

## **COVENANTS AND RESTRICTIONS**

Highlights of the covenants and restrictions for Big Hawk:

- A Homeowners Association and Architectural Review Committee will be established to administer to the development.
- No mobile homes or modular homes permitted.
- Roofs shall have a pitch of 6/12 or greater.
- Minimum 1,800 square feet of finished living area on main floor of dwelling.
- Building setbacks: 100 feet from the front property line, 50 feet from the rear property line, and at least 50 feet from any side lot line, and at least 100 feet from any stream or wetland.
- Guest homes are permitted, but cannot be rented.
- No building requirement in terms of when construction needs to begin.
- Construction must be completed within 1 year of commencement.
- Residential uses only, although limited home businesses are allowed.

**This summary of covenants and restrictions is intended to be illustrative and is not complete. Prospective purchasers should review a complete copy of the Declaration of Covenants, Conditions and Restrictions prior to signing a purchase and sale agreement.**

**For a complete copy of the Declaration of Covenants, Conditions and Restrictions for Big Hawk, please contact:**

**Cherie Hansen  
ReMax of Bigfork, MT  
8545 Highway 35  
Bigfork, MT 59911  
(888) 892-4391**