



**PROPERTY IMPROVEMENT PLAN
THUNDER MOUNTAIN LAND OWNERS ASSOCIATION**

All land owners on Thunder Mountain, wishing to make improvements to their property, must submit their intentions, in writing using this form, for each and every improvement **before** work is started.

The TMLOA CC&Rs designate Thunder Mountain as residential and recreational use only. All projects must be low impact, with minimal removal of trees and vegetation, with consideration of neighbors, traffic, use density, and the overall wellbeing of the mountain. Improvements examples include but are not limited to fences, sheds, cabins, structures, roads, signage, trailer pads, decks, wells, septic systems, etc.

Include a sketch of the intended improvements using a printed copy of the land owner's property from the [Bannock County Parcel Viewer](#). Indicate what scale the drawing is drawn to and submit drawing with the improvement submission request.

Any land owner using outside contractors, developers, builders, etc. must submit a copy of all licenses, insurances, and liability coverage of these individuals along with their written request for project permission. If this is not submitted, project will automatically be rejected.

Submissions will be reviewed by the board to verify the improvements meet all Thunder Mountain standards. The land owner will receive a written response within 30 days. Once the board has given the land owner, in writing, consent and approval for the submission, the land owner must then fulfill and abide by all state, county, and local building codes and regulations, before the land owner proceeds with the initiation and completion of the improvement project.

Thunder Mountain Land Owners Association Board reserves the right to reject part of, or the entire improvement plan. Plan rejection may be due to things such as environmental impact on the mountain, impact to the local natural resources, impact on neighboring land owners, or simply poor planning ideas and or poor designs. If the plan is rejected, the land owner will receive the reason in writing. After rejection concerns are addressed and corrected, the land owner may reapply for improvement permission.

Anyone not complying with these regulations may be asked to remove said improvements from their Thunder Mountain property (regardless of what the improvement is or its completion stage at the land owner's expense) until which time as requirements are fulfilled. Failure to comply may result in fines and or liens against land owner's property.

DATE SUBMITTED: _____ SUBMITTED BY: Email ☐ US Mail ☐ In Person ☐

PROPERTY LAND OWNER: _____

PROPERTY LOCATION:

Lot # _____ Block # _____ Phase # _____

Road & Cross Road _____

LAND OWNER'S PERMANENT ADDRESS:

Street _____

City _____ State _____ Zip _____

LAND OWNER'S CONTACT INFORMATION:

Mobile Phone: _____ E-Mail: _____

Land Owner Signature(s): _____

