

RULES AND REGULATIONS OF
THE TRAILSIDE CONDOMINIUM HOMEOWNERS' ASSOCIATION
Revised 9 October 2025

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. No permanent or long-term parking of trailers, boats or other recreational vehicles, or any inoperable vehicle, on driveways or on our private street is permitted. Two vehicles must be kept in a unit's garage. Only additional vehicles may be parked in a unit's driveway. Temporary parking by guests in driveways and on our private street is allowed.
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 Animals may be kept for commercial purposes. Dogs and cats are allowed with the following:
 - Owner is responsible for pets at all times
 - Dogs and cats must be spayed or neutered
 - Dogs and cats must be up-to-date on rabies shots and other vaccinations
 - Pet waste must be removed from the common ground promptly
 - Damage to the common ground must be paid for by the pet owner, and any HOA costs associated
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