

**Black Bull Home Owners Association  
BOARD OF DIRECTORS RESOLUTION**

**RESOLUTION:** The Rules for the Covenant & Rule Enforcement

**Date of Board Adoption:** 5/9/18 Resolution No.: 2018-06

**Effective Date:** May 9, 2018

**This Resolution to supersede Resolution No. 2016-05 Document No: 2575229**

**RESOLUTION**

**WHEREAS**, the Black Bull Home Owner's Association is a Montana non-profit corporation and has all the powers of an non-profit corporation enumerated and set forth in 35-2-113 et.seg., MCA and the purpose of the corporation is formed exclusively as a home owners association within the meaning of Section 501 (c) (4) of the Internal Revenue Code of 1986, and its regulations as the same now exists or as it may be amended from time to time.

**WHEREAS**, Black Bull has the duty to meet the purposes of the Community Declaration and manage the association. First Amended and Restated Declaration of covenants, conditions and restrictions and reservation of easements for Black Bull Subdivision Document# 240031.

Black Bull hereby adopts the following Rules, in addition to the Articles of Incorporation, Bylaws, and CC&R, which constitute the governing documents. Violations of these Rules are subject to the enforcement regulations under the governing documents.

**1. Parking**

- 1.1 There shall be no parking on trails, empty lots or streets for overflow of resident-owned vehicles. Vehicles shall be parked on the driveway or in the garage.
- 1.2 Recreational vehicles which include but are not limited to: boats, snowmobiles, trailers, RVs, and four wheelers may not be stored or parked in the driveway or on the street, with the exception of a 48 hour period to load and clean in the driveway. Notification must be given to the Board of Directors prior.

**2. Restriction of Motorized Vehicles on Association Streets**

- 2.1 Four wheelers, snowmobiles and dirt bikes are not permitted for use on association streets.
- 2.2 Golf carts may not be driven on streets by underage children per state law.

**3. Trash Service**

- 3.1 HOA dues currently include one container per household. Owner is responsible for additional containers, recycling and extra yardage for overflow of trash. Trash cans must be stored out of sight after trash pick-up service days.

**4. Yard and Temporary Structures**

- 4.1 All landscaping, addition of permanent structures or modifications to yards by homeowners requires submission of a request and approval by the ARC.
- 4.2 Addition of non-permanent structures, furniture, and fixtures such as, but not limited to, umbrellas, lawn furniture, fountains, space heaters, yard lighting, arbors, planters do not need approval by the ARC. However, to serve as a guideline for appropriate appearance the area covered by the structure should not exceed 35% of the space in which it is placed. The structure should not be visible from the street, or obstruct a neighbor's view from their principal day windows. Homeowners should maintain these items in good appearance.
- 4.3 Portable basketball hoops must be stored out of sight when not actively in use, with the exception of the summer months between Memorial Day and Labor Day.
- 4.4 Play structures and trampolines must be approved by the ARC.

**5. Meeting Quorum Administration Charge**

- 5.1 Owner participation at annual elections and for other purposes is critical to ensure viability of the Association and protection of member assets. For this reason, the Association has adopted a policy of assessing a \$25 administrative charge if it becomes necessary to hold another meeting because a quorum was not present in person or by proxy.

**6. Books and Records**

- 6.1 In reference to Section 9.2 Rules for Inspection of the Bylaws, the member requesting information shall be provided information within 30 days of request. If member requests a meeting with management to review books and records it will take place during regular business hours of 9am – 5pm. In addition, the cost to reproduce records will be at the rate of \$35/hr.

**7. Membership and Voting**

- 7.1 In the event that a recount of votes for election or other association issues is requested by a member, the member will be responsible for the cost of professional agency to provide the services.

**8. Special Use of the Golf Course**

- 8.1 Cross-country skiing is permitted but owner must check in with golf shop prior to activity.
  - 8.2 Use of the golf cart paths are not permitted during the golfing season.
  - 8.3 No fishing is allowed in the ponds on the golf course unless authorized by the golf shop.
-

8.4 No skateboards, roller blades, or other forms of transportation, with the exception of golf carts (or other approved golf transportation by the golf club) are allowed on the golf course.

8.4 Use of the ponds is allowed. Please check in with golf shop before use.

**9. Signage and Advertising (reference Section 7.7 of CCRs)**

9.1 No owner may display any sign, including realtor, open house, for rent, contractor or billboard of any kind on any portion of a lot or building, except as approved by the Board of Directors.

9.2 Approved signs must be of professional quality and appearance. No handwritten, unprofessional signage will be allowed.

9.3 All signs, including realtor, open house, for rent, and contractor signs, may not be placed in common areas unless otherwise approved.

**10. Club Home Landscaping**

10.1 Club Home maintenance of landscaping is provided by the HOA. The Board reserves the right to determine maintenance services to be provided at any given time.

10.2 Owners that plant landscaping above and beyond the recommended and approved package may be subject to an audit of costs to maintain.

10.3 Landscaping plans must be approved by the Board of Directors. View sheds may be taken into consideration at the Board's discretion. Trees must be planted at least six feet from the building.

10.4 Club Home lots purchased to extend yard space will be reviewed by the Board of Directors to determine costs to maintain.

10.5 Fire Pits must be approved by the HOA.

10.6 Owner responsibility for irrigation repairs begins at the shut off valve per property. Any repairs outside of the shut off valve and property lines of owner are HOA responsibility.

**11. ARC Review**

11.1 Modifications made to the exterior of the property must be approved in writing before work commences. If approval was not given prior to the project, the ARC/Board has the right to fine the owner until the improvement has been brought into compliance.

**12. House Address Lights**

12.1 All homes must have ARC approved lighted addresses for fire and safety protection.

**13. Leasing of Lots (reference Section 7.13 of CCRs)**

- 13.1 Individual rooms may not be rented out. Homes must be rented in accordance with Montana Fair Housing laws and regulations

**14. Restriction of Clothesline Use**

- 11.1 Clotheslines and exterior drying of laundry is not permitted.

**15. Construction Restrictions**

- 15.1 Construction work hours must be kept between 7am and 7pm on weekdays. Interior and Exterior work is not permitted on Sundays.
- 15.2 Dogs are not allowed on construction sites.
- 15.3 Loud music will not be tolerated. Sound must be kept at a reasonable level as to not disturb neighbors.
- 15.4 Parking shall be kept to one side of the road per construction site to eliminate congestion of roadways for residents.
- 15.5 Streets must be kept clean at all times around construction sites.
- 15.6 Burn pits on site are not permitted.
- 15.7 If boundary fences are removed or damaged during construction or at any other time, the homeowner will be responsible to replace and repair.

16. The Board interprets this resolution, and its decision is final.

17. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

18. Amendment. The Rules may be amended from time to time by the Board of Directors.

19. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Montana.

Dated this 15<sup>th</sup> day of May, 2018 <sup>ki</sup>

BOARD OF DIRECTORS  
Black Bull Home Owner's Association

Mark Lewis  
President Mark Lewis

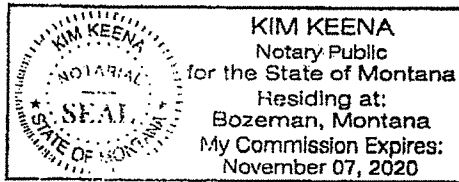
State of Montana

:SS

County of Gallatin

This instrument was acknowledged before me on May 15, 2018 by Mark Lewis,  
Director of Black Bull Home Owner's Association.

IN WITNESS WHERE OF, I have hereunto set my hand and affixed my Notarial Seal the  
day and year first above written.



Kim Keena Signature

Kim Keena Print

Notary Public for the State of MT  
Residing at Bozeman, Montana  
My commission expires: 11/07/2020