

**COMMON ELEMENT RULES 2010.1**  
**RULES AND REGULATIONS**  
**FIRELIGHT MEADOWS UNIT OWNERS ASSOCIATION**

**Adopted: January 19, 2010**  
**Revised: September 10, 2012 and May 17, 2016**

The following rules and regulations are intended to assist each unit owner to maintain the commonly held property of the Firelight Meadows unit owners. We, as unit owners, seek;

- Full enjoyment of our property,
- Access to increased property values due to excellent property maintenance,
- Assurance that the behavior of other owners and their guests will conform to standards, and
- Assurance that our investment is appropriately secure.

It is required that every owner's leases and rental agreements fully conform to these rules and regulations. Each owner and owner approved occupant must abide by the following rules and regulations.

Exterior Care

The association is solely responsible for the care and maintenance of all the common elements. This includes all items outside the interior of your individual unit, including crawl spaces and attics. Accordingly, the following shall apply;

1. Owners/occupants are to keep the front entry and the rear decks on their units neat and orderly. Outdoor furniture that is visible to others in the association shall reflect a neat and attractive appearance to prospective purchasers, visitors and invitees. Decks/patios are not to be used for any type of storage. (Firelight Meadows unit owners have invested in their own units and do not want other occupants to display items that detract from the image we want to project.)
2. No owner/occupant shall affix any material or device whatsoever to ANY exterior surface (either temporarily or permanently) without first securing the written approval of the Board of Directors.
3. Window treatments in Chalets and Condos that are visible from the exterior must conform to the Declarations and Bylaws.
4. Garden hoses must be disconnected from outside spigots from October 1<sup>st</sup> through May 14<sup>th</sup> of each year to prevent freeze ups.
5. Owners are responsible to make sure guests that they invite to campus follow these rules. If the guest is a contractor working on the unit they are also responsible to follow supplemental contractor rules in Common Elements Rule 2012.3.

## TRASH

1. Villa/Chalet owners rely on individual trash pickup service through Allied Waste. As of this writing pickup service is Monday morning.
2. All Refuse Containers are to be stored inside. On pick up day containers can be put out after 6am and must be returned to the garage on the same day. We must follow these rules year round and be extremely vigilant during active bear season.

NOTE: During bear season, Apr – Nov, units with refuse containers outside at times other than listed here will be fined \$800 with no additional warning.

3. Condo units are served with dumpsters located at each building. All trash and unwanted items need to be placed inside the dumpster. The collection service will not collect items outside the dumpster.

## PARKING

1. Parking may not obstruct walkways, roadways, or sidewalks. Parking is not permitted on walkways, roads, or sidewalks. Parking off the blacktop is strictly prohibited.
2. When on property, each unit resident and guest must display a valid parking permit affixed to the rear view mirrors of any and all vehicles parked on campus.
3. No semi tractors, semi trailers, recreational vehicles, boats, trailers, motor homes, campers, or trucks with a load capacity exceeding one ton are allowed to be parked in any of the parking spaces. These types of recreational vehicles and items must be stored off site or in a site approved by the board of directors.
4. Parking is by permit only. Two resident parking permits and one guest parking permit are assigned to each unit owner. Temporary, multiple guest permits may be obtained from the Association's property manager during normal operating business hours.
5. Guest parking permits are to be used for guest parking only.
6. Parking in a chalet driveway requires the parking permit assigned to that specific unit.
7. Owners with short term/vacation renters in their units may provide their renters with up to two short term parking permits provided by their individual property managers. This process will be a collaborative effort between the Association's property manager and the owner or the owner's individual property manager and will be handled in the same manner as the temporary guest parking permit process. The Association's property manager has jurisdiction over this process in the event of disputes.

8. During the snow season, vehicles must be moved regularly to allow for snow removal operations. Failure to move the vehicle in a parking spot once every 72 hours or at the request of the Association's property manager will result in the vehicle being towed off property.
9. Vehicles which are clearly inoperable and are not moved after being parked for 14 days in a legal parking spot will be deemed abandoned property and subject to towing
10. Vehicle repair work, except for minor emergency repair, is prohibited in the chalet driveways and all other parking areas.
11. Vehicles may be parked either front in or reversed into parking spaces and driveways.
12. Vehicles may not be parked three or four across, side-by-side in a chalet driveway.
13. If a driveway is long enough, two vehicles may be parked in the driveway as long as one vehicle is parked directly behind the other—not side-by-side—and as long as no part of either vehicle extends into any walkways, roadways, or sidewalks.

The Association's property manager is authorized by the Board of Directors to tow off premises vehicles that violate any of the above. The appropriate condominium owner will be required to pay all associated costs.

#### PETS AND ANIMALS

1. Owners may request permission from the Board of Directors to keep a maximum of two pets in their unit. Request an application from the property manager and follow the simple instructions to seek approval.
2. It is essential that unit owners with approved pets control the pets at all times and do not present a nuisance to any other owner/occupant. Pets in the common areas must be leashed at all times with an owner actively on the other end.
3. Renters or other non-owners may NOT have pets in their units or on the Firelight Meadows property.
4. Unit Owners are responsible for immediately cleaning up after their pets.
5. Unit Owners responsible for noisy or threatening animals are liable for fines and penalties if complaints about behavior are not immediately remedied.

#### LIMITATION ON NUMBER OF OCCUPANTS PER UNIT

1. Condominiums in Buildings A, B, C, and D are limited to four persons including children.
2. Villas/Chalets are limited to six people including children.

## QUIET HOURS AND QUIET ENJOYMENT

1. Quiet hours for all unit occupants and guests are from 10 p.m. to 7 a.m. daily.
2. Loud music and loud activities that may be a disturbance to other owners/occupants are not allowed at any time.
3. Once warned by the property manager, the violation must immediately cease.
4. The Sheriff's office of Gallatin County will be called to assist in the enforcement of these rules, should that become necessary.

## RULES AND REGULATIONS ENFORCEMENT

1. It is highly recommended that a copy of these rules and regulations be posted conspicuously in each unit. Whether or not that occurs, the appropriate owner (s) responsible for the misconduct performed by them, their invitees or their renters are wholly accountable for that misconduct.
2. Usually on the first violation of a rule, the offending party (owner) will be warned in writing of the violation and expected to correct and not repeat the offense.
3. 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. Increased fines will be made in special circumstances as approved by the Board of Directors.
4. The association always has the right to seek an injunction against an individual owner to correct abusive, violent and/or aberrant behavior and/or place a lien against the owner to repay the association for legitimate reimbursements to recover costs and the costs of recovery.
5. Some violations of behavior are so serious to the safety and indemnification of the association that they must be addressed immediately and aptly. The Property Manager has the authority to make such a determination. The Property Manager's action will be reviewed for appropriateness by the Board of Directors at their next regularly scheduled meeting.

## GRIEVANCE PROCEDURE

Any unit owner who wishes to grieve an action taken to enforce these rules and regulations must submit a written protest to the President of the Association. Such protest will then be reviewed by a panel consisting of 1. The President or his designee, 2, the property manager, 3 the unit owner, 4, one unit owner chosen by the grieving unit owner to assist in the presentation and review, and 5, one neutral person to be appointed by the President or his designee. The recommendation of this panel will be presented to the entire Board of Directors for action.

## EFFECTIVE DATE

These rules and regulations of the Firelight Meadows Unit Owners Association become effective on January 20, 2010 and will be strictly enforced as of that date. The parking rules were updated in May 2016 and were made effective on June 1, 2016.