



DATE: June 27, 2007  
TO: Northstar Residential Property Owners  
FROM: Northstar Residential Design Review Committee  
RE: Revisions to 4.10 Fencing rules

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#### Fencing

In order to enhance privacy, provide adequate containment of pets, and ensure overall consistency within the residential areas of the Northstar Subdivision, please note that the following additions and revisions (denoted in *italics*) have been made to the Architectural Guidelines for Northstar Single Family Residential Property regarding Section 4.10 Fencing:

Fencing is permitted along the side and rear perimeter of the lots. Fencing is prohibited in the front yard or beyond the front plane of the dwelling. The height of fencing shall be a maximum of *six (6) feet, with the following exceptions (see attached detail maps):*

*Block 3, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 35, 36;*

*Block 4, Lots 1, 2, 3, 4, 5, 34, 35, 36, 37, 38;*

*Block 5, Lots 15, 16, 17, 18, 19, 20, 21, 22, 23;*

*each of which must be five (5) feet in height and constructed of wood and wood post only.*

Fencing on all other residential lots shall be composed of wood with wood posts or chain link. Vinyl fencing may be approved at the discretion of the ARC. Wire fencing is prohibited.

Review and approval of fencing design and materials is required prior to construction of any fence. Submittals shall be accompanied by a \$25 review fee, and may be submitted to Northstar Residential Fencing Design Review at PO BOX 10098 BOZEMAN, MT 59719.