

**Association of Unit Owners Crail Creek Club Condominium  
Rules and Regulation Summary  
September 2010**

Crail Creek Club owners include full time residents, part-time residents that do not rent out their unit, and part-time residents who do rent out their unit. When the owners association was created, by-laws and declarations were filed with the county designed to protect the rights of all the owners. These by-laws and declarations are a legal part of the contracts an owner signed when they purchased a Crail Creek Club condominium. In short, they apply to all owners. There is a well-defined process for amending both the by-laws and declarations and a number of adopted, however, the current by-laws and declarations are our governing documents. The following rules and regulations have been taken from the by-laws and declarations, which should be included in your original purchase documents.

- 1. Pets.** Owners may keep household pets. Renters may not keep pets. Pets must be under constant supervision of owners when on premises. Pet owners shall be responsible for the cleanup and policing of their pets. The Association shall have the power to remove any pet that causes a disturbance, which is unruly or which is in violation of any rules pertaining to pets. In the event of any violation of this Section, the Board of Directors of the Association may assess fines for such violation. (3<sup>rd</sup> Add to Dec. pg 1) Gallatin County dog control ordinances require that any dog off the premises of the owner, which includes Condominium common areas, be under immediate control by a reasonable leash, tether, lead, or other physical control devise, hand control, voice control, or signal control of a capable person.
- 2. Decks.** No unsightly conditions shall be maintained on any patio, porch, or deck. Decks may not be used for storage. Appropriate furniture is OK during summer months but must be stored off decks during the winter (Dec. Pg 24).
- 3. Barbecues.** BBQs, hibachis, or cooking appliances may not be used on decks, (1<sup>st</sup> Add to Bylaws, Pg. 2). BBQ grills are only to be stored and used on the concrete pads provided at ground level.
- 4. Trash.** Trash bins are to remain in garages except on or immediately preceding or following the day of collection (Dec. Pg. 24).
- 5. Appearance.** Activities that are detrimental to the appearance of the complex, such as fresh-air drying of clothes, are prohibited (Dec. Pg. 24).
- 6. Vehicle Parking.** House trailers, commercial vehicles, boat trailers, boats, camping vehicles, camping trailers, motorcycles, all terrain vehicles, snowmobiles, snowmobile trailers or vehicles other than conventional automobiles and trucks may not be parked or stored upon the premises of the Condominiums or in any parking area benefiting the Condominium (Dec. Pg. 24).

7. **Advertising.** Advertising signs or other advertising devices, including “For Sale” signs, may not be displayed where they are visible from the exterior of a unit or on the common elements without written permission from the Association (Dec. Pg. 25).
8. **Exterior Modifications.** No alteration or structural modifications to any common elements or exterior is permitted without Board approval (Dec. Pg. 23 & Pg. 26).
9. **Interior Alterations.** All alterations to limited common elements as well as those in the interior of your unit need approval of the Board (Dec. Pg 28).
10. **Window Coverings.** Window curtains, dressings, and coverings shall show white, beige, or natural wood to the outside (1<sup>st</sup> Add to Bylaws. Pg. 2).
11. **Weapons.** The use of firearms, air rifles, pellet or BB guns, bows, and arrows, or similar dangerous weapons is expressly prohibited (Dec. Pg. 23).
12. **Offensive Activities.** No immoral, improper, unlawful, offensive, or unreasonably noisy activities in your unit or on common elements are permitted (Dec. Pg. 23).
13. **Insurance.** You cannot keep anything in your unit or on common elements that will increase the rate of insurance (Dec. Pg. 23).
14. **Occupancy.** Other than family members and/or owner guests, occupancy in two bedroom units is limited to 6 and occupancy in three bedroom units is limited to 8 (2<sup>nd</sup> Add to Dec. Pg 1).
15. **Subdivision and Timeshares.** No unit may be divided or subdivided into a smaller unit (Dec. Pg. 32). Timeshares are not allowed in any form (2<sup>nd</sup> Add to Dec. Pg. 2).
16. **Access.** The Association and its managers shall have access to your unit as necessary for maintenance or repair of limited common elements (Dec. Pg 25 and 33). W will always attempt to contact you before accessing your unit.