

Antelope Trace Neighborhood at Mountain View Meadows

1. Fences must comply with all City of Helena codes ordinances and setback requirements. Fences must be of an approved design, and may not be constructed without notification to and approval from the Design Review Committee.
2. Back yards only may be fenced. Fences must start at least four feet back from the front of a residence, provided however, that the fence should not be constructed within five feet of the utility meters servicing the home, if possible. If utility meters are within the fenced area, a gate must be provided on the same side of the house, so that the meters can be accessed by utility company personnel. Fences may generally be constructed up to Residential Lot lines to prevent the need for double-fencing.
3. Fence support rails and posts for any new fence constructed must be positioned so that the rails and supports face the inside of the fenced yard – that is, the finished pickets or “flat” side of the new fence must face the entire outside perimeter of the yard. Residents who want a flat side of the fence facing the inside of their yard may also place finished pickets on the inside of their fence.
4. All fences constructed in Antelope Trace at Mountain View Meadows must be constructed of rough-sawn cedar, must be constructed pursuant to specific design standards, and must use either Behr Semi-Transparent Wood Stain in Tugboat or Natural Cedar or Sherwin Williams Naturaltone Semi-Transparent “Meadows Tugboat” or “Meadows Natural Cedar” stain. Fences must be stained within 60 days of installation, or if installed after Oct. 15, by May 15 of the following year.
5. The homeowner may submit to the Design Review Committee a drawing showing the perimeter of their home, the lot layout and dimensions, distances from the front of the home to the front sidewalk and the proposed fence location (including any gates). If submitted, the drawing must also show the location and dimensions of their neighboring homes on the same street, so that the alignment of neighboring fences can be considered. The drawing should include the location to any electrical meters, gas meters, air conditioning condensers, windows, and doorways within 10 feet of the fence.
6. In lieu of a drawing, the homeowner may meet with the Design Review Committee, or its representative, on site to review the proposed fence location to determine an agreed location for the fence. The location must consider the factors set forth in paragraph 5.
7. Fences on corner lots must not impair site lines on adjacent roadways and must comply with City of Helena codes, ordinances and setback requirements. Homeowners building a new fence are advised to check with the City of Helena to make sure that they are in accordance with the most recent City “Sight Distance Triangle Ordinance”.
8. Wood fences must be re-stained at least every four years, or more often if the finish shows signs of premature fading.
9. The Design Review Committee may make specific exceptions to this policy, or any part thereof, in their sole discretion, on a case by case basis.