

MORNING SKY ESTATES

Design Review Committee (DRC) Request

This request form is used to solicit approval of any improvement activities involving construction within any lot of Morning Sky Estates prior to commencement of construction or any site clearing. Approval is provided by the Board of Directors via the Design Review Committee. Approval is valid for no more than 12 months. Any project exceeding this timeline will be required to resubmit for approval upon the one-year anniversary of execution of this request.

Request

Lot #:		
Request Type:	<input type="checkbox"/> Initial (Pre-Build) <input type="checkbox"/> Subsequent (Builds Exceeding 12 months)	
Submission Date:		

Lot Owner Information

Owner Name(s):		
Mailing Address:		
Phone Number:		
Email Address:		

Builder Status

<input type="checkbox"/> Contractor/Builder (complete section below) <input type="checkbox"/> Self-Build (skip section below)	
Contractor Name (General Only):	
Contact Person:	
Contact Phone:	

Project Information

Project Scope:	<input type="checkbox"/> Residence <input type="checkbox"/> Ancillary Building	
Structure Description:	<input type="checkbox"/> Single Level <input type="checkbox"/> Two-Story (including Basement) <input type="checkbox"/> Split Level <input type="checkbox"/> Shop/Shed <input type="checkbox"/> Other:	
Square Footage: (If Scope is Ancillary Building, please include existing living square footage in addition to new building)	Basement: Main Floor: Second Story:	Garage: Shop/Shed:
Property Line Setbacks:	Front (minimum 50 feet required): Side (minimum 50 feet required): Rear (minimum 50 feet required):	

Exterior Details

Roof Pitch:	
Roofing Material:	
Roofing Manufacturer & Color:	
Siding Material:	
Siding Manufacturer & Color:	

Subdivision Stipulations

1. All structures must be constructed to subject to applicable uniform local and/or state building codes.
2. Lot Owner(s) and Contractor(s) shall comply with Covenants, Conditions, and Restrictions (CCR) during pre and post construction. A copy is available online at www.morningskyestates.com/documents.
3. Culverts for driveways and property access are the responsibility of the Lot Owner. It is strongly advised that an appropriately sized culvert be installed on all driveways which warrant one.
4. The placement of septic system shall be installed only in approved Montana Department of Environmental Quality locations which are pre-determined for lots. Applicable permits, inspection, and approval are strictly enforced by Broadwater County.
5. Only propane tanks which are rated for burial/underground are permitted in the subdivision. Please follow manufacturer and building code specifications on placement/use.
6. Drilling and installation of water wells has been pre-determined by Montana Department of Natural Resources. Location information is available via Broadwater County.
7. All lots under construction shall have a temporary numerical or lot number placed on site at the driveway location. Once construction is completed, permanent address markers shall be placed at the primary entrance. Provided by Broadwater County once the official address is determined.
8. Please be courteous and respectful to your neighbors during construction:
 - Pick up any construction trash or debris promptly.
 - Avoid blocking roads or other lot access points.
 - Be respectful of traffic and speed, including those providing deliveries to your lot.
 - No burning of trash or construction material is permitted within the subdivision.

Submission Instructions

1. As applicable for the project, please include all three plans along with this signed form to the DRC.
 - a. Full Architecture: (1) Set of plans with drawings to scale with design, dimensions, locations, materials, window & door placement for all sides of the structure. Will be returned once project is completed.
 - b. Landscaping/Site: indicate footprint of all structures on the lot, flatwork, driveways, and any fencing planned.
 - c. Water/Sewer: overall site plan specific to placement of water wells and septic sewer systems within the lot.
2. Sign and date this form.
3. Proposed structures need to be staked and visible on the lot as outlined on plans. Please be aware that DRC will need access to lot to inspect.
4. Submit request by Mail to:
Morning Sky Estates
Attn: DRC Committee
PO Box 871
Three Forks, MT 59752

Lot Owner Signature & Date:	
Contractor Signature & Date: (skip if Self-Build)	

Approval (for DRC Use Only)

Decision:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Revisions Required (see comments below)
Reviewer Signature:	
Decision Date:	
Comments:	