

After recording return to:
Norbert Waldenmayer
Stallion Ridge Ranch, LLC
314 N. Last Chance Gulch
Helena, MT 59601

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

Dated 2-10-09

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 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;

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 5.

Animals. Pets shall be controlled and contained within the resident's property and not be allowed to roam from the resident's property or become a nuisance or annoyance to neighboring property owners. Breeding for commercial purposes shall not be allowed on any residential lot. No horses, cows or any farm animals shall be housed or fed on any residential lot, other than on a temporary basis, and such temporary period shall not exceed 48 hours. No animals shall be allowed to feed or graze on any vegetation, natural or otherwise, growing on any residential lot. No more than two dogs and two cats shall be kept on each lot. Any dogs or cats must be kept without any continuous or audible disturbance or nuisance to other persons residing in the area. All dogs and cats must be penned or restrained at all times. All dogs must be kept under control, on their owner's property or on a leash if off owner's property and not allowed to wander on adjoining properties. Dog owners must clean up after their pet(s).

ARTICLE X - COMMERCIAL SITES



Section 1. **Commercial Sites.** Lot 2-7 as shown on the Plat filed under Document Number 3132807 with the office of the Clerk and Recorder, Lewis and Clark County, Montana is a commercial lot and may be used for commercial purposes at the sole discretion of the Declarant or its successors or assigns. Additionally lots 2-1 thru 2-6, 2-9, 2-8, 2-24, 2-25 and 2-17 as shown on the Plat filed under Document Number 3132807, lots G-1-A-1 and G-1-A-2 as shown on the Plat filed under Document Number 3112593, and lots 12-A-1-B, 12-A-1-C, 12-A-1-D and 12-A-1-E as shown on the Plat filed under Document Number 3112595 may be used for commercial purposes. Any of the above-mentioned lots that are used for commercial purposes shall be exempt from all non-County Required Covenants listed that apply only to residential lots. The remaining Subdivision restrictive covenants, conditions and restrictions shall remain in full force and apply to all lots.

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 5. **Animals.** All Animals and Pets shall be controlled and contained within the resident's property and not be allowed to roam from the resident's property or become a nuisance or annoyance to neighboring property owners. Breeding for commercial purposes shall not be allowed on any residential lot. All dogs or other animals addressed in the County dog/pet ordinance shall be governed by the ordinance itself. Pets, horses and farm animals shall be allowed according to any current county ordinance or county conditions and restrictions placed on the subdivision addressing how many pets or farm animals may be allowed on a per acre basis within the Birdseye area, except that for any individual lot up to and including four (4) acres there shall be allowed no more than two (2) horses or farm animals; for any lot more than four (4) acres and under ten (10) acres there shall not be allowed more than four (4) horses or farm animals; and for lots greater than ten (10) acres there shall not be allowed more than six (6) horses or farm animals. Under no circumstances shall there ever be allowed more than six (6) horses or farm animals on any individual lot.

All farm animals shall be housed or fed within a structure approved by the Architectural Review Committee. No animals shall be allowed to feed or graze on any vegetation, natural or otherwise, growing on any residential lot. All animal feed must be provided from an outside source. Prior to placing any animals on any lot, the property shall be appropriately fenced and all related structures shall be completed to house and feed such animals. On all properties where horses and/or farm animals are kept, there shall be a properly designated manure collection area with a minimum distance of 100 feet from any well located on the property or any neighboring property or any proposed well location as designated by the Department of Environmental Quality as shown on exhibit "A" attached and contained in such a manner that there be no runoff from this manure collection site or any obnoxious odors that may affect any neighboring property or contaminate the groundwater.

No more than two dogs and two cats shall be kept on each lot or as allowed by the



county dog ordinance. Any dogs or cats must be kept without any continuous or audible disturbance or nuisance to other persons residing in the area. All dogs and cats must be penned or restrained at all times. All dogs and animals must be kept under control, on their owner's property or on a leash or harness if off owner's property and not allowed to wander on adjoining properties. All animal owners must clean up after their pet(s) and animals. No animals shall be allowed that create any continuous or audible disturbance or nuisance to other persons residing in the area.

ARTICLE X - COMMERCIAL SITES

Section 1. **Commercial Sites.** Lot 2-7 as shown on the Plat filed under Document Number 3132807 with the office of the Clerk and Recorder, Lewis and Clark County, Montana is a commercial lot and may be used for commercial purposes at the sole discretion of the Declarant or its successors or assigns. Additionally lots 2-1 thru 2-6 and 2-9 as shown on the Plat filed under Document Number 3132807, may be used for commercial purposes in conjunction with lot 2-7 only. lots G-1-A-1 and G-1-A-2 as shown on the Plat filed under Document Number 3112593, and lots 12-A-1-B, 12-A-1-C, 12-A-1-D and 12-A-1-E as shown on the Plat filed under Document Number 3112595 may be used for commercial purposes. Any of the above-mentioned lots that are used for commercial purposes shall be exempt from all non-County Required Covenants listed that apply only to residential lots. The remaining Subdivision restrictive covenants, conditions and restrictions shall remain in full force and apply to all lots.

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 10th day of February, 2009.

Developer: Stallion Ridge Ranch, LLC

Norbert Waldenmayer, Member

Signature, Norbert Waldenmayer, Date 2-19-09

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 _____
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Lot No. _____, Signature _____, Date _____
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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 _____

Exhibit "A" attached showing Stallion Ridge Ranch final plat with proposed well and septic locations.

STATE OF MONTANA
(County of Lewis and Clark)

On this 10 day of February, A.D. 2009.
Before me, MARGARET S. MITCHELL, a Notary Public for the State of Montana, personally appeared:
Norbert Waldenmayer known to me to be the person whose name _____
subscribed to the within instrument, and acknowledged to me that _____ executed the same.

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

Margaret S. Mitchell
Notary Public for the State of Montana
Residing at Clancy, MT
My Commission Expires 9-15-2011



