

**Meadow Lake Country Club Estates  
Homeowners Association, Inc.**

# **Community Standards**

*Guidelines for Living at  
Meadow Lake Community*

**Adopted September 19, 2015  
Amended March 2022  
MLCCEHOA, Inc.**

## **Board of Directors Message**

The Meadow Lake Homeowners Association (MLHOA) welcomes you and your guests to the Meadow Lake Community. In this document you will find the guidelines, standards, and policies by which our association members provide for the safety of residents and guests as well as the maintenance and protection of property and resources enjoyed by everyone within the community. The MLHOA Board of Directors, through the association's General Manager and contracted services, works to ensure member and guest expectations for a quality and safe community experience are fulfilled. The Board solicits your feedback for this purpose, and its members look forward to serving your interests.

Note: This document supersedes all previous documents providing guidelines and standards pertaining to activities governed by MLCCEHOA, Inc.

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**MEADOW LAKE COMMUNITY  
PHONE LIST**

North Star Security (406) 290-3750

**Associations**

Meadow Lake Homeowners Association (406) 897-2765

Meadow Lake Sub-Associations

    Condos on the Green (848) (406) 897-2765

    Condos on the Green (850) (406) 897-2765

    Glacier Village (406) 892-8700

    Meadow Lake North HOA (406) 897-2765

    Spyglass Village Vacation Owners (406) 892-8700

    St. Andrews Homeowners Association (406) 892-8700

    St. Andrews Village Fractional Owners (406) 892-8700

**Resort Corporations**

Vacatia (406) 892-8700

Meadow Lake Golf Course (406) 892-2111

Meadow Lake County Water & Sewer District

    Business Hours (406) 897-3540

    Emergencies (406) 261-4810

**Resort Businesses**

Meadow Lake Golf Course (406) 892-2111

Meadow Lake Real Estate (406) 892-2801

Vacatia (406) 892-8700

The Spa at Meadow Lake Resort (406) 892-8728

Meadow Lake Bar and Grill (406) 892-8708

# I. INTRODUCTION

**1. Introduction:** The Meadow Lake Community Standards are part of the operating regulations created by the Meadow Lake Homeowners Association (MLHOA) from Article III Protective Covenants of the *Declaration of Covenants, Conditions and Restrictions of Meadow Lake Country Club Estates, (CC&R's)*, dated 1985. In general, these standards are a set of regulations and guidelines for members and guests who live and/or visit the Meadow Lake community. The objective of the standards is indicated in Article II of the CC&R's:

*The property is subject to covenants, conditions and restrictions hereby declared to insure, protect and preserve the character and quality of the property as developed; to promote the appreciation of the value of the property; to preserve so far as is practicable the natural and improved beauty of said property; to guard against the erection thereon of structures built with improper or unsuitable material; to insure the continued highest and best development of said property; to encourage and secure the erection of attractive improvements thereon; to adequately provide for a high quality of improvements on said property.*

The general covenants, conditions and restrictions in Article III have been detailed by the MLHOA into operational standards and rules that clarify the CC&R's requirements. Safety and security are also important (see Attachment B for information regarding Community Operations and Protective Services). Authority for MLHOA to create and manage regulations, establish policies, and set standards is found in Article IV of the CC&R's. "The Association's purpose is to own, control, maintain and improve the common area and provided services and facilities to the owners as it may determine." Member input to MLHOA Board regarding these rules for your community is appreciated.

Meadow Lake consists of multiple entities and associations. These include commercial interests of Vacatia (hotel and timeshare resort), Meadow Lake Real Estate (whole ownership), Meadow Lake Golf Resort Course and Meadow Lake County Water & Sewer District. There are many secondary homeowners' associations including St. Andrews Homeowner Association (SAHA, Buildings 1-7), Spyglass Hill Homeowners Association (SGHA; Buildings 8-12), Meadow Lake North HOA, 848 Condominiums on the Green, and 850 Saint Andrews Homeowner Association. Some of these entities may have rules, standards and/or architectural requirements that may be more restrictive than standards set by the Meadow Lake Master HOA. Most of the differences can be found in *Building Standards, Guidelines for Building at Meadow Lake Community*.

**2. New Construction (CC&Rs, Article II) and Remodels (CC&Rs, Article V):** New construction and all changes to the exterior of a residence, **or landscaping** must be approved by the Architectural Review Board (ARB for further information on construction, landscaping, and remodeling in Meadow Lake, refer to the MLCCEHOA, Inc. *Building Standards, Guidelines for Building at Meadow Lake Community*. You may contact the Architectural Review Board through the Meadow Lake HOA at (406) 897-2765.

**3. Meadow Lake County Water & Sewer District:** Meadow Lake County Water & Sewer District (MLCW&S) is a separate legal entity governed by a Board of five Directors. MLCW&S provides water and sewer services to the Meadow Lake Community. Copies of MLCW&S policies and procedures may be obtained from the Meadow Lake Real Estate office.

## II. STANDARDS

**1. Maintenance of Structures and Grounds (CC&Rs, Article III, Section 2).** Maintenance of structures and grounds is especially important for all members and guests at Meadow Lake.

1.1. Homes and Buildings. [Please note that if maintenance includes color or material changes, ARB approval is required. See *Building Standards, Guidelines for Building at Meadow Lake Community* for more information.] All structures shall be maintained in an appropriate manner.

1.1.1. Building exteriors shall be painted or stained regularly to prevent the appearance of weathering or decay.

1.1.2. Roof materials that appear to be aging, curling, or decaying shall be replaced. Moss will be promptly removed to maintain attractiveness of the property.

1.1.3. Structures and property shall be cleaned periodically to help reduce long-term maintenance costs and maintain a high quality, appearance.

1.1.4. Driveways, sidewalks, decks, home structures, roofs, gutters, and landscaping all require routine maintenance.

1.2. Landscaping.

1.2.1. All landscaping shall be maintained, cleaned, or replaced as needed.

1.2.1.1. Lawns must be cut, edged, and watered.

1.2.1.2. Bedding and planting areas shall be defined and cleaned of overgrown materials or dead vegetation.

1.2.1.3. Plants shall be adequately watered, trimmed, and replaced if diseased or dying.

1.2.1.4. Burned areas in vegetation or grass caused by pet waste should be repaired on a regular basis.

1.2.1.5. For updated landscape requirements in Meadow Lake, see *Building Standards, Guidelines for Building at Meadow Lake Community*.

1.2.2. Trees larger than 4 inches in diameter within 3 feet of the ground cannot be cut down or removed without ARB approval. See MLHOA General Manager.

1.2.3. The MLHOA begins landscape clean-up as early as the weather will permit in the spring, generally by April 20. Meadow Lake residents should complete spring clean-up by May 15 and begin regular maintenance at that time -or earlier- if weather permits.

1.2.4. Weed control is the responsibility of every MLHOA member (see Appendix C).

Noxious weeds identified on private property will be eradicated using herbicide

treatments by a license/certified professional agent contracted and paid for by the

Meadow Lake Homeowners Association. Property owners who object to this policy will be

given an opportunity to opt out by responding in writing. Property owners who reject this policy will be responsible for managing weeds on their property at their cost and are subject to fines for failure to do so. See MLHOA General Manager.

1.3. Driveway Snow Removal. Association members (or their contracted services) are required to follow these guidelines for driveway snow removal:

1.3.1. All efforts shall be made to keep driveway snow on one's property.

1.3.2. Removal of snow berms in front of driveways created by road snowplowing is the responsibility of the property owner.

1.3.3. Driveway snow must not be shoveled, blown, or plowed onto roadways, adjoining property, or across the road onto other properties or common areas.

## **2. Vehicles and Parking (CC&Rs, Article III, Section 3).**

2.1. Recreational vehicles, heavy trucks, utility trailers, boats and boat trailers, ATVs, snowmobiles, and snowmobile trailers, or unlicensed or inoperable vehicles shall not be stored outdoors on a member's property or road easement for more than seven (7) days.

2.2. Guest vehicles that cannot fit in driveways are encouraged to park (for less than 12 hours) along road or on road easements. When snow is present or forecasted, parking on roads is not permitted because it presents a safety hazard for passing vehicles and snowplows.

2.3. See *Building Standards, Guidelines for Building at Meadow Lake Community*, for applicable policies related to construction trailers and parking for work vehicles.

**3. Pets (CC&Rs, Article III, Section 4).** All members must control their pets and follow these rules to promote the harmonious integration of pets and people and provide for a safe and healthy environment.

3.1. Only dogs, cats, birds, or other small domestic animals are permitted. Rodents, reptiles, livestock, farm, and exotic animals are not considered domestic animals for the purpose of this regulation.

3.2. No animal shall be kept and bred for commercial purposes.

3.3. Total number of pets per residence is two (2).

3.4. Dogs are not permitted to run at large.

3.5. Dogs must be on a physical leash when at Meadow Lake and not on the dog owner's property.

3.6. While out-of-doors and on the pet owner's property, dogs must be under control, either by voice command, electrical boundaries, tether, or leash.

3.7. Damage or nuisance created by a pet is the responsibility of the owner.

3.8. Pet owners are required to pick up and properly dispose of pet waste at all locations.

3.9. Throughout Meadow Lake, pet waste stations are available during non-snow plowing months; during snow conditions, waste should be disposed of in appropriate refuse containers.



3.10. When violations occur, MLHOA or their associates may intervene and quarantine a pet or pets until authorities can respond.

3.11. Continued violations of MLHOA pet rules may result in fines or other penalties.

#### **4. Garbage, Refuse and Firewood (CC&Rs, Article III, Section 5).**

4.1. All garbage or refuse shall be kept within an enclosed portion of the building. On days of trash collection, closed trash containers are permitted at the point of collection. Trash containers may be left outside after 8:00 PM on the night prior to collection. Empty trash containers must be retrieved by 5 PM the day of collection. Residents and guests must dispose of trash and refuse in containers assigned to their property (use of containers found elsewhere at Meadow Lake is considered “theft of services” and may result in appropriate action). No exterior portion of any lot or residence shall be used to openly store garbage, landscape, or construction material, refuse, or any other such material or containers.

4.2. Firewood storage is permitted outside if neatly stacked against the home at a location not visible from a roadway. **Wood may not be stored against the Z-Lot line.** Stored firewood may be covered by a brown tarp **secured with straps** or stored in a firewood container designed for that purpose. **To the greatest extent possible**, storage of firewood should not present a potential fire hazard, and the firewood should not become rotten or a target for rodent habitation.

#### **5. Trees (CC&Rs, Article III, Section 6).**

5.1. Trees are an important part of the landscape in the Meadow Lake community. Removal of trees is a decision not taken lightly by the MLHOA. The following rules apply to trees and tree removal.

5.1.1. No tree larger than 4” in diameter within three feet of the ground may be cut down without permission from the ARB.

5.1.2. Trees may be removed if dead, dying, create a danger to subject or adjoining properties, or are in a construction envelope. ARB coordination is required in any case.

5.1.3. See *Building Standards, Guidelines for Building at Meadow Lake Community*, Section III, Paragraph 3., for landscape requirements.

5.1.4. Removal of trees for aesthetic reasons or to improve views is not permitted.

5.1.5. The ARB may require reasonable replacement for trees removed for any reason.

5.2. Trees that line the golf course receive a higher level of scrutiny. Tree removal and landscaping changes that border the golf course also require ARB approval.

5.3. Dead and Dying Trees. See MLHOA Manager.

5.3.1. Dead, dying, downed, or potentially hazardous trees must be addressed in a timely manner for the safety and protection of Meadow Lake residents, guests, and properties. To address this, the MLHOA established a “Dead and Dying Tree Policy” which assigns responsibility for removal of these trees to individual property owners on whose property these trees are found.

5.3.2. The MLHOA will review properties at various times during the year (generally, during the spring). If an issue is found, the MLHOA board will notify the property owner. The owner will have 30 days to remedy the problem.

5.3.3. A dangerous tree issue that threatens to damage roads, common areas, residential property, or personal safety will be dealt with immediately by the property owner or by the Board.

5.3.4. If after 30 days or by October 1 (Board discretion) a property owner has failed to remedy a tree issue, the Board may arrange to have the tree removed and bill the owner for all costs plus a 50% management fee. Failure to pay these costs/fees may result in a lien placed against the owner's property.

#### **5.4. Aesthetic Standards for Vacant Lots (Board Policy):**

5.4.1. Vacant lots require maintenance and upkeep to enhance the community, protect property values, and provide for a safe environment. In areas where home development has filled in most lots, unkempt lots can become a problem.

5.4.2. Once a designated neighborhood area has achieved a 65 percent development density, lots within that area must be "parked out" (also referred to as the highest landscape standard). The term "parked out" means the lot must be maintained in such a manner that there are no brush piles, clumps of rank grasses, or grass clippings, shrubbery or saplings, bramble patches or deadfall. This is a policy of removal rather than enhancement, and additive landscaping is not necessary.

5.4.3. Designated neighborhood areas:

All Z lot designations

Lots 1D-28D (Whisper Village)

Lots 1R through 29R

Lots 30R through 38R Lots 39R through 60R

Lots 1S-13S (The Ridge)

Tamarack Heights

5.4.4. The MLHOA will also review vacant lots at various times (generally, in the spring). If an issue is found, the Board will notify the property owner. The property owner will have 60 days to remedy the problem.

5.4.5. The existing policy for the removal of noxious weeds, dead, dying, down, diseased, and dangerous trees remain the same regardless of where located.

5.4.6. Condominium lots are the responsibility of the owner(s) and will be held to the same maintenance standard.

5.4.7. Please note the following rules for "parking out" a vacant lot.

5.4.7.1. Live trees over 4" in diameter within 3' of the ground cannot be removed without ARB approval.

5.4.7.2. Removal of dead or dying trees and down wood.

5.4.7.3. No burning of materials.

5.4.7.4. Brush and debris piles must be removed within 24 hours.

5.4.7.5. Removal of noxious weeds.

**5.4.8. PENALTIES FOR FAILURE TO COMPLY:** If, after 60 days of notification or by October 1 (Board discretion), a lot owner has failed to bring the lot into compliance with this maintenance requirement, the Board of Directors may, after securing two or more competitive bids, arrange to have the landscaping brought into compliance and bill the lot owner for all costs. Failure to pay these costs and this fee would result in a lien against the property.

## **6. Common Area (CC&Rs, Article III, Section 7).**

6.1. Several small sections of the Meadow Lake community are maintained by the MLHOA. See Appendix A for the Meadow Lake Community site map. These areas are controlled and maintained by the MLHOA. The MLHOA is responsible for the use and development of these areas.

6.2. All Meadow Lake property regulations apply to the common areas (i.e., dogs on leash, no fireworks, etc.). Please use these areas with care and consideration for others.

## **7. Signage (CC&Rs, Article III, Section 8).**

7.1. No signs, advertisement, or other information postings shall be placed on any common area, lot or residence except name plate and home address. Home address numbers must be clearly visible from street. House address numbers should be well lit at night for security and safety reasons. Notices for the general benefit of Meadow Lake residents and guests may be posted on the MLHOA bulletin boards if approved by MLHOA.

7.2 Special Request Signage: See MLHOA Manager.

7.2.1. Signage Requests: All sign requests require prior notification and must be submitted to the MLHOA General Manager at least 24 business hours before proposed signage posting. A response will usually be written or emailed within the same business day.

7.2.2. Signage use may be GRANTED for:

7.2.2.1. Residential property open house events may occur no more than three (3) days in a 7-day period between the hours of 10 a.m. and 6 p.m. Signs are restricted to announcing the open house and giving directions to its location. Signage is to be generic and shall not advertise an agent or agency

7.2.2.2. Special events (i.e., weddings or birthdays) may use signs giving directions to location on the day of the event only, unless otherwise approved.

7.2.2.3. Real Estate information signage relating to subdivision, new facility opening, or community information in general may be authorized for short or long-term posting.

7.2.3 Commercial and Neighborhood Directional Signs:

7.2.3.1. The Board of Directors may approve Meadow Lake directional slat signs. The MLHOA will get a quote for the signs and posts. The MLHOA will pay for the posts; the individual boards will be paid for by the individual entities, and the sign will be maintained by the MLHOA.

7.2.3.2. The MLHOA Board of Directors approves signs at the entry of each subdivision of six (6) or more units. Signs may show a plat of that neighborhood, the name of the area, the words "For more information on lots and homes," a phone number and a website address. Green dots shall be allowed to show individual lots for sale by the original developer, but not re-sales. The words "Sold" or "For Sale" shall not appear on the sign or individual lot signs. The size and colors on the sign shall be in good taste and shall be submitted to the ARB for approval. **Builders are required to have signs on their property showing the name of the builder and his/her phone number only.** The plat sign shall be removed when all the lots in the neighborhood are sold, but the neighborhood may retain an entry sign approved by the ARB.

7.2.4 Signage use will NOT BE GRANTED for the following: any purpose not otherwise identified above. For example, political signs, "For Sale" signs, information boards or announcement boxes, garage or estate sale signs, business activity or event signs, etc.

7.2.5 Other types of signs not listed above will require specific approval by the MLHOA Board of Directors. Exceptions may be requested in writing and submitted to the MLHOA General Manager as specified above. The Board of Directors reserves the right to disapprove any request.

7.2.6 For more specific sign policy guidance, contact the MLHOA General Manager at (406) 897-2765.

## **8. Nuisances (CC&Rs, Article III, Section 9).**

8.1. Nuisance issues take away from the quality of lifestyle that the Meadow Lake community provides. The following are examples of nuisances subject to penalty or fine, as are other nuisances not otherwise listed here:

8.1.1. Use of fireworks. Fireworks are illegal and are not permitted anytime at Meadow Lake.

8.1.2. Operation of snowmobiles or unlicensed ATVs on common areas, roads, or off-road within community boundaries. (Note: Licensed ATVS are permitted on Meadow Lake roadways but not off road.

8.1.3. Excessive noise between 10:00 p.m. and 7:00 a.m. The Meadow Lake Community observes quiet time between those hours.

8.1.4. Loud music, TVs, motorized vehicles, parties, or other obnoxious behavior that disturb other community residents or guests at any time.

8.1.5. Discharge of firearms.

8.1.6. Any behavior, activity, or circumstances found by MLHOA to be offensive, obnoxious, unsafe, or illegal.

8.1.7. Site development and exterior construction activity is limited to the hours between 8:00 AM and 7:00 PM, Monday through Friday, and from 9:00 AM until 5:00 PM on weekends and holiday. (NOTE: The MLHOA General Manager may grant exceptions to this rule).

8.1.8. Other instances in which there is a violation cited in these Community Standards (i.e., dogs running at large, barking dogs, improper signage, failure to remove garbage, littering, etc.).

8.2. All nuisance issues are subject to penalty or fine. See Appendix X for additional information.

## **9. Burning (CC&Rs, Article III, Section 10).**

9.1. Open fires are not permitted at Meadow Lake. Fires contained in screened fire boxes that control fire location, and limit spark and ember flight are permitted.

9.1.1. Fires must be always monitored.

9.1.2. Burning slash, tree or landscape residue is not permitted.

9.1.3. Burning construction material on construction sites is not permitted. See Construction Regulations for additional details.

9.1.4. A gas starter fire pit burning real logs must be screened in.

9.1.5. Outdoor gas log fire pits or fireplaces are not considered open burning.

9.1.6. Fires are not permitted during county wide “no burn” periods. Please be aware of these periods during the summer months.

9.1.7. Barbeques and grills are not considered open burning.

9.2. Please be considerate of your neighbors when it comes to burning and the smoke or other issues it creates. Violations may result in penalty or fine.

## **10. Dish or Antenna (CC&R's, Article III, Section 11).**

10.1. Large dish antenna or large roof/ground mount antennae are not allowed, in Meadow Lake. The CC&R's have given an exception to Meadow Lake Golf lounge, or a lounge operated by Meadow Lake Development Corporation.

10.2. Small dish antenna (22" in diameter) must be installed in the least conspicuous location possible with wiring hidden from view (installed in walls). Please contact the ARB to work with the satellite installers to help find the most suitable location.

## **11. Weeds on Private Property**

The MLHOA will identify noxious/targeted weeds on private property and will contract a license/certified profession agent to eradicate noxious/targeted weeks and paid for by the Meadow Lake Homeowners Association (MLHOA). Homeowners who object will be given an opportunity to opt out by responding in writing. Property owners who reject this provision will be responsible for managing weeds on their property at their cost, and are subject to fines for failure to do so.

### III. ROADS AND VEHICLE USE

**1. Ownership, Repair and Maintenance (CC&R's, Article IV).** The roads and sidewalks of Meadow Lake are **maintained** by the MLHOA and are for public use. The MLHOA is responsible for road repair and maintenance, snow plowing, and use regulations. To report unfavorable road conditions, call the MLHOA office at (406) 897-2765, or email: [hoamanager@ml-hoa.com](mailto:hoamanager@ml-hoa.com).

**2. Road and Vehicle Use (Also, see Section IV, 12.1-12.4) (CC&R's, Article III Section 3).** The following rules apply for use of the Meadow Lake roadways:

- 2.1. The speed limit on all community roads is fifteen (15) miles per hour.
- 2.2. All operators of motorized vehicles driven on Meadow Lake roads (including golf carts) must hold a valid driver's license.
- 2.3. All motorized vehicles must be licensed to be driven on Meadow Lake roads. This includes cars, trucks, vans, buses, ATVs, motorcycles, and other recreation vehicles, except for golf carts.
- 2.4. All vehicles shall be driven in a manner to minimize noise and other nuisance factors which may result from the use of such vehicles.

### IV. GENERAL

(CC&Rs, Articles II and IV)

**1. Holiday Decorations.** Holiday lighting and decorations are permitted, between Thanksgiving and January 15. Disposal of Christmas trees and other holiday materials must be at authorized refuse locations. Disposal by littering is strictly forbidden.

**2. Exterior Lighting.** Patio, deck, landscape, and garage exterior lighting must not present a nuisance to neighbors between the hours of 10 p.m. and 7:00 a.m.

**3. Street Lighting.**

- 3.1. The 1986 plat for Meadow Lake requires that all buildings have a streetlight post at the property boundary line close to the street by the driveway. It must operate by a photocell (on only at night). It is required to give light to the driveway and street area for safety. Homeowners are required to install the streetlight at the time of construction. Once installed, MLHOA will be responsible for maintenance and repair of the streetlight.
- 3.2. Not all buildings have streetlights due to past construction practices. In such cases MLHOA will provide the Meadow Lake standard light, post, and photocell at no charge, if the homeowner will arrange for and pay the costs of installation.

**4. Patio Structures.** Construction or renovation repairs of patio structures (i.e., gazebo, trellis, other deck/patio features) require approval from the ARB.

**5. Playground Equipment.** Permanent playground equipment and structures are not permitted on residential property in Meadow Lake. Temporary playground equipment may be set up in an unobtrusive location and must be stored indoors or screened from view when not in use. Basketball hoops must not be permanently installed. Temporary or mobile basketball units shall be stored indoors when not in use. Basketball or other games may not be played on the roadways, nor is chalking or otherwise defacing driveway or road surfaces permitted for any purpose other than construction.

**6. Private Residential Facilities.**

6.1. Private residences are planned and built following ARB guidelines. It is the intent of these guidelines to promote a community environment where construction and architectural appearances meet residential standards desired by the Meadow Lake community. Accordingly, residences are not to be used as businesses or provide rental accommodations typical of lodges. Though residential properties may be rented, the rental activity should be consistent with and reflect the residential character of the neighborhood in which they are located. When rented, the residential owners of the rented property remain responsible for the conduct and behavior of the renters with regards to the CC&R's, Bylaws, these Community Standards, and other policies of the MLHOA Board of Directors. When violations occur, owners may be cited, fined, or penalized.

6.2. Private residential facilities (including swimming pools, spas, tennis courts, flag poles, basketball or game courts and pads, and water features) are subject to review and approval by the ARB. For water-based activities, safety, operation, and chemical use for water treatment must meet state and federal standards.

**7. Clothes Lines.** Clothes lines and apparatuses are not permitted at Meadow Lake. Nor shall deck railing be used to hang clothes and towels.

**8. Solar Panels.** Solar panels are allowed but require approval from the ARB.

**9. Mail and Newspaper Receptacles.** Individual mailboxes or newspaper boxes are not permitted at Meadow Lake. The MLHOA provides cluster mailboxes for this use at various locations. Newspaper delivery may be by mail or at doorstep.

**10. Meadow Lake Amenities and Recreation Facilities.**

10.1. All amenities and recreation facilities are privately owned by the Meadow Lake Resort or private sub homeowner's associations. Please contact Vacatia front desk at (406) 897-8700 to inquire about their use.

10.2. The Meadow Lake Golf Course does not permit non-golfers on the course at any time. Joggers, walkers, dog walker, and persons transiting the community must use established roads, sidewalks, or paths other than golf course grounds and cart paths.

**11. Fireworks (Also, see CC&R's, Section II, 8.1).** Fireworks are not allowed, at Meadow Lake at any time. Violators are subject to fine and other penalties.

**12. Golf Carts and Off-Road Activity (Also, see CC&R's, Section III, Section 3).**

12.1. Unlicensed drivers are prohibited from operating golf carts or other motorized vehicles on paths, roads, and off-roads within Meadow Lake's boundaries.

12.2. Golf carts may be operated on roadways and golf course property by adults and persons holding valid state motor vehicle drivers' licenses.

12.3. ATV's, off-road motor bikes, and snowmobiles are not permitted at any time on the roads, golf course, or common areas in Meadow Lake.

12.4. Mountain bikes are not permitted off-road within community boundaries.

## **V. CONTRACT MANAGEMENT**

**1. Contracting (By-Laws, Article VII).** The MLHOA contracts a variety of companies and agents to maintain association resources and perform many of its management functions.

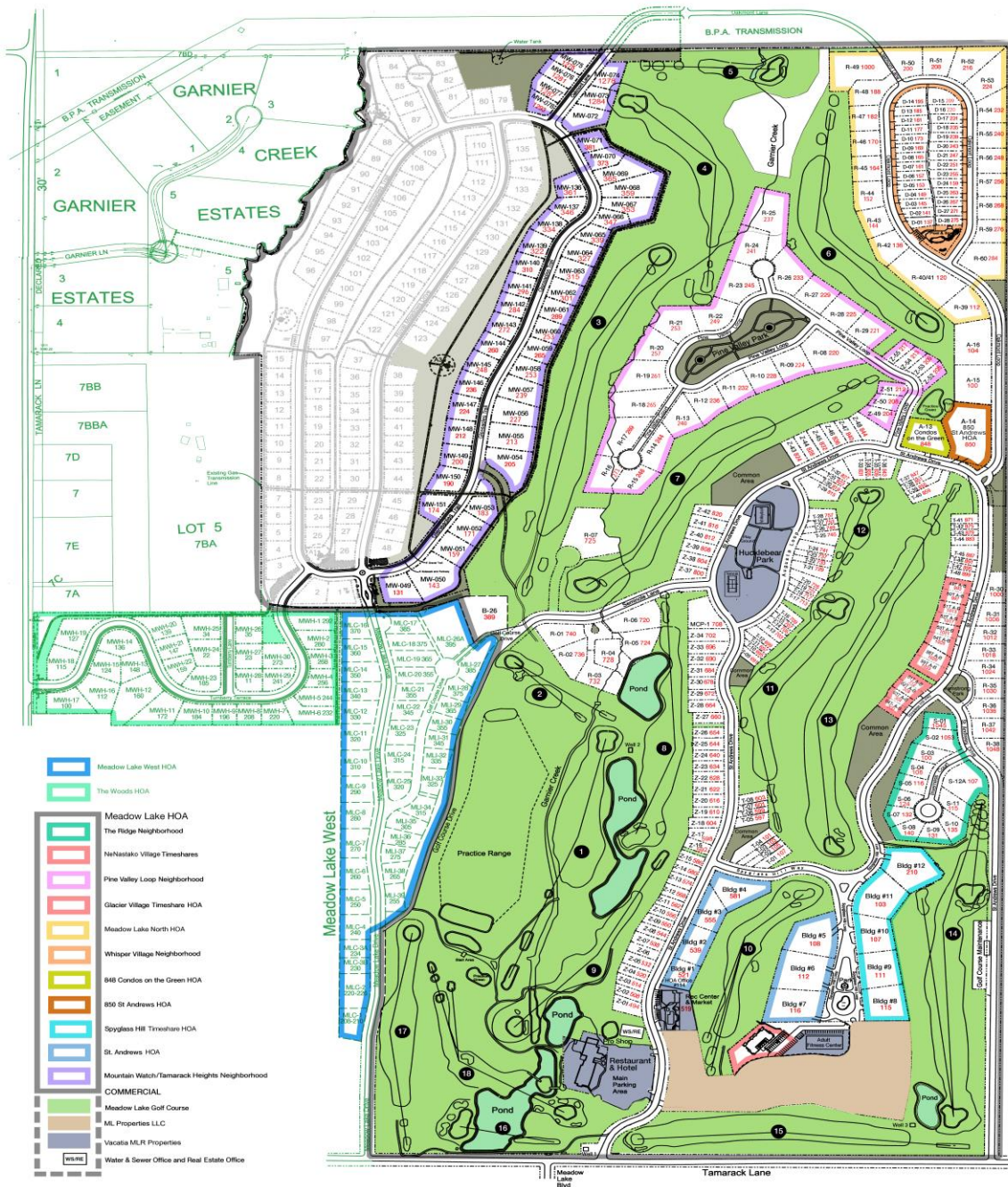
**2. Contract Appeal Process.** Association members and contractors may appeal contract selection and evaluation decisions to the MLHOA Board of Directors. Such appeals should be in writing and addressed to the President, MLHOA Board of Directors.

## **VI. COMPLIANCE**

**1. Compliance (CC&R's, Article VI, Section 2).** The CC&R's give the MLHOA Board and its ARB the right to enforce provisions of the CC&R's. Thus, violations of the CC&R's and their supporting building standards, community guidelines, and related MLHOA policies may be enforced by penalty or fines. The application of fines will be determined by Board members, ARB members or other representatives assigned by the MLHOA Board of Directors. The Board has the authority to amend the fine schedule if a particularly aggressive violation occurs. (*See Fines and Penalties for Violation of the CC&R's, Community Standards, and ARB Regulations*)



# Appendix A



# Meadow Lake Community



## **Appendix B**

### **Meadow Lake Security and COPS Program**

The Meadow Lake HOA community and resort provide a level of service to protect members and guests from issues inside the resort and community. This program is known as Community Operations and Protective Services (COPS).

The COPS program helps monitor safety for the Meadow Lake Community, responds to CC&R and Community Standards violations, and coordinates with public and contracted security agencies involving security matters throughout the year at Meadow Lake.

To be able to effectively implement the COPS program, we need resident and guest participation in alerting officials of conditions or activities that place community resources or safety at risk.

If you see unusual or illegal activity, or CC&R and Community Standards violations, please contact North Star Security at (406) 290-3750 immediately. Security is available 24 hours a day. For emergencies dial 911.

# Appendix X

## Fines and Penalties for Violations

### of the

## CC&R's, Community Standards, ARB Regulations, Building Standards, and other MLHOA Policies

### 1. Authority (CC&Rs Article VI, Section 2)

1.1. The MLHOA has the authority to set and collect fines and impose other penalties as appropriate for violations of its governing documents. This authority is found in the CC&Rs, Article VI, Section 2 (Enforcement), which states: The Association, the Architectural Review Board or any owner shall have the right to enforce, by a proceeding at law or in equity, all covenants, conditions, and restrictions now or hereafter imposed by the provisions of this Declaration. The method of enforcement may include proceedings to enjoin the violation, to recover damages or both. Failure of the Association, Architectural Review Board or by an owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter."

### 2. Fines

2.1. Fines: The MLHOA has set the following fine structure for violations of provisions stated in the subject governing documents.

#### ARB - Construction

2.1.1. First Offense: Warning

2.1.2. First repeat of offense: \$100

2.1.3. Second repeat of offense: \$200

2.1.4. Third repeat of offense: \$500

2.1.5. Fourth and subsequent repeat violations of an offense: \$1,000 each

#### BIM - Reminder Letter of Community Standards

2.1.6 - First repeat of offense – Warning

2.1.7 - Second repeat of offense - \$200.00

2.1.8 - Third repeat of offense: \$500.00

2.2. Administration: fines will be administered by the MLHOA and will be assessed with MLHOA fees for residential, lot and business owner resort members. Owners who rent or lease their properties are responsible for their tenants and will be fined/penalized for tenant violations.

2.2.1. Should the owner, or contractor fail to ensure construction on approved projects are completed with all due diligence, fines may be levied per paragraph 4.10.4 of this document.

The ARB will direct that the MHLCEHOA, Inc. General Manager levy a fine of \$1000 for each month in excess of the project's scheduled completion date.

3.1. Penalties: The MLHOA reserves the right to assess unspecified penalties against owners of residences, lots, businesses, or other members of the MLHOA (including timeshare owners). Penalties assessed against timeshare owners will be done in coordination with MLDC.

#### **4. Collection**

4.1. Collection of fines and penalties will normally occur through monthly or quarterly assessments levied to the owners or by forfeiture of deposits submitted for construction activities. Failure to pay fines may also result in a lien against the MLHOA member's property. Settlement of non-financial penalties will occur as circumstances dictate and in coordination with applicable parties.

Appendix X approved by Board of Directors on September 27,2022