

Avalon Villas Homeowners' Association

RULES AND REGULATIONS

FOR TOWNHOUSE OWNERS AND OTHER OCCUPANTS*

(*long term tenants, vacation renters, visiting family, guests and other invitees)

All owners shall be responsible for insuring compliance to these Rules and Regulations and our other Association's governing documents: (The First Amended) Declarations and Covenants and Restrictions and (Second Amended) By-laws. Owners please supply other occupants with copies of our governing documents and post these Rules and Regulations in each unit for their immediate access.

As stated in the Declaration of Unit Ownership for Avalon Villas, section 7, subsection b: No unit owner shall lease a unit for an initial term of less than seven (7) days. Any lease or rental agreement shall be in writing and shall subject the Tenant to the provisions of this First Amended Declaration, the Second Amended By-laws, and the First Amended Covenants and Restrictions of the Avalon Villas Homeowners' Association, Inc., recorded with Park County Clerk and Recorder's Office, Livingston, Park County, Montana, and all Rules and Regulations adopted by the Association.

1. EMERGENCY UTILITY ALARMS AND LIGHTS - Be alert to any blinking lights or audible alarms from the water pump and control panels in the utility areas located between the first two buildings (7 and 9) and between the last two buildings (11 and 13). If any lights or alarms are noticed, residents are to report immediately to Todd King at 406-640-7004, or call Kim at 406-640-1667. Full time residents, after contacting Todd, should report the incident to a Board Member. If you are not a full time resident, please contact Todd and report the incident to a full time resident.

2. SPEED LIMIT - The speed limit on the road in front of the buildings shall not exceed fifteen (15) miles per hour.

3. PARKING - Parking in front of residences will be restricted to personal vehicles only. Parking of utility trailers, boat trailers, horse trailers, RV trailers, motor homes or trucks larger than a pickup truck is limited to a one week time period except with permission from the Board. Unit owners shall have their guests park in their driveways or along the other side of Avalon Court. No vehicles or personal property shall be left unattended in the common area for an extended period of time except with permission from the Board. Parking is not allowed in the emergency vehicle turn around area. Parking and driving is not allowed off road.

4. GARBAGE - No garbage or trash shall be placed on any common element or outside any building. Trash containers must be kept inside the garage. Please dispose of any litter.

5. NOISE - Quiet time is 10:00pm to 7:00am. All occupants shall exercise care about making noise. No loud parties, television, music, fireworks or any noise that may disturb other residents shall be allowed.

6. PETS - Unit owners are permitted to have one domestic dog and/or one domestic cat. In consideration of others and the safety of the pets, pets must be contained or controlled by the owner at all times. The pet owner must pick up after their pets. Pets are not allowed to harass the wildlife. Pet owners will be responsible for reparation of any damage done on our property by their pet to any person, or another owners' pet, as well as to any common property element. If pet owners do not comply, the Board will

notify them with a warning about compliance and may ask that the pet be removed from the property.

7. ANIMALS - No wild animals, livestock or poultry may be kept in any unit or on the property.

8. WILDLIFE - There shall be no harassing or feeding of wildlife. Bird feeders are permitted but care must be taken that birds are the only wildlife that are eating from the feeders.

9. PRIVACY - All occupants shall be respectful of the limited common elements so we may all enjoy some privacy out of doors. Limited common elements are the front porch and adjacent courtyard area, back patio and adjacent yard area and decks.

10. NUISANCES - No improper, offensive or unlawful use shall be made of any unit, the common areas or any part thereof which is a source of continuing annoyance to the unit owners or which interferes with the peaceful possession or proper use of the property. The Board of Directors shall be the final authority on what constitutes a nuisance or source of continuing annoyance.

11. NIGHT SKY LIGHT POLLUTION - Back patio lights, deck lights and front porch lights shall be left off except when these areas are in use.

12. WATER - The water supply is a communal water system so be conservative in your water use. We recommend that vehicles not be washed on the property but washed at our local car wash at the Emigrant General Store. No owners or occupants shall transfer large quantities of water away from the Avalon Villas property.

13. SIGNAGE - Real estate signs may only be placed on the unit owner's property.

14. EXTERIOR ALTERATIONS - Exterior alterations may not be undertaken without first contacting the owner. The owner is then required to follow the guidelines outlined in the Declaration, section 7, subsection d.

15. GARBAGE DISPOSALS - Under sink garbage disposals are very hard on our common septic system so we recommend that they not be installed. Utilizing a drain catch for food debris should help maintain our septic system for a longer period of time.

16. WATER TURN OFF VALVES - The water turn off valves for each unit are located in the crawl space that is accessible through the floor hatch in the dining room closet. The main water turn off for each building is located in front of each building. These can be turned off by using the long handled turn off key that is hanging on the exterior of the pump house north of the first building (7).