



GLACIER RANCH HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

These Rules and Regulations are a summary of the Glacier Ranch CCR's and are an extension of that document. Any rules or restrictions contained in the Glacier Ranch Restated Declaration of Covenants, Conditions, Restrictions and Easements (CC&R's) that are not listed here still apply; and Home and property owners should be familiar with them. If you need a copy of the Glacier Ranch Declaration of Covenants, you may request a copy at the Flathead County Courthouse.

The CCR's and these Rules and Regulations are established to ensure the vision of Glacier Ranch's Grand Living ~ Montana Style.

If you believe these rules are not being adhered to by another Resident, please follow these guidelines:

- In the case of minor violations, if you feel comfortable doing so and your safety is not threatened, you may appeal to “**Neighborhoodly Common Courtesy**” to address the Resident and situation directly in a calm, respectful manner.
- If neighborhoodly courtesy does not work, or for repeated violations please contact the Property Manager for the HOA or a Board Member.
- For more serious or repeated violations, report the issue in writing to the Property Manager for the HOA. Please do not “confront” other Residents in a demanding or aggressive manner.

1. **PARKING:**

- a) No trucks exceeding one-ton capacity, trailers, unsightly or inoperable vehicles, boats, camper or recreational vehicle shall be stored in view of the public on the premises and if stored in the subdivision must be completely contained within a garage. Campers, trailers, boats and recreational vehicles can be parked on the property for loading, unloading up to 48 hours.
- b) Visitors traveling with recreational vehicles may be allowed to park on the property up to seven (7) days, on a case by case basis but only with prior approval. Contact the Property Manager for approval.
- c) No vehicle or equipment may be parked on or alongside the private roadways within the Property.
- d) Please be mindful of your speed while driving through Glacier Ranch watching for children, people walking, riding bikes, etc.

2. **GARBAGE AND STORAGE:**

- a) No lot nor common area shall be used or maintained as a dump site or storage ground for rubbish, trash, garbage, junk vehicles, equipment or other waste. All equipment and refuse (i.e. toys, wheel barrels, lawn mowers, wood, household items, etc.) will be kept out of public view. Grass clippings are not allowed to be disposed of in the common area.

- b) All refuse and other waste shall be removed as quickly as possible and not be allowed to become a noxious or visual detriment. Burning of refuse will be allowed in accordance with all governing law and upon obtaining the written consent of the Association. Except on collection day, all trash receptacles shall be screened from public view. Refuse receptacles shall be removed from public view no later than 7:00 p.m. on collection day. All refuse shall be protected from disturbance by wind and animals.

3. **PETS:**

- a) Dogs, cats or other small household pets, not to exceed two in total, may be kept on each lot. Owners of pets are responsible to ensure that their pets do not disturb other Residents which includes excessive barking or howling. All animals are to be leashed, fenced or otherwise confined to the Owner's Lot and not allowed to roam off of their Lot at any time.
- b) Owner is responsible for the immediate cleanup of animal waste when off of the owner's property. Animal waste shall not be allowed to accumulate to an excessive amount on the owner's property.

4. **FENCES AND SHEDS:**

The style, color and location of all fences and sheds must be approved by the Design Review Committee.

5. **EXTERIOR LIGHTING:**

No excessive exterior lighting will be allowed.

6. **NUISANCE:**

- a) No loud music or loud parties of any kind are permitted after 10 p.m.
- b) No noxious or offensive activity or the discharging of firearms shall be carried out or permitted upon any of the lots, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood. The premises shall not be used in any way or for any purpose which may endanger the health or safety of, or unreasonable disturb the residents of any lot.
- c) For safety and a courtesy to your neighbors, toys and recreational items are not allowed on the roadways. Items of this nature are to be kept on driveways or private lots and are to be stored out of sight during the winter months.

7. **RENTAL UNITS:**

Homeowners leasing out their homes are required to supply each renter with a copy of the Glacier Ranch Declaration of Covenants and the Rules and Regulations upon their possession of the rental unit.

8. **RIPARIAN AREAS**

Our unique riparian areas along Trumble Creek and the ponds in Glacier Ranch provide habitat for fish, wildlife and many bird species. These connected riparian corridors make ideal travel corridors for ducks, geese, blue heron, fox, pheasant, wild turkeys, and deer. The native vegetation along streams provide nesting areas and protect against erosion and must be kept intact.

Here are some guidelines for living by water recommended by the State of Montana Conservation District.

- Avoid activities that destabilize stream banks and harm riparian plants, such as clearing vegetation.
- Maintain native vegetation next to streams and ponds. A green lawn stretching to the water's edge may look nice, but a grassy stream bank does not provide erosion protection during high flows.
- Apply fertilizers and pesticides sparingly and do not exceed the recommended amounts.
- Keep hazardous chemicals and trash away from streams and wetlands.
- Avoid placing tree and yard debris near stream banks polluting the waterway.

9. **ENFORCEMENT**

Warnings and Fines for breaking established rules and policies will be enforced accordingly:

- First Occurrence – Written Warning
- Second Occurrence of same or similar violation within twelve (12) month period - \$25 Fine
- Third or more Occurrence of similar violation within twelve (12) month period - \$50 Fine
- If the same or similar violations continue, the Board may take any further action as permitted by law and the CCR's.