

BIG SKY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION

RESOLUTION: Big Sky Owners Association Parking Rules, Regulations and Enforcement

Date of Board Adoption: November 21, 2025

Resolution No.: 2025-02

Effective Date: November 21, 2025

Date Revised: November 21, 2025

RESOLUTION

WHEREAS, the Big Sky Owners Association, Inc. ("BSOA") adopted Amended and Restated Bylaws for the Big Sky Owners Association, Inc. on July 17, 2020 at its Board meeting and recorded with the Office of the Gallatin County Clerk and Recorder (Document #2732939, May 10, 2021) and the Office of the Madison County Clerk and Recorder (Document #197531, May 28, 2021), and as subsequently amended ("Bylaws"); and

WHEREAS, the Bylaws (Article 3, Section 3.2.1) assigns the Board of Directors ("Board") all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents and as provided by law; and

WHEREAS, the Bylaws (Article 3, Section. 3.2.3) further authorizes the Board to make and establish rules and regulations for the governance of facilities and the performing of such functions, the taking of such action and operating in such areas as are within the Association's Jurisdiction; and

WHEREAS, the Bylaws (Article 3, Section 3.2.12) further authorizes the Board to require compliance with and enforce the Declarations which by Article 3, Section 3.2.14 are made a part of the Bylaws; and

WHEREAS, the Bylaws (Article 3, Section 3.3) further authorizes the Board, at its discretion, to appoint Persons (including corporations, partnership, a trustee or other legal entity as that term is defined at Article 1, Section 1.3.20) to generally supervise and control the business of the Association and to delegate certain powers, duties and responsibilities to such Persons. The manner of selection, the qualifications and the scope of duties shall be determined by the Board; and

WHEREAS, vehicles, trailers and other items are regularly parked and stored, both on a long-term and short-term basis, on publicly dedicated roads within the Association's Jurisdiction creating issues for snowplowing, emergency services, and visibility which compromises public health, welfare and safety; and

WHEREAS, some, but not all, of the sub-associations Declarations prohibit blockage or obstruction of any kind within the publicly dedicated right of ways; however, there is not presently a uniform policy that regulates on-street parking and use of road right of ways within the BSOA's Jurisdiction; and

WHEREAS, the Board has determined a need to adopt a uniform policy establishing rules and regulations for on-street parking and use of road right of ways within the BSOA's Jurisdiction.

NOW THEREFORE, be it resolved that

1. No person shall park a vehicle or other item (collectively referred to herein as a "vehicle") upon any road and/or road right of way for a period of time longer than 48 hours.
2. The Board may designate certain "Controlled Access Areas" which prohibit parking in certain areas during certain posted-hours. Street signs noting Controlled Access Areas shall be located in the affected areas.
3. The Board may establish seasonal parking restrictions, restricting parking on the roads and/or road right of way between 1 a.m. and 7 a.m. and as posted. These restrictions allow for the removal of snow and critical road maintenance. Street signs noting the restrictions shall be located in the affected areas.
4. Parking in the following areas are specifically prohibited:
 - a. In any intersection;
 - b. In a crosswalk;
 - c. Upon any bridge;
 - d. Within 30 feet of a traffic signal, stop or yield sign on the approaching side;
 - e. At any place where the parking or standing of a vehicle will reduce the usable width of the roadway for moving traffic to less than 20 feet;
 - f. Within 10 feet of a fire hydrant;
 - g. On any sidewalk or parkway;
 - h. In any fire lane, whether on public or private property;
 - i. At any place where official signs prohibit parking;

- j. Within 5 feet of the edge of the sides of a driveway or where the vehicle would block use of the driveway.
5. Vehicles may be towed at the owner's expense under the following circumstances:
 - a. The vehicle is in a prohibited area;
 - b. The vehicle is otherwise parked in violation of the Rules and Regulations set forth herein;
 - c. The vehicle is abandoned and/or inoperable. Vehicles that have been parked in an area in excess of 48 hours shall be deemed abandoned and/or inoperable.
6. The Board may contract or delegate authority to a third party for purposes of enforcing the provisions set forth herein.
7. This Resolution shall be interpreted by the Board; its decision is final.
8. This Resolution supersedes all other Policies/Resolutions with regard to parking policies and enforcement provisions pertaining to such policies.

ADMINISTRATION AND INTERPRETATION

The Board may contract or delegate authority to a third party for purposes of enforcing the provisions set forth herein.

This Resolution shall be interpreted by the Board; its decision is final.

This Resolution supersedes all other Policies/Resolutions with regard to Parking Rules & Regulations and Enforcement provisions pertaining to such policies.

ENFORCEMENT, VIOLATIONS AND FINES

The Association, acting through its Board of Directors, shall have the right to enforce this Resolution and to issue fines against the Owner for enforcement under this Resolution.

Enforcement Procedure and Fines

1. **First Violation of any section shall result in a:** Written Notice.
2. **Second Violation of any section shall result in a:** Second Written Notice.
3. **Third and Subsequent Violations of any section shall result in a:** \$100.00 fine.

Subsequent Violations

If staff are unable to resolve a violation the Board has the discretion to levy fines either on a per violation basis or on a per day penalty basis. Fines on a per day basis shall not exceed \$100.00/day for properties of single-family residences or \$250.00/day for properties of multi-family residences and commercial buildings/developments. Any fines issued for enforcement under this Resolution shall begin to accrue as of the date and hour of the issuance of Notice.

Fines issued for enforcement under this Resolution shall not exceed \$50,000 per violation for properties of single-family residences or \$100,000 per violation for properties of multi-family residences and commercial buildings/developments.

For each violation, the Owner shall be provided written notice and documentation of the violation and an opportunity to appear before the Board, at the Owner's request, at a regular or special meeting for the purpose of contesting the fine. If the Owner chooses to contest a fine issued for violation of this Resolution, the matter shall be heard by the Board in accordance with the Enforcement Procedures Resolution then in effect. Costs incurred by the Association for enforcing the provisions of this Resolution (inclusive of giving notice of the violation), collection costs, attorneys' fees or any fine assessed against the Owner shall be paid by the Owner. Such fine shall be payable to the Association within thirty (30) days from the date of the violation notice. Fines not paid within sixty (60) days of the due date specified in the violation notice may result in the Association bringing an action at law or equity or both, in accordance with Section 7.6 of the Bylaws. Money from fines collected under this Resolution shall be deposited with the Association and may be used at the discretion of the Board.

Written Notice

Written notice as described in this Resolution shall be given either by email, personal delivery, or deposited in the United States mail addressed to such Owner at the address given to the Association by him/her for the purpose of Association records. Such notice, if mailed, shall be deemed given and received four (4) days after being so deposited in the United States mail in the manner aforesaid.

Discretion of Enforcement

In the event the Association, in its discretion, determines not to take enforcement action with regard to a particular case, such a decision shall not be deemed a waiver of the right of the Association to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other covenant,

restriction or rule, nor shall it preclude any Owner from taking action at law or in equity to enforce the Governing Documents. In the event an Owner decides to take action at law or in equity to enforce the Governing Documents after the Association has issued its written decision not to take action, the Association is not liable to the Owner for any costs or attorney's fees incurred in taking such action.

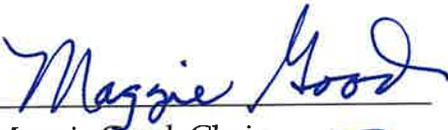
The Board is the sole interpreter of this Resolution and decisions by the Board are final.

This Resolution supersedes all other Board Policies/Resolutions with regard to enforcement procedures for Governing Documents specifically as they pertain to parking rules, regulation and enforcement. However, it is the intent of the Board that each of the enforcement mechanisms and penalties described in this Resolution shall be in addition to and not in lieu of any other enforcement mechanisms or penalties that may be available to the Association, including but not limited to the Enforcement Procedures resolution Amended on December 19, 2019, effective December 20, 2019, Resolution No. 2019-02. Without limitation of the foregoing, the Association may seek an injunction to restrain a person from any further violation of this regulation, such remedy being in addition to all other remedies available at law, equity or otherwise.

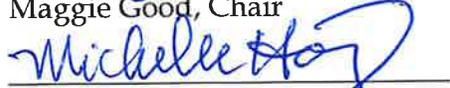
DATED January 16, 2026

BOARD OF DIRECTORS

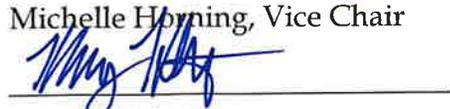
BIG SKY OWNERS ASSOCIATION, INC.



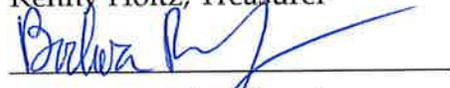
Maggie Good, Chair



Michelle Horning, Vice Chair



Kenny Holtz, Treasurer



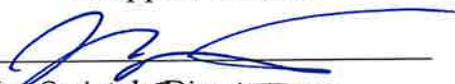
Barbara Rowley, Secretary



Vanessa McGuire, Director



Ernie Chappell, Director



Joe Swiatek, Director



Sarah Turner-Malhotra, Director



Les Hopper, Director