

# **Country Estates Homeowners Association**

## **Covenant Clarification Guidelines**

**May 1, 2021**

The Country Estates Homeowner's Association Board has been working to make guidelines for the neighborhood clearer and more understandable to all homeowners. These guidelines were developed through extensively researching the CEHA Declaration of Conditions, Covenants and Restrictions, Flathead County Zoning regulations, Montana Supreme Court Case law and legal advice from our association's attorney. We hope these guidelines will create a uniform and harmonious setting in our neighborhood and that everyone will have a clear understanding of the expectations.

The neighborhood has, at times, looked shabby with torn plastic buildings, lots of blue-tarped boats and trailers, broken down vehicles and a 5<sup>th</sup> wheel RV with grass grown up above the tires. The neighborhood has also looked nice as it does now.

Note: At the time the April 2007 Covenant Enforcement Guidelines were written, if there was a covenant violation, Board members were contacting homeowners directly either by phone or in person. Not only was that process inconvenient for both parties, but there were also a lot of hostile reactions from the homeowners being notified. A subsequent Board developed the "friendly reminder" cards with cards tailored to Unit 1 and 2 and each type of violation on a separate card.

We took all the neighborhood covenants and divided them into two groups:

Covenant Enforcement Guidelines

Architectural Control Committee Guidelines

The Covenant Enforcement Guidelines give information about what activities should and should not occur on lots. When an infraction is brought to the attention of the Board, action will be taken according to the covenants and these guidelines.

The Architectural Control Committee (ACC) Guidelines provide information to homeowners when you want to add or make changes to your home, structures, or items on your lot. An ACC form (available on the CEHA website) needs to be filled out and submitted for approval to the Architectural Control Committee prior to beginning your project. Approval is also required for screening projects.

These covenants and guidelines apply only to the Country Estates Units 1 and 2. (Country View Estates and Royal Reserve Condominiums are separate associations.)

Both sets of guidelines strive to clarify most of the situations that the Board has worked to resolve over the years. They answer questions so that you as homeowners have insight into the meaning of the covenants prior to changing, continuing, or conducting new activities on your lots. We hope these guidelines will create a uniform and harmonious setting in our neighborhood and that everyone will have a clear understanding of the expectations.

The guidelines are long, but they address the wide range of situations that have come up over the years. Please review and retain them for future use. When you consider a project, please read them in detail.

Thank you for taking the time to read and follow the covenants and guidelines. We appreciate your efforts. We all want to live in a well-maintained neighborhood and protect our property values. Please consider volunteering for the Board when there is a vacancy or serving on a committee as a non-board member. Contact us if you have questions.

Visit the CEHA website for a current Board member list and contact form:

**[countryestateshoa406.com](http://countryestateshoa406.com).**

Sincerely,

The Country Estates Homeowner's Association Board

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## Country Estates Homeowner's Association

### Covenant Enforcement Guidelines

*\*\*\*Note: In all the following pages, **bolded text** is taken verbatim from the covenants. All the unbolded text preceded by three Asterix (\*\*\*) are clarification and interpretation of the covenants. Underlining is for emphasis.*

The enforcement of the Country Estates Homeowner's Association (CEHA) covenants is described in the covenants in paragraphs 4. and 6 b., the Board may make reasonable rules and regulations.

One of the purposes of the CEHA Board of Directors is to review the neighborhood and keep items and improvements on properties in a manner that conforms to all covenants.

*The covenants for Country Estates Units Number 1 and 2 are the same except in a few individual paragraphs. In those covenants that differ, both versions are displayed, with clarification and interpretation following. The separate Architectural Control Committee Guidelines and this Covenant Enforcement Guidelines both provide consistent direction for our neighborhood.*

The following information is provided by the Board. We hope it will help you to understand our covenants, how you are impacted by them and how the Board is mandated to protect them.

**All persons or corporations who hereafter shall own or acquire any interest in and to any portion of the above described property, shall be held to agree and covenant with all other owners of the lots in said subdivision and with their heirs, successors, and assigns, to conform to and observe the conditions, covenants and restrictions hereinafter set forth as to the use of said property and as to the construction of dwellings and improvements thereon.**

*\*\*\*Note: If a homeowner is notified of a violation by card or letter it is not a matter of the Board telling the homeowner what to do or not to do on their property. It is rather a simple reminder of what the owner agreed to do when buying a property in a neighborhood with restrictive covenants.*

**1. PURPOSE, USE AND ACTIVITIES:**

\*\*\*The intent of this Country Estates covenant 1.e is clear:

**1.e. The parking or storage of campers, camping trailers, pickup campers, trucks over ¾ ton, boats, trailers, or unlicensed vehicles, is prohibited unless it is screened from public view.** (In Country Estates Unit 1)

**1.e. The storage of campers, camping trailers, pickup campers, trucks over ¾ ton, boats, trailers, or unlicensed vehicles, is prohibited unless it is screened from public view.** (In Country Estates Unit 2)

\*\*\*Note: Country Estates Unit 1 covenant 1.e. is the same as Unit 2 except that parking and storage is prohibited.

\*\*\*All screening requires an ACC Request Form and approval by the Architectural Control Committee.

Screened from public view means that none of the violation on the premises is visible from a point up to 6 feet above the surface of the center of any public road. \*\*\*Note: Not visible, (you cannot see it.)

(Flathead County Zoning Ordinance #6, Control of Community Decay.)

These types of “vehicles” should not remain on the lot except as described below:

\*\*\*Note: These “vehicles” may remain on the property a maximum of 3 days to load, unload or for cleaning and maintenance. After 3 days, the “vehicle” is considered “stored” and must be removed from the lot or be screened from public view.

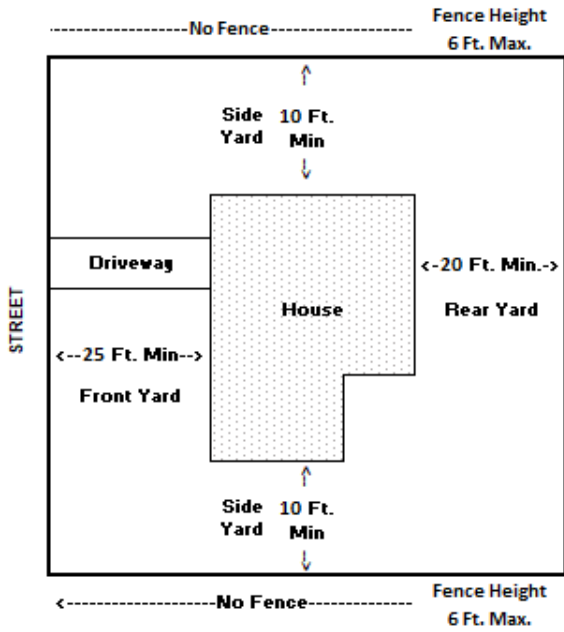
\*\*\*Note: The parking of recreational vehicles in the front yard setbacks whether for storage or use shall be prohibited. (Flathead County Zoning Regulation (FCZR) #6.11.050). The Flathead County Zoning office has confirmed that “use” means “human habitation”. “Vehicles” may remain in the front yard setback for up to 3 days as noted above.

Travel trailers or camping trailers designed to be towed, motorized homes, pickup campers, coaches, and campers may be stored on the side of the house if screened from public view. Fences for screening cannot be built on the side yard of the house.

The storage of Recreational Vehicles and “Vehicles” shall not occur on a homeowner’s lot at any time unless they are not visible from public view. RVs and “Vehicles” unable to be completely screened so they cannot be seen must be stored out of the neighborhood year-round. In any of the descriptions or definitions if there is a conflict between any of the descriptions or definitions, the more restrictive direction applies.

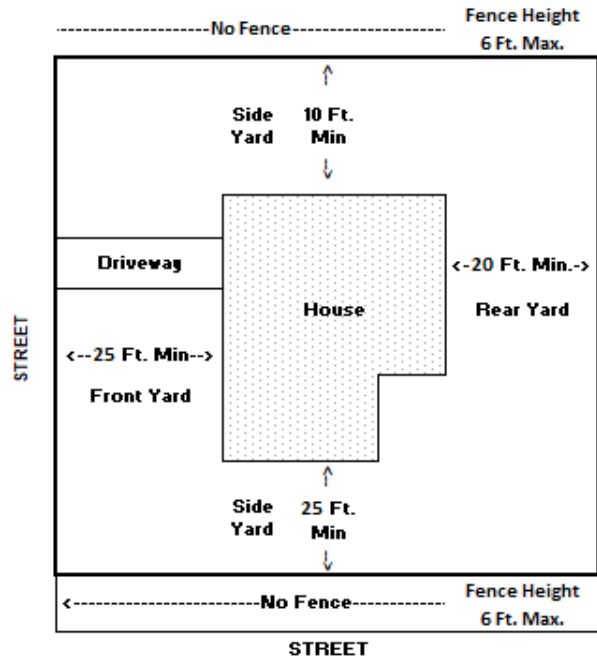
Standard Lot Setbacks

R-2 Zoning District Country Estates



Corner Lot Setbacks

R-2 Zoning District Country Estates



## Definitions

**CEHA** – Country Estate Homeowner’s Association

**FCO** - Flathead County Ordinance

**FCZR** – Flathead County Zoning Regulations

**Camper** – a vehicle designed to be used principally as a temporary dwelling for travel, recreation, or vacation

**Coach** – motorized bus used as a recreational vehicle

**Covenant** – a binding agreement, a contract. (CEHA covenants “run with the land and shall be binding on all parties”)

**Fence** – a masonry wall or barrier composed of parts connected by boards, rails, panels, or wire for the purpose of enclosing space or separate parcels of land (**FCZR 8.07.055**)

**Parking** – a maximum time of 3 days

**Pickup Camper** – a vehicle designed and constructed for human habitation which can be operated independently of utility connections and designed to be used principally as a temporary dwelling for travel, recreation, or vacation... It shall be considered a “Vehicle” and must not be visible beyond the 3-day parking.

**Pickup Canopy or Topper** – a housing or canopy covering the bed of a pickup truck... Unmounted toppers or other automotive or truck parts or accessories that are not attached to a vehicle must be stored out of public view (not visible).

**Public View** – any area visible from a point up to 6 feet above the surface of the center of any public roadway (**FCO #6**)

**Recreational Vehicle (RV)** – a travel trailer or camping trailer designed to be towed, or a motorized home, pickup camper, or coach, designed and constructed for human habitation which can be operated independently of utility connections and designed to be used principally as a temporary dwelling for travel, recreation, or vacation.

**Screened from Public View** – Not visible

\*\*\*Note: An approved, solid, opaque fence not more than 6 feet high that is not located forward of the rear of the house may be used to conceal an RV or “Vehicle” so that it is not visible. No fences to be used for screening or any purpose are allowed forward of the rear of the house.

\*\*\*Note: Temporary structures, tarps, RV covers, etc., are not authorized for screening, parking or storage purposes for RVs or “vehicles”.

**Setback** – the horizontal distance required between the property line and the building line (**FCZR 8.18.045**) The front yard setback includes the driveway.

**Shielding** - fencing or other manmade barriers to conceal a facility from public view... It also refers to natural barriers. (**FCO # 6**) It shall be of sufficient height that none of the violation on the premises is visible to public view. (**FCO # 6**)

**Storage** – Storage is the time-period beyond 3 days as noted above in the “Parking” definition.

**¾ Ton Truck** – ¾ ton trucks include Ford F-250, Dodge 2500, General Motors 2500... Any of these licensed trucks and those of other manufacturers and similar sizes are allowed with no screening requirement. Ford F-350, Dodge 3500, General Motors 3500 series and those of other manufacturers and similar size 1-ton trucks are not allowed unless they are not visible.

\*\*\*Note – If there is any conflict in the preceding definitions, the more restrictive item applies. If Flathead County Zoning Restrictions or Ordinances change from those outlined above, the more restrictive item of the above definitions or the new change applies.

### **Recreational Vehicles, “Vehicles”, and other Covenant Enforcement Policy**

1. These policies and procedures apply to the enforcement of all CEHA covenants including “Vehicles” as listed below, trash cans, noxious activity, etc.
2. Campers, camping trailers, pickup campers, boats, trailers, and trucks over  $\frac{3}{4}$  ton (“Vehicles”) can be parked on a lot for 3 days maximum for loading/unloading, cleaning and maintenance. Unlicensed vehicles are not permitted at any time unless screened from public view as, by definition, they cannot be driven away.
3. When a “Vehicle” has not been moved from the lot or concealed by approved screening after 3 days, it will be considered a covenant violation and the Board will send a yellow reminder card to the homeowner. The card may contain a note or request for the homeowner to contact a Board member to state their intentions regarding the violation.
4. If the violation is not corrected by removal, screening, or other remediation (for example removing weeds) within 5 days, the Board will send a second reminder card.
5. If the violation is not corrected after a total of 10 days, the Board will send a letter to the homeowner. The letter will advise the homeowner of the Board’s intent to contact the CEHA attorney to initiate legal action to enforce the covenant if the violation is not corrected within 7 days. The letter will include a statement that **“if an action is successfully brought against the homeowner for violation of these covenants, that a reasonable attorney’s fee shall be assessed against the homeowner in addition to other damages”**. If the homeowner complies with the covenant after the letter from the Board, no further action is required.
6. If the violation is not corrected by the 7<sup>th</sup> day as prescribed in the CEHA letter, the Board will request that the CEHA attorney initiate legal action required to enforce the covenant. Copies of Memos for Record, letter(s) and all other documentation regarding the situation will be forwarded to the CEHA attorney.
7. The CEHA attorney will send a letter to the homeowner requiring compliance within 10 days or legal action will occur.
8. If the homeowner complies with the covenants, the issue is resolved.
9. If the homeowner does not comply then the Board may initiate court action in accordance with the covenants.
10. A homeowner who initially complied with the covenants after a letter from the Board but who has a repeat violation of the same covenant in the future will not receive the reminder card(s). In this case, when a repeat violation is in place for up to 3 days, the homeowner will receive a letter from the Board advising the homeowner of intent to contact the CEHA attorney to initiate legal action to enforce the covenant. The homeowner may be given up to 7 days to correct the violation.
11. If the homeowner has already received a letter from the CEHA attorney for a covenant violation, any recurrence of the same violation for up to 5 days will result in the Board contacting the CEHA attorney. (The homeowner will not receive reminder cards or a letter from the Board.)

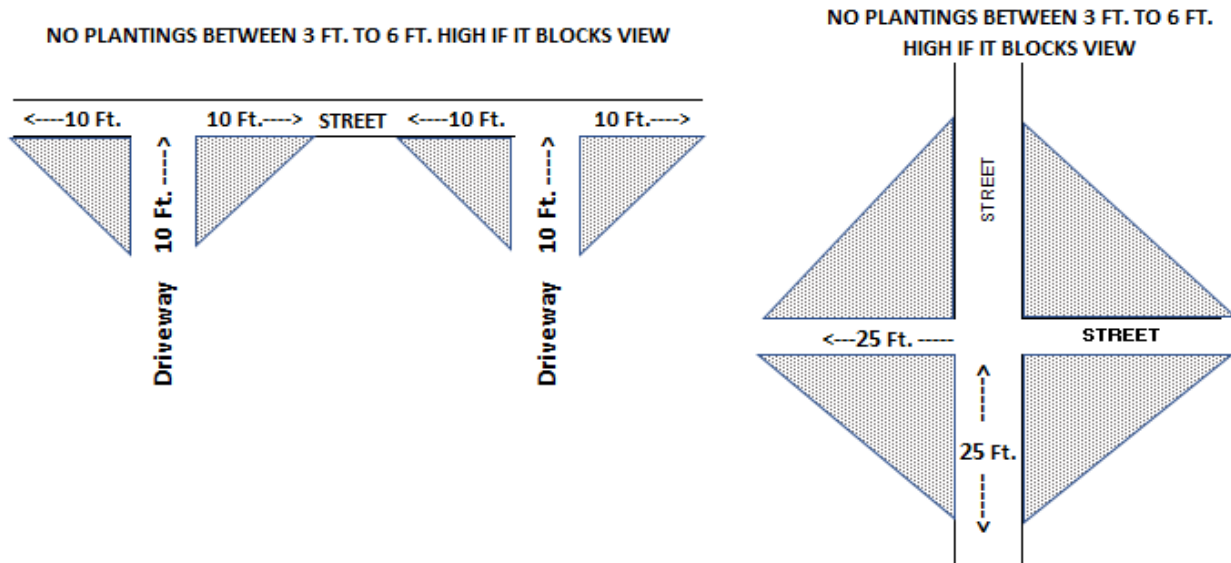


1.f. No signs, advertising billboards or advertising structures of any kind shall be erected, used, or maintained on this property except for the purpose of advertising for sale or rent the property upon which it is erected.

\*\*\*Note: Political candidate/political issue signs during political campaigns must conform with pertinent Flathead County regulations.

1.i. No profession, business or manufacture trade or commercial activity may be conducted on the premises.

1.l. For elimination of traffic hazards and to promote traffic safety, no hedge or shrub planting which obstructs sight lines at elevations between three (3) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in case of a round property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight items.



1.p. All lots shall be mowed as necessary to reduce fire hazard and to present a satisfactory appearance. The Homeowners Association, after 10 days notice to a property owner, may have a lot mowed not more than twice a year. Costs of such mowing shall be billed to the owner and shall become a lien against the property until paid.

\*\*\*Note: Lawns shall be mowed as necessary to be in harmony with the neighborhood. Trees, shrubs, and plantings shall be maintained to present a well-groomed appearance. Weeds shall not be allowed to go to seed in lawns, gardens or on the lot. Invasive or damaging insects shall be controlled in a responsible way as to not impact neighboring yards or vegetable gardens with harmful over drift of chemical sprays.

**2. ANIMALS, BIRDS AND PETS:**

**2.a. No poultry, birds, hogs, or other livestock shall be kept or raised. Cats, dogs, or other small household pets not to exceed two in total number, may be kept.**

**2.b. All pets are to be leashed or fenced or otherwise confined to their owner's property.**

\*\*\*Note: Excessive dog barking or vicious behavior should be reported to Flathead County Animal Control, 406-758-5610.

**3. REMOVAL OF WASTE, PROPERTY APPEARANCE AND UPKEEP:**

**3.a. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.**

\*\*\*Such activities include but are not limited to noise while performing vehicle repairs at any time, using power equipment during early morning or late evening hours to disturb neighbors, performing any odorous activities, etc.

**3.b. All structures upon the property shall be kept in good repair and appearance.**

\*\*\*Paint shall be maintained to prevent peeling on all structures, fences, decks, and other items. Structures, fences, decks, and other items shall be kept so they are not leaning and present a well-kept appearance.

**3.c. No part of this property shall be used or maintained as a dumping ground or storage ground for rubbish, trash, garbage, old automobiles, or other wastes. All waste shall be removed as often as necessary. Equipment for the storage of such waste shall be kept in a clean sanitary condition. Garbage cans shall be concealed from public view except for pickup and must be removed from the street by 6:00 p.m. on the day of pickup. Wood for fuel or fireplace use shall be stacked in a neat manner in an area to the rear of any structures located on the premises. No logs to be utilized for wood-burning purposes shall be allowed. Undeveloped lots shall be mowed at least once per year.**

\*\*\*Garbage cans may be put out the night before pickup and shall be put away by 6:00 p.m. on pickup days. Garbage cans shall be placed at the end of the driveway, not in the street.

#### **4. HOMEOWNERS ASSOCIATION**

**The Grantee covenants and agrees that he, she, or they will become and remain a member of COUNTRY ESTATES HOMEOWNER'S ASSOCIATION so long as the Grantee retains any interest in the property conveyed, and by accepting the conveyance the Grantee binds himself, herself or themselves to abide by the by-laws and reasonable rules and regulations of the Association which may be adopted by the Board of Directors from time to time, and the Grantee agrees to pay the Association such annual dues and assessments to be paid at such time as the Directors shall determine. (This applies to Unit No. 1)**

**All lot owners covenant and agree that or they will become and remain a member of COUNTRY ESTATES HOMEOWNER'S ASSOCIATION so long as they retain any interest in the property in Country Estates Unit No. 2 and will abide by the by-laws and reasonable rules and regulations of the Association which may be adopted by the Board of Directors from time to time, and further that they will pay the Association such annual dues and assessments as its Board of Directors shall determine. The owner or owners of each lot in Country Estates Unit No. 2 shall be entitled to a single vote in said Association. (This applies to Unit No 2)**

**\*\*\*Note: Country Estates Unit No. 1 covenant 6.d. is the same as Unit Number 2 except that 90% in Unit 1 and 75% in Unit 2 is needed to alter or add to the covenants.**

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## **Country Estates Homeowner's Association Architectural Control Committee Guidelines**

\*\*\*Note: In all the following pages, bolded text is taken verbatim from the covenants. All the unbolded text preceded by three \*\*\*, are clarification of the covenants. Underlining is for emphasis.

The Architectural Control Committee (ACC), a subcommittee of the Country Estates Homeowners Association (CEHA), is established and described in the covenants in paragraph 1.m.

The purpose of the ACC is to review, and approve or disapprove, all requests for externally visible building construction, alterations, or improvements on properties, and to provide a uniform and harmonious plan for the development, maintenance, landscaping, and upkeep of all CEHA properties.

The ACC is empowered by the CEHA Board of Directors to ensure compliance with the Country Estates Declaration of Conditions, Covenants and Restrictions, Unit 1, October 18, 1979 and Unit 2, March 22, 1983 and as amended.

**All persons or corporations who hereafter shall own or acquire any interest in and to any portion of the above described property, shall be held to agree and covenant with all other owners of the lots in said subdivision and with their heirs, successors and assigns, to conform to and observe the conditions, covenants and restrictions hereinafter set forth as to the use of said property and as to the construction of dwellings and improvements thereon.**

The following conditions, covenants and restrictions are designed to provide a uniform plan for the development of the whole of said subdivision:

\*\*\*The covenants apply to the initial improvements and subsequent changes or improvements on lots.

**1. PURPOSE, USE AND ACTIVITIES:**

**1.a. No lot shall be used for any purpose other than residential; and no buildings shall be erected, altered, placed or permitted thereon except for one single-family residence and its related outbuildings as approved by the Architectural Control Committee.**

**1.b. No lot shall be further subdivided.**

**1.c. No temporary building, house trailer, mobile home, basement or partially finished building or structure shall be erected or placed upon this property during construction. All construction shall be complete within ONE YEAR from the date construction begins. All homes must be of a new construction, and each one and two story structure shall contain not less than 1200 square "living space" feet on the main floor; all bi-level and tri-level structures shall contain not less than 600 square "living space" feet on each floor, exclusive of attached garages, basements and open porches. (In Country Estates Unit No. 1)**

**1.c. No temporary building, house trailer, mobile home, basement or partially finished building or structure shall be erected or placed upon this property during construction. All construction shall be complete within ONE YEAR from the date construction begins. All homes must be of a new construction, and each one and two story structure shall contain not less than 1,500 square feet "living space" on the main floor; all split-level and tri-level structures shall contain not less than**

**2,000 square feet “living space” above grade, exclusive of attached garages, basements and open porches. (In Country Estates Unit No. 2)**

**1.d. All lots shall be landscaped to the paved street.**

\*\*\*Retaining walls or landscaping structures require an Architectural Control Committee (ACC) Request Form and approval by the ACC.

**1.g. A minimum two-car garage shall be provided for each lot.**

**1.h. All driveways shall be paved with asphaltic or concrete surfacing from street pavement to garage.**

**1.j. No building on any lot shall be located closer than twenty-five (25) feet to the street line, nor closer than ten (10) feet to either side of the lot line.**

\*\*\*For the house and attached garage, attached deck, etc. it must be set back from the lot property lines:

- Minimum of 25 feet back from the street
- Minimum of 25 feet back from the street side on a corner lot
- Minimum of 10 feet back from either side lot property line
- Minimum of 20 feet back from the rear lot property line. (Flathead County Zoning Ordinance) (FCZO)

\*\*\*For any other permanent building or structure, i.e., shed, etc. it must be set back from the lot property lines:

- Minimum of 25 feet back from the street
- Minimum of 25 feet back from the street side on a corner lot
- Minimum of 10 feet back from either side lot property line
- Minimum of 5 feet back from the rear lot property line (FCZO)

**1.k. Fuel tanks shall be installed underground or within the building structure, screened from view.**

\*\*\*So the tanks cannot be seen – oil, propane, etc.

**1.m. All owners intending to construct a dwelling or build any type of structure whatever upon any lot shall first submit their plans and specifications, in writing to the Architectural Control Committee. Plans must include proposed exterior colors.**

**No dwelling, house or other structure, or fence, shall be ERECTED, PLACED, OR ALTERED on any lot until the construction plans and specifications, along with the proposed site therefor have been approved, in writing, by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures, and location of the structure with respect to topography and finish grade elevation. Approval or disapproval by the Architectural Control Committee must be in writing. In the event the Committee fails to act within 30 days after the proposed plans and specifications of any structure have been submitted in writing, or in any event, if no suit to enjoin the construction has been commenced prior to the completion of an entire dwelling, no specific approval shall be required for such structure, and the pertinent provisions of this Declaration shall be deemed to have been fully complied with.**

\*\*\*Proposed projects shall be reviewed and approved or denied within 30 days of receipt of the proposal. Submissions may be returned for more information from the proponent, and the thirty (30) days begins after receipt of the requested information.

(Covenant 1.m. Continued)

\*\*\*Any project that is externally visible on any structure, including but not limited to a house, garage, shed, deck, fence, or playhouse, shall be submitted for review and approval. This includes but is not limited to proposals for painting buildings, reroofing, installing gutters, residing buildings, replacing windows. This includes new structures or repairs to existing structures. The homeowner is responsible to ensure compliance with all other federal, state, county, and local codes, permits, zoning, and other requirements.

\*\*\*No detached garages are allowed. A typical 2-car garage is 16 feet wide by 24 feet long, or 384 square feet. A shed or outbuilding to store a lawnmower, snow blower, garden tools, etc. should not exceed 216 square feet.

\*\*\*For all structures and outbuildings, siding shall be used on exterior walls. Siding can be made of wood, vinyl, aluminum, steel, or other new siding materials now commercially available. All siding selections must be approved by the ACC. Concrete typically is not in harmony with the neighborhood, but any proposed concrete should have a textured finish. Concrete block without textured surfacing is not allowed. All buildings and structures on each lot should match or compliment the materials and colors, building lines, trim, roof, style of the house and be in context with the harmony of the neighborhood.

\*\*\*The homeowner must consider current and replacement septic and drain field location (see 3.d.), underground utilities such as natural gas, electricity, TV cable, water, lawn sprinklers, as well as distances to property lines in relation to a proposed project. For any ground disturbance call UDIG at (406) 755-8344 or 811 at least 48 hours in advance for free location of utilities. Failure to do this could result in homeowner having to pay for damage to underground facilities.

\*\*\*Projects shall be planned to be completed in the time frame agreed to as noted on the ACC Request Form, one (1) year at the longest. Homeowners should be realistic in considering weather or other possible delays in planning the project and setting their time frame.

\*\*\*If a property is sold before an initiated project is completed, the seller must disclose to the buyer the agreed upon conditions for the project, including a completion date. The buyer is responsible for completing the project.

\*\*\*The ACC shall contact the applicant monthly for a progress report on uncompleted projects. Failure to do so shall not be considered a waiver of these rules or covenants.

**The Architectural Control Committee shall be a committee of the Country Estates Homeowners Association, and its members shall be determined by said Association.**

\*\*\*The ACC shall be appointed by the CEHA Board and shall consist of a minimum of three (3) homeowners, at least one (1) being a CEHA Board member. The ACC shall review and approve or disapprove submitted plans within thirty (30) days of receipt. Approved projects and project status shall be reported at the scheduled CEHA Board meetings. Unusual requests will be presented to the full Board with recommendations within thirty (30) days. The full Board will approve or disapprove unusual requests. An ACC member may not approve a project on his/her own lot.

\*\*\*Projects not started within one (1) year will be cancelled.

**1.n. No fence shall be over six (6) feet in height. There shall be no fence forward of the rear of the house. The fence design shall be approved by the Architectural Control Committee.**

\*\*\*A fence is a barrier composed of parts connected by boards, rails, panels, or chain link for the purpose of enclosing space or separating parcels of land. Materials and colors for fences should be in harmony with the house and the neighborhood.

\*\*\*Before planning for a fence, we encourage applicants to discuss plans with their immediate neighbors.

**1.o. All utilities shall be underground. There shall be no exterior antennas.**

\*\*\*The Telecommunications Act of 1996 minimizes restrictions on mini satellite dishes. Dishes shall be placed where they are not visible from the street and below the highest level of the roof line when possible. Dishes may be painted so as to blend into the background against which it is mounted.

\*\*\*It is recommended that dish site locations include protection from strong winds, low mounting for easier maintenance access and snow removal.

**3. REMOVAL OF WASTE, PROPERTY APPEARANCE AND UPKEEP:**

**3.d. All permanent installations of sewer disposal systems shall be located and constructed in accordance with State Health Department approval.**

\*\*\*Any proposed property improvements or building projects should factor in the location of existing and replacement septic tanks and drain fields.

Contact:

Flathead City-County Health Department  
Environmental Health Services  
1035 First Avenue West  
Kalispell, MT 59901  
(406) 751- 8130

The Flathead City-County Health Department has original septic tank and drain field location permit and map on file for each home in the county.

**5. WATER UTILITY SYSTEM**

**No private water system shall be allowed.**