



Canyon River HOA RULES

Adoption of Rules (CCR's page 21, 5.2D)

The Board shall have the right to adopt, promulgate and enforce reasonable rules and regulations ("Rules"), not in conflict or inconsistent with this Second Restated Declaration relating to the Project including, without limitation, the operation, maintenance, use and enjoyment of the Project, the Common Areas and individual Lots.

1.1 Clarifying HOA Board Member Terms (Adopted September 8, 2010)

HOA Board Members shall be elected for two years, staggering the two year term every other year. Therefore; one new homeowner representative and at least one developer representative shall be elected annually to serve a two year term.

1.2 Common Walls and Common Privacy Hedges (Adopted September 8, 2010)

When a common wall or hedge is owned 50/50 and the owners cannot agree, the question of procedure would then be presented to the Maintenance Committee. The committee would define the procedure necessary in finding a solution, present it to the HOA Board of Directors. The Board would act upon the final procedure but not the final decision. The final decision would be made by the ACC.

6.2 Holiday Lights and Décor, Patio Lights (CCR's page 25, ADG page 8) (Adopted December 10, 2024)

Holiday lights and décor are used seasonally in a decorative manner in celebration of a holiday. They are allowed on homes and owner landscaping so long as they do not interfere with landscaping maintenance and snow removal services. Holiday lights and décor are permitted 30 calendar days before the celebrated holiday and shall be removed within seven calendar days after the holiday, except for Christmas lights and décor which are permitted from November 1 to January 31. All holiday lights and décor must be completely removed from properties outside of the timeframe listed.

Patio, party, or café lights are a versatile lighting option for outdoor living spaces. To prevent lighting nuisances for neighbors, reduce light pollution and light intensity, and align with local and national Dark Sky preservation efforts, outdoor living space lights are to be turned off by 10 pm or when not in direct use by homeowners, whichever occurs first.

7.1.1 Use of Meadow Lots (CCR's page 27) (Adopted September 8, 2010)

The intent of the "Rule" is to allow personal passenger cars and trucks (not work related vehicles, RV's, boats, ATV's or trailers) in driveways.

7.10 Antennas (CCR's page 29) (Adopted September 8, 2010)

"Rule" shall state before installation of any antenna, approval must be secured from the ACC.

7.13 Leasing of Lots (CCR's page 29) (Adopted September 8, 2010)

The "Rule" shall state that any HOA owner shall also be responsible for supplying to the tenant a printed copy of the 2nd Restated Declaration of Covenants, Conditions and Restrictions and a copy of the "Rules".

7.16 Temporary Structures (CCR's page 30) (Adopted August 11, 2010)

Rule: Temporary structures used in support of construction or landscaping activity may be placed on the Lot or Lots owned by the party doing the construction or landscaping activity. Within ten (10) days after completion of the construction or landscaping activity on a specific Lot, the temporary structures shall be removed from that Lot. This rule applies to the Owner and the Owner's contractors.

7.3 Vehicle Restrictions and Towing (CCR's page 27) (Adopted September 8, 2010)

"Rule" is not needed at this time.

7.3 Recreational Vehicles (CCR's page 27) (Adopted September 24, 2020, Amended December 10, 2024)

Homeowner Members may have recreational vehicles parked within the Canyon River golf community under the following specifications:

1. Location – May be parked in the Homeowner Member's driveway or in the street within the proximity of the Homeowner Member's property.
2. Timeframe – May be on site for a period not to exceed 48 hours.
3. Purpose – Loading, unloading, cleaning.

A recreational vehicle ("RV") is equipped with one or more of the following:

- (i) hookups to water and/or electricity; or
- (ii) living quarters i.e. bed(s), kitchen appliances, table, etc.

An RV also includes campers, motorhomes which are drivable RVs that are either Class A, Class B, or Class C, towable RVs which are travel trailers and fifth wheels, campervans, boats, watercraft, motorcycles, transport vans, sprinter vans, and all-terrain vehicles.

7.4 Parking (CCR's page 28) (Adopted September 8, 2010)

"Rule" is not needed at this time.

7.6 Storage (CCR's page 28) (Adopted August 11, 2010)

Rule: Machinery, equipment and personal property in support of construction or landscaping activity may be stored on the Lot or Lots owned by the party doing the construction or landscaping activity. Within ten (10) days after completion of construction or landscaping activity on a specific Lot, the equipment, machinery and personal property shall be removed from that Lot. All machinery, equipment or other personal property used in connection with routine/regular maintenance of landscaping shall not be stored outside on the Lot. This rule applies to the Owner and the Owner's contractors.

7.7 Signs (CCR's page 28)

No signs shall be displayed to the public view on any Lot or on any portion of the Project except such signs as are allowed by the Rules.

Homeowner Members are allowed to advertise the sale of their homes under the following specifications:

1. Size of Sign – 24" wide x 18" high
2. Two legged frame, black iron approx. 1" wide, (standard real estate quality), overall height not to exceed 40" when placed in ground
3. Canyon River colors, CR burgundy background with gold letters

4. If listed with Real Estate Agency, sign must comply with State Law
5. Placement – In landscape beds of landowner’s choice within their property boundary, can be placed perpendicular
6. Two signs per household, one in front and one in back
7. Sign may be two sided
8. Must gain approval from CR Architectural Committee

Undeveloped Lot Owners must gain approval on location of sign on property.

7.7 Political Signs (CCR’s page 28) (Adopted October 9, 2020, Amended May 27, 2022)

No signs shall be displayed to the public view on any Lot or on any portion of the Project except such signs as are allowed by the Rules.

Montana Code Annotated section 70-1-522, enacted in 2009, states that a homeowners’ association cannot prohibit the placement of a sign advocating the election, appointment, or defeat of a candidate for public office or the passage or defeat of a ballot issue (“Political Sign”). However, a homeowners’ association is allowed to limit the size, location, and time period in which a Political Sign may be displayed. Therefore, Homeowner Members are allowed to place a Political Sign on their property at Canyon River provided that the specifications stated below are complied with. A Political Sign includes a flag.

1. Size – A Political Sign that is a flag shall not exceed the size of 3’ by 5’. All other Political Signs shall not exceed the size of 2’ by 1.5’.
2. Placement – any location within the Homeowner Member’s property boundary provided, however, the location of a Political Sign shall not interfere with lawn mowing or landscaping work provided by Canyon River Maintenance Services under contract with Canyon River HOA.
3. Timeframe – All political signs shall not be displayed earlier than 60 calendar days prior to election day and shall be removed within two calendar days after the date of the election or ballot issue.
4. Yard art is separate from this rule relating to Political Signs. Yard art is addressed in the CCR’s on page 27.

7.7 House and Yard Address Signs (CCR’s page 28, ADG page 20) (Adopted September 17, 2024)

Address signs may only include the numerical portion of the legal address. House address numbers are to be eight inches or less and attached in a manner that fastening components are not visible. Yard displays of address numbers are allowed if the display is low profile, not commercial in appearance, and within a shrub bed boundary on the property to not impede or interfere with snow removal or yard maintenance. Address numbers larger than eight inches will be allowed on yard displays if attractively displayed i.e. engraved in stone or fastened to the mount/stand/post in such a manner that it does not swing and attaching components are not visible. The HOA and maintenance contractor are not responsible for damage to yard displays.

7.8 Animals (CCR’s page 28) (Adopted September 8, 2010)

“Rule” is not needed at this time.