

MASTER RULES AND REGULATIONS

These Master Rules and Regulations shall apply to all of the Properties until such time as they are amended, modified, repealed, or limited by rules of the Association adopted by the Declaration of Covenants, Conditions, and Restrictions for Sleeping Indian Condominiums (the "Declaration"). The definitions contained in the Declaration are incorporated by reference herein.

1. General. The Properties shall be used for condominium or condominium unit purposes.
2. Restricted Activities. The following activities are prohibited within the Properties unless expressed authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:
 - (a) On-site storage of gasoline, heating, or other fuels, except that the Association shall be permitted to store fuel for operation of maintenance vehicles, gas grill, and similar equipment;
 - (b) Owners shall be responsible for cleaning up the droppings of such Owner's Household Pets. All Household Pets shall be registered, licensed and inoculated as required by law;
 - (c) Any activity which emits foul or obnoxious odors on the Properties or creates noise or other conditions which tend to disturb the peace or threaten the safety of any Owners of the Properties;
 - (d) Any activity which violates local, state or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;
 - (e) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures in a Unit;
 - (f) Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to an Owner of a Unit;
 - (g) Outside burning of trash, leaves, debris or other materials;
 - (h) Use or discharge of any radio, loudspeaker, horn, whistle, bell or other sound device so as to be excessive or unreasonable noise to any other unit owner.
 - (i) Use and discharge of firecrackers and other fireworks;
 - (j) Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances anywhere on the property, except fertilizers or herbicides may be applied to landscaping on Properties provided care is taken to minimize runoff by a professional landscape company only.

(k) Accumulation of rubbish, trash, or garbage except between regular garbage pick-ups;

(l) Discharge of firearms, provided the Board shall have no obligation to take action to prevent or stop such discharge;

(m) Any business, trade except that an Owner or occupant residing on a Unit may conduct business activities within the Property so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board. The terms "business" and "trade" as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required.

(n) Capturing, trapping or killing of wildlife within the Properties, except in circumstances posing an imminent threat to the safety of the persons using the Properties;

(o) Any activities which materially disturb or destroy the vegetation, wildlife, or air quality within the Properties or which use excessive amounts of water or which results in unreasonable levels of sound or light pollution;

(p) Except for fencing permitted in the Declaration, any construction, erection, or placement of any thing, permanently or temporarily, on the outside portions of any buildings on the Properties. This shall include, without limitation, basketball hoops, swing sets and similar sports and play equipment, clotheslines, garbage cans, woodpiles, above-ground swimming pools, hot tubs, walls, dog runs, animal pens, or signs (excepting those signs permitted in the Declaration). See attached fencing requirements.

(q) Common area driveways and streets are not to be used as playgrounds.

(r) No firewood shall be stored on decks, against the outside of the building or in common areas.

3. Prohibited Conditions: The following shall be prohibited within the Properties:

(a) Structures, equipment or other items on the Properties which have become rusted, dilapidated or otherwise fallen into despair;

4. Unsightliness: The Common Areas, including driveways, parking spaces, stairways, decking, walkways, patios and yards, shall be kept in a neat and orderly fashion at all times. No exterior area may be used for the storage of recreational equipment, furniture of other goods or merchandise, except as provided by the Board of Directors.

5. Domestic Animals:

Dogs belonging to condominium owners, renters, visitors and workers shall not be permitted to run free and unattended. Dogs must either be leashed or under direct voice control of a person who can control the animal.

Also, no pet or animal shall be restrained by leash, cord, chain, rope, or other attachment fixed to any vehicle, post, tree, or other structure or object within the Properties thereby allowing such animal to become a nuisance or interfere with pedestrian or vehicular traffic in and around any public area within the Properties. Contractors, sub-contractors and any other person providing services to a Unit may not bring dogs onto the Properties.

The Owner of a Unit where a Household Pet is kept, as well as the legal owner of such pet (if not such owner), shall be jointly and severally liable for any and all damage and destruction caused by the pet, and for any clean-up of driveways, walk-ways, Common Elements, or other Unites necessitated by such Household Pet. **CLEAN-UP OF PET FECES IS EXPECTED AND MANDATORY.**

All animals not considered to be a domestic Household Pet, including, but not limited to pigs, poultry, fowl, wild animals, cattle, sheep, and goats, are prohibited from being maintained or cared for on the Properties or in a Unit thereof.

6. Vehicle Parking, Storage, Operation and Repair :

- (a) "Permitted Vehicles" shall mean any street legal and legally licensed vehicle that fits into one of the Sleeping Indian parking spaces. All Permitted Vehicles must have a valid Sleeping Indian parking permit."
- (b) Abandoned or inoperable vehicles, or any other similar vehicles (collectively the "Prohibited Vehicles") shall not be parked or stored in or upon the Common Elements—Parking or streets within the Properties, and no vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on any Common Element—Parking or street.

7. Grills:

Only propane or electric generated grills are allowed on the premises. Charcoal grills, any wood burning grills, chimineas, white gas fueled, etc... are prohibited from the premises.

8. Deck Art:

Homeowners have the right to securely install small art hanging from the deck above to their deck. This includes up to two wind chimes that blow in the wind and additional art such as wind spinners. No more than 4 total art elements can be installed.

8. Architectural Changes:

- (a) No building, fence, wall on other structure or change to common area or exterior of unit therein be made until the plans, specifications and applications showing the nature, kind, shape, height, materials, and location in relation to surrounding structures and topography by the Board of Directors of the Association.
- (b) In the event said Board fails to approve or disapprove such design and location with in thirty (30) after said plans and application have been submitted to it, approved will not be required and this article will be deemed to have been fully complied with.

9. Fee Schedule

- (a) Fee schedule is based upon individual “type” of Offense and is not based on a collection of different types of offenses.
- (b) FEE SCHEDULE:
 - First offense: Written warning notice sent registered mail to the current owner of the unit with 30 days to correct. (If the violation is repeated within a two year period of receiving the written notice, no subsequent notice will be sent. Violation fine beginning at \$100 will be immediately assessed)
 - Second offense: \$100.00
 - Third offense: \$200.00
 - Subsequent offense: \$500.00
- (c) Any charge is due to the Association upon the remittance to the Owner that a charge unpaid when due shall become a lien against the Owner’s unit and the have the right, to the extent allowed under Wyoming law, to collect said lien in the same manner as other charges and assessments pursuant to Article X of the Declarations for Sleeping Indian.
- (d) Whether or not through foreclosure proceedings any homeowner who is delinquent more than 90 days in their homeowners dues, shall include interest at a rate of 9% per annum from the date payment was due and the Committee’s costs and expenses and attorney’s fees.

The foregoing Rules and Regulations were adopted by the Board of Directors at a regularly scheduled Board Meeting on the November 14, 2011. They were then amended on February 12, 2013, May 19, 2014 and Ocotober 18, 2021