

Block M Homeowners' Association

Neighbor Courtesies

March 2017

Neighbor Courtesies establish norms regarding how we can be good neighbors to each other and enhance our Block M experience, while respecting individual ownership. Many of these are based on the Owner Survey conducted in January 2017. We hope all residents of Block M will keep these in mind as they interact with each other. Owners should make their residents, family members, tenants aware of the courtesies. Please work directly with your neighbors to resolve any issues that might arise. Owners with tenants should include a copy of the *Neighbor Courtesies* in their leasing agreements and a provision requiring compliance.

Please note that there are additional requirements which are contained in the Covenants, particularly in Article II, with which owners should be familiar.

1. Neighborhood quiet hours are in line with those of the City of Bozeman:
 - Oct. 1 – Mar. 30: 8pm – 6am
 - Apr. 1 – Sep. 30: 10pm – 6am
2. Residents should promptly clean up after their pets and will not dispose of poop or leave bagged poop anywhere outside on Block M neighborhood premises.
3. Exterior holiday decorations should be installed no more than 4 weeks pre- and post-holiday.
4. Residents shall be mindful of how any sort of smoke, fumes or foul odors emanating from their property would or could affect neighbors and will make all reasonable effort to eliminate such circumstances that affect neighbors. Please keep in mind that noxious odors are prohibited per Article II, Section 5 of the Block M Covenants. BBQ grills may be located and used on Roof Top Decks only.
5. Preserving mountain views from all of the decks is important to owners. Freestanding, average sized deck/patio umbrellas on Rooftop Decks shall be closed when not in use. Please be aware of your neighbors' views as you select other roof deck items. No items should rise more than 1 ft above the parapet wall.
6. Be aware of how exterior decorations may affect the street views and your neighbors' views.

7. Residents with Rooftop decks and enclosed Rooftop-level spaces are asked to make sure that the lights, whether exterior or interior, are turned off when not in use in order to reduce light pollution.
8. Though owners are wholly responsible for maintaining their home exteriors, we recognize that there are some cases in which uncoordinated maintenance-the painting of exterior siding, for example-could harm the “streetscape” view of our homes. For this reason, most owners expressed an interest in coordinating the scheduling of exterior painting. When you are interested in updating your exterior painting, please contact the Board so Board members can assess the then-present need.
9. The *Maintenance Guidelines* outline the approved colors for the various exterior surfaces and other suggestions related to maintaining home exteriors and the overall Block M esthetic and common features, e.g. the central driveway. All owners should be familiar with these Guidelines.
10. The *Pocket Park Rules* outline use of the Pocket Park by residents and their guests. All owners should be familiar with these Rules.