

CMR RULES AND REGULATIONS

SECTION I

Rules and Regulations governing the use of property owned by the Association and the conduct of the members of the Association and their guests have been duly adopted by the Board of Directors at a regular meeting of the Board pursuant to the authority contained in Article V, Section 13 of the Bylaws of this Association and pursuant to the Declaration of Restrictions governing all of the land within the territorial boundaries of the Cathedral Mountain Ranch, which restrictions are on file in the office of the Clerk and Recorder of Stillwater County, Montana.

1. As a community association, we discourage the purchase or use of cabins or condos for purposes of commercial rental or timeshare. We are a community of single-family homes and our Covenants prohibit commercial activities on Cathedral Mountain Ranch.
2. All owners of cabins or other dwelling units in Cathedral Mountain Ranch are strongly recommended to maintain liability insurance providing coverage against personal injury, death, or property damage, resulting from negligent acts or omissions on their premises in amounts sufficient to cover such actions.

SECTION 2 LODGE USE BY PERSONS UNDER AGE 16

The Lodge will be restricted to persons 16 years or older. No children under the age of 16 years shall be permitted in the lodge unless accompanied and supervised by an adult.

SECTION 3 GENERAL RULES AND REGULATIONS

To be posted and made available to all condo and lot owners

Cathedral Mountain Ranch landowners are extremely proud of Cathedral Mountain Ranch and ask your indulgence in these few simple guidelines designed to protect the beauty of the ranch.

1. **PLEASE STAY ON THE ROADS!** The common area is reserved for horseback and foot travel only.
2. **A GARBAGE DUMPSTER** is provided for the deposit of your garbage and is located behind the barn. Waste receptacles north of Nye are available for you to use for materials other than garbage. (e.g. discarded appliances, scrap building materials, etc.)
3. **NO OPEN FIRES!** Such practices are extremely hazardous.

4. **NO FIREWORKS OF ANY TYPE!**
5. **DO NOT RIDE OFF-ROAD VEHICLES SUCH AS OFF ROAD MOTORCYCLES, SNOWMOBILES, ATV'S OR 4-WHEELERS WITHIN THE RANCH. ALL**
6. **VEHICLES ON ROADS MUST BE OPERATED BY LICENSED DRIVERS.**
7. **DO NOT PARK YOUR TRAILER, RV, CAMPER, OR BOAT ON THE RANCH.** Also, tent camping is not permitted on the ranch. Please contact the caretaker for alternate possibilities.
8. **STORAGE OF CAMPER, AUTOMOBILE, MOTORCYCLE, TRAILER, BOAT, RV, OFF ROAD VEHICLE.** Any member of the Association may park for the purpose of storage a camper, automobile, motorcycle, trailer, boat, RV or off road vehicle if space is available at the barn on a first come basis within the following guidelines. They must be stored outside of the barn with the barn space reserved for CMR equipment. All vehicles must have current license. They must be registered with the Ranch Manager/Caretaker with owner's name, contact number, vehicle description and license number prior to parking where designated by the Ranch Manager/Caretaker . The owner is responsible for any damage. Owner shall notify the Ranch Manager/Caretaker when they no longer intend to store the vehicle. Violators will be towed at owner's expense.
9. **A LIMIT OF THREE (3) FISH PER DAY PER PERSON IS ALLOWED.**
10. **DO NOT HUNT OR DISCHARGE FIREARMS, EXCEPT IN DEFENSE OR IN AN EMERGENCY WHEN NECESSARY FOR THE PRESERVATION OF LIFE OR PROPERTY.** This guarantees the safety of those using Cathedral Mountain Ranch and protects the wildlife of the ranch.
11. **DOGS MUST BE ON A LEASH OR UNDER THE CONTROL OF THE OWNER.**
12. **IT IS ADVISABLE THAT EACH CABIN HAS A PEPPER SPRAY DISPENSER AVAILABLE. IT IS ALSO RECOMMENDED THAT EACH HOME HAVE A FIRE EXTINGUISHER AVAILABLE.**
13. **WATER REGULATIONS:** Exterior water use at cabins is restricted due to limited water supply. Owners are not permitted to place or irrigate grass lawns. Trees, shrubs and flowers may be watered as necessary but **ONLY** within your lot circle.

These policies insure that Cathedral Mountain Ranch will remain an unspoiled, uncrowded paradise. Adherence to these rules is for your benefit.

IMPORTANT TELEPHONE NUMBERS

CARETAKER (406) 328-6263

AMBULANCE, FIRE, POLICE 911

AIR AMBULANCE 800-538-4357

Please notify the caretaker when you have called any of the above emergency numbers.

*Note: There is a phone for emergency use at the barn in the wooden box outside