

CHIEF CLIFF ESTATES HOMEOWNERS ASSOCIATION, INC.

**BOARD OF DIRECTORS RESOLUTION
Adoption of Construction Hours and Noise Guidelines**

Effective Date: February 10, 2026

WHEREAS:

1. The Declaration of Covenants, Conditions and Restrictions for Chief Cliff Estates Homeowners Association contains a nuisance provision stating that:

“No noxious or offensive activities shall be carried on upon any building site nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.”

2. The Board of Directors is charged with administering and enforcing the Covenants for the benefit of all property owners.
 3. The Board has received multiple homeowner concerns regarding construction-related noise and disturbances occurring at various hours of the day and night.
 4. The Covenants do not currently specify construction hours or guidelines, and clarification is necessary to ensure consistent and fair enforcement of the nuisance provisions.
 5. The Board of Directors has the authority to adopt reasonable rules and regulations to interpret and implement the Covenants for the protection, comfort, and welfare of the membership.
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NOW, THEREFORE, BE IT RESOLVED that the following Construction Hours and Noise Guidelines are hereby adopted by the Board of Directors:

CONSTRUCTION HOURS AND NOISE GUIDELINES

- 1. Permitted Construction Hours:** Exterior construction activity and the use of noise-producing power tools and equipment shall be permitted only between the hours of **7:00 AM to 10:00 PM**, seven (7) days per week.
- 2. Quiet Hours:** Outside of the permitted hours stated above, no exterior construction activity, power-tool use, heavy equipment operation, or other construction-related noise shall occur if such activity is audible beyond the property line.

3. Definition of Construction Activity: For purposes of this Resolution, “construction activity” includes, but is not limited to: Hammering, sawing, drilling, or other power-tool use · Use of compressors, generators, or heavy equipment · Demolition work · Framing, roofing, concrete work, or exterior remodeling · Contractor staging, deliveries, or loading/unloading · Any activity reasonably associated with building, repair, or remodeling.

4. Exceptions: The following are exempt from these guidelines: Emergency repairs necessary to prevent immediate property damage or to address safety hazards · Interior work that is not audible outside the residence · Temporary situations specifically approved in writing by the Board of Directors

5. Courtesy and Consideration: All owners and contractors are expected to conduct construction activities in a manner respectful of neighbors, including: · Keeping radios and music at reasonable levels · Limiting unnecessary idling of vehicles and equipment · Maintaining a clean and orderly job site

6. Enforcement: Violations of these guidelines may be considered a nuisance under Section 5 of the Covenants and may be subject to: Written warning notices · Fines as established by the Association · Other enforcement actions authorized by the Covenants and Montana law

7. Notice to Membership: This Resolution shall be distributed to all owners and shall remain in effect unless amended or rescinded by the Board of Directors.

ADOPTION

This Resolution was duly adopted by a vote of the Board of Directors of the Chief Cliff Estates Homeowners Association on the date set forth below.

Date Adopted: February 10, 2026

BOARD OF DIRECTORS: Alice Konopacki, Pete Moller, Mitchell Heidegger

Vice President: Shane Quick

Secretary: Jenny Waltman

CERTIFICATION

I, the undersigned Secretary of Chief Cliff Estates Homeowners Association, hereby certify that the foregoing Resolution was adopted by the Board of Directors on February 10, 2026

Secretary

