

CAPSTONE CONDOMINIUM OWNERS ASSOCIATION

PO BOX 1862, BOZEMAN, MT 59771

SUMMARY OF COVENANTS, BYLAWS, AND DECLARATIONS

It is important for every Unit Owner to be familiar with the covenants, Bylaws, and declarations of the Condominium Association to facilitate successful and meaningful condominium living. Following are some of the rules and regulations set forth to be followed by all owners and tenants. It is the Unit Owner's responsibility to see that all tenants are given the complete set of Covenants, Bylaws, Declarations and any other material pertinent to living at Capstone Condominiums. Each Unit Owner is obligated to comply with the aforementioned Bylaws, Declarations, Cattail Creek Covenants, and the laws of the City of Bozeman, Gallatin County and the State of Montana.

- 1. ADDITIONS:** any additions made to the exterior and/or grounds of any building must be submitted to the Board in writing and have approval.
- 2. INOPERABLE VEHICLES/MACHINERY and EQUIPMENT:** No unit, driveway, or street shall be used for the storage of any recreational vehicle, camper, trailer, motor home, boat, and any other recreational equipment. Any or all of such equipment/vehicles shall be enclosed in the garage or off site.
- 3. NOISE/NUISANCE:** All owners, tenants, guests and any other occupants shall be considerate and sensitive to others in regard to noise levels. No nuisances shall be allowed upon the property, nor shall any use of practice be allowed which is a source of annoyance to owners of CAPSTONE CONDOMINIUMS.
- 4. OUTDOOR EQUIPMENT, GARDENING TOOLS and EQUIPMENT, CHILDREN'S TOYS, ETC.:** this includes all barbeques, grills or any other type of cooking equipment, furniture, bicycles, tricycles, or other personal property or equipment shall not be stored in limited common areas and/or common areas. Storage for the above items shall be in the unit's garage or patio enclosure.
- 5. PARKING:** Two parking spots are provided for each unit---one in each unit's garage and one on the driveway directly in front of the garage. Garage doors shall be kept closed at all times unless in use. The CAPSTONE CONDOMINIUMS interior drive is not standard width and is not intended for use as parking. The interior drive is considered a fire lane and vehicles parked within are subject to towing at owners expense.
- 6. PETS:** No animals of any kind shall be raised, bred, or kept in any Unit, except that dogs, cats, and other household pets may be kept subject to rules and regulations. All pets shall be subject to the City of Bozeman Animal Control regulations, and shall be kept on a leash at all times. Pet owners shall immediately clean up after their pet when on the Property. Owners are responsible for any damage caused by their pets.
- 7. SIGNS, PERMITS, ETC.:** Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, radio or television antenna shall be affixed to or placed upon the exterior walls or roof of any part of the building without written consent of the Association. Seasonal decorations that are promptly removed after the season and reasonable name plates or identification signs for individual attachments may be made to the exterior of any Unit. Satellite dishes and wireless internet devices need to conform to the Declarations of CAPSTONE CONDOMINIUMS.
- 8. TRASH and/or RECYCLABLE PICK UP:** All trash and recyclable containers shall be put out the evening or the morning of pickup and shall be returned to the unit's garage after pick up. All containers are to be stored in garages. No junk, garbage, trash, equipment, lumber, debris or other waste shall be allowed on the sidewalk, entrance, or driveway of any unit or in common and limited common areas.

The covenants and rules listed above are not all inclusive, but only highlight those given to you at closing. Ensuring that all owners and tenants adhere to them is for the good of the CAPSTONE CONDOMINIUM OWNERS ASSOCIATION and enhances the look and value of the entire complex.