

Lake Place Condominiums Association

Rules & Regulations

Last Updated: February 24, 2026

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SMOKING & MARIJUANA POLICY

February 11, 2025

Subject: Transmittal of Adopted Smoking & Marijuana Policy

Dear Members of the Lake Place Condominiums Association,

At the regularly scheduled Lake Place Condominiums Association Board Meeting on January 28th, 2025, the Board procedurally adopted a Smoking & Marijuana Policy.

The Lake Place Condominiums Association is committed to maintaining a healthy, safe, and enjoyable living environment for all residents. To support this commitment, the Board has unanimously adopted a new policy regarding smoking restrictions and the prohibition of marijuana cultivation on the property.

Enclosed with this letter, you will find the full **Smoking & Marijuana Policy**, which outlines the specific rules, expectations, and enforcement measures that will be in effect moving forward. This policy has been established to ensure a clean and respectful community for all.

We kindly ask all residents and owners to review the attached policy carefully. Compliance with these guidelines will help maintain the quality of life at Lake Place Condominiums. If you have any questions or require further clarification, please do not hesitate to contact the property management office.

Thank you for your cooperation and attention to this matter.

Sincerely,

Lake Place Condominiums Association Board

Terry Steinmasel, President
Robert Radi, Vice President
Marilyn Ryan, Sec-Treasurer

POLICY REGARDING FINES FOR REPEATED OFFENSES

February 11, 2025

Subject: Notification of Policy Regarding Fines for Repeated Offenses

Dear Members of the Lake Place Condominiums Association,

At the regularly scheduled Lake Place Condominiums Association Board Meeting on January 28th, 2025, the Board procedurally **adopted a policy as allowed by the bylaws** to enhance our ability to maintain community standards and ensure compliance with the mutually beneficial established rules. These rules foster a safe, clean, and harmonious living environment for all residents and their guests.

The Board has unanimously approved a structured system of fines for repeated violations to reinforce adherence to essential regulations such as trash disposal, noise control, parking, and other community policies. The newly adopted enforcement procedure is as follows:

1. **Verbal Warning** - Initial notice of violation
2. **Written Warning** - Formal notice with documentation
3. **\$50.00 Fine** - Issued upon the third violation
4. **\$100.00 Fine** - Escalation for continued non-compliance
5. **\$250.00 Fine** - For any additional offenses

These measures are designed to encourage compliance rather than penalize, ensuring that all residents and their guests respect the rules that contribute to a well-managed and enjoyable community. The Board recognizes that enforcement must be fair and consistent, and as such, all violations will be documented appropriately before fines are issued.

We appreciate your cooperation in adhering to these updated regulations. If you have any questions or require further clarification, please feel free to contact the property management office.

Thank you for your attention to this matter and for your commitment to maintaining the quality of life in our community.

Sincerely,

Lake Place Condominiums Association Board

Terry Steinmasel, President
Robert Radi, Vice President
Marilyn Ryan, Sec-Treasurer

PROHIBITED: MOORING OF BOATS OR VESSELS

August 21, 2025

EMERGENCY RESOLUTION OF THE BOARD OF DIRECTORS

Lake Place Condominiums Association

Adopted: August 21, 2025

WHEREAS, the Board of Directors of the Lake Place Homeowners Association convened on August 21, 2025, to address concerns regarding the improper use of the community dock;

WHEREAS, pursuant to the Association's governing policies, the dock is intended solely for sunbathing, swimming, and general enjoyment of the lake, **and is not** designed or constructed for the prolonged attachment or mooring of any vessels;

WHEREAS, the dock may only be used for the temporary purpose of loading and unloading passengers or items, and any extended mooring of boats or other vessels is strictly prohibited;

WHEREAS, the Association has recently incurred substantial costs to repair and maintain the dock, and any misuse or violation of this policy places the structural integrity of the dock at risk and imposes financial burdens on all members of the Association;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby reaffirms and enforces the prohibition against the mooring of boats or vessels of any kind to the dock, other than for the **temporary purpose** of loading and unloading;

FURTHER RESOLVED, that any violation of this resolution will result in an immediate fine of **\$250 for each occurrence**, effective August 21, 2025.

FURTHER RESOLVED, that the Board authorizes the management of the Association to take all necessary steps to communicate, monitor, and enforce this policy, including but not limited to issuing notices, levying fines, and seeking restitution for any damages incurred.

Adopted and approved by unanimous consent of the Board of Directors of the Lake Place Homeowners Association on this 21st day of August, 2025.

Sincerely,

Lake Place Condominiums Association Board

Terry Steinmasel, President

Robert Radi, Vice President-Treasurer

Marilyn Ryan, Board Secretary

PARKING RULES AND RESTRICTIONS

January 27, 2026

Lake Place Condominiums Association

Adopted: January 27, 2026

1. Purpose and Authority

This Parking Rules and Restrictions ("Policy") is adopted by the Board of Directors of the Lake Place Condominium Homeowners Association, Inc. ("Association") pursuant to the authority granted under the Declaration of Unit Ownership / Declaration of Restrictions ("CC&Rs"), the Bylaws (as amended), and applicable Montana law.

The purpose of this Policy is to:

- Promote safety and maintain unobstructed emergency access
- Preserve the residential character and functionality of the Property
- Ensure fair and reasonable use of Common and Limited Common Elements
- Prevent congestion, nuisance, and damage to Association property

This Policy applies equally to **Owners, tenants, short-term renters, guests, and invitees.**

2. Definitions

For purposes of this Policy:

- **Common Elements** include all parking areas, drive aisles, roadways, access routes, and other areas included within the boundaries of Lake Place premises.
- **Oversized Vehicle** includes, but is not limited to:
 - Recreational Vehicles (RVs)
 - Motorhomes
 - Camper vans
 - Travel trailers
 - Fifth-wheel trailers
 - Boat trailers
 - Utility trailers

- Commercial trucks or vehicles exceeding standard passenger vehicle dimensions
- **Parking** means stopping or standing a vehicle for longer than temporary loading or unloading.

3. Permitted Parking

1. Parking on the Property is limited to:
 - Standard passenger vehicles designed for residential use.
 - Vehicles that fit entirely within designated parking spaces.
2. Vehicles must not:
 - Obstruct drive aisles, sidewalks, fire lanes, or emergency access routes.
 - Extend beyond the boundaries of designated parking areas.
3. All parked vehicles must be:
 - Properly licensed and registered.
 - In operable condition.

4. Prohibited Vehicles and Uses

The following are **strictly prohibited** from parking or being stored anywhere on the Property, including Common and Limited Common Elements:

1. Oversized Vehicles, including RVs, trailers, and boat trailers.
2. Commercial vehicles, except when present temporarily for service or delivery.
3. Vehicles parked for storage rather than active transportation.
4. Vehicles parked in a manner that:
 - Blocks access or traffic flow
 - Interferes with emergency services
 - Creates a safety hazard
 - Causes or is likely to cause damage to Association property

5. Temporary Loading and Unloading Exception

Oversized Vehicles may enter the Property **solely for temporary loading or unloading**, subject to all of the following conditions:

1. The vehicle remains attended at all times.
2. The activity does not exceed **two (2) consecutive hours**.
3. The vehicle does not obstruct access, traffic flow, or emergency routes.
4. The vehicle exits the Property immediately upon completion.

Overnight parking is not permitted under any circumstances.

6. Mechanical Work and Vehicle Repairs

Mechanical work on vehicles is **prohibited** anywhere on the Property, including parking areas, drive aisles, and other Common or Limited Common Elements.

For purposes of this Policy, **mechanical work** includes, but is not limited to:

- Oil changes
- Engine, transmission, or drivetrain work
- Brake repairs
- Fluid changes or flushing
- Battery replacement (other than emergency jump-starts)
- Use of jacks, jack stands, ramps, or similar equipment
- Any activity resulting in oil, fuel, coolant, or other fluid discharge

Limited Exception

The following activities are permitted **only if performed without tools, fluids, or prolonged activity**:

- Emergency jump-starts
- Tire inflation
- Emergency tire changes, provided the vehicle is promptly removed upon completion

Mechanical work must not:

- Create excessive noise, odor, or visual nuisance
- Result in staining, contamination, or damage to pavement or landscaping
- Interfere with traffic flow or emergency access

7. Responsibility of Owners

Owners are responsible for ensuring that their tenants, short-term renters, guests, and invitees comply with this Policy.

Violations committed by tenants, renters, guests, or invitees shall be deemed violations by the Owner.

Owners are encouraged to clearly disclose parking and vehicle restrictions in rental listings and guest communications.

8. Enforcement and Penalties

1. Violations of this Policy may result in:
 - o Written warning
 - o Monetary fines as established by the Board
 - o Towing of the offending vehicle at the Owner's expense, where legally permitted
2. Prior to the imposition of fines, the Owner shall be provided:
 - o Notice of the violation
 - o An opportunity to be heard, consistent with Association procedures

9. No Waiver

Failure by the Association to enforce this Policy in any instance shall not constitute a waiver of the right to enforce the Policy thereafter.

10. Effective Date

This Policy shall become effective on _____, upon adoption by resolution of the Board of Directors of the Lake Place Condominium Homeowners Association, Inc.

PROHIBITED: FIREWORKS USE

February 24, 2026

Lake Place Condominiums Association

Adopted: February 24, 2026

1. Purpose

The purpose of this Policy is to protect the health, safety, and property of Lake Place Condominiums Association (“Association”) owners, residents, guests, and the surrounding community by prohibiting the use of fireworks on all properties within the Association. This Policy is intended to be consistent with Montana law, including the Montana Code Annotated (“MCA”), and with applicable ordinances of the City of Polson.

2. Authority

This Policy is adopted by the Board of Directors (“Board”) of the Association pursuant to the Association’s Declaration, Bylaws, and the Montana Unit Ownership Act, Title 70, Chapter 23, MCA, which authorize the Association to regulate the use of common elements and Association property for the safety and welfare of its members.

Nothing in this Policy authorizes any activity that is unlawful under Montana law, including Title 50, Chapter 37, MCA (Fireworks), or under any City of Polson ordinance or regulation governing the sale or discharge of fireworks.

3. Definitions

For purposes of this Policy:

- a. **“Fireworks”** has the meaning outlined in § 50-37-101, MCA, and includes “permissible fireworks” and “consumer fireworks” as defined or referenced in §§ 50-37-101 and 50-37-105, MCA, and applicable federal regulations.
- b. **“Association Property”** means all real property, improvements, and facilities owned, maintained, or controlled by the Association, including but not limited to general common elements and limited common elements as defined in the Association’s governing documents and the Montana Unit Ownership Act.
- c. **“Use of Fireworks”** includes, but is not limited to, the ignition, discharge, lighting, launching, detonation, or display of any Fireworks; the assembly or modification of Fireworks; or any attempt to perform these activities.

4. Scope

This Policy applies to:

1. All Association Property, including but not limited to:

- Grounds, landscaped areas, walkways, parking areas, garages, docks, shorelines, and waterfront structures;
 - Exterior building areas, roofs, decks, patios, balconies, and stairways that are privately or Association-maintained or designated as common or limited common elements.
2. All persons present on Association Property, including:
- Unit owners, tenants, family members, invitees, guests, contractors, and any other occupants or visitors.

5. Prohibited Conduct

Except as expressly provided in Section 6 below, the following are **strictly prohibited on Association Property at all times**:

1. **Use of Fireworks**
No person may ignite, discharge, launch, detonate, or otherwise use any Fireworks on Association Property, regardless of whether such Fireworks are otherwise "permissible" under state law or allowed within the City of Polson.
2. **Possession of Fireworks for Use on Association Property**
No person may possess Fireworks on Association Property with the intent to ignite, discharge, or otherwise use them on Association Property.
3. **Storage Creating a Hazard**
No person may store Fireworks on Association Property in any manner that creates a fire, safety, or nuisance hazard, violates fire code or insurance requirements, or interferes with the quiet enjoyment of other residents.
4. **Assisting or Allowing Violations**
No owner or resident may permit or allow their family members, tenants, guests, or contractors to use or store Fireworks in violation of this Policy.

8. Enforcement

a. Violations

Any violation of this Policy constitutes a violation of the Association's Rules and Regulations and may also constitute a violation of the Declaration and/or Bylaws.

b. Remedies

Subject to the procedures outlined in the Association's governing documents and applicable law, the Board may take one or more of the following actions in response to a violation:

1. Written warning to the owner and/or responsible party.
2. Imposition of fines as authorized by the Association's governing documents.
3. Suspension of privileges to use Association recreational facilities, if authorized.

4. Assessment of all costs, including but not limited to clean-up, repairs, increased insurance costs, and reasonable attorney's fees, resulting from the violation, against the responsible owner's account.
5. Referral to law enforcement or the appropriate public safety authority when the Board believes state or local fireworks laws or fire codes may have been violated.

c. Owner Responsibility for Others

Owners are responsible for ensuring that their tenants, guests, family members, and contractors comply with this Policy. Any violation by such persons may be treated as a violation by the owner.

9. No Waiver

The failure of the Association or Board to enforce any provision of this Policy in a particular instance does not constitute a waiver of the right to enforce the Policy in other instances, whether similar or dissimilar.

Adopted and approved by unanimous consent of the Board of Directors of the Lake Place Homeowners Association on **this 24th day of February 2026.**

Sincerely,

Lake Place Condominiums Association Board

Terry Steinmasel, President

Robert Radi, Vice President-Treasurer

Marilyn Ryan, Board Secretary