During construction and thereafter, reasonable precaution shall be taken to prevent erosion and drainage problems. (ARTICLE IV, 22)

### REQUIRED PLANS (ARTICLE VII, 4)

- Site plan is to be at a scale of 1"= 20' (in order to provide reviewer sufficient detail for review).
- Floor plans and elevations are to be at a scale of 1/8"

***All plans and review deposit fee are to be submitted to the Meadowbrooke HOA to be forwarded to the reviewer.***