

REGULATIONS FOR THE BRIDGER VIEW NEIGHBORHOOD

Adopted 10.17.22

This Declaration for the Bridger View Neighborhood, recorded in the office of the Clerk and Recorder of Gallatin County, Montana on July 21, 2021, as Document No. 2742257 (the “**Declaration**”) refers to **Regulations** the Association may, shall, or will adopt to establish rules, policies, and regulations for the use, operation, maintenance, and other aspects of the Neighborhood (see 2.7, *Compliance*, or 8.8 *Regulations*, of the Declaration). In order to comply with the Declaration, the Bridger View Owners Association hereby establishes the following Regulations:

1. **Fines.** Paragraph 2.7, *Compliance*, of the Declaration states that: “The Association will adopt fine schedules for violations of the Regulations (the “Fine Schedule”; the fines, penalties, and late fees in a Fine Schedule, “Fines”).”
 - a. **Fines are as follows:**
 - i. First violation of Declaration: warning
 - ii. Second violation of Declaration: \$50
 - iii. Third violation of Declaration: \$100
 - iv. Fourth violation of Declaration: \$250
 - v. Fifth violation of Declaration: \$500Every two weeks of noncompliance counts as an additional violation.
 - b. Late fees are as follows:
 - i. \$25 on every balance that is more than 30 days past due
2. **Allowed uses.**
 - a. Paragraph 5.5, *Common Properties*, states that the Association shall adopt Regulations addressing all aspects of the Common Properties (including Blue Silos Way Plaza and the Common House).
 - i. The Design Guidelines permit homeowner meetings, special community events, informal gatherings, and family parties in the Common House. In addition, the Common House has been designed to serve as a resiliency center for the neighborhood. It will be a gathering place and communication center for residents in the event of an emergency with a community-sized dining room, a small kitchen, bathrooms, and a shower. These uses are hereby affirmed by these Regulations.
 - ii. Blue Silos Way Plaza contains bike racks, mailboxes, and a community storage area. Residents must not permanently store bicycles on these racks; must not assign mailboxes to non-Bridger View residents; and may store and utilize common items from the community storage area so long as they are returned promptly.
3. **Displays and Signs.**
 - a. Paragraph 8.6, *Displays and Signs*, states that, “The Association may adopt Regulations (1) changing the scope of this section, and (2) addressing the size, volume, and length of time an Owner may have a Permitted Display.” No changes are proposed at this time.
4. **Fees.**

- a. Paragraph 10.1, *Assessments and Fees*, states that the Association may charge “for services or for the use of the Common Properties (the “Fees”), or both.” The Association hereby established the following Fees:
 - i. Review/Approval Fee. \$25 per request for Association approval when required under the Declaration.
 - ii. Use of Common Properties. Private rental of the Common House fee will be TBD at the 2023 Annual Meeting, but should, at minimum, cover the cost of a post-event cleaning of the facility.
 - iii. Interest on unpaid expenses. Paragraph 10.7, *Payment*, states that “interest on the forgoing....accrues after the Due Date until paid in full at the non-usurious rate the Board establishes under the Regulations (the “Default Rate”).” The Board hereby establishes a Default Rate of 6% annually.
5. **Homeowners Insurance Requirements.**
 - a. Paragraph 11.1, *Home Insurance*, states that “As part of the Regulations, the Association shall set the minimum Home Insurance requirements and periodically review the amounts, limits, and types of Home Insurance coverage it will require the Owners to carry.” The Association hereby requires the following:
 - i. Townhome Owners shall carry insurance to cover the full replacement value of the Home.
 - ii. Condo Owners shall carry Walls-In insurance to cover the full replacement value.
 - iii. The Association will carry insurance for the Condos as outlined in Paragraph 11.2, *Condo Insurance*, and for the Association as outlined in 11.3, *Association Insurance*.
6. **Application procedures.**
 - a. When required. The Declaration outlines instances where Association approval is required prior to Owners taking certain actions, including but not limited to removal of a street tree (1.10), individual trash pickup (8.3), or additions of window wells and dormers (9.3).
 - b. Forms. Application forms are posted on the Saddle Peak Property Management website, but the fees applied are contained in this document (not on the Saddle Peak site).
 - c. Reviews. The Association Board will review approval requests at their next regularly scheduled quarterly meeting. If an approval is time sensitive, the applicant can request a Special Meeting.
7. **Variance procedures.**
 - a. There are no variances allowed to the provisions of the Declaration.
8. **Complaints/grievance procedures.**
 - a. The Declaration does not include procedures for Owners to lodge a complaint or grievance. Complaints or grievances should be in writing, addressed to the Bridger View Owners Association, c/o Saddle Peak Properties, and emailed to info@saddlepeakproperties.com.