

RULES AND REGULATIONS OF
THE TRAILSIDE CONDOMINIUM HOMEOWNERS' ASSOCIATION

1. No fence or wall of any kind shall be erected on the front of any lot, except those that may enclose patios or similar areas.
2. All garbage shall be kept within building until the day of garbage collection, garbage to be placed on driveway that day.
3. No permanent clotheslines posts will be erected on any said lot; any clothesline must be the retractable or removable kind.
4. The parking restriction include the following:

No permanent parking of cars, trucks, trailers, boats, motor homes, trailers, or any type of camper on drive ways or on our private street. All Vehicles must be kept in each unit's garage.
5. Outside color of all units to coordinate at all times on all units similar to colors being used at present time. Outside colors to consist of dark and light greys as well as dark and light beige tones. The seven units shall alternate colors as originally decided by the Grantor.
6. Swimming pools or spas will not be permitted due to all units being on the same water meters.
7. No dogs or pets shall be raised, or kept or cared for on a commercial basis, and no swine, poultry, goats, horses or other livestock shall be permitted on the premises.
8. Condo fees shall be set temporarily at \$45.00 per month. This is to cover grass cutting, snow removal and general condominium association liability policy and city water.

Since water is provided by two meters, one for domestic use, and one for the household, it is hard to predict the rates at this point of time. Be it understood that once all units are built and occupied, fees will have to be adjusted accordingly.
9. These restrictions to apply to all homeowners who purchase Trailside Condominiums.
 - (i) No TV antennas or TV dishes larger than one meter in diameter or diagonal

measurement, shall be installed on the exterior of any building, in yards, or on common elements without prior written approval of the Board of Directors.

Owners may install a small satellite dish or antenna not exceeding one meter in diameter or diagonal measurement in the yard at the back or side of their unit, or on the exterior surface of their home without prior approval of the Board of Directors. The location of the satellite dish or antenna must comply with the ordinances of the City of Billings