



Firelight Meadows Improvement Rules

Common Elements Rule 2012.3

When thinking about making improvements at your condo, remember to think about whether it will impact the common elements in any way. That includes the Attic, Crawl space or anything on or vented through the exterior of the unit. If it will you need permission from the HOA. Please email firelightmeadows@hotmail.com to request approval from the Board of Directors.

Once you have decided to hire a contractor please know that they are considered your guest on the property and **you are responsible for making sure they follow the rules at Firelight Meadows**. In addition the Homeowner is responsible for any damage done to the common elements as a result of the contractors work. The HOA will hire a contractor to complete the repairs and bill the Homeowner for the cost. Below are contractor specific rules that need to be followed in addition to the rules for the campus.

General Contractor Rules:

- Contractors need to be licensed and insured.
- Contractors are not allowed to have pets on property
- Hours of work should take place between 8:00 am and 8:00 pm
- Contractors may park a work trailer in the driveway of the unit they are working on as long as it fits completely in the drive without hindering access for others.
- Dump trailers may be used during a project with approval from Hammond Property Management and must meet the following stipulations.
 - The dumpster must fit in the driveway of the unit being worked on.
 - The dumpster must have a cage lid and lock in place.
 - No household trash may be thrown in the dumpster (to avoid bear attractants)
 - The duration must be approved by HPM
- The use of porta-potties must be approved through Hammond Property Management

Preapproved Repairs for Common Elements

Radon

Firelight Meadows has approved a common method of installation for Radon Mitigation systems. This installation maintains and preserves the common elements while allowing owners to install a system in common elements.

The Radon mitigation system must be installed by a licensed and insured Radon Mitigation company. The approved installation process is to install the mitigation unit in the laundry room. The vent pipe must run through the laundry vent up to the attic. From the attic the PVC vent pipe will be installed through the roof with proper flashing.

Fireplace Upgrades

When upgrading or replacing your fireplace, the original piping and chimney cap must remain in place. For inserts or stoves that require a smaller pipe the installer must run the new pipe up the existing pipe which allows the chimney cap to stay the same.



Air Conditioners

Window air conditioner units are not allowed to be mounted on the exterior of the units. The alternative air conditioners that sit in the unit and have a vent that sits at the window have been approved. Please contact Hammond Property Management at 406-995-7220 before installing a unit to confirm that it is the type that is approved.

Satellite (copied from satellite rule previously voted in)

Installation of satellite dishes or antennas on the general common areas at Firelight Meadows (FLM) is strictly prohibited except as provided in these Rules and Regulations of Firelight Meadows Unit Owners Association.

The Board has approved Bling Wireless (Bling) of Bozeman, MT as an authorized satellite dish installer at FLM because Bling has agreed to limit installation of satellite dishes to select Board approved central locations on each building. The central location maximizes signal reception and maintains the discrete presence of the dish(s) on the FLM campus. Therefore, except as specifically set forth below and subject to the Board's right to change installers in the future, all satellite dish installations on the general common elements shall be performed by Bling. Unit Owners desiring to install a satellite dish on the common elements shall contact Bling directly at (406) 587-5257 to request installation and hook-up. Any fees charged by Bling for satellite dish installation shall be the sole responsibility and expense of the Unit Owner.

If a unit owner desires to have a satellite dish installed by someone other than Bling, the owner must first submit a written request to the HOA Board of Directors for a pre-installation variance. The purpose of the Board's review shall be to assure that proper installation procedures are followed and the integrity of the central dish location and general common elements are maintained. The requirement to obtain a pre-installation variance includes subscriptions made directly through DirecTV (who does not reimburse their retailers, such as Bling, to install sales that occur solely between a consumer and DirecTV). Any and all other exceptions to these Rules shall likewise be submitted in writing to the HOA Board for review and approval prior to installation.

Failure to Comply: (Partially taken from Satellite rules)

The HOA Board shall have the right to immediately remove any satellite dish or other items installed on the general common elements in violation of these Rules and repair any resulting damages to the common elements at the offending unit owner's expense. The cost of the removal and all repairs shall be paid by the unit owner within thirty (30) days after receipt of invoice. Delinquent payments shall be subject to an interest at a rate of 25% of the payment due. Alternatively, the Board may request the Unit Owner remove the dish or items by a specified date, the cost of which shall be paid directly by the offending unit owner, along with any repair costs to the common elements resulting from the installation. If the dish or item is not removed by the specified date the HOA Board may arrange to have the dish or items removed, repairs made, and all costs incurred charged to the unit owner as provided above.

Contractor rule violations will be enforced in the same manner as other rules. The owner will receive a written warning of the violation and be expected to correct and not repeat the action. If the violation is not corrected or occurs again, the Board of Directors has instituted a policy of fines to be levied against the offending owner which must be paid immediately or a lien will be placed against the property.