



INDIAN SPRINGS RANCH - RV PARK
Eureka, Montana

1) Goal

- a) The purpose of this document is to ensure all residents and guests of the Indian Springs Ranch RV Park are respected and are free to safely enjoy their time at the property while preserving the comfortable, relaxed lifestyle in which we have all come to appreciate.
- b) Please ensure that those who may be staying on your property (as a friend or long-term renter) meet the design guidelines and follow all rules and regulations. The property owner is responsible for anyone staying on their lot.

2) Rules and Regulations

- a) Good Neighbor (Quiet Time) will be in effect daily from 11pm to 7am. Please turn any outside music off during this time and keep voices low and considerate of others.
- b) Speed Limit – 10 mph, applies to all vehicles, including off road vehicles, please watch for children and pets.
- c) All vehicles are required to stay off walking trails, cart paths and common property, please stick to the roads.
- d) Lots are to have only one RV at a time, you may park only one additional trailer on your lot such as a boat trailer, PWC (personal watercraft, Jet Ski's) trailer or cargo trailer. Trailers are allowed up to 28' long (excluding the hitch) and newer than 15 years old. The trailer should be in good repair without any unsightly logos or blemishes. All parked vehicles must be completely on your property.
- e) A truck camper, conversion van, or class B which is used for transportation to and from the development may be parked on the lot as long as it is not hooked up to water or sewer services.
- f) All off-road vehicles (street legal UTV's and golf carts are not considered "Off-road" vehicles) should be stored inside a shed or cargo trailer or covered with a purpose designed covering (not a blue tarp) if left for an extended time.
- g) **Pets**
 - a. Owners are responsible for their pets at all times, while on or off your property, which includes excessive barking.
 - b. Please keep your pets under control at all times and they must be kept on a leash when off their property, unless they're at the designated "Off – Leash" area. If you cannot contain your pet to your lot, please keep them leashed, chained, or confined.
 - c. Clean up after your pets.
 - d. Please do not leave your dog unattended for long periods of time or allow your dog to bark excessively outside.
- h) The Developer reserves the right to rent out RVs on a short-term basis for marketing purposes only.
 - i) Nightly rental programs on a regular basis are discouraged.
 - ii) The goal is to ensure that the ISR RV Park does not turn into a nightly campground.
- i) HOA and water/sewer dues need to be paid on or before their due date. Any late payments will be assessed with a \$20 late fee to be added to the next month's dues.

- a. The goal is to keep administration costs minimum, the more the late fees, the more the admin costs increase.
- j) Tents are not allowed.
- k) No lighting fireworks off anywhere within the development.

3) Enforcement of Rules

- a. The previously mentioned Rules & Regulations are governed by the ISR RV HOA Board
 - i. First Offense – Good Neighbor Policy – Plaintiff nicely addresses the defendant.
 - ii. Second Offense - Written warning from the board (Plaintiff must bring evidence to the board (Picture/Video/Etc.))
 - iii. Third Offense - \$75 Fine issued from the board (Plaintiff must bring evidence to the board, (Picture/Video/Etc.))
 - iv. Continued Offenses – Fine doubles each offense (Plaintiff must bring evidence to the board, (Picture/Video/Etc.))