

**Glacier Hills Homeowners Association**  
**Board of Directors and Architectural and Environmental Review Committee**  
**Joint Meeting**  
**February 22, 2018**

In attendance were Board President Greg Doggett, Vice President C.J. Furnia, Secretary Victoria Zerbe, and AERC members Jacque Ferbrache, Jerry Jones, and Jim Zerbe. Realtor Scott Santa also attended. The meeting was called to order at 11:00 a.m.

The Board of Directors and the Architectural and Environmental Review Committee of the Glacier Hills Homeowners' Association met for the purpose of clarifying the intent of certain Covenants pertaining to land use and building standards.

In the Declaration of Covenants, Conditions and Restrictions of Glacier Hills, several sections of Article IV were discussed.

- Section 1, Land Use, which states “Each property may be used only for single family residential purposes and no structure shall be erected, placed or permitted to remain on a Lot other than a single family private residence and related buildings such as barns, stables, shops, garages, guest houses or caretaker facilities incidental to the residential use of the property.”
- Section 4, Building Standards, subsection b., which states in part “No basement, garage, barn or other outbuilding, erected or placed on any Lot, shall at any time, be allowed or used as a residence either temporarily or permanent.”
- Section 15, Temporary Structures, which states in part “No structure of a temporary character, trailer, mobile home, tent, shack, garage, barn or other outbuilding shall be placed upon the property or be used on any property at any time as a residence, either temporarily or permanently.”

Section 1 allows for only one single family residence per lot. Sections 4 and 15 prohibit any outbuilding from being used as a residence at any time.

To simplify, all officers and AERC members agreed that no one can live on a property while the primary residence is being built.

Also after much discussion, it was clarified that the AERC could approve, with the proper completed application forms and accompanying drawings, a home containing not less than 830 square feet of finished living space on the main level. After the home is built, additional plans and applications could be submitted and approved for a

second, larger single family residence. However, since the use of the original structure could no longer be as the one allowed single family residence, rather as an outbuilding (such as a guest house), the building would have to be vacated before any additional building on the property could commence.

Following the meeting, additional research was done on definition of guest house and caretaker's facility. The following is excerpted from the Flathead County Zoning Regulations, current as of November 29, 2017:

1. Chapter VII, Definitions

7.08.050 Guest House – A detached structure which is accessory to a one family dwelling with not more than two bedrooms, which shall be used and/or designed for use primarily by guests and/or servants. One guesthouse is allowed per tract of record.

Amend Section 7.08.050 to allow for kitchens in guest houses and deleting the 7/2/02 Reaffirmed requirement that guest houses be used for sleeping quarters only.

2. 7.04.025 Caretaker's Facility – A dwelling which is constructed and designed to provide living quarters for caretakers and/or property managers and is clearly subordinate to the principal dwelling with regard to size and location.

So, a guest house and/or caretaker's facility can be a complete home, including a kitchen. The differentiation comes in it being subordinate to the single family residence, it being incidental to the residential use of the property, and its actual use as either a guest house or caretaker's facility. It could NOT be used for commercial purposes, such as a rental.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted.

Victoria Zerbe