

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

---

**VIOLATION 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.

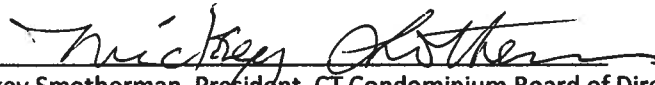
The contracted property management company, currently Saddle Peak Properties, shall act as Agent for the Board. The Board of Directors hereby establishes the following RULE, based upon the authority cited above.

1. A first-time violator of any requirement of the Declaration, Bylaws, or Rule adopted by the Board or the Association, will receive a written notice specifying the violation and the timeframe allowed for the Unit Owner to correct the violation. Such notice shall be sent by email and USPS mail, to BOTH the Unit Owner and the Unit Owner's property manager (if any).
2. If the violation is not corrected within the time period specified in the first written notice, a \$100.00 fine will be assessed against the Unit Owner in a second written notice. The second notice will also indicate that CT Condominium will also contract for any necessary corrective action at the expense of the Unit Owner in violation.
3. Once a fine has been assessed, if the violation is not corrected within seven (7) days of the second written notice, weekly \$100 fines, plus interest, will be assessed against the Unit Owner in written notices until the violation is corrected.
4. Any fines assessed may be appealed to the Board of Directors, if the Unit Owner disagrees with the Agent's determination that a violation has occurred and/or has not been timely corrected.
5. Fines not paid within 30 days of notice will be subject to the Delinquency Rule.
6. Unpaid fines and additional charges after 90 days will result in a lien being placed on that unit.
7. Unit Owners are responsible for any and all violations committed by their tenants at a rate 50% higher than the amounts specified for violations by Owners.

This Violation Rule supersedes and replaces any previous Violation Policy adopted by the CT Condominium Board of Directors July 26, 2016. If any provision of this Violation 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, President, CT Condominium Board of Directors

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