

# Cedar Creek Unit Owners Association Summary of Rules and Regulations

Please read and abide by these rules, which are strictly enforced so that everyone can be safe and enjoy living here. If you have questions, need additional clarification, or want to report a violation, please email the [board@cedarcreekowners.com](mailto:board@cedarcreekowners.com). Please visit CCUOA's website at [cedarcreekowners.com](http://cedarcreekowners.com) for a full explanation of rules. Cedar Creek is currently a self-managed association. For immediate assistance, text or call Shawn: 406-589-4931. For major issues or concerns, email the board at the above address. Summary shown below:

- **NO SMOKING ALLOWED ON PREMISES** - No smoking is allowed inside units, in or on limited or unlimited common areas, which includes decks, patios, hallways, the parking lot, and inside vehicles in the parking lot.
- **PET POLICY** – Only owners and immediate family may have dogs at Cedar Creek; dogs must be registered with CCUOA before being brought on the premises. Tenants & guests may not have dogs. Service dogs: See full policy.
- **PEACE AND QUIET HOURS** - “Quiet hours” are more strictly enforced from 10:00PM to 8:00AM; however, *excessive noise* that disturbs other residents at any hour is prohibited and may result in a fine to the owner of the unit.
- **PARKING – PASS Required!** No more than one parking pass will be issued to an individual tenant. Any vehicle parked on the premises overnight or longer must display a temporary or permanent parking pass, hanging from the rearview mirror or on the driver's side of the dashboard, with the corresponding unit numbers clearly evident. Any vehicle parked overnight on the premises without a parking pass, any vehicle blocking any entrance to or from the complex, and any vehicle parked in no-parking zones, in front of building entrances or stairs, or in front of fire hydrants, will be removed at the Owner's expense. There is a \$50 charge for a replacement parking pass.
- **PARKING LOT CLEARING** - Failure to move vehicles by 8:30AM on a scheduled plow day shall result in a fine and the vehicle may be towed without warning and unit owner will be fined.
- **COMMON AREAS AND HALLWAYS** - Storage of any personal item in the common areas and hallways is prohibited by the Declaration and HOA rules, with the exception of items stored inside designated ski lockers.
- **USE OF DUMPSTER** - The dumpster is for regular household garbage and trash. No construction materials may be put into the dumpster by residents or contractors, without written permission.
- **EXTERIOR UNIFORMITY** - No Owner or tenant shall alter the exterior of any unit or attach anything to windows, decks or patios that will change the exterior uniform appearance of the complex, except as specifically authorized in writing by the Board.
- **DECKS AND PATIOS** - Decks and patios may only have the following items on them: Functional and working hot tubs on ground-level patios; Table and Chairs in good repair; placement of other items must be approved by the Board in writing.
- **GRILLS OR ANY OTHER TYPE OF OPEN-FLAME COOKING DEVICES** - Must comply fully with the International Fire Code, **including** shall not be operated on combustible balconies or within 10 feet of combustible construction.
- **RULE ENFORCEMENT** - Compliance with the rules and regulations by residents/guests/tenants is the responsibility of the unit owner and fines may be imposed. Any behavior or action that endangers the health and safety of others or causes property damage will result in an immediate fine.