



The purpose of this communication is to summarize rules concerning the rental of your Mission Bay residence.

No residence or any portion thereof may be rented for less than a thirty day minimum period. This restriction is intended to prohibit overnight, daily and weekly rentals.

When you rent your residence, it is your responsibility, as the homeowner, that all rules and protective covenants are followed by your renters, even if you delegate responsibilities to these individual(s). We recommend that you provide your renter with a copy of the "Declaration of Covenants, Conditions, and Restrictions (CC&Rs)". All homeowners should have a copy of this document. The CC&R's as well as rules are available on our website:

<http://www.missionbayhoa.com/Rules-and-Regulations.html>.

When you rent your property, we also ask that you contact the HOA General Manager, Glenn Gordon, with the name(s) of your renters and the move-in date. Glenn can be contacted at:

glenn@missionbayhome.com

Phone: (406) 883-5139

Glenn will visit the new neighbor and provide a copy of the CC&Rs if requested. He will also contact the MB HOA Social Committee who will deliver a welcome packet to the new neighbors.

Any homeowner may assign their right of enjoyment of the MB Common Areas and facilities to their renter(s). But only the owner or the renter, not both may have this right at the same time. When renting your property, please make sure the General Manager knows who has this right. If you currently have renter(s), please let Glenn know by OCT 24 who has the right.

Perhaps one of the biggest advantages of living within a homeowners association is the continuity and consistency of community appearance. In addition, association owned common areas create shared interests with neighbors and often provide a place for recreation and community pride. We welcome your renter(s) as members of our community and ask them as they enjoy Mission Bay, that they also abide by the CC&Rs which preserve the beauty of the community and the value of our property.

Mission Bay Steering Committee

Don Allen -- Polson 883-2669; Billings 406-252-6872

Jane Irwin -- 883-0842

Rob Robinson -- 619-733-0590

Dennis Duty -- Office 883-1730; Cell 885-3731

Laura Hone -- 270-2312

Tim McKenna -- 890-5019

Jill Southerland -- 883-2204

Glenn Gordon -- Office 883-1730; Cell 885-3732