
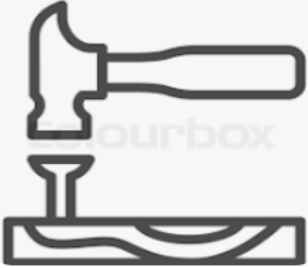


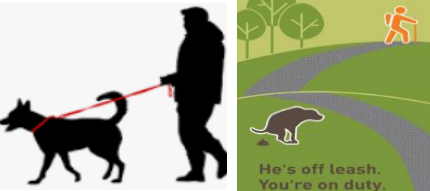




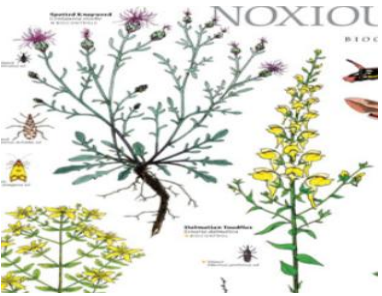



## Quick Reference Guide to HLE Zoning & Covenant Documents

	<p>Every lot owner in Hebgen Lake Estates (HLE) is a member of the HLE Owner's Association. There is an annual membership fee of \$75.00, per lot, due each January. The HLE Owners Association includes a Board of Directors, Architectural Review Committee (ARC), and several working committees. The Association hosts a member's meeting in September each year with community updates, information sharing, and guests providing information requested by HLE residents. The Association By-laws and meeting notes are posted on the HLE website and questions can be directed to the Owner's Association Board at <a href="mailto:hebgenlakeestateshoa@gmail.com">hebgenlakeestateshoa@gmail.com</a>. <b>HLE By-laws Sections 3-4 and HLE Covenants Section 12</b></p>
	<p>Several areas in HLE are reserved for "open space" which provides residents with outstanding views of scenery and wildlife. Zoning regulations and protective covenants for Hebgen Lake Estates emphasize practices that preserve the natural environment of the area while protecting property values and the character of a residential neighborhood. <b>Hebgen Lake Zoning Regulation (HLZR) Section 2 and Attachment E, HLE Covenants Section 9, Items A (1-3)</b></p>
	<p>The Gallatin County <b>Hebgen Lake Zoning Regulation (HLZR)</b> and <b>HLE Protective Covenants</b> and maps are posted on the HLE website at <a href="http://www://hebgenlakeestates.org/regulations/">www://hebgenlakeestates.org/regulations/</a>. The HLE Owner's Association <b>By-Laws</b> and the <b>ARC Submittal Guide</b> and forms are posted in the Documents section. HLE covenants can be more restrictive than county zoning regulations; not less. For example: Building setbacks from lot lines are whichever is most strict.</p>
	<p><b>No building, construction, reconstruction, alteration, remodeling, landscaping, parking, fence, wall or other improvement shall be placed, constructed, repaired, restored, added to, or maintained on any lot until the drawings, specifications, and any other information requested by the Architectural Review Committee, have been submitted and approved, in writing, by a majority of the ARC.</b> HLE Covenants Section 3. Items A through M. <b>Structure</b> height, # of structures, and lot line setbacks are defined in <b>Sect 9.5 and 9.7 of Gallatin County HLE zoning district regulations. Section 18 HLZR.</b></p>
	<p>In Montana, subdivision covenants are legally binding documents that are attached to property titles and "run with the land". "When you purchase a property in a subdivision with covenants, you are automatically bound by those covenants, regardless of whether you explicitly agree to them." In addition, "covenants are binding on all future owners of of the property within the subdivision." HLE covenants are formally recorded with the county clerk's office.</p>

	<p>The speed limit on roads within Hebgen Lake Estates is 25 mph. <b>Gallatin County Ordinance Number 2018_006, <a href="http://hebgenlakeestates.org/information/">hebgenlakeestates.org/information/</a></b></p>
	<p>Dogs and cats are allowed in the subdivision as pets only and so long as they do not constitute a nuisance to others. They must remain within the owner's property, or be kept under direct supervision and control at all times. <b>HLE Covenants Section 1.E.(1)</b></p>
	<p>Trash and bear attractants (grain, food wrappers, petroleum products, BBQ grease traps, kitchen scraps, empty ice chests, empty food and drink containers, etc.) shall be stored in an enclosed building or in bear-proof containers and handled in a way that does not attract bears, rodents, flies, or other animals. No burning of trash or garbage is allowed. <b>HLZR Section 18.4a and HLE covenants section 4, Item I (5) and Section 6, Item A . (1)</b></p>
	<p>No motorcycles, snowmobiles, ATVs, or motorbikes may be used within the property except to come and go from one's property. Unlicensed, under-age operators of off highway motor vehicles on public roads must be under direct supervision of a licensed driver, be at least 12 years of age, and have completed the required Montana State OHV safety course. <b>HLZR Section 2.6, HLE Covenants Section 8, Item B.(1), <a href="http://fwp.mt.gov/activities/off-highway-vehicles">fwp.mt.gov/activities/off-highway-vehicles</a></b></p>
	<p>No hunting or feeding of big game or other wildlife is allowed in the subdivision. Visit <a href="http://hebgenlakeestateshoa.org/information/">hebgenlakeestateshoa.org/information/</a> to learn about bison fencing grants for landscape plant protection. <b>HLE Covenants Section 9, Items A.(5) and A.(7)</b></p>
	<p>No fence, wall or other improvement shall be placed, constructed, repaired, restored, added to, or maintained on any lot until the drawings, specifications, and any other information requested by the Architectural Review Committee(ARC), have been submitted and approved, in writing, by a majority of the ARC. <b>HLE Protective Covenants Section 4, Item F</b></p>
	<p>HLE Owner's Association dues pay for spraying road shoulders and areas designated "open space" on the plat map in HLE subdivision. Montana State law requires landowners to control noxious weeds on their property. Owners are responsible for controlling weeds on their lots. In addition, areas..."disturbed by construction or any human activity shall be returned as quickly as possible to their natural condition and replanted with native plant life, except where...utilized for lawns, garden, or exterior living areas." <b>HLZR Attachments C and E, HLE Covenants Section 5, Item E. (1)and Section 9, Item A.(3)</b></p>
	<p>Open fires may be allowed, if approved by the ARC, and only in areas designated by the ARC. <b>HLE Covenants Section 6, Item A.(1) and Section 9, Item A(6)</b></p>



No trailer, mobile home, tent, shack, garage, or camper shall be used at any time within the subdivision as a residence or a place for habitation or sleeping, temporarily or permanently. **HLE Covenants Section 4, Item H**



All outdoor lighting must be fully shielded and confined to the area needing it and is not directed off the property. Any light sources (shall) not (be) directly visible from beyond the boundary of the site. **HLZR Section 18, items 18.3a-3g , HLE Covenants Section 8, Item D. (1)**



HLE has a Rural Improvement District (RID) tax that funds snow plowing and general road maintenance in the HLE subdivision. It does not cover roads outside of the subdivision. In 2024, the RID tax for lots with dwellings, was approximately \$320 per year. The RID tax and property taxes are often paid with escrow funds by the lot owner's mortgage company. For more information check the "information" tab at the HLE website. **HLE Covenants Section 5. Items B, C**



No business shall be conducted on a residential lot. A "cottage business" may be allowed by special use permit, but shall not cause increased traffic or parking, and advertising signs are not allowed. A "Guest House" may be allowed, by permit, but shall not be rented and shall not have kitchen facilities. A second "single family dwelling", such as an apartment above a garage, requires a permit and shall not be rented. Short term rentals (less than 30 days) are not allowed in HLE unless grandfathered-in prior to 2004 under a Gallatin County "non-conforming use permit" (which must be maintained annually). One "single family dwelling" is allowed on a lot, except those lots specified in Covenants Sect 1, Item 1a, as "duplex" or "condominium". A home can be rented long term. **HLZR Section 3 Item 3.60, 3.68, 3.69 Section 9, Item J, and Sections 18.5a, 18.8 and 18.9a-9h. Section 18, Items 16 a and b HLE Protective Covenants Section 1.A.(3), 9.2 & 9.3 Covenants can be more restrictive than zoning regulations, but shall not be less restrictive.**



No septic or drain fields are allowed in the subdivision and all dwellings must connect to Hebgen Water Sewer District sewage system. No private wells shall be permitted without approval of the ARC. **HLE Covenants Section 4, Items K and L.** Information about hookup fees and applications are located at <https://hegenwsd.org/>. Email: [hwsd@hegenwsd.org](mailto:hwsd@hegenwsd.org). For Critical Water or Sewer Service Issues -Call (406) 640-1664. In 2024 the cost for water and sewer service was approximately \$325 quarterly. All utilities, pipes, and service lines shall be buried. **Covenants Section 2, Item B , LPG tanks may be installed above ground and hidden from view as approved by the ARC, or buried underground if properly coated to protect against galvanic action. Covenants Section 4, Item J**

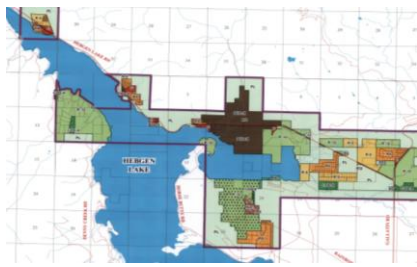
- Electricity:** Fall River Electric Coop 208-652-7431 [www.fallriverelectric.com](http://www.fallriverelectric.com)
- LPG:** Northwestern Energy 888-467-2669 [www.northwestenergy.com](http://www.northwestenergy.com) •**LPG:** Amerigas 406-586-9707 [www.amerigas.com](http://www.amerigas.com)



## Services



There is a fire station in the subdivision and the West Yellowstone School provides bus service for HLE. UPS delivers to the neighborhood, USPS does not. The West Yellowstone Post Office is located approx 10 miles from HLE and a free PO Box is available at that location, with proof of residence. The West Yellowstone transfer site is located approximately 5 miles from the subdivision with self-service recycling and weight-based fees for refuse drop off. Two private companies provide trash pickup for subscribers in the subdivision. Fall River Electric, two natural gas companies, and a handful of phone and internet companies provide service to the subdivision. The community of West Yellowstone provides many additional amenities such as a public library, non-profit child care center, community center, medical clinic, police department, and community bus service to Bozeman and the airport in Belgrade.



**Zoning Classifications**

C - Commercial	R-10 - Residential District 1 per 10 acres
HLE - Hebgen Lake Estates	RD - Resource Development
PL - Public Land	RP - Rainbow Point
PUD-X - Existing Planned Unit Development	RX - Existing Residential District
R-5 - Residential District 1 per 5 acres	COS-X - Existing Residential Certificate of

**The HLE Owner's Association Board does not have authority to grant variances to zoning regulations.** Hebgen Lake Zoning Regulation (HLZR) includes approximately 32 geographic areas surrounding Hebgen Lake; from Kirkwood Marina on the NW side of the lake, to Firehole Ranch and Clark Springs on the SW shore of the lake. The Regulation is divided into 10 zoning regulation districts. Hebgen Lake Estates is governed by "HLE" district. **Chapters 9 and 18** of HLZR describe regulations in effect for our subdivision. **Chapter 3** provides zoning definitions. "...where other definitions are not defined herein, the P&Z Commission may define such terms."



The HOA recommends that residents and owners educate themselves about wildfire preparedness and defensible space in order to protect their homes, surrounding property, and be prepared to respond appropriately to a fire or other emergency. Fire preparedness information can be viewed at <https://www.nfpa.org/education-and-research/wildfire/firewise-usa/firewise-usa-resources>. To report a structure fire or wildfire call 911.



**HOA mail address:** PO Box 638, West Yellowstone, MT 59758  
**HOA email:** [hebgenlakeestateshoa@gmail.com](mailto:hebgenlakeestateshoa@gmail.com)  
**Hebgen Lake Estates website:** [hebgenlakeestates.org](http://hebgenlakeestates.org)