

Rules and Regulations

For

Upper Pines HOA

According to and following the Instructions of the Declarations and By-Laws of the Association, it is the Board's responsibility to prepare and circulate a set of Rules and Regulations for the betterment and enjoyment of our individual units and the entire community of the Upper Pines.

All provisions of the documents and these Rules and Regulations are applicable to all Owners, Tenants, and Guests. In addition to the stated Rules and Regulations, it is recommended that you review the Declarations for the Upper Pines Condominium. This document was signed by each respective Owner upon closing of the purchase of your Condominium Unit.

We draw your attention to Article 8 Use Restrictions:

Within this section under Section 8.8 Animals the ownership of dogs is specifically addressed. Without reciting the entire section, the following is a summary of the section:

The Board has determined that not more than two (2) dogs or household pets in total may be kept subject to the following;

-Animals may not be used for breeding or any commercial purpose.

-Leash laws will be enforced and (2) complaints of pet disturbances will require the animal to be removed from the premises. Failure to remove results in a fine of \$20 per day.

-Failure to pick up animal waste on any General or Limited Common areas will result in a fine of \$25 per day.

(You are urged to review the entire Section of your copy of the Declarations. All Homeowners with pets are asked to be respectful of their neighbor's property including all common areas as well as the property adjacent to the property of the pet owner.)

In addition, the following should be observed and enforced:

1. Hot Tubs:

Hot tubs cannot be located on any decks. The decks of all units have been found to be not suited for such tubs. Hot tubs and the like can only be positioned on ground level, beneath decks. This area is designated as a Limited Common Element.

2. Number of Autos Per Unit and Parking:

-While it is not possible to limit the number of autos per unit; the area for parking is limited to each units' garage and the front of the garage, which includes the driveway and the apron for a total of three (3).

-If additional space is required, no autos may be parked in front of other units without obtaining the permission of the owner of that unit. No autos may be parked in such a manner as to impede access or use of other units. Areas of egress and ingress (the roads) must always be available for emergency vehicles; thus, no parking on the roads.

(There seems to be a growing problem with guests and visitors' autos during the holiday seasons. It is at these times that we all must be extra aware particularly in respecting all other residents.)

3. Noise:

The Board requests that any excessive noise be limited out of respect to other residents. Complaints will be addressed with the respective owner.

4. Fireworks:

No discharge of any fireworks or pyrotechnics shall be allowed on any part of the Limited Common Elements or General Common Elements of the Upper Pines.

5. Fire Wood Placement:

During the summer months (June 1 - Nov. 1) firewood must be placed in the garage. This recommendation is in accordance with Big Sky Fire Department's Fire Mitigation Program for this area. Also, this recommendation comes from the Risk Management Assessment conducted by the Upper Pines Insurance Carrier during the fall of 2023.

Over time these regulations may be amended and revised. The Board asks for your cooperation and, as always, feel free to contact any member of the Board with questions and suggestions.

The original Set of Rules and Regulations was adopted in February of 2017. This document was approved and edited/added to in March of 2024.

The current HOA Board Members are:

Judy Bohnenblust (L3)

Daene McKinny (L2)

Laurie Sheldon (K4)

Sara Pierson (J2)

David Laing (L1)