

## **HOA Rules**

These rules have been adopted by the Board of Directors pursuant to the authority set forth within the By-Laws and to promote the underlying policy of the Big Mountain Resort as provided within the Second Restated Declaration “ to keep and maintain Big Mountain Resort as a safe, attractive and desirable community,” and to maintain ‘good neighborly’ relationships between property owners and their guests.

1. Quiet hours are between 10:00 p.m. and 7:00 a.m. Owners and their guests shall keep outside noise down so as to not interfere with other Moose Run owners and guests right of quiet enjoyment at all times and shall keep noise down to a minimum during ‘quiet hours.’
2. No parking on Moose Run Drive or Moose Jaw Trail or within common areas; owners shall be responsible to see that they and their guests park within their own property boundaries or within an approved alternate parking area such as Whitefish Mountain parking lots approved for day and overnight guest parking.
3. Trash cans placed out for trash pickup shall not be placed out prior to the day of pick-up and shall be placed back within an enclosed non-visible area within 12 hours after pickup.
4. No discharge of firearms or fireworks within the Moose Run subdivision.
5. No public nudity or other offensive conduct affecting other Moose Run properties and their owners and guests.
6. No exterior construction activity commencing prior to 7:00 a.m.
7. Pets to be kept on leash in common areas and owners to ‘clean up’ after their pets as necessary.

8. In the event that the MRHOA incurs any costs or expenses arising from any activity requiring the use of a security service in connection with a disturbance of the peace, improper parking or any other rule violation, the property owner of the property causing the need for security shall be responsible for all related costs.

Upon receipt of the billing for any such action, a member may request a hearing before the Board by providing notice of a demand for the hearing within thirty days of the date of the billing. The hearing may be held via teleconference or other electronic means and the decision of the Board shall be final with any unpaid amount subject to collection action including the filing of a lien on the member's property.