

Rules and Regulations

INDIAN SPRINGS RANCH - Residential
Eureka, Montana



➤ Goal

- The purpose of this document is to ensure all residents and guests of the Indian Springs Residential Development are respected and free to safely enjoy their time at the property while preserving the comfortable, relaxed lifestyle to which we have all come to appreciate.
- Please ensure all visitors follow the rules and regulations as well. Each property owner is responsible for the actions of their visitors.

➤ Rules and Regulations

- Good Neighbor Policy (Quiet Time) will be in effect daily from 12am to 6am. Please keep outside music and voices low during this time, be considerate of your neighbors.
- Speed Limit – 15 mph, applies to all vehicles, including off road vehicles.
- All vehicles (except for golf carts on cart paths) are required to stay off walking trails, cart paths and common property; please stick to the roads.
- Parking
 - Please avoid parking on the street as much as possible, use garages, driveways, and designate parking areas. During the winter it is of upmost importance to avoid accidents with vehicles and snowplows.
 - No parking anywhere on the lawn or native grass areas.
 - All off-road vehicles, RV's, trailers, and boats should be stored inside a garage or in the storage facility as much as possible, not to exceed 48 hours at a time in the driveway.
- No structure of a temporary character, including but not limited to RV's, tents, basements, or other outbuildings shall be used for residential purposes.
- Signs:
 - No sign of any kind shall be displayed to public view on the Subdivision residential Lots except for:
 - Numbers on each residential lot indicating its address or location.
 - One sign of not more than six square feet advertising a residential Lot for sale.
 - A builder's sign, not to exceed six square feet, during construction only.

➤ Exterior Lighting

- All exterior lighting shall minimize light pollution to the extent reasonably feasible and directed in a manner designed to minimize impacting others.

➤ General Maintenance

- The buildings and grounds of residential areas shall be kept in a safe and aesthetically pleasing state of repair, cleanliness, and neatness.

➤ Pets

- Owners are responsible for their pets at all times, while on or off your property.

- Please keep your pets under control and confined to your property unless you take them out for a walk in which they shall be kept on a leash.
- Please clean up after your pets.
- Please do not allow your dog to bark excessively.
- **Fireworks**
 - No lighting of personal fireworks anywhere within the development.
- **Short Term Rentals (SRT's)**
 - Short Term Rentals in Montana – “means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative, timeshare, or owner-occupied residential home that is offered for a fee for 30 days or less.”
 - Any property owner who would like to use their home or a portion of, as a Short-Term Rental will only be allowed under the following conditions:
 - The owner must obtain a State License (Public Accommodation License)
 - The owner must provide proof of insurance for Short Term Rentals, and it must add the Association as additionally insured
 - The owner must use a State Registered Property Management Company who is vetted and approved by the HOA Board
 - That property management company must be available 24/7
 - That property management company will be responsible for the management of the reservations, financials, and payment of any and all State required taxes.
 - All Guests are required to follow the HOA CCR's, Bylaws, and Rules and Regulations. The owner of the home is responsible for all guests' actions and conduct.
- **Fines and Fees Policy**
 - in accordance with the Covenants, Conditions and Restrictions and Bylaws of the Corporation:
 - **Assessments** are due on the 1st day of each month. Assessments that have not been paid by the 3rd business day of the month will be considered delinquent and assessed a \$5 per month late fee.
 - **Breach of Rules or Regulations** will be subject to a \$25 to \$50 fine, depending on the severity, and the maximum fine of \$50 will be reapplied every 3 days if the same violation continues. The HOA Board may issue a warning for first time offenders.
 - **Breach of the Protective Covenants contained in the Covenants, Conditions and Restrictions** can have a significant impact on other properties within the development and breaches will be assessed a fine of \$250, which will be reassessed daily until the breach is remedied. The HOA Board may reduce or waive these fines if the Owner takes immediate action to rectify the breach after being notified of the violation.

The Indian Springs Residential HOA may file a lien upon a lot if a breach has not been cured within 15 days of a Notice of Default being issued by the HOA.

Nothing in this Fees and Fines Policy will in any way restrict the Indian Springs Residential HOA's enforcement rights contained in the Covenants, Conditions and Restrictions or Bylaws of the Corporation.