

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

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**PARKING AND STREET 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 Declaration, Article IV, Use:

1. Drive safely, at a reasonable speed, no more than 25 mph on CT Condominium streets.
2. Due to the narrow streets within CT Condominium, NO PARKING of any vehicles, boats, recreational vehicles (RV's), or trailers (including moving/construction trucks or trailers) is allowed from 12:00 AM to 6:00 AM on Palisade, Slough Creek, Stillwater Creek, Hanley, Pine Creek, Eagle Creek and Mill Creek. Emergency vehicles need space to respond, and service vehicles need space to operate. Unit Owner's or Unit Owner's visitors' vehicles can and will be towed at Unit Owner's expense, if in violation of this Rule.
3. The following procedure shall be followed by the Agent and CT Unit Owners, for managing any overnight street parking violations:
  - a. Unit Owners can report to the Agent any vehicle(s)\* parked on streets (as noted above) between 12:00AM and 6:00 AM. Either call, text or email the Agent with the license plate number, vehicle description, and location, and ideally, include a time-stamped photo. Agent email is [info@saddlepeakpropoerties.com](mailto:info@saddlepeakpropoerties.com).
  - b. After receiving a report of a parking violation, the Agent shall give a verbal warning to all Unit Owner(s) and/or Unit Owners' property manager(s) of units adjacent to the parked vehicle immediately. A first warning shall also be placed on the windshield of the vehicle parked illegally (see attached).

\*For the purpose of this Rule, "vehicle(s)" shall include but is not limited to cars, vans, trucks, boats, RV's, trailers, including moving trucks/trailers.

- c. Upon receipt of a second report of the same parking violation, the Agent shall email a written notice of the violation to the same Unit Owner(s) and/or property manager(s). A copy of the second notice shall be placed on the windshield of the vehicle (see attached).
  - d. A copy of all notices sent by the Agent to Unit Owner(s) and/or property manager(s) shall be sent to the Board.
  - e. If the vehicle is not moved immediately or is illegally parked again (after the second notice), the Agent is authorized by the Board to call Best Rate towing to request that the vehicle be moved. The owner of the vehicle will be responsible for all costs of towing.
4. No junk or inoperable vehicles are permitted on the property or in individual driveways at any time.
  5. No overnight parking of boats, RV's or trailers, including moving/construction trucks or trailers in individual driveways is permitted. These must be stored in the garage or parked offsite.
  6. No one shall reside in any recreational vehicle, motor home, camper or trailer at any time.
  7. This Rule shall be enforced in accordance with the Violation Rule adopted Aug 9, 2023.

This Parking and Street Rule supersedes and replaces similar subject matter included in the Violation Policy adopted by the CT Condominium Board of Directors July 26, 2016, and the Rule to Enforce Restrictions on Overnight Street Parking adopted 10/20/2022. If any provision of this Parking and Street 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



CT COA  
PO BOX 4240  
Bozeman, MT 59772

**FIRST NOTICE**

Dear Owner,

This is a reminder that there is to be no street parking within the confines of the Association between the hours of 12 AM and 6 AM. Parking on the street overnight in the future will subject your vehicle to be towed by Best Rate Towing at your expense. Please utilize the garage and driveways overnight or park on outside streets such as Ravalli. Thank you!

Regards,  
CT Condos

Best Rate Towing  
1380 Amsterdam Rd, Belgrade, MT 59714  
(406) 586-4357



CT COA  
PO BOX 4240  
Bozeman, MT 59772

**SECOND (FINAL) NOTICE**

Dear Owner,

This is your Second Notice that there is no street parking within the confines of the Association between the hours of 12 AM and 6 AM. Parking on the street overnight will subject your vehicle to be towed by Best Rate Towing at your expense. **Your vehicle will be towed if it is not moved off the street immediately.**

Regards,  
CT Condos

Best Rate Towing  
1380 Amsterdam Rd, Belgrade, MT 59714  
(406) 586-4357