

**CT Condominium**  
**Bozeman, MT 59718**

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**NUISANCE RULE**

Article VIII of the Bylaws of the Association, POWERS AND DUTIES OF THE BOARD OF DIRECTORS, as amended July 17, 2023 provides for enforcement of the Declaration and Bylaws of CT Condominium, and empowers the Board to promulgate and adopt rules and regulations for the use of the common elements and for the occupancy of the units so as not to interfere with the peace and quiet of all residents.

The contracted property management company, currently Saddle Peak Properties, shall act as Agent for the Board. The Board of Directors hereby establishes the following RULE, based upon the authority cited above.

Pursuant to the Declarations, Article IV, Use:

1. Any resident whose activities interfere with the peace and quiet of the neighborhood will be asked to cease the activity or remove the physical nuisance immediately,
2. "Nuisance" includes, but is not limited to, noise unreasonably disturbing the peace and quiet of the neighborhood or neighboring units, or leaving or accumulating physical nuisances such as junk, garbage, trash, trash receptacles, work or yard equipment, metal, lumber, debris or other waste outside in limited or general common elements, such as, lawns, flower beds, driveways, sidewalks, the park, streets, paths and walkways of CT Condominium.
3. This Rule shall be enforced in accordance with the Violation Rule adopted Aug 9, 2023.

This Nuisance Rule supersedes and replaces similar subject matter included in the Violation Policy adopted by the CT Condominium Board of Directors July 26, 2016. If any provision of this Nuisance Rule shall be in conflict with the Bylaws or Declaration of CT Condominium, said Bylaws and Declaration shall control, but shall not supersede any pertinent city law or ordinance. The invalidity or unenforceability of any provision of this Rule shall not affect the validity or enforceability of any other provision.

Adopted by the CT Condominium Board of Directors on August 9, 2023.

By:

Mickey Smotherman  
Mickey Smotherman, President, CT Condominium Board of Directors

Laura C. Nichols  
Laura C. Nichols, Secretary, CT Condominium Board of Directors