

BIGFORK MOTORCOACH RESORT

Covenants and use restrictions

7.12 RENTALS: Owners may rent their units to the public. The Board may issue additional rules and guidelines consistent with the following:

- a} Owners may be required to use the Bigfork Village Website for advertising their rentals;
 - b} All rentals are subject to a per-day rental use charge, payable to the Association;
 - c} The Board may regulate the terms and length of rentals;
 - d} Owners will furnish all tenants with a copy of the current rules and regulations of the Park, especially including quiet hours;
-

Rental Policy

The Board hereby adopts the following minimum guidelines for all Owner Rentals in the Bigfork Village Resort and R.V. Park Condominium here by referred to as the Bigfork Motorcoach Resort. Lots advertised for rent must be the legal property of the person offering the rental or their contracted legal representative.

....

Length of Stay: The resort will have a minimum stay requirement of seven (7) days for all rentals. If rental tenant departs prior to the booked required minimum stay, seven days (7), said lot may not be used or rented by another tenant until the prior required minimum seven-day period expires.

Rental Fee: A Rental Fee of one hundred forty dollars (\$140) will be assessed for each rental in the Resort. The fee is applied on a per stay basis, payable to the Bigfork Motor Coach Resort by the guest. Rental Fee will be collected by the Rental Owner or Owners Representative, paid monthly to the Bigfork Motorcoach Resort.

Guest Arrival at Resort; Due to the design and the difficult nature of parking access to the lots and the high probability of damage to the Resort, owner or rental representative must provide a parking assistant for all entry into the Resort. There is no self-parking of any Coach by a non-owner guest. Prior to entrance into the park, the lot Owner or representative will ensure that coach standards are met, park rules have been furnished and the Resort's hold harmless agreement has been signed by the guest. After verification, parking assistant will then allow entry into the Resort and guide rental guest to their intended site, providing verbal instruction on the planned best entry to said lot. Parking assistant will provide spotting coverage of dangers and obstacles to the guest coach driver while providing the flagging guidance onto the Owners parking pad. Owner or representative will immediately furnish a copy of the Hold Harmless agreement to the Bigfork Motorcoach Resorts park management. Rental Owner is liable for all damage caused to Resort or other owners' property. All damage will be reported to the Resort management promptly and corrected. At no time will the Owner or Parking assistant use or allow the use of other owners drive or approach in the parking process to their lot.

Lot maintenance. As with each lot owner at the Resort, it is important to the parks reputation to provide a clean, maintained lot. Owner is responsible for ensuring the lot is clean, and any maintenance items are corrected.

Website: Bigfork Village Resort along with the Bigfork Motorcoach Resort and RV park are registered names. Bigfork Motorcoach Resort Website, <http://www.bigforkmotorcoachresort.com>, bfmresort@gmail.com phone number 406-407-0693, Face Book page, all signage, remain the sole property of the Bigfork Motorcoach Resort with all content and use only at the sole discretion of the Bigfork Motorcoach Resort Board of Directors.

Rental Listings: A Rental section will be created and maintained on the Bigfork Motorcoach Resort public website. It is intended only as means to connect Owners willing to abide by the Rental Policy and Guest wishing to rent in the Resort. For an Owner or legal representative to list a lot on the Bigfork Motorcoach Resort Public Web page, they will agree to abide by all the Minimum Requirements of the Bigfork Motorcoach Resort Rental Policy. Owners may submit pictures, lot descriptions, lot amenities, rental rates, and contact information for posting by the Bigfork Motorcoach Resort webmaster, subject to space and content limitations.

Adopted January 9, 2018 - Amended March 1, 2022
Bigfork Motorcoach Resort Board of Directors

A handwritten signature in black ink, appearing to read "Randy Popiel". The signature is fluid and cursive, with a large initial "R" and "P".

Randy Popiel, President

POLICY CHANGE

November 7, 2017

MEMORANDUM FOR: Lot Owners, Bigfork Village Resort, 8546 MT 35, Bigfork MT 59911

SUBJECT: Board of Directors Additional Guidelines and Definition for Acceptable Motorhome

References: a, Amendment and Restatement of Declarations of Covenants and Use Restrictions
For Bigfork Village Resort and RV Condominium, August 29, 2012,

b. First Amendment to Restatement of Declarations of Covenants and Use
Restrictions for Bigfork Village Resort and RV Park Condominium, June 19, 2015.

b. Reference l), paragraph 2.13, defines a recreational vehicle as . . . Class A motorhome which (sic) shall not be less than twenty-eight (28) feet in length and not more than ten (10) years old at the time of purchase of a condominium unit.

ce Reference a, paragraph 8.3 authorizes the Board of Directors with responsibility for enforcement of the covenants.

3. This Policy Memorandum does not affect purchases and rental agreements initiated and dated prior to its effective date, December 7, 2017.

Bigfork Motorcoach Resort Board of Directors

Randy Popiel
President

BIGFORK MOTORCOACH RESORT RENTER/GUEST RULES

1. SPEED LIMIT IN THE PARK IS 5 mph.
2. We recognize that many motorcoach owners travel with their pets and we respectfully ask that you observe our pet rules during your stay.
 - *Limit of 2 pets
 - *Pets must be on a leash and controlled at all times while outside the RV
 - *Pet owners must immediately pick up their animal's waste in a plastic bag and dispose of it in the designated receptacles.
 - *Unattended pets are not allowed outside the RV and temporary enclosures are prohibited.
 - *Walking or exercising of pets must be on the street only, please do not let them wander into other guest or owner lots. All lots are privately owned, please respect by not trespassing.
 - *Designated pet areas are the front grass area and the rear of the park
 - *Noisy, offensive behavior by pets or owners will not be tolerated
4. Renter/Guest Motorcoach Criteria
 - *Class A Motorcoach- ONLY
 - *Not less than 28 feet in length
 - *Fully self-contained
 - *No older than 10 years
5. Everyone must exercise good housekeeping discipline in his or her use of the laundry/shower facility. Please clean up all evidence of your visit to the facility and dispose of all cleanup trash in the wastebaskets.
6. Clotheslines are not permitted.
7. No storage trailer parking or storage in the Resort.
8. No boat trailer parking or storage in the Resort
9. Vehicle dollies must be stored out of view behind motorcoach.

- 1 1. Visitor parking must be on your site. Parking on the street, lawn, common area or unoccupied lots is not permissible.
 12. No skateboarding, roller blades, skates, go-carts, gas powered street scooters, or any snow recreational equipment or gear is allowed at any time.
 13. All lots should be maintained in a clean, orderly and attractive manner. No waste, garbage, or trash should be allowed to accumulate.
 14. No open wood burning, NO campfires allowed at any time. Gas fire pits are acceptable.
 15. Washing of motorcoaches with water and environmentally safe detergent. Care will be taken so run-off does not encroach on abutting properties or the street.
 16. Any renter or owner guest found in violation of the rules may be asked to vacate the premises. Any and all deposits will be forfeited in the event that this occurs.
-

Bigfork Motorcoach Resort
Rental Hold Harmless Version 3, March 1, 2018

THE UNDERSIGNED Tenant(s) will rent a lot (including or not including a Motorcoach) within Bigfork Motorcoach Resort (The Resort).

We agree to:

1. Read, understand and agree to abide by all of the Rules and Regulations of the Resort. A copy has been provided.

4. We waive any and all claims against the Resort, its homeowner association, members, directors and officers for any damage to any property or Injury to any person arising from the negligence or misconduct of the Resort or its agents. We agree to fully indemnify and hold the Resort Harmless from any accident, claim, injury, damage or event from our use of rented property within the Resort or Resort facilities.

Rental period from: _____ to _____

Tenants Signature

_____)

_____)

