

ASSOCIATION OF UNIT OWNERS
OF
STONERIDGE COURT CONDOMINIUMS
RULES AND REGULATIONS

The following rules and regulations were duly adopted by the Board of Directors of Association of Unit Owners of Stoneridge Court Condominiums (the "Association") and approved by a majority vote of the unit owners on the 2nd day of October, 1995.

1. **LEASE OR RENTAL OF UNITS.** See rental restriction rule that was adopted in 2015.

2. **GARAGES - GROUND LEVEL.** The following rules shall apply to the use and transfer of ground level garage spaces:

a. Ground level garages spaces are reserved for the sole and exclusive use of the owner of the unit to which the garage unit is assigned.

b. According to the current records of the Association, the ground level garage spaces are assigned as set forth in the attached schedule.

c. A use of a ground level garage space may be transferred from one unit to another by means of a recorded Notice of Change of Assignment of Limited Common Element as set forth in the Amendment of Declaration of Condominium Under Montana Unit Ownership Act Pertaining to Stoneridge Court Condominiums dated October 2, 1994, a copy of which is attached.

d. The Association takes the position that the sale of a unit automatically transfers the ground level garage space or spaces to the transferee of the unit whether such sale is by deed, contract for deed, deed with a trust indenture or otherwise.

e. As with use of the units themselves, the ground level garage spaces may not be used for commercial purposes.

3. **GARAGES - BASEMENT LEVEL.** The following rules shall apply to the use of the basement level garage spaces and common areas:

a. One basement level garage space is assigned for each unit. Attached is a schedule of the current assignment of basement level garage spaces.

b. Vehicles shall not be parked on ramps or in the aisle areas. Vehicles should not be backed into the parking area and vehicles should be pulled into the parking space in a fashion to minimize hazards for other vehicles.

c. Storage cupboards are also assigned to the units in the basement garage area. No flammable, hazardous or toxic materials shall be stored in the storage cupboards under any circumstances. Unit owners are encouraged to store belongings in

the cupboards in boxes in order to minimize fire hazards or unsightly messes. Unit owners are encouraged to keep cupboards locked.

d. No vehicle repairs including but not limited to changing oil, sparkplugs, engine repair, tire changing or rotating, shall be performed in the basement garage areas.

e. Facilities are available for washing and vacuuming vehicles in each of the basement parking areas. Please keep these areas clean and tidy.

4. **SURFACE PARKING.** The following rules shall apply to the use of surface parking areas:

a. Only one car per unit may be parked in either the east or the west surface parking areas.

b. Vehicles shall not remain parked in a location for more than 24 hours without being moved to another parking space.

c. On days where snow accumulates in quantities which will require plowing, vehicles shall be moved by 8:30 A.M. in order to allow snowplows access to the surface parking areas.

d. At no time shall the west parking lot be blocked - an access lane to the garages and for emergency vehicles must remain open at all times.

5. **PATIOS AND BALCONIES.** The following rules shall apply to the use of patios and balconies:

a. Charcoal and gas barbecue units are allowed. Please use extreme care when using barbecues. Propane tanks may not be stored in the basement or in surface garages.

b. Do not hang rugs, bedding, laundry from the railings.

c. Patios should be kept clean and tidy.

6. **PETS.** The following rules shall apply to pets:

a. Pets are allowed.

b. Pets should be under control at all times.

c. Do not walk pets on the common areas. The pet owner shall be responsible for cleaning up pet "accidents" on common areas as soon as possible after they occur.

d. Pets shall not be kept tethered on common areas.

e. Dogs shall not be allowed to bark or otherwise disturb other unit occupants.

7. **DISTURBANCES.** The following rules shall apply to disturbances:

a. Please be considerate of your neighbors as the units are not sound-proof.

b. When a unit's windows are open the occupants shall take all reasonable efforts to keep sounds from the units at a minimum.

c. Stereos and televisions shall be kept at low volume after 10:00 P.M. and before 8:00 A.M.

d. Dishwashers, vacuums, or washing machines shall not be operated after 10:00 P.M. or before 7:00 A.M.

e. Do not run up and down the stairs.

8. **GARBAGE.** The following rules shall apply to garbage:

a. Two dumpsters are provided for use by the unit occupants. One dumpster is located at the entrance to the west driveway and the other dumpster is located in the alley at the southwest gate.

b. Garbage shall be put into trash bags and empty boxes shall be crushed before disposal.

c. No hazardous or flammable liquids such as chemicals, oil or grease shall be disposed of in the dumpsters.

d. The residential waste dumpsters in the alley to the south of the units are not for our use. Never use these dumpsters.

e. Garbage shall not be stored outside of units or on the patio -- it only takes a few minutes to run it out to the dumpster or take it with you when you leave through the garage.

9. **ATTACHING ITEMS TO EXTERIOR OF CONDO UNITS (passed at annual meeting 10/4/99).**

No items may be affixed or attached, either temporarily or permanently, to the exterior of the condo buildings, without prior approval of the condo board. This includes, but is not limited to: satellite dishes and related wiring or cables, phone lines, coaxial cable, awnings, and window air conditioners. Items attached without board approval are subject to immediate removal, at the owner's expense. Fines may also be imposed for violation of this rule, according to the schedule of fines outlined in the main set of rules and regulations currently in force.

10. **ENFORCEMENT.** The following rules shall apply to the enforcement of Association Rules:

a. Complaints concerning violations of Association Rules and Regulations should be directed to the Association Secretary in writing.

b. The Board of Directors is authorized to act on violations of the Association Rules and Regulations on their own and without a complaint.

c. Upon receipt of a complaint or in the event the Board of Directors elects to act upon its own accord, the Board of Directors shall conduct such inquiry regarding the violation as it determines necessary and appropriate.

d. In the event the Board of Directors determines that a violation of the Association Rules and Regulations has occurred, the Board of Directors shall notify the unit owner of the violation and the unit owner shall be required to remedy the violation. In the event the Board of Directors determines that a second or subsequent violation has occurred of the same or related Rule or Regulation, the Board of Directors shall be authorized to impose an assessment against the unit owner as follows:

i. For a second violation of the same or related Rule or Regulation, the assessment shall not exceed \$150.00.

ii. For a third or subsequent violation of the same or related Rule or Regulation, the assessment shall not exceed \$500.00.

e. Unit owners shall be responsible for violations of Rules and Regulations by any occupant of the unit and by any visitor or guest of the unit owner.

f. Violations by tenants shall be addressed pursuant to the Rules and Regulations pertaining to Leases or Rentals.

11. COMMON GROUNDS: (Adopted 10/4/2004)

No advertising signs, billboards, political signs, realtor signs, unsightly materials, objects or nuisances shall be erected, placed or permitted, either temporary or permanently, on any of the common property of Stoneridge Court Condominiums.