

# FAQs

## **WHAT DO I NEED TO KNOW ABOUT LIVINGSTON?**

We suggest starting with [Wikipedia](#), and checking out our NEWS page on this website. Google is also a wonderful tool. But, the short version is that Livingston is a marvelous intersection of a friendly, small town, with outstanding, ready access to all Montana has to offer, AND with NorthTown homesites quite affordable to most prospective homeowners. We call it Livable. Affordable. Authentic.

## **WHAT IS THE NORTHTOWN AND WHERE IS IT?**

NorthTown is a new community of single family homesites just north of the 9th St. terminus, intersecting with Scenic Drive. NorthTown is a 132 acre parcel annexed into the city and currently zoned R-2 for duplexes and single family homes. We are also proposing to use 5.6 acres of land (4% of the total) for rental apartments in 4-plex buildings. The remaining land will be phased in over many years for duplex and single family living.

## **WHAT MAKES NORTHTOWN SO SPECIAL?**

NorthTown is the largest single family home development in Livingston's history. And it has been accomplished by conserving space and making certain that every homesite is adjacent to open space and accessible to our forthcoming trail system. All city services are included with each homesite. With great views in every direction, a short walk or bike ride downtown, epic adventure and everyday convenience a short walk or drive away, the lifestyle is truly: livable...affordable...authentic.

## **WHAT ABOUT A HOMEOWNER ASSOCIATION?**

In our view, a homeowner association is a MUST. In order to preserve and enhance the neighborhood, lifestyle and property values of the owners, certain rules and regulations must be adopted. HOA dues for maintenance of the property will be introduced at some point in the development, though that date has not been set. Please see the recorded copy of our HOA docs elsewhere on this website.

## **DOES NORTHTOWN HAVE HOME DESIGN GUIDELINES?**

Yes, and you can view them on this website. Much in the same vein as a Homeowner Association, well-structured and thoughtful design guidelines will preserve and enhance property values, as well as prevent any unusual or disruptive design elements or structures. All home designs must undergo final review by our Design Review Committee, which consists of the developers of NorthTown. All home construction plans MUST be submitted to the Design Review Committee for review and approval.

## **WHO ENFORCES THE HOA REGULATIONS AND DESIGN GUIDELINES?**

Currently, both are enforced by the developers of NorthTown, who are the board members of the HOA and members of the Design Review Committee. Over time, when homes are constructed and occupied, owners at NorthTown will be added as board members of the HOA and committee members for Design Guideline purposes. All homes must meet City of Livingston building regulations. Please consult with your builder regarding specifics.

## **WHAT DO I NEED TO KNOW ABOUT PURCHASING A NORTHTOWN HOMESITE?**

Homesites with final plat approval are those sites which have passed city inspection, which means that all city-required infrastructure is in place and approved...including roads, sidewalks, curbs, water, sewer and other amenities. Homes with preliminary plat approval from the city require a \$5000, non-refundable deposit for lot reservation, with final payment made at final plat approval with the city. Homesites may be purchased by contacting us directly on this site, or by working as a “buyer” with your realtor.

## **I HAVE MORE QUESTIONS. WHO DO I CONTACT?**

Please feel free to contact the developers (see our Contact page). You can also contact the **City of Livingston Planning Department** for specifics on the development requirements. Other reliable contacts include the **Livingston Chamber of Commerce** and the **City of Livingston** website at [livingstonmontana.org](http://livingstonmontana.org).