

**YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION
DESIGN REGULATIONS
FOR EXTERIOR MODIFICATIONS
ADOPTED APRIL 1, 2014**

INTRODUCTION

These regulations and procedures established by the YCOA Board of Directors are intended to enhance the overall aesthetics of the Yellowstone Condominium complex in Big Sky, MT. YCOA recognizes the jurisdiction of the Big Sky Owners Association (BSOA) and the Big Sky Architectural Committee (BSAC) in matters of building construction or modification. As such, it is the intent of these regulations to be supportive of and consistent with the Design Regulations of the Big Sky Architectural Committee of the Big Sky Owners Association (Amended and Restated January 17, 2014, effective January 21, 2014).

YCOA shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, compliance with building codes and other governmental requirements. YCOA shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction or modifications to an Owner's condominium unit.

Exterior modifications that have been made prior to the adoption of these Design Regulations are deemed to be "grandfathered". However, any future changes or alterations to these "grandfathered" modifications, other than routine maintenance, will be subject to review. In addition, the "grandfathering" of modifications made prior to the adoption of these regulations does not relieve Owners of their responsibility for the costs of repairs and maintenance of such modifications in perpetuity.

PROCEDURE

No exterior modification of a Yellowstone Condo may be made to the original 1973 footprint or structural building design aspect without the initial approval of the YCOA Board of Directors. Such modifications may include, but not be limited to a deck, porch, patio, storage room, etc.

Owners desiring to make an exterior modification to their condo unit will submit a completed "Project Application" form (attached) to the YCOA Board of Directors. The completed application may be submitted directly to the Chairman of the Board or through the Association's Property Manager. The YCOA Board of Directors will use its best efforts to evaluate and respond to the application in a timely manner. Owners may not proceed to make application to the BSOA Big Sky Architectural Committee until their project receives initial approval by the YCOA Board of Directors.

Owners are responsible for:

1. Determining applicability and obtaining all required permits.

2. Determining that their project will not encroach on any adjacent property lines, easements or set-backs.
3. Assuring all work will be done in accordance with applicable construction standards and/or building codes.
4. All costs associated with the building modification and any future maintenance and repair costs, and that this responsibility shall accrue to any future Owners.
5. Managing their Contractor to assure that the work site is kept in orderly condition at all times so as to not interfere with other Owners' use and enjoyment of their property.

The Association's Property Manager is authorized to inspect the new construction work as it progresses to ensure that it is being built in accordance with approved plans. If not, the Property Manager will advise the Board of Directors who may issue a "Stop Notice", whereas construction must stop, repairs made at the expense of the Owner, Property Manager re-inspects for conformance, then construction may continue. At project completion, the Property Manager will conduct a final inspection and advise the Board of Directors whether it was performed in accordance with the approved plan. If applicable, the BSAC will be notified if inspection reveals non-compliance.

SPECIAL CONSIDERATIONS – ELEVATED DECKS

Expansion of existing elevated decks will be restricted to approximately 14'-4" width, and 8'-6" depth (121.55 sq. ft.). Rationale: Width should not extend beyond the inner edge of the last operable window. Depth may not be extended more than 2'-6" from the original depth. Actual dimensions may vary slightly from unit to unit.

For the purposes of this Regulation, elevated decks are defined as habitable space and therefore require the preparation of drawings and specifications to be supervised and stamped by a professional architect or engineer licensed to practice in the state of Montana.