

**RIVER LANDING  
CONDOMINIUM  
OWNERS  
ASSOCIATION, INC  
RULES AND  
REGULATIONS**

THE DEFINITIONS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM CONVENTS, CONDITIONS, AND RESTRICTIONS FOR RIVER LANDING CONDOMINIUMS ARE INCORPORATED HEREIN.

Owners, their family, and guests or lessees (and their families and guests), together “Permitted Users” must exercise common courtesy in the use of the Common Areas and Limited Common Areas (together “Shared Areas”). These Shared Areas are for the exclusive use of Permitted Users, their immediate families, and when accompanied by a Permitted User, social guests.

Permitted Users shall not allow their children under twelve (12) years old to play on or about the Shared Areas, except under the supervision of a parent or other responsible adult.

Permitted Users are responsible for any damage which they or their immediate families or social guests cause to the Shared Areas whether by neglect or otherwise and shall pay to the Association the reasonable cost of repairing such damage on demand of the Board of Directors or their agents.

Noise: Permitted Users shall ensure that the audible volume of all noises including but not limited to conversation, alarm clocks, singing, electronic devices, television, radio, music players, musical instrument and pet noises (e.g., barking) shall be maintained at a level that such noise is not audible outside the boundaries of the Unit from which it originates in a manner that constitutes a nuisance or disturbance to neighboring Unit Owners. Noise levels on decks are to be kept at a reasonable level so as not to impact the enjoyment by neighboring Units of their respective deck. Permitted Users shall take action to reduce such noise levels upon the request of another Permitted User.

**COMMON AREAS/LAWNS**

- No personal property of any description is permitted to remain on the lawns or docks after use or overnight.
- Dogs shall be on a leash at all times when in the Shared Areas, and owners shall promptly clean up and properly dispose of all droppings. Owners shall be responsible for the cost of repair and professional reseeding of any damaged areas/urine stains.
- No coolers or storage boxes are to be left in Shared Areas. No plastic sheeting or tarps are to be placed on patio furniture. Fitted covers are permitted.
- Any alterations to existing landscaping and front entries must be approved by the Architectural

Control Committee.

- Sun shades/sun screens on back decks or front entries must be approved by the Architectural Control Committee.
- Bicycles are to be stored in garages and not allowed to be kept in front entries, walkways, courtyards or on decks.
- No fireworks, portable fire pits, bonfires, or charcoal grills/smokers are allowed within the River Landing development.
- The use of skateboards anywhere within the River Landing development is prohibited.
- Flags: Each Permitted User may place and properly display one (1) appropriate flag (such as a U.S. or military flag, a university flag, or a holiday flag) or similar pennant on the support columns of each Unit Owners back decks.
- Water: If a Unit is to be unoccupied for more than two (2) consecutive days, the water to the Unit must be turned off to avoid leaks that could damage abutting Units. The Board reserves the right to instruct its agents to turn off the water to an unattended Unit.
- Construction Dumpsters and Materials and Storage Containers: Unit Owners seeking to use a construction dumpster or storage container for interior remodeling must seek prior approval from the Board of Directors. Dumpster and container location must be approved by the Board of Directors. Approved dumpsters and containers are allowed to be in place for a period of fourteen (14) days unless a longer period is approved by the board.
- Soliciting is prohibited.

## **GARDENS AND LANDSCAPING**

All changes, improvements and additions to existing landscaping around the Units must be approved by the Architectural Control Committee who is assigned the responsibility of approving landscaping changes, improvements and additions. Any approved changes, improvements, and additions must be performed by a licensed landscape company unless otherwise approved by the Board of Directors. Absent good cause, the Board of Directors shall keep a uniform look and appearance throughout the condominium development.

Potted plants on decks and in courtyard areas must be properly maintained by the Permitted User and any dead or unsightly plants are to be removed/replaced in a timely manner. The Board of Directors reserve the right to remove any pots or plants deemed unsightly.

## **STREET, DRIVES AND SIDEWALKS**

- The speed limit for all motorized vehicles on the property is 5 miles per hour. Cars, trucks, commercial vehicles, recreation vehicles, motor homes, motorcycles, campers, boats and trailers are not to be stored on streets or Unit Owners' driveways. Vendor vehicles may not be left overnight in River Landing parking areas unless expressly

authorized by the Board of Directors or their agents.

- Each condominium owner is allowed to park one car in front of their garage. Each owner should park in such a manner as to allow the adjacent owner adequate space to enter and exit or park in front of their garage. Each cabin owner is allowed 2 parking spaces in front their cabin. Visitor parking spaces are dedicated in front of the entries to each condominium building, near the cabins, and other areas as determined by the Board of Directors or their agents. Permitted Users should attempt to park in their designated areas or in their garages.

## **SPORTS APPARATUS**

No basketball standards, or fixed or portable sports apparatus, shall be allowed.

## **OUTDOOR HOLIDAY LIGHTING/DÉCOR**

- Holiday lighting is allowed only on the Permitted User's deck/patio and immediate outside entry. Permitted Users are responsible for any damage or deferred maintenance that may be created.
- All exterior holiday decorations are to be removed within twenty-one (21) days of the holiday.
- Each Permitted User is responsible for the disposal of their Christmas tree. Buildings' disposal containers are not to be used for Christmas tree disposal.

## **DECKS**

- Owners need to be sensitive to the impact on their neighbors when cleaning the upper decks. Upper condominium unit owners must give downstairs owners 24 hour notice before cleaning decks with water that will spill over the side of the deck.
- The decks and porches are intended for patio furniture only and no articles are to be stored or hung on same. Therefore, the hanging of laundry/towels on rails and/or decks is not allowed.
- A Permitted User who has a ground level patio may store water related equipment (skis, paddle boards, kayaks, inflatable water equipment, life jackets, etc) on their ground level patio on the condition that the area remains in an organized matter and is not unsightly.
- Propane grills, propane heaters, propane fire pits with controlled flames and wood pellet grills with controlled flame only are allowed within the River Landing Development. Wood or charcoal burning devices with uncontrolled flames are expressly forbidden. Any type of grill, smoker, or other device, or heater the use of which would not be covered by the Association's commercial insurer or cause an increase in premiums is forbidden.
- No changes to deck railings and wires shall be permitted. Additionally, owners shall conduct routine maintenance of the wires to keep them tight and uniform.

## **DOCKS**

- Assigned slips are to be used by Permitted Users or their visiting guests only. Use of the slips will not be allowed for anyone who is not a Permitted User or visitor at River Landing. Slips cannot be leased/rented to outside parties. Owners at River Landing are allowed to rent/lease/grant use of slips to other property owners within River Landing.
- No overnight parking of boats is permitted on outside of dock by Permitted Users, guests, or others.
- Docks are to be a quiet, no wake zone.
- Volume of stereo/sound systems are to be at a quiet level within the dock.
- No smoking on or near docks.
- No boat repairs, except in the case of emergency.
- Absolutely no refueling or storage of fuel is allowed.
- Skis, boards, tubes, ropes, rafts, etc., cannot be left or stored on docks.
- The boat lifts installed shall be uniform and shall be approved by the Architectural Control Committee before they are installed. No covered boat lifts or slips are permitted.

## **GARAGES**

- Garage doors are to be kept closed and locked at all times, except when a Permitted User is present in garage or when entering or leaving garage.
- No car washing is allowed in garages.

## **WINDOW AND GLASS DOOR COVERINGS**

Draperies are the responsibility of the Owner; however, all externally exposed areas of the draperies/blinds must be white or earth tone in color.

## **MINIMUM HEAT**

Owners who are absent during the winter must keep the temperature of the interior of their Condominium Unit at a minimum of 55 degrees Fahrenheit. When condominium units are unoccupied in winter entryway closet doors are to be left open at all times to allow proper functioning of central temperature monitors.

HVAC units are required to be inspected and serviced by a qualified contractor annually in the fall by November 1st of each year and written proof of such inspection is to be provided to the Association Manager or Board.

## DRYER VENTS

Dryer vents are to be cleaned at least once every three years, and proof of such cleaning is to be provided in writing to the Association Manager or Board.

## INSURANCE

Nothing shall be done or kept in any Unit or Shared Areas which will increase the cost of insurance on the Shared Areas without the prior written consent of the Board of Directors. No Owner shall permit anything to be done or kept in their Unit or the Shared Areas which will result in the cancellation of insurance of any unit or any part of the Shared Areas or which would be in violation of any law.

## ON-SITE CONSTRUCTION

**Architectural Approval:** Before starting any **major construction (\$2,000 or more)** or remodeling project, homeowners need to obtain prior written approval from the HOA Association Manager (meaning Montana Community Management who will pass it to the ACC), or Architectural Control Committee (ACC). The form may be obtained from the website or the HOA Association Manager. The homeowner should give the ACC a 30-day notice for approval of construction. The ACC should respond to homeowner within a two-week period. **Minor Construction** and repairs (under \$2,000) will not need to be approved by ACC unless significant cosmetic changes occur. Any changes to prior approved plans must be submitted for additional approval before starting.

**The hours of construction,** 8-5 Monday to Friday, 10-4 on Saturdays, no work on Sundays or federal holidays, except for emergencies

**Areas of Construction:** Construction should be done in private areas such as garages, in-unit and deck, if possible. The common areas may not be used as a work site. Contractors should park off-site during construction, unless logistically needed to be near the work being done, no overnight parking for construction vehicles. Homeowner is responsible for any damage incurred by their agents to the common elements, limited common elements or other owner's units. Elevators are not to be used as freight elevators. During improvements, Owner authorizes HOA agents, Architectural Control Committee, and/or Board Members at any time, without notice, to come onto said property to inspect the work on condo to determine that any improvements are according to plans submitted and approved

**Contractor Regulations:** HOA requires that work being done by the homeowner, or a licensed contractor must be approved before commencing any construction work. A contractor or homeowner must register with the manager, provide proof of liability and workers comp insurance, license, and all applicable permits. The Condo homeowner who is doing the construction will be responsible for any damage done to a common area during construction; if damage occurs, the owner can negotiate with the contractor. Also, contractors must review and sign a copy of these rules/regulations before commencing work. A certificate of insurance must

be sent directly to the HOA reflecting the name of the party to complete any material work. A minimum of \$1 million of liability coverage is required

**Dumpster and Porta-potty Placement:** Porta-potties and dumpsters should be placed to avoid obstructing walkways, driveways, and common areas. Dumpsters and porta-potties should be placed in a manner that minimizes visual impact and inconvenience to residents. The Manager should approve porta-potties and dumpsters; these should be removed immediately after the work is completed. Construction waste is to be disposed off-site and not in HOA provided waste cans

**Noise and Disruptions:** The contractor should take measures to minimize noise and disruptions to other residents in the community. During the workday, unnecessary noise on construction sites, such as the operation of radios, stereos, boom boxes, or similar electronic devices at a loud volume, is prohibited

**Safety and Compliance:** Homeowners are required to adhere to local building codes, permits, and safety regulations for construction on-site

**Parking:** During high season, (June, July, Aug), contractor may park in front of the Owner's garage and one parallel parking space along the perimeter fence, a total of 2 vehicles. Trailers and large vehicles are not permitted in areas adjacent to garages, except for drop off/collection

**Completion Timelines:** The HOA may specify a maximum time limit for completing construction projects to prevent prolonged disruptions and unfinished work

**Signage:** No construction company signs are allowed during construction. Post any required permits in a location such that they are easily viewable from the exterior of the unit

**Cleanliness and Maintenance:** Homeowners and their contractors are required to maintain a clean and organized construction site throughout the project

## EXCLUSIVE REMEDY

The Grievance Procedure: Grievances shall first be brought to the Board of Directors for discussion and potential remedies. If an acceptable solution is not attained, grievances shall be taken to binding arbitration, under the laws of the state of Montana. If arbitration is required the prevailing party shall be entitled to an award of attorney fees and to recover the cost of arbitration and the losing party shall pay one hundred percent (100%) of the cost of the arbitration, including attorney's fees to the prevailing party.

## VIOLATIONS

In the event of violation of any prohibitions or restrictions contained in these Rules and Regulations, by any Owner, their family, guests or tenants, such violation shall obligate said Owner to reimburse the Association for the cost and expense expended by it in order to

cure the violation, enforce these Rules and Regulations and/or restore the property to its original state together with a displacement fee, insuch amount as established by the Board of Directors, in the event such violation results in a delayed access for another Owner. Such charges shall be treated as assessments pursuant to Section 9 against such owner and their ownership interest.

TO THE EXTENT ANY RULE AND REGULATION IS INCONSISTENT WITH PROVISIONS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM CONVENTS, CONDITIONS, AND RESTRICTIONS FOR RIVER LANDING CONDOMINIUMS (“CCR’S), THE PROVISIONS SET FORTH IN THE CCR’S SHALL CONTROL.

[SIGNATURES ON FOLLOWING PAGE]

## CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That, the undersigned, being a majority of the Board of Directors of River Landing Condominiums Owners Association, Inc., do hereby assent to the adoption of the foregoing River Landing Condominium Owners Association, Inc Rules and Regulations and do hereby certify that the same were duly adopted as the Rules and Regulations at the meeting of the Members of said Association on the \_\_\_\_ day of \_\_\_\_\_ 2023, and that the same do now constitute the Rules and Regulations of said Association.

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Howard Chandler

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Phil Steurer

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Michael Rohrenbach