

**AMENDED DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
STALLION RIDGE RANCH MAJOR SUBDIVISION**

Dated 5-1-08

WHEREAS, the undersigned lot owners and the Developer recognize and agree that amendments to the declaration of protective covenants, and conditions and restrictions for the Stallion Ridge Ranch Major Subdivision, dated August 7, 2007, and filed for record August 7, 2007 as Document Number 3133616 may be necessary from time to time in order to address changing conditions over the long term: and,

WHEREAS, the undersigned lot owners and the Developer wish to amend the declaration of protective covenants, and conditions and restrictions for the Stallion Ridge Ranch Major Subdivision, dated August 7, 2007, and filed for record August 7, 2007 as Document Number 3133616 in accordance with the following resolution, which is hereby adopted by eighty percent (80%) of all current lot owners and by the Developer, as follows:

NOW THEREFORE:

BE IT RESOLVED that the Developer and the undersigned, being at least eighty percent (80%) of all the current lot owners of the Stallion Ridge Ranch Major Subdivision, hereby adopt the following amendments to the Stallion Ridge Ranch Major Subdivision, dated August 7, 2007, and filed for record August 7, 2007 as Document Number 3133616. The protective covenants, and conditions and restrictions for the Stallion Ridge Ranch Major Subdivision shall hereafter be and is amended to read as follows:

To delete the original Covenants which read as follows:

**ARTICLE I - DEVELOPER AND PROPERTY SUBJECT TO THIS
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS**

Section 2. **Subdivision.** The term "Subdivision" shall mean the real property which is and shall be held, conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, regulations, reservations and easements, as set forth herein. The Subdivision is located in the County of Lewis and Clark, State of Montana, described as the Stallion Ridge Ranch Major Subdivision and more particularly described as:

Stallion Ridge Ranch Major Subdivision located in the S ½ of Section 30, and the N ½ and SE ¼ of Section 31, Township 11North, Range 4 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3132807 with the office of the Clerk and Recorder, Lewis and



Clark County, Montana;

Gruber Subdivision located in the Southwest ¼ of Section 30, Township 11 North, Range 4 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3112593 with the office of the Clerk and Recorder, Lewis and Clark County, Montana; and

Tract 12-A of C.O.S. No. 3051112 located in the Southwest ¼ of Section 30, Township 11 North, Range 4 West, and the East ½ of Section 25, Township 11 North, Range 5 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3112595 with the office of the Clerk and Recorder, Lewis and Clark County, Montana.

ARTICLE III – LAND USE REGULATIONS

Section 2. **Preferred Builder.** All single family residential homes and commercial buildings in the Subdivision shall be built by a designated “Preferred Builder” unless specifically exempted in writing by the Developer. A “Preferred Builder” is a contractor that is specifically approved in writing by the Developer for construction of buildings in the Subdivision. Construction shall start within 24 months of any lot purchase and shall be completed within 18 months from the date construction commenced unless specifically exempted in writing by Developer.

Section 6. **Amendment.** The covenants, conditions and restrictions of the Declaration shall run with and bind the land from the date this Declaration is recorded. This Declaration in whole or in part, or any covenant, condition or restriction thereof, may not be amended without the vote of the owners of 80% of the total square footage of the subdivision.

And to substitute the following Covenant:

ARTICLE I - DEVELOPER AND PROPERTY SUBJECT TO THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

Section 2. **Subdivision.** The term "Subdivision" shall mean the real property which is and shall be held, conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, regulations, reservations and easements, as set forth



herein. The Subdivision is located in the County of Lewis and Clark, State of Montana, described as the Stallion Ridge Ranch Major Subdivision and more particularly described as:

Stallion Ridge Ranch Major Subdivision located in the S ½ of Section 30, and the N ½ and SE ¼ of Section 31, Township 11 North, Range 4 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3132807 with the office of the Clerk and Recorder, Lewis and Clark County, Montana; and

Gruber Minor Subdivision Tract G-1-A-1 and Tract G-1-A-2 located in the Southwest ¼ of Section 30, Township 11 North, Range 4 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3112593 with the office of the Clerk and Recorder, Lewis and Clark County, Montana; and

The Ryan subdivision, Tract 12-A-1-B, Tract 12-A-1-C, Tract 12-A-1-D and Tract 12-A-1-E of C.O.S. No. 3051112 located in the Southwest ¼ of Section 30, Township 11 North, Range 4 West, and the East ½ of Section 25, Township 11 North, Range 5 West, P.M.M., Lewis and Clark County, Montana as shown on the Plat filed under Document Number 3112595 with the office of the Clerk and Recorder, Lewis and Clark County, Montana. Tract 12-A-1-A is not intended to be a part of the declaration of protective covenants, and conditions and restrictions for the Stallion Ridge Ranch Major Subdivision, dated August 7, 2007, and filed for record August 7, 2007 as Document Number 3133616 and is hereby exempted from its provisions.

ARTICLE III – LAND USE REGULATIONS

Section 2. **Preferred Builder.** All single family residential homes and commercial buildings in the Subdivision shall be built by a designated “Preferred Builder” unless specifically exempted in writing by the Developer. A “Preferred Builder” is a contractor that is specifically approved in writing by the Developer for construction of buildings in the Subdivision. There shall be no time limit for the start of construction after any lot purchase. Once construction begins, construction shall be substantially completed within 18 months from the date construction commenced unless specifically exempted in writing by Developer.

Section 6. **Amendment.** The covenants, conditions and restrictions of the Declaration shall run with and bind the land and shall be binding on all parties and all persons under them for a period of 30 years from the date these covenants are recorded.



Upon expiration of the thirty years period, these covenants and all amendments thereto shall be automatically extended for successive periods of 10 years.

The conditions, restrictions, stipulations, agreements and covenants contained herein herein shall not be waived, altered, abandoned, terminated or amended in whole or in part, except by written consent of eighty percent (80%) of the then current lot owners included within the boundaries of the premises and or with the written consent of the Developer until the Developer sells 80% of its/their lots.

Such written consent to an amendment to the Restrictive Covenant may be given in either of the two following ways:

1. By the affirmative vote of at least eighty percent (80%) of all the then current lot owners and by the Developer (until the Developer sells 80% of its/their lots) endorsing a specifically written proposed amendment(s). Such petition may be made and signed in one or more counterparts.
2. By the affirmative vote of the Developer (until the Developer sells 80% of its/their lots) and at least eighty percent (80%) of all the then current lot owners at a meeting conducted by the Stallion Ridge property owners Association and held upon thirty (30) days prior written notice of such meeting, mailed to the last known address of record of each current lot owner. A written ballot, voted and signed by a lot owner, may be used as a substitute vote. Written notice of the meeting shall specify the purpose for such meeting and shall set forth the specific proposed amendment. A separate written ballot form and instructions for the return of the ballot shall also be mailed to all lot owners along with the notice of meeting. The written ballot method may also be used as a counter part of a written petition outlined in (1) above.

All amendments to the Restrictive Covenants approved by an affirmative vote as set forth above shall be duly certified and attested to by either the Developer or the Secretary of the Stallion Ridge property owners Association and recorded within the office of the County Clerk and Recorder, Lewis and Clark County, Montana.

We, the Developer and the current lot owners, being eighty percent (80%) of the 85 total lot owners of the Stallion Ridge Ranch Major Subdivision, do hereby agree to and do adopt the foregoing resolution of amendment of the Restrictive Covenants this 1st day of May, 2008

Developer: Stallion Ridge Ranch, LLC

Norbert Waldenmayer, Member

Signature, Norbert Waldenmayer, Date 5-1-08



Current lot owners:

Lot No. _____, Signature _____, Date _____
Subscribing Witness _____

Lot No. _____, Signature _____, Date _____
Subscribing Witness _____

Lot No. _____, Signature _____, Date _____
Subscribing Witness _____

Lot No. _____, Signature _____, Date _____
Subscribing Witness _____

Lot No. _____, Signature _____, Date _____
Subscribing Witness _____

STATE OF MONTANA

County of Lewis and Clark

On this 1 day of May, 2008 before me, a Notary Public for the State of Montana, personally appeared Norbert Wardenmayer known to me to be the member of, the company that executed the foregoing Protective Covenants, and acknowledged to me that he executed the same for and on behalf of said corporation.

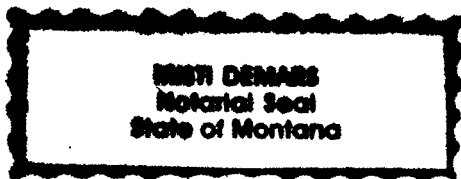
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year first written above.

STATE OF MONTANA
County of Lewis and Clark

This instrument was acknowledged before me on May 1, 2008 by Norbert Wardenmayer

Misti Demars
(Signature)
Misti Demars
(Print Name)

SEAL



Notary Public for the State of Montana
Residing at Helena, Montana
My Commission expires: Aug 17, 2011

NOTARY PUBLIC for the State of Montana
Residing at Helena, Montana
My Commission Expires August 17, 2011

