

# Rules and Regulations

*May 1st, 2012 – Last Updated Nov 2018*

The following Rules and Regulations of the Yellowstone 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 (each a "Unit") and the common areas of the complex (the "Complex"). Each Owner, renter and/or other permitted occupants (collectively, "Permitted Occupants") of the applicable Owners' units, shall follow and abide by these Rules and Regulations. Renter shall mean a person who resides in a Unit who is not an Owner.

Pursuant to the By-Laws of the Association, the Board of Directors (the "Board") of the Association 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 [hpmmontana.com](http://hpmmontana.com).

## **Exterior Care:**

The general common elements are defined by the governing documents to include, but are not limited to: grounds surrounding the buildings; parking areas; outdoor walkways and paths; and other elements necessary for the safety, maintenance and existence of the condominium. The following are the rules pertaining to those areas.

- No owner shall alter/modify any common or limited use element without first securing the written consent of the Board of Directors. Refer to *YCOA Design Regulations for Exterior Modifications* adopted April 1, 2014, for the process to be used.
- The Association will paint/stain the exterior surfaces of all buildings on an "as needed" basis, as determined by the Board, to maintain the exterior appearance and protect the Owners' investment.
- Certain exterior items are considered to be "limited use elements" and the maintenance, repair or replacement of such is the responsibility of the unit owner. In general, these items include windows, doors and any exterior modifications that been made to a unit from the original 1973 footprint or design. In addition, all decks or patios, whether elevated or at ground level, are also the responsibility of the unit owner because they are limited in use to only the owner and their invitees just the same as the unit's interior. Any such maintenance, repair or replacement performed by the owner or their contractor must utilize paint colors and materials consistent with what exists throughout the condominium complex at the time the work is performed. Owners should consult with the Property Manager for this information before initiating any work. Stairs and raised front entrance platforms that are on several units are considered to be

common elements due to their public accessibility and are therefore the responsibility of the HOA.

- No exterior light fixtures may be changed or modified. Replacement of light bulbs on the condominium units is the responsibility of the individual Owner/occupant. No colored light bulbs are authorized.
- Interior window treatments such as curtains, blinds, etc. must not detract in a negative manner from the general exterior appearance of the condominium buildings.
- No construction materials and equipment may be stored outside of any unit for extended periods of time.
- Limited use elements such as decks are to be kept neat and orderly with only seasonal lifestyle items allowed. Outdoor furniture, grills, etc. that are visible to others in the Association should reflect neat and attractive appearance to prospective purchasers, visitors, and invitees. Decks and railings should be kept clear of clothes, towels, beverage containers, coolers, boxes, etc.
- No items such as canoes, boats, kayaks, non-licensed motor vehicles and other similar equipment may be stored or affixed to the exterior of any condominium unit. All Owners/occupants must secure written permission from the Board of Directors to store any other articles outside their unit or on the deck(s).
- Only the flag of the United States of America may be flown or displayed.
- Privately owned hot tubs are not permitted.
- TV satellite dishes, cable, and internet access wiring are to be installed at a location prescribed by the property manager.
- 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, if necessary, will be at the expense of the vehicle owner.
- No extensive vehicle mechanical repair work shall be allowed on the premises.
- The operation of snowmobiles, ATV's or other motorized vehicles not licensed for public roads is prohibited in the condominium complex.
- All vehicles must be moved regularly or be considered abandoned and subject to the vehicle being towed.
- Vehicles must be moved upon the request of the Property Manager for purposes to include, but not limited to, snow plowing, maintenance, and other requirements.
- No boat, trailer, camper, commercial vehicle, mobile home, snowmobile, or dilapidated, unlicensed, or inoperable vehicle(s) shall be parked or stored in any parking area, without prior written approval from the Board.
- The electrical outlets around the parking lots are provided exclusively for engine block heaters, battery chargers, etc. for authorized licensed vehicles during periods of extreme cold weather. At no time are they to be used as a hook-up for occupied trailers, RVs, etc.

#### **Animals:**

- Renters may **NOT** have pets. **(Note: The only exception to this rule is: Renters who may have pets at the time these Rules and Regulations are initially adopted may continue to keep such pets as long as they strictly adhere to the conditions in this section. However, no new pets may be added and pets may not be replaced by such Renters.)**
- Pets are not allowed in the pool building.

- Pet owners are responsible for the immediate clean up after their pets.
- No pet foods or foodstuffs of any kind shall be left outside of any unit.
- Pets must be under owner control at all times as defined by the Gallatin County Dog Control Ordinance; which states: “*Dog at Large*” shall mean any dog off the premises of the owner or its agent and NOT under immediate control by a reasonable leash, tether, lead, or other physical control device, hand control, voice control or signal control of a capable person (Dog at Large 2003-01-04).

#### **Pool and Laundry Facilities:**

- Facilities in the pool building and laundry room are for the exclusive use of condominium owners, owner’s guests and owner’s renters. All other persons found to be illegally using the facilities will be considered trespassers and treated as such.
- Laundry must be removed from washers and dryers quickly following the completion of time cycles to make the machines available for others.
- The laundry room door must be kept closed and locked at all times when the facility is not being utilized.
- Absolutely no glass containers of any type are allowed in the pool building.
- Access to the pool building should be during reasonable hours of the day. Anyone determined to be causing a disturbance or violating the “Quiet Hours” policy below (10 pm to 8 am) will be ejected from the pool building and may have their pool privileges suspended.
- The pool, laundry room and wood storage access key is of a type that cannot be duplicated without the consent of the property management company. Owners and/or renters will be charged a replacement fee for lost keys.
- Owners who have delinquent accounts may not have pool/laundry/firewood privileges.

#### **Trash and Firewood storage areas:**

- Firewood is provided in a *limited* quantity for the ambiance of fireplace use. Open fireplaces are not effective, economical or efficient ways to heat a condo. Units that have installed air tight fireplace stoves are much more efficient than an open fireplace. Residents who abuse the supply of firewood by excessive use or hoarding (as determined by the Manager or Board) will have their access restricted. Owners or Renters who plan to use firewood as a primary heat source must secure and control their own supply. The door to the wood storage area should be kept locked, and the wood wheel barrel should be returned immediately after use.
- Break down boxes and bag all garbage before disposal. Appliances, furniture, construction materials, etc., may not be disposed of in the dumpsters.
- If the dumpster closest to your unit is full, please use a different dumpster. Do not place garbage outside of the dumpster.
- Owners, renters, and/or guests are not allowed to bring trash from outside to be placed in a Yellowstone dumpster.
- Lids on trash dumpsters must be kept latched to help control odors, insects, and prevent animals from gaining entry.

#### **Quiet Hours:**

- Quiet hours are from 10 pm to 8 am daily.

**Enforcement/Fines:**

- **Owners** will be held financially liable and responsible for any violation of these Rules and Regulations by their Renters and/or other permitted occupants.

**STATUS:**

- Violation cured within 48 hours of First Notice
- After 48 Hours and Second Notice
- After Third Notice
- After Fourth Notice

**FINE:**

\$0  
\$100  
\$250  
\$500

**Grievance Procedure:**

Any condominium unit Owner who wishes to grieve an action taken to enforce these Rules and Regulations must submit a written protest to the Board of Directors.

**Effective Date:**

These Rules and Regulations of the Yellowstone Condominium Owners Association become effective May 1, 2012, and will be strictly enforced as of that date.