Rules for Marina Townhomes
Adopted from the Declaration of Covenants, Conditions, Easements and Restrictions
Recorded July 14, 2016 in Flathead County, Montana

The Marina Town Homes are 12 residential units that are part of the Harbor Village Planned Unit Development, a development of privately owned lots and homes that encourage creative design, orderly development and preservation of the scenic features of the site. In order to maintain the enjoyment and quality of the area, the Marina Town Homes Homeowner's Association have created the following rules.

Private Property
Each town home in Harbor Village is privately owned including the lawns, driveways and areas around each of the units. These are NOT community and/or public areas. There are no public areas or playgrounds in Harbor Village, therefore if children are outside, they MUST BE SUPERVISED BY AN ADULT AT ALL TIMES.

The Eagle Bend Yacht Harbor and the Eagle Bend Golf Course, grounds, docks and buildings are PRIVATE PROPERTY AND FOR THE USE OF MEMBERS AND GUESTS ONLY.

Animals
Animals, maximum of 2, are limited to a domestic dog, cat, fish or small bird. All animals must be kept indoors or on a leash held by a person capable of controlling the animal. Each animal owner is responsible to clean up after their animal. The animal owner is responsible for any unreasonable noise or damage to persons or property caused the animal. The pet walking and playing area has been reserved and designated (by the Harbor Village Community) at the south end of the boat docks. At no time shall pets be allowed on the golf courses or on any other owner's property.

Antennas
No antennas, satellite receiving station or other device for transmission or reception shall be erected, used or maintained outdoors or attached to a building or structure unless approved by the board of Marina Town Homes.

Architectural Control
No alterations, including but not limited to, a building, fence, door, wall or stairway, including painted surfaces, whether temporary or permanent, may be made to the exterior of any of the units without prior approval of the board of Marina Town Homes.

Clothes Drying
Outside clothes lines or any drying or airing of clothes, carpets, etc. shall not be erected, placed or maintained, including on the decks and balconies.

Decks
Decks will be kept free of debris or any unsightly possessions. Decoration and furniture on the decks should be appropriate for outdoor application. NO BARBECUES OR OUTDOOR COOKING FACILITIES OF ANY KIND ARE ALLOWED ON THE DECKS OR LANDINGS. Outdoor cooking is permitted on the driveway clear of the eves and walls and must be attended at all times.

Fencing
No owner or owner's tenants may fence their lot.

Guest Limitations
A reasonable limitation on number of guests at any one given time will apply. (The MTH Board may determine and impose limitations).

Hazardous Activities
No hazardous activates shall be conducted on any lot.

Illegal Activities
No owner shall permit any use of a lot in violation of any applicable municipal authority ordinance or other law or regulation to which Marina Town Homes is subject.

Landscaping
Any damage to the landscaping or landscaping equipment through willful or neglectful act of owners, tenants or guests shall be charged to the owner of the unit.

Leases
Lease agreements shall be in writing and shall not be for a period of less than 30 days. Copies of all lease agreements shall be furnished to the Association prior to commencement of the lease term. Owners shall be responsible to insure that their lessees comply with all the terms of the Rules and the Declaration of Covenants, Conditions Easements and Restrictions for Marina Town Homes. All lessees shall be provided a copy of all documents, shall acknowledge receipt and agree to abide by all terms/conditions by their signature. Failure by lessee to comply with the terms of such documents shall be considered a default under the lease.

Machinery and Equipment
No machinery or equipment of any kind shall be placed, operated or maintained upon any lot.

Maintenance
No improvements on any lot shall be permitted to fall into disrepair and each such improvement shall be kept in good condition and repair at all times.

Nuisances
No rubbish or debris of any kind may be placed or permitted to accumulate upon the exterior of the units and no odors, excessive lighting or loud noises shall be permitted to arise or emit there from.

Occupancy
No trailer, tent, garage or temporary building structure of any kind shall be used at any time for a residence, either temporary or permanent.

Repairs
Any required repair or maintenance of any EXTERIOR feature, material, equipment (including elevator) shall be reported only to the Property Manager, Western Mountains Property Management 406.253.2840 for repair. No Tenant/Lessee or Unit Owner shall personally engage the services of a contractor or repairman. This does NOT include any repair/maintenance or improvement of the INTERIOR of a Town Home which is the sole responsibility of the Owner/Lessee.

Residential Use
Marina Town Homes is exclusively restricted to residential use. No business or industry shall be conducted on a lot with the exception of a home office.

Signs
No signs, including but not limited to political, shall be erected or maintained on any lot or in the windows of any unit, except by approval of the board. Exception: signs required by legal proceedings. For sale or rent signs shall be approved by the board.

Trash
No garbage or trash shall be placed or kept on any lot. All rubbish, trash and garbage shall be removed regularly and not allowed to accumulate. All such rubbish, trash and garbage is to be retained within the unit, NOT visible to neighbors until the day of pickup or disposal.

Trucks, trailers, campers, boats
No motor vehicle exceeding ¾ ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, motorcycle, ATV or other similar equipment or vehicle may be parked, used as a living unit, maintained, constructed, reconstructed or repaired on any lot (so as to be visible from neighboring property. All drivers and motor vehicles must be legally licensed.

Wildlife Harassment
Any harassing of wildlife which may live on the lands or in the waters within or near Marina Town Homes is prohibited.

Enforcement of Marina Town Homes Declaration of Covenants, Conditions, Easements and Restrictions and Rules. The Association has the right to enforce the Covenants and Rules.
All violations under these rules and covenants shall be administered as follows

1. Reporting the violation to the Property Management Company
2. Written Notice in person, mail, email, or registered mail
3. Warning
4. Fine or liens
5. Suspension of Voting Rights

Owner/Lessee Agreement

I have received, read, understand and agree to these rules and the Marina Town Homes Declaration of Covenants, Conditions, Easements and Restrictions.

_____ _____
Signature of Lessee and Printed Name Date

_____ _____
Signature of Lot Owner and Printed Name Date