

Silver Bow Owners Association

PO Box 160323
Big Sky, MT 59716
Phone (406) 995-4124

Rules and Regulations

November 2019

The following Rules and Regulations of the Silver Bow Condominium Owners Association (the "Association") have been established as a framework for peaceful enjoyment, maintenance of value and security for each owner's condominium unit and the common areas of the complex. Each owner, guest or other permitted occupant (i.e., Renter), shall follow and abide by these Rules and Regulations. Renter is defined as a person who resides in a unit who is not an owner. For the purposes of these Rules and Regulations, renter shall also mean short term renters.

Pursuant to the Declaration and Bylaws (the "Governing Documents") of the Association, the Board of Directors of the Association (the "Board") has the authority to amend and/or take other actions regarding these Rules and Regulations as the Board deems necessary, in its sole discretion. To the greatest extent possible, the Board shall vest responsibility for interaction and enforcement of these Rules and Regulations with Hammond Property Management, Inc. (the "Property Manager"). For questions regarding these Rules and Regulations, please contact Hammond Property Management at 406-995-7220 or by email at info@hpmmontana.com.

Enforcement/Fines:

For each violation of these Rules and Regulations, the applicable owner shall be notified and fined as follows:

<u>STATUS</u>	<u>FINE</u>
• Violation Cured within 48 hours of Notice	\$0
• After 48 Hours and Second Notice	\$100
• After Third Notice	\$250
• After Fourth Notice	\$500

A lien may be placed on any unit owner's property if fines are not paid within 30 days.

Exterior Care:

Common Elements include both General Common Elements and Limited Common Elements and are defined by the Governing Documents to include, but are not limited to, balconies, decks, patios, lawn/landscaped areas, parking lots/areas, pool and hot tub facilities, entryways, stairways and sidewalks. The following are the rules pertaining to these areas.

- Wood cutting and splitting are not allowed.
- All garbage and trash must be placed entirely in the dumpsters provided at designated sites. Dumpster animal proof lids must be closed and latched properly.

- Break down boxes and bag all garbage before disposal. Appliances, furniture, construction materials, etc., may not be disposed of in the dumpsters. Recycling of cardboard, paper, plastic, steel and aluminum cans is strongly encouraged.
- If the dumpster closest to your unit is full, please use a different dumpster. Do not place garbage, appliances, furniture, construction materials, etc. outside of a dumpster.
- Owners, guests and renters are not allowed to bring trash from outside Silver Bow to be placed in a Silver Bow dumpster.
- No construction materials are to be placed or stored in the Common Elements without prior approval.
- Decks, balconies, porches, stairways and entryways are to be kept neat and orderly. Storage of personal items including, but not limited to, clothing, towels, coolers, boxes, boats, canoes, kayaks, skis and snowboards is not allowed.
- Only the flag of the United States of America may be flown or displayed.
- Outdoor hot tubs are not allowed.
- No personal item(s) shall be stored on the General Common Elements.

Parking:

- There are no designated parking spots.
- Parking shall not obstruct roadways, walkways, or dumpsters.
- Towing will be at the expense of the vehicle owner.
- Vehicle maintenance and vehicle washing are not allowed.
- The operation of snowmobiles, ATV's or other motorized vehicles not licensed for public roads is prohibited.
- All vehicles must be moved every 48 hours or be considered abandoned and subject to the vehicle being towed.
- Vehicles must be moved upon the request of the Property Manager for purposes including, but not limited to, snow plowing and building/grounds maintenance.
- No boat, trailer, camper, golf cart, commercial vehicle, mobile home, snowmobile, or dilapidated, unlicensed, or inoperable vehicle shall be parked or stored in any parking area without prior approval. Auto/truck size limitations may be subject to rules and regulations adopted by the Board.

Animals:

- Owners and renters may have pets.
- Owners and renters are responsible for the pets of guests who visit their unit.
- Pets are not allowed in the pool building.
- Pet owners are responsible for the immediate clean up and disposal of their pet waste.
- Pets may not be left tethered and unattended outside their owner's unit.
- Pets shall not be allowed to roam freely or be unattended outdoors.
- No pet foods or foodstuffs of any kind shall be left outside of any unit.
- No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
- Pet owners shall indemnify and hold harmless the Association against loss or liability of any kind arising from their pet(s).
- Pets shall not be kept, bred or used for any commercial purpose.

Pool Area:

- Pool building rules are posted in the pool building.
- All pool building facilities are to be used only by owners, their families and accompanied guests.
- Renters who have a signed rental agreement and their accompanied guests may also use the pool building facilities.
- There is no admittance to the pool areas after 10 pm.
- Owners who have delinquent accounts may have their privilege to use the pool building facilities suspended.

Quiet Hours:

- Quiet hours are from 10 pm to 8 am daily

General:

- Use of each Unit and the Common Elements shall be for residential purposes only.
- **NO** commercial use whatsoever shall be allowed.

All owners, renters and rental management companies must return a signed acknowledgement of these rules and regulations to the Silver Bow Condominium Manager (Hammond Property Management).

Silver Bow Condominium (the “Association”) Agreement and Acknowledgement of Rules and Regulations

By my signature below, I hereby acknowledge that I have received, read, understand, and agree to abide by the Rules and Regulations of the Association:

_____ Occupant Name	_____ Unit #	Date: _____
_____ Occupant Name	_____ Unit #	Date: _____
_____ Occupant Name	_____ Unit #	Date: _____
_____ Occupant Name	_____ Unit #	Date: _____

Silver Bow Condominium (the “Association”) Agreement and Acknowledgement of Rules and Regulations

By my signature below, as a duly authorized officer of a rental management company operating in Big Sky, Montana, I hereby acknowledge that I have received, read and understand the Rules and Regulations of the Association and I agree to provide such Rules and Regulations, and emphasize adherence thereto, to any party that contracts to rent a condominium unit at the SILVER BOW CONDOMINIUM complex.

Signature

Date: _____

Title

Management Company