



Community Association Board of Directors

3195 Cabin Creek Trail, Billings, MT 59106

Phone & fax: 406-245-3440

VEHICLE PARKING ENFORCEMENT POLICY

1. Upon receipt of a complaint that a vehicle, including recreational vehicles of any sort, is being parked or stored in violation of the Rehberg Ranch Community Charter, or the City of Billings Zoning Regulations (as established in the Planned Unit Development agreement for Rehberg Ranch Estates Subdivision), the Board of Directors shall issue a notice to the alleged violator ("Notice") describing:
 - a. the nature of the violation;
 - b. that the alleged violator has five (5) days to cure the violation or penalties will be assessed in the amount of \$10.00 per day until the violation is cured,
 - c. that the Board may, in its discretion, elect to remove the vehicle(s) found to be in violation at the owner's expense;
 - d. that the alleged violator shall have 14 days to present a written request for a hearing; and
 - e. that the proposed sanctions may be imposed as contained in the Notice unless a hearing is requested with 14 days of the Notice.
2. If the violator is a tenant, guest or other visitor of an Owner, Notice shall also be sent to the Owner of the Unit being leased or visited and the alleged violator, if reasonable identifiable.
3. If the violator does not appeal the decision as provided in Article 9 of the By-Laws of the Rehberg Ranch Community Association, the Board may:
 - a. impose the penalty as provided in the Notice and require payment within a reasonable time established by the Board;
 - b. in its discretion, remove the vehicle(s) from the premises at the violator's expense;
 - c. assess any and all costs and expenses incurred by the Board in the enforcement action, including but not limited to attorney's fees against the violator; and
 - d. record a Notice of Violation with the office of the Clerk and Recorder for Yellowstone County.
4. If the violator is a tenant, guest or other visitor of an Owner, and the fine is not paid by the violator within the time prescribed by the Board, the Owner shall pay the fine upon receiving notice from the Board. All unpaid assessments for penalties, costs and expenses shall constitute a lien against the property of the Owner, which lien may be recorded.