



Rules and Regulations

2021

The following Rules and Regulations of the Spanish Peaks Club Condominium Association, Inc. (SPC) are to establish and maintain the peace, enjoyment, value, and security of each owner's individual condominium unit and of the common areas of the complex. Each permitted occupant (owner, Long-Term Renter (as defined below), Short-Term Renter (as defined below) shall follow and abide by these Rules and Regulations. Renters shall mean: (1) renters with lease rights of a unit in excess of 30 days ("Long-Term Renters") and (2) renters with lease rights of a unit less than 30 days ("Short-Term Renter").

Long-Term Renters are required to fill out the attached Agreement and Acknowledgement document listed as Attachment 1. Renter management companies are expected to complete the attached Agreement and Acknowledgment document marked as Attachment 2. The signed copies of Attachments 1 and 2 shall be kept on file with Hammond Property Management, Inc. (HPM) and with each renter management company.

Owners of rental units are responsible for ensuring that a complete set of SPC Rules and Regulations are posted in their rental units.

According to the By-Laws of SPC, the Board of Directors (Board) of SPC has the authority to amend and/or take other actions regarding these Rules and Regulations as the Board deems necessary, in its sole discretion. The Board shall vest responsibility for interaction and enforcement of these Rules and Regulations with HPM. For questions regarding these Rules and Regulations, please contact Robbeye at HPM by telephone at 406-995- 7220 or by email at rhs@hpmmontana.com.

1: 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>
First Notice/Warning	\$0
Second Notice, after one day of Warning	\$300
Third Notice	\$500
Fourth Notice	\$1,000

Failure to pay the applicable fines may result in a lien on the property, filing fees, and the reimbursement for legal expenses.

2: REPORTING A NOISE VIOLATION COMPLAINT

A. Observers of the violation should inform the unit occupants creating the violation of the SPC Rules and Regulations concerning undue noise during campus quiet hours.

B. Submit a written report of the violation to Hammond Property Management at rhs@hpmmontana.com within 24 hours. This report must include the unit number of the property creating the violation, the date and time of the violation, and the circumstances of the violation.

3: EXTERIOR CARE

- A. No permitted occupant shall perform any maintenance on, alter or modify any common or limited common element without first obtaining written consent of the Board.
- B. Permitted occupants are to keep decks and patios of the applicable unit neat and orderly. Outdoor furniture should reflect a neat and attractive appearance. The decks should be used for furniture and flowers only. No items, including, but not limited to, clothes, towels, and rugs may be hung over the railings of the decks. In addition, empty flowerpots, coolers, beverage cans/bottles, other beverage containers and/or boxes are not permitted on the decks and patios.
- C. Firewood is prohibited on decks and patios. Firewood must be stored inside each owner's unit and/or garage.
- D. Barbeque grills and hot tubs may only be used on cement patios (i.e., not on second floor balconies). Barbeque grills should be kept in such a way as NOT to encourage varmints, bears or other scavengers from targeting the SPC complex as a source of food.
- E. Curtains and window coverings shall be wood color blinds or pleated shades that are beige/off white in color when visible from the exterior. Curtains shall be beige/off white in color only. No metal window blinds, awnings, or canopies are permitted.
- F. No signage or banners of any kind may be displayed in windows, on patios and decks including, but not limited to, "for rent" and/or "for sale" signs. Small real estate signs (i.e., approximately 8" x 12") with accompanying literature are permitted in the exterior entryway of the applicable unit.

4: SATELLITE DISHES

- A. Individual owners do not own the exterior of their respective unit; therefore, such owners are not at liberty to install satellite dishes without first gaining approval of the Board. Only one satellite dish (DirectTV only, DISH Network not permitted) is allowed to be installed per building. Owners must contact HPM prior to installing a satellite dish so that an HPM field representative is present during the installation. As a permitted alternative to DirectTV dish for all owners, a fiber optic cable supporting internet streaming services has been connected to every unit through 3Rivers Communications. Owners are encouraged to contact 3Rivers Communications at 406-995-2600 for more information. For DirecTV installation, please call ARC Satellite at 406-580-9090.

5: GARAGE DOORS

- A. Garage doors must be kept closed when they are not in use. Open garage doors during freezing winter temperatures can cause frozen and broken pipes, which is a cost to SPC. It will increase individual owners' heating costs as well. Open garage doors will also attract scavenging animals (particularly dogs, bears and rodents) and thieves.

6: PARKING

- A. No more than two vehicles per unit are permitted on the SPC complex.
- B. The Board strongly encourages parking to be, in order of priority: 1) in each owner's garage, 2) in front of the applicable unit's garage, or 3) in the overflow parking spaces throughout the SPC complex. Each vehicle should be parked perpendicular to each unit, not sideways in front of each unit.
- C. Vehicles longer than the length of a Suburban or 19 feet are required to park in the overflow parking areas. This applies to Sprinter Vans.
- D. No parking is permitted in front of entryways. Vehicles parked in front of units can only be parked in front of garage doors.
- E. No vehicles outside of normal passenger vehicles may be parked or stored at the SPC complex. This includes, but is not limited to, trailers, campers, recreational vehicles, work-like trucks weighing in excess of one ton, snow mobiles, or boats. Any dirt bikes, motorcycles, or all-terrain vehicles must be stored in the garages of the units and are not permitted to be ridden throughout the SPC complex.
Commercial/work vehicles must be parked in garages, not in front of units, unless permission is granted from the Board prior to parking.
- F. In the event of a parking violation of these Rules and Regulations, HPM will: 1) attempt to reach the owner of the vehicle in question and 2) if necessary, place a violation notice on the vehicle in question. Upon the notice, such vehicle shall be immediately removed from the SPC complex and, if not removed immediately, the owner of the applicable unit associated with the vehicle in question will be subject to fines. If such vehicle has not been immediately removed, the Board authorizes HPM to arrange for towing of the vehicle in question and SPC, the Board and/or HPM will have no liability for any damages to said vehicle caused by an independent towing company. The notice will include the towing company's phone number and location of the vehicle in question. The owner of the vehicle will be responsible for all towing fees.
- G. Parking is only permitted on the paved areas of the SPC complex.
- H. Parking may not obstruct the entrance to the trash bins, fire hydrants, other units, or the Clubhouse.
- I. Vehicle repairs, customizing, or body work, except for minor emergency repair, is prohibited outside of the unit's garage.
- J. Vehicles must be moved upon the request of HPM for purposes to include, but not limited to, snow plowing, maintenance, and other requirements.
- K. Vehicles parked for extended periods of time without moving must request permission from the Board to park for longer than 14 days in parking areas, unless parked in a garage. The Board will only grant permission in emergency situations and advises owners to keep a spare set of vehicles keys accessible for such emergencies. Parking vehicles in the garage is always recommended.

7: ANIMALS

- A. Each owner is allowed to keep a maximum of two common household pets in their unit. All pets must be kept under owner's control at all times and must not be a nuisance to any occupant on the SPC complex. It is the Board's hope that the Board is NOT put in a position of having to further define "common household pets", in which case, the Board will use a very conservative definition.
- B. Only unit owners may have pets on the SPC campus. Family members, guests, and renters may NOT have pets in their units or on the grounds of the SPC complex.
- C. Owners are responsible for the immediate cleanup of their pet's feces.
- D. No pets may be tied up outside or otherwise left unattended.
- E. No pet foods or foodstuffs of any kind shall be placed outside of a unit at any time.
- F. Pet houses are not permitted in any outside area, including decks/patios.
- G. Owners of noisy or aggressive animals are liable for fines and penalties. If complaints about the pet are not immediately remedied, such pets may be immediately and permanently removed from the SPC complex. In cases where domesticated animals are unleashed and freely moving about the SPC complex, HPM reserves the right to call the local animal control department to remove the animal and the owner of the applicable unit associated with the animal in question shall be liable for the costs associated with such removal.

8: POOL AND CLUBHOUSE AREA

- A. No pets are permitted in the pool enclosure and clubhouse area. No glassware is allowed into the pool or onto the pool deck.
- B. The pool and clubhouse area shall be maintained as a tobacco and smoke free environment.
- C. Every user of the pool will maintain the pool area in a neat and clean way and remove any and all refuse. Any dishware or other items left in the Clubhouse that does not belong to the Clubhouse will be thrown away.
- D. Appropriate attire shall always be worn at the pool and clubhouse. It is the Board's hope that the Board is NOT put in the position to have to further define "appropriate attire", in which case the Board will use a very conservative definition.
- E. The pool and clubhouse area are for the exclusive use of permitted occupants, and guests of owners and/or long-term renters. Guests of owners and long-term renters may use the pool and clubhouse at the invitation of an owner and/or long-term renter who is in residence at their respective unit. Owners and/or long-term renters will be responsible for the conduct of their guests. Any damages resulting to or from the misuse of the pool, clubhouse or other common area facility will be billed to the responsible owner. All persons found to be illegally using the facilities will be considered trespassers and treated as such.
- F. The pool area is open seasonally and seasonal opening/closing dates and daily usage times will be dictated by the Board.
- G. There is no lifeguard on duty. SPC requires children less than 12 years of age, individuals unable to swim,

or those who may have difficulty gaining access to or exiting the pool, have competent supervision while using the pool.

- H. There will be no “rough housing”, diving or running on the decks around the pool.
- I. If a permitted occupant is the last to leave the Clubhouse, he/she must ensure all the lights are turned off and the doors to the clubhouse are closed and secured.
- J. Any and all commercial use of the clubhouse is restricted. This rule includes real estate agents using the clubhouse for open houses.
- K. If owners or long-term renters wish to reserve the clubhouse for a private event, they must reserve through HPM. If any additional cleaning is required at the end of an owner’s event, a cleaning fee of up to \$100 may be assessed.

9: QUIET HOURS

- A. Quiet hours on the SPC campus are from 10 PM to 7 AM daily. This includes the pool and clubhouse area.
- B. Loud music and loud activities that may be a disturbance to the quiet enjoyment of the owners, renters and/or permitted occupants are not allowed at any time.

10: TRASH STORAGE AREA

- A. The trash dumpsters are for the exclusive use of the SPC owners and tenants ONLY!
- B. DO NOT PUT HOT ASHES IN DUMPSTERS!
- C. Permitted occupants with unusual amounts of trash (i.e., as a result of moving) should contact HPM to prevent over-burdened trash dumpsters.
- D. Use of the dumpsters for commercial and small business trash is prohibited.
- E. Household trash, including pet waste, should be bagged and placed inside the trash dumpsters.
- F. THE BOARD ENCOURAGES RECYCLING. Recycling receptacles are located on HWY 191.
- G. All boxes MUST be broken down and placed inside the trash dumpster if a permitted occupant is not recycling.
- H. The lids on the trash dumpsters, as well as the dumpster enclosure door, must be kept closed at all times.
- I. No toxic chemicals, solvents or substances shall be placed in the trash dumpsters. Chemicals, petroleum products and paints shall be disposed of in a safe and responsible manner. For assistance in the disposal of extraordinary waste, please contact HPM.

11: GENERAL

- A. No toxic or illegal substances which could endanger the well-being of anyone shall be used in or at the SPC complex or in any unit. No dumping of any kind shall be allowed in the complex. In addition, no growing, manufacturing, distributing, dispensing of drug substances including, but not limited to, marijuana and/or methamphetamines on the SPC complex.
- B. No discharge of firearms, explosives of any kind, or flammable materials (other than substances customarily used in a barbeque grill safely located on the concrete patio of an owner's unit, or in the fireplace of a unit) shall be permitted at any time. This makes lighting or discharging of any fireworks on SPC PROPERTY, STRICTLY PROHIBITED at all times.
- C. Each permitted occupant is wholly responsible for their own actions and the actions of their guests, invitees, and pets. As such, the applicable permitted occupants will be responsible for abiding by these Rules and Regulations and, to the extent of infractions, coordinating with HPM to enforce and correct such infractions.
- D. For the protection of all permitted occupants, the speed limit within the SPC complex is 10 mph.