

Hebgen Lake Estates HOA
Construction Approval Requirements
Aug. 27, 2018

The Architectural Review Committee consists of the Board of Directors for Hebgen Lake Estates and per the covenants is responsible to review and approve all residential construction, outbuildings, fences and landscaping within the neighborhood. Please see section 3 and 4 of the covenants for detailed requirements.

Initial Residence approval

Here is a list of items needed for submittal to the Architectural Review Committee for the initial approval of any residential construction. All the items need to be drawn to scale and readable with enough information for approval.

1. Site Plan showing the lot to scale (typically 1" = 20' or larger) with all setbacks, structures (roof plans), drives, walkways, fences, landscaping and other proposed improvements.
 - If you plan to use propane we ask that you provide an underground tank that meets the setback requirements from the residence as outlined by Fall River. If the tank is above ground, then a fence will be required. The actual plan must be called out.
 - If your using ICF (insulated concrete form) a plan for covering the exposed form is required. We do recommend metal wainscoting. Paint or other superficial treatments of exposed ICF is not acceptable.
 - We combine the County Zoning requirements with our Protective Covenants to use the most restrictive of the two regarding setbacks. So, our setback requirements are: Front – 35 feet, Sides – 15 feet, Back 25 feet.

2. All Exterior Elevation plans showing proposed materials and colors to be used. This should include sufficient information to substantiate the square footage which must be called out.

3. Materials and Colors. Provide a small collection of building materials and paint colors including siding and trims, roofing material and color, etc. The Board reserves the right to influence color and material selections for the overall benefit of the subdivision.

4. Submitting to HLE Board. After all the required exhibits are submitted to the HLE Board, we will schedule a meeting of the ARC and their final approval is required before you start your project. It is best to submit the plans in a PDF document in order to expedite approval.

5. The board reserves the right to require a culvert to facilitate proper water flow in the drainage ditches.

6. A check for the submittal of \$300 payable to the HOA

Post Construction Changes

For fences and any outbuildings that are requested, subsequent to the initial residence construction a Site Plan showing the lot to scale (typically 1" = 20' or larger) with the residence, all setbacks, planned structures, fences, landscaping and other proposed improvements that you are seeking approval for.

Process

1. The HLE Board will schedule a meeting of the Architectural Review Committee (ARC) to act on your submittal. This may take a couple of weeks. However, if a PDF of all documents is available then the process can likely be expedited.
2. The ARC will review your exhibits and respond with any issues they find pertinent. You may be asked to add information or consider different options. These could include siting geometry, building materials, colors, setbacks, covenant violations, etc.
3. When the ARC has completed their review and all questions have been resolved, you will receive a formal approval.
4. At this point you are approved to start construction assuming you have applied for and received your Land Use Permit from Gallatin County. When corners have been staked out accurately for proposed structures on your lot, your contractor will be required to get a Land Use Permit from Gallatin County. They will come out and verify your compliance with zoning setbacks before you can start construction.