

CT Condominium
Bozeman, MT 59718

PET CONTROL 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. Pet owners shall keep control of their pets at all times when they are on the general common elements, which include the park, streets, sidewalks, lawns, paths and walkways of CT Condominium. Pets must be on a leash in the general common element areas (as per Bozeman Animal Control regulations).
2. Owners shall clean up **promptly** after their dog or cat so as to maintain a healthy, clean, and attractive neighborhood.
3. Owners having issues with pets not on a leash, or any other violations of this Rule, the Declaration, or city codes, should contact the Bozeman Animal Control Office. If the owner of the pet is a known CT Condominium unit owner, the Agent should also be contacted.
4. This Rule shall be enforced in accordance with the Violation Rule adopted Aug 9, 2023.

This Pet Control 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 Rule is 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