

COMMON ELEMENT RULES & REGULATIONS FIRELIGHT MEADOWS UNIT OWNERS ASSOCIATION

January 19, 2019

Revised: January 16, 2020

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

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 units, including crawl spaces and attics. Accordingly, the following shall apply:

1. Owners/occupants are to keep the front entry and 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 guests. Decks/patios are not to be used for any type of storage (see list of approved items).
2. No owner/occupant shall affix any material or device whatsoever to ANY exterior surface (either temporarily or permanently) without first securing 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 1st through May 14th of each year to prevent freezing.

TRASH

1. ONLY residents have access to the Compactor for their household trash, therefore, any individual who is "dumping" other items illegally may be fined.
2. All refuse containers are to be stored inside. On pick-up day containers can be put out after 6 am and must be returned to the garage ON THE SAME DAY. These rules must be followed year-round and owners must be extremely vigilant during active bear season.

Note: During bear season (April-November) units with refuse containers outside at times other than listed here will be fined \$800 with no additional warning.

PARKING

1. Parking may not obstruct walkways, roadways, or sidewalks. Parking is not permitted on walkways, roads, sidewalks. Parking off the blacktop is strictly prohibited.
2. Each unit owner or unit owner's designee must display a valid parking permit affixed to their rear-view mirrors when on property. Please see supplemental Common Element Rule 2012.1 for parking pass distribution information.
3. RV's (recreational vehicles), boats, trailers may not be parked in usual parking spots. They must be stored off site or in an approved site by applying to the Board of Directors. Management must be notified in a timely manner if your RV will be in your driveway for any period of time – i.e. loading/unloading before a trip, etc. You will be subject to violation notices and fines if Management is not notified.
4. Parking is by permit only; 2 resident permits and 1 visitor permit are assigned to each unit owner.

5. Parking in a driveway requires the permit tag of that specific unit.
6. Visitors parking for less than twelve (12) hours need a permit associated with the unit to park on campus (for example: A1-V). They MUST also follow all rules.
7. Overnight visitors may receive a short-term parking permit by the Unit Owner or owner's designees by contacting Hammond Property Management at (406) 995-7220; their office hours are Mon-Fri 8 am – 5 pm.
8. During the snow season, vehicles must be moved regularly to allow for adequate snow removal operations. Failure to move the vehicle once every 48 hours or at the request of the property manager will result in the vehicle being towed off property.
9. Vehicles which are not moved after five (5) days on property will be treated as abandoned property.
10. Vehicle repair work, except for minor emergency repair, is prohibited.
11. Violators of this policy will have a written warning affixed to their vehicle and have 24 hours to comply with the Parking Rules.
12. The Association has the authority to tow vehicles in the event of subsequent violations.

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

PETS & ANIMALS

1. It is essential that unit owners with pets control their 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 owners actively on the other end of the leash.
2. Renters or other non-owners may NOT have pets residing in their unit.
3. Units Owners are responsible for immediately cleaning up after their pets.
4. Units 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 (4) persons per unit, including children.
2. Chalets are limited to six (6) people per unit, including children.

QUIET HOURS & ENJOYMENT

1. Quiet hours for all unit occupants and guests are from 10 pm to 7 am daily.
2. Once warned by the property manager, the violation must immediately cease.
3. The **Sheriff's office** of Gallatin County should be called to assist in the enforcement of these rules; should that become necessary they can be reached at **(406) 995-4880 or (406) 582-2100** to file a complaint.

RULES & REGULATIONS ENFORCEMENT

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 guests, or their renters, are wholly accountable for that misconduct.