

Glacier Hills Main Gate Kiosk Utilization Guideline

February 25, 2019

The purpose of this Guideline is to regulate the use and function of the Kiosk located at the primary/main gated entry to Glacier Hills. Consistent with the previously established "Principles for Design, Construction and Maintenance" for the Kiosk it was recognized and confirmed at the 2011 Homeowners Association meeting that both functional as well as aesthetic factors related to the Kiosk should be regulated in order to maintain and enhance the character and nature of Glacier Hills. Subsequent to the adoption of the Guideline it was clear that the Guideline needed refinement in January of 2019.

Accordingly, the following Guideline is adopted: The exclusive purpose, function and management of the Kiosk is as follows:

- 1) The Kiosk will contain a map of Glacier Hills to assist visitors in locating properties/addresses. The Board and/or AERC are the only bodies authorized to approve updates to the map. The location of homes and land for sale may be highlighted on the map via removable stickers. The color of the stickers is to match those designated in the map legend.
- 2) The Kiosk shall be a means for land owners to promote/advertise properties for sale.
- 3) In as much as the Kiosk is a means for land owners to promote/advertise their property/home for sale either by themselves or by their selected realtor, the following restrictions and guidelines apply:
 - a. Signage is restricted to one "Glacier Hills Realty byWeb" sign (size and location to be determined by the AERC) affixed to the Kiosk, designed and installed by the AERC. No other real estate advertisements ("for sale" or "for rent" signs, flyer boxes, flyers, posters, etc.) of any kind will be permitted at any time. (1)
 - b. The "Glacier Hills Realty byWeb" sign will direct potential real estate purchasers to the Glacier Hills web site and to the "Real Estate Sales" section. These web services will be offered free of charge.
 - c. Anyone wishing to advertise real estate for sale is required to contact the Glacier Hills web site administrator to permit use of necessary information (in writing or via email) for publication.
 - d. The "Real Estate Sales" section may include all information normally found on realty information sheets or MLS sheets including photographs.
- 4) The cubbyhole unit is the exclusive newspaper delivery point for Glacier Hills. Cubbyholes are allocated on a first-come-first-served basis. Additional cubbyhole units may be added below the initial unit as needed. Cubbyholes should be clearly marked with the user's street address on a durable label to be obtained from the Board or AERC (See note below). The user will pay the cost of the durable label. Users are encouraged to promptly/regularly remove newspapers in order to avoid attracting attention to vacant/absent homes as targets for theft.
- 5) All other uses of the Kiosk and cubbyholes are prohibited unless preapproved by the Board or AERC (e.g. a notice/reminder regarding attendance at the annual HOA meeting). This includes, but is not limited to, posting or distribution of signs, photographs/drawings, notices, handbills, catalogs, etc.

Note:

Kiosk Cubbyhole Address Tag Specifications:

Dimensions: ¾" X 5" (max. length)

Material: Exterior grade plastic laminate engraved nametag material

Color: White with engraved black letters

Font: Helvetica

Other features: 1) Rounded corners, 2) Two holes for mounting screws

Source: The Engraver

Windmill Business Park

1200 Windmill Dr., Suite D

PO Box 2540

Columbia Falls, MT 59912

Phone: 1-406-892-5351

FAX: 1-406-892-5352

Email: engraver@montanasky.biz

Web site: www.EngravingAwardsSigns.com

Physical location of store: Two miles north of airport on HWY 2

Account Name (for future reference): Glacier Hills

This Guideline supersedes/consolidates 2 previous kiosk guidelines:

Glacier Hills Kiosk Utilization Guideline January 4, 2012

Kiosk Cubbyhole Address Tag Specification (12/22/2011)

(1) Since Scott Santa built and paid for the kiosk for the community, his real estate sign will remain as is in the lower right corner of the kiosk until such time as Scott ceases to be the realtor for Bob Spoklie's Glacier Hills unsold lots.

Revised 3/15/2020