

The Condos at Mountain View Meadows HOA
Rules & Regulations
Amended 1-1-2023

1. **GENERAL:** The following rules and regulations are designed to make living in a condominium neighborhood at Mountain View Meadows comfortable for each member of the Association. The restrictions are for the mutual benefit of all. The cooperation and consideration of each member is vital. Rules & Regulations may be amended from time to time by the Design Review Committee and Board of Directors and are not intended to replace CC&R's but rather to provide some flexibility and guidance.
2. **MONTHLY ASSESSMENTS:** Homeowner Assessments are due and payable on the first day of each month and delinquent 15 days later. A late fee of \$20 will be charged on delinquent payments.
3. **DAMAGE:** Any damage caused by the unit owner or guest to the exterior of the building, fence or any common property shall be charged to the unit owner. Repairs and maintenance of exterior glass, doors, door casings, door locks, windows, window casings, screens, patios, porches and driveways is the responsibility of the homeowner.
4. **PARKING:** No more than two vehicles in working condition may be parked at any given time in driveways. No inoperable vehicles may be parked in driveways at any time. No vehicles of any type are permitted to be parked in land-scaped or sodded areas or on non-developed areas. If served by an alley, no parking along or in the alley. If served by 20' streets, no parking is permitted at any time. If served by streets with one side parking, no parking is permitted on the opposite side at any time to assure that two 10' lanes are available for access by fire and emergency equipment. Parking violations will incur fines as follows: first offense \$25 and subsequent offenses \$50 each.
5. **LIGHTING:** Rear garage exterior lights are required to remain on for security purposes from dusk to dawn. Front entry lights are encouraged to remain on during evening hours but is not required.
6. **PLANTINGS:** Only those planting areas designated for use by owners and served by UG water systems may be used for personal plantings. Vases and containers with flowers and ornamental vegetation that are easily picked up and removed are permitted on porches and patios and at the top of each driveway directly in front of each side of the garage. Flower boxes and hanging baskets are not permitted. Empty or unused planter vases and containers are considered clutter and must be removed.
7. **DECORATIONS/SEASONAL& HOLIDAY DECORATIONS:** Decorations in good taste are permitted on doors, porches and in windows provided decorations, if seasonal or holiday-themed, are removed, weather permitting, within 14 days of the season/holiday. Permanently attaching decorations of any type to exterior doors, walls, railings, columns or façade is prohibited. No ornamentation or decoration of any type is permitted in landscaped areas.

8. SIGNAGE: Only standard real estate “for sale” signs not to exceed four (4) square feet are permitted. Only one sign is permitted per unit and must be placed directly in area in front of unit. No other signs or devices are permitted with the exception of a small, standard “Security Notification” sign or DRC approved temporary advertisement of a singular event such as a garage sale, birth, birthday or graduation announcement or welcome home for a veteran. Failure to remove temporary signs within three days of event may be subject to a violation of covenants.

9. FLAGS: Only official flags of the United States of America or the State of Montana not exceeding 3’ x 5’ are permitted to be flown from a condominium unit. Placement and means of attachment to the exterior of the building is determined by the DRC and must be approved before installation. No hardware may be attached or any flag flown at any time to or from building architectural design elements including but not limited to pillars, columns and gables. No decorative or official flag of any kind may be displayed in windows.

10. WINDOW AIR CONDITIONING UNITS AND SMALL (18”) TV SATELLITE DISHES: Window air conditioning units generally, are not permitted on sides of units facing streets. Units facing street are permitted seasonally on a case by case basis. Small (18”) TV satellite dishes are permitted on sides of units not facing the street or in locations approved by the DRC to facilitate reception. TV satellite dishes are not permitted on roofs.

11. PETS: Up to two dogs and three cats are permitted per unit plus additional domestic caged pets such as birds or hamsters provided animals do not disturb or annoy residents or guests. All pets must be kept under control of owners at all times. Pets may not be restrained on porches, patios or common areas at any time. Owners are responsible for cleaning up all excrement in any exterior areas.

12. COMMON AREAS: Loitering is not permitted in Common Areas. Common Areas may not be used for yard sales, for play equipment, or for storage of any type. Clothes drying and other personal uses are not permitted in common areas.

13. GARBAGE/RECYCLING CONTAINERS: Garbage and refuse cans, recycling bins, etc. must be kept inside closed garages or between units and removed from alley within 12 hours after pick-up.

14. RENTING: No rentals permitted except as approved by the Board of Directors while unit is actively listed for sale at a competitive market price by a licensed real estate agent. Board of Directors are under no obligation to approve rentals. If approved, owners must provide HOA Directors with names and contact information for all renters. Owners are responsible for providing all renters with the rules, regulations, by-laws and Covenants of the Association. Property damage by renters will be charged to the respective homeowner.

15. INSURANCE: The HOA does not insure residential unit interiors or personal property. It is advised that all homeowners and renters maintain in full force and effect insurance coverage for fire, theft, and general liability.