

# Shining Mountains Owners Association

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## APPLICATION FOR CONSTRUCTION PERMIT (rev. 06/23/2025)

LOT # AND UNIT # \_\_\_\_\_ PROPERTY ADDRESS: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_

**PROTECTIVE COVENANTS:** "Said land shall be used for residential purposes only."

### **SURVEY**

All lots within Shining Mountains have not been surveyed and property boundaries may not be marked. **It is the responsibility of the property owner (and strongly recommended by the SMOA) to have their lots surveyed to locate property boundaries prior to the start of any construction.** It is the property owner's responsibility to comply with SMOA setback requirements as stated in Article 1 of the Protective Covenants – **"no building erected on said land shall be erected nearer than thirty (30) feet to any boundary along a street, or nearer than twenty five (25) feet to any of the other boundary lines of said lot".** *The property owner will be liable for removal of any construction that does NOT meet setback requirements.*

### **PLOT PLANS**

It is the property owner's responsibility to comply with Madison County septic requirements. Please contact Madison County Sanitarian for information. **The location of the water well, septic system, and building(s) must be shown on a plot plan and submitted with the application.** Show the distances from the property boundaries to the water well, septic system, and building(s).

### **BUILDING SPECIFICATIONS**

As required in Article 4 of the Protective Covenants, **the main residential structure on the property must have a habitable floor space of at least 600 square feet.** Garage or crawl space areas cannot be included as habitable floor space. Submit a floor plan of the building(s) you propose to construct and provide the following information regarding the proposed building(s).

### **LIGHTING**

Referring to lighting within subdivision – **Article V – Directors, Section 11 – Powers & Duties**

E) Exercise architectural approval for building and exterior lighting of each residence and outbuilding within the project. **All Lighting needs to be projected downward and be shielded from neighboring properties. "Light pollution" is to be kept to a minimum.**

TYPE OF BUILDING (residence, garage, shop, barn, etc.): \_\_\_\_\_

OVERALL WIDTH & LENGTH: \_\_\_\_\_

**EXTERIOR WALL MATERIALS (\*):** \_\_\_\_\_

FOUNDATION TYPE: \_\_\_\_\_

**ROOFING MATERIAL (\*):** \_\_\_\_\_

TOTAL HABITABLE FLOOR SPACE (in square feet excluding garage and/or basement): \_\_\_\_\_

**Note: \* These must be non-reflective.**

## **MADISON COUNTY REQUIREMENTS**

Madison County has construction rules and regulations regarding building permits and sanitary system permits. You must obtain a permit from the County sanitarian prior to installation of any waste containment/dispersal system. The state of Montana also has requirements for electrical and plumbing permits. It is the property owner's responsibility to comply with all local and state government permits.

## **SHINING MOUNTAINS WATER USERS ASSOCIATION (SMWUA)**

It is highly recommended that if any planned excavation infringes upon a current or historic irrigation ditch/right of way, the owner(s) of said lot should contact the SMWUA prior to the beginning of such work.

SMWUA PO BOX 273 ENNIS, MT 59729

## **SCHEDULE**

**As required in Article 8 of the Protective Covenants**, construction of any single building must be completed within one (1) year of the start of construction. If you are unable to complete the exterior portion of your construction within the (1) year schedule, you must submit a permit extension form. SMOA permits are required for each structure moved or constructed on your property.

**ESTIMATED BEGINNING DATE:** \_\_\_\_\_

**ESTIMATED COMPLETION DATE:** \_\_\_\_\_

## **COMMENTS**

Please provide any additional information that may assist in the approval of your application:

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## **LIMITED ASSESSMENT FEE**

Effective January 1, 2009, a one-time limited assessment of \$2,500 shall be assessed prior to the issuance of a permit for the initial construction of any structure or any part thereof (including power to lot) on any lot governed by these Rules and Regulations. Such fees will not be assessed for structures constructed with connection lines to waste containment/dispersal systems in existence before December 31, 2008.

{Refer to SMOA Rules and Regulations: Section E (2); Limited Assessment} The Limited Assessment for road impact will be placed in a Road Assessment Fund maintained by the Board of Directors for the sole purpose of maintaining, repairing, and improving roads the Association is required to maintain, repair, and improve, as such roads are impacted by the initial construction of structures on lots.

**NOTE: A copy of the SMOA Covenants; By-Laws and Rules and Regulations can be obtained from the SMOA website at [smoamt.org](http://smoamt.org).**

## **SIGNATURE**

I have read, understand, and will comply with the Shining Mountains Owner's Association Protective Covenants, By-Laws, Rules and Regulations that pertain to and affect the construction planned herein.

**Signed (Property Owner):** \_\_\_\_\_

**Date:** \_\_\_\_\_

FOR SMOA USE ONLY

Date Received: \_\_\_\_\_

Plot Plan Received: YES NO

Approved: YES NO By: \_\_\_\_\_

Date copy returned to applicant: \_\_\_\_\_ By: \_\_\_\_\_

Copy placed in permanent file: YES NO By: \_\_\_\_\_

PERMIT EXPIRATION DATE: \_\_\_\_\_

PERMIT # \_\_\_\_\_

PLEASE PROVIDE APPROXIMATE LAYOUT OF LOT, THEN PROVIDE APPROXIMATE LOCATION OF ROADWAYS, DRIVEWAYS, BUILDING(S), WELL, SEPTIC, & PROVIDE APPROXIMATE SET BACK DISTANCES FROM LOT LINES

REMINDER:

\*\*\* **MINIMUM 30' SET BACK ALONG ROADWAY LOT LINE(S)** \*\*\*

\*\*\* **MINIMUM 25' SET BACK ALONG ALL OTHER LOT LINES** \*\*\*