

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

---

**TENANT 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.

All residents of CT Condominium have the right to live in a clean, safe, peaceful neighborhood. Therefore, as residents of CT Condominium, all tenants shall comply with the covenants as stated in the Declaration for the CT Condominium, as well as the rules and policies established by its Board of Directors.

1. It shall be the Unit Owner's responsibility that their tenants be made aware of the requirements of the Declaration, Bylaws, and Rules and Regulations which apply to their tenancy. These include, but are not limited to:
  - a. Decorations and attachments on unit exterior (Declaration, Article IV, Use and Exterior of Unit and Landscaping Rule)
  - b. Noise or Nuisance (Declaration, Article IV, Use and Nuisance Rule)
  - c. Parking and Speed (Declaration, Article IV, Use and Parking and Street Rule)
  - d. Pets and Leash Ordinance (Declaration, Article IV, Use and Pet Control Rule)

Unit Owner shall obtain the Owner's Handbook from the CT Condominium Board, CT Agent or CT Agent's website, currently at <https://www.saddlepeakproperties.com/ct-condos.html> and provide a copy of the Handbook to the tenant(s). The Unit Owner shall acknowledge that it has provided to the tenant all the information required by this Rule by completing the "CT Condominium Rental Acknowledgement Form" (attached) **and promptly submitting it the Agent via email at [info@saddlepeakproperties.com](mailto:info@saddlepeakproperties.com)** or mailing it to Saddle Peak Properties, P.O. Box 4240, Bozeman MT 59772..

2. Using the "CT Condominium Rental Information Form" (attached), the Unit Owner shall provide the Board with contact information of the tenant(s)--name, phone number(s), email address(es) of those in residence-- as well as Unit Owner's property management company contact information (if applicable), when a tenant moves in. **The completed form should be emailed promptly to the Board at [contactctboard@gmail.com](mailto:contactctboard@gmail.com).** Further, this information should be updated whenever there is a change in tenant(s).

This Tenant 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, President, CT Condominium Board of Directors

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

**CT CONDOMINIUM  
Rental Acknowledgment Form**

The undersigned CT Condominium Unit Owner hereby acknowledges and certifies (pursuant to CT Condominium Tenant Rule, #1), that Unit Owner or its agent has furnished to the tenant(s) indicated below, copies of: CT Condominium Handbook; CT Condominium Declaration (and all amendments thereto); Bylaws (and all amendments thereto); and all current Rules and Regulations adopted by the Board of Directors.

Signed \_\_\_\_\_

Dated \_\_\_\_\_

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Management Info: \_\_\_\_\_

Tenants Names: \_\_\_\_\_

Please email completed form to [info@saddlepeakproperties.com](mailto:info@saddlepeakproperties.com)

# CT CONDOMINIUM

## Rental Information

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Management Info: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

\_\_\_\_\_

Tenant Email(s) : \_\_\_\_\_

\_\_\_\_\_

Tenant Phone Number(s) \_\_\_\_\_

\_\_\_\_\_

Please email completed form to [contactctboard@gmail.com](mailto:contactctboard@gmail.com)