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PRONGHORN MEADOWS RULES & REGULATIONS

These Rules and Regulations are a supplement to and update to the ^{*}CC&R's of Pronghorn Meadows Homeowners' Association (hereinafter the "Association"). The intent of these Rules and Regulations is to address situations where further explanation of certain items has needed to be addressed. These Rules and Regulations may be amended by the Board of Directors.

A. DEFINITION OF MEMBER.

1. Any property owner is considered a "member" and an "owner" whose name appears of record on subject property warranty deed.
2. A "member in good standing" is a property owner whose dues are current.
3. A Lessee of a property is not considered an Owner, nor a Member.

B. ACCESS TO ASSOCIATION FACILITIES AND RECREATIONAL OPPORTUNITIES.

1. Owners/Members in good standing, spouses, and children residing in their parents' home have recreational privileges and are allowed access to Association-owned facilities and other common areas, including the Clubhouse, Barn, Equestrian Center and Parks. Owners/Members wishing to use Association facilities are required to sign a Release of Liability and/or Terms of Use Contract.

2. Guests, friends, tenants and other visiting family members of Owners/Members **must always be accompanied by Owners/Members** at any and all times that the Association-owned facilities and common areas are used. No exceptions!

a. Guests may use the Association-owned facilities and other common areas only when accompanied by an Owner/member in good standing. Unaccompanied persons will be considered trespassers.

b. All Owners/members and guest(s) using these facilities do so at their own risk.

c. Should an Owner/Member wish to allow a renter, or an unaccompanied person to use these common facilities, then they shall provide (in advance) a liability insurance policy which provides for coverage in at least the sum of \$500,000 (FIVE HUNDRED THOUSAND DOLLARS) per occurrence, and names the Association as a Loss Payee. So there is no confusion / confrontation the Association requires any unaccompanied person to be identified in advance of their visit.

d. Owner/Members using Association facilities are responsible for cleaning up in a timely fashion after each use (prior to departure). There is a **minimum** charge of \$50 to the Owner/member if the Association is required to arrange for clean-up by a third party plus the invoiced cost associated with clean-up.

e. Any Owner/member allowing a non-owner/member access to Association facilities and recreational opportunities without being accompanied by the

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Owner/member may lose their recreational privileges for a period of one (1) year from the date of the infraction.

3. Association facilities and recreational opportunities cannot be used for commercial purposes.

4. Owners/Members who are delinquent to the Association are denied access to Association-owned facilities until all delinquent amounts are brought current. Monies received are credited first to oldest outstanding balance.

5. In the event of a foreclosure by a lending institution on any Owner's/member's property, the lending institution is responsible for any and all delinquent amounts.

6. All Invoices / Billing are considered Special Assessments. Monies received are credited to the most senior invoice(s). With the exception of the annual dues invoice, there will be a fee of \$25.00 per billing / invoice to cover third party charges.

7. Violations and fines for "Rule & Regulations" will be addressed as per the Declaration of Protective Covenants.

C. RESPECT FOR FELLOW MEMBERS' PROPERTIES.

1. Pronghorn Meadows is a residential and recreational subdivision.

2. No animals may be kept, grazed, or pastured on another members land without the express approval of the land owner. It is suggested that this permission be in writing.

3. Domestic animals shall be kept under the control of the property owner or tenant.

4. It is the responsibility of the property owner to fence in their animals.

5. Wheeled vehicles must stay on existing roads.

6. Trespassing on another member's property is not allowed. In accordance with state laws, snowmobiles and ATV riders must have the property owner's permission to access that owner's land.

D. SIGNS AND FENCING REQUIREMENTS.

1. With regard to fencing and RV storage, owners may store whatever they wish to store behind a six (6) foot fence on their property, as long as the fence has been approved by the Association's Design Committee. The purpose of the fence is to keep from view whatever is behind it. Consequently, any item behind the fencing may not exceed the six (6) foot fence height.

2. A facility has been provided to Owners/Members for storage. Owners/Members may use said facility, so long as that usage is done in a neat and tidy manner.

3. The maximum size for any sign on any property may not exceed 24 inches by 36 inches, and may not exceed 48 inches in height, including the sign post. A maximum of one sign per property is allowed. Signs are allowed on private property only. "For Sale" signs do not require the approval of the Association's Board of Directors; however, no "For Sale" or real estate signs are permitted on any common

areas. Only one "For Sale" sign shall be permitted on any single lot, and it shall be removed promptly upon the execution of a sales contract for the property. The Association's Board of Directors reserves the right to enter upon any lot for the purpose of removing signs that are not in compliance with this section.

E. ONE-TIME AMNESTY ON PAST DUE INVOICES.

Any past due invoice that is brought current by a member by August 1, 2013, will not incur late fees or interest charges. Otherwise, late fees and interest charges will apply in accordance with the Covenants, Conditions and Restrictions and By-Laws of Pronghorn Meadows Homeowner's Association.

Dated:

Passed by Resolution of the Board of Directors at their regularly noticed meeting on
6/3/13

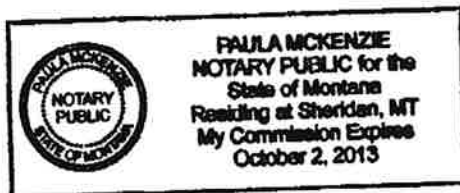
PRONGHORN MEADOWS HOMEOWNER'S ASSOCIATION

Cynthia A Adams 6/3/13
Secretary/Treasurer

State of Montana
County of Madison

Acknowledged before me
on 6-12-13 by
Cynthia A Adams.

Paula McKenzie



(BR)
6/3/13

June 3, 2013
June 3-2013
CA 6/3/13