

CTC: RS-03785

When Recorded, Return to:
Meadowlark Ranch, Inc.
175 N. 27th Street, Suite 900
Billings, Montana 59101

FIRST AMENDMENT TO THE

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

FOR

**MEADOWLARK RANCH SUBDIVISION, PHASE 4
AND SUBSEQUENT PHASES**

AND THE

**MEADOWLARK RANCH NORTH OWNERS'
ASSOCIATION, INC.**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Meadowlark Ranch Subdivision, Phase 4 and Subsequent Phases and the Meadowlark Ranch North Owners' Association ("First Amendment") is made and entered into on this 31st day of July, 2023 by Declarant, Meadowlark Ranch, Inc.

RECITALS

WHEREAS, the Final Plat for Phase 5 of Meadowlark Ranch Subdivision, Plat Reference J-724, was approved and filed in the records of the Office of the Clerk and Recorder, Gallatin County, Montana, on June 28, 2023, as Document No. 2804112, a copy of which is attached hereto as Exhibit "A-1" and incorporated by reference, which by this First Amendment is attached to and included with Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Meadowlark Ranch Subdivision, Phase 4 and Subsequent Phases.

WHEREAS, pursuant to Article XIV of the Declaration, the Declaration may be modified or otherwise amended by the Declarant during the term of the initial Board of Directors as that term is defined in the Articles, without the need or necessity of approval from lot owners.

WHEREAS, the Declaration by its terms refers to subsequent phases of Meadowlark Ranch, beyond Phase 4, and it is the intent of the Declarant, by and through this Amendment, to expressly include Phase 5 and all Lots therein as part of the "Property" as defined in the Declaration and to subject Phase 5 and the Lots therein to the Declaration, Bylaws and Articles of and for the Meadowlark Ranch North Owners' Association.

WHEREAS, the subsequent phases are referenced as included in the definition of the Property at Section 1.27 of the Declaration, and the Legal Description of Meadowlark Ranch Subdivision, Phase 4, and Subsequent Phases, as more specifically provided herein, thus, Phase 5 is not considered additional property to be annexed pursuant to Sections 3.3 and 3.4 and Exhibit B of the Declaration.

WHEREAS, this First Amendment does now amend and supplement the Declaration and Exhibit A thereto, and does not revoke the Declaration nor alter the terms or provisions thereof.

NOW THEREFORE, the undersigned hereby establishes and declares the following.

1. RECITALS. The Declarant acknowledges and agrees the foregoing Recitals are material to this First Amendment, and for all purposes related thereto, and are hereby fully incorporated into and made a part of the First Amendment
2. LEGAL DESCRIPTION. The Legal Description of Meadowlark Ranch Subdivision, Phase 4, and Subsequent Phases, as provided in the Declaration at Exhibit "A", and referenced as the "Property" therein, is as follows.

Plat of Meadowlark Ranch Subdivision, Phase 4, Being Tract 1 of Certificate of Survey No. 2604, Situated in the E1/2 SE1/4 of Section 31 & the W1/2 SW1/4 of Section 32, T.1 N., R. 5 E., P.M.M., in the City of Belgrade, Gallatin County, Montana (Plat Reference J-641).

Lot 14, Block 7, Plat of Meadowlark Ranch Subdivision, Phase 4, Being Tract 1 of Certificate of Survey No. 2604, Situated in the E1/2 SE1/4 of

Section 31 & the W1/2 SW1/4 of Section 32, T.1 N., R. 5 E., P.M.M., in the City of Belgrade, Gallatin County, Montana.

The Legal Description of Meadowlark Ranch Subdivision, Phase 5, as follows, the Plat thereof, recorded June 28, 2023, as Document No. 2804112, and Lots therein, are now included in the above Legal Description and definition of "Property" as provided in the Declaration.

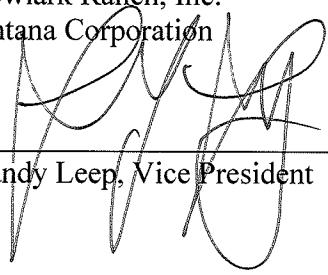
Plat of Meadowlark Ranch Subdivision, Phase 5, Being Lot 14, Block 7 of Meadowlark Ranch Subdivision, Phase 4, Situated in the E1/2 SE1/4 of Section 31 and the W1/2 SW1/4 of Section 32, T. 1 N., R. 5 E., P.M.M., in the City of Belgrade, Gallatin County, Montana (Plat Reference J-724).

3. DECLARATION. The undersigned Declarant, pursuant to Article XIV of the Declaration, by this First Amendment hereby amends and supplements the Declaration, which First Amendment shall be applicable to and binding upon Meadowlark Ranch Subdivision, Phase 4, and Subsequent Phases, including specifically the Final Plat for Phase 5 of Meadowlark Ranch Subdivision, Plat Reference J-724, and the Lots therein, shall run with the same, and shall inure to the benefit of the Declarant, Board of Directors, Meadowlark Ranch Subdivision, Phase 4, and Subsequent Phases, including the Final Plat for Phase 5 of Meadowlark Ranch Subdivision, Plat Reference J-724, the Lots therein, each Owner, and Owner's, heirs, successors, and assigns, and the Meadowlark Ranch North Owners' Association.

IN WITNESS WHEREOF, the undersigned, being the Declarant, Meadowlark Ranch, Inc., for the Meadowlark Ranch North Owners' Association, has hereunto set the Declarant's hands this 31st day of July, 2023.

DECLARANT

Meadowlark Ranch, Inc.
A Montana Corporation


By: Landy Leep, Vice President

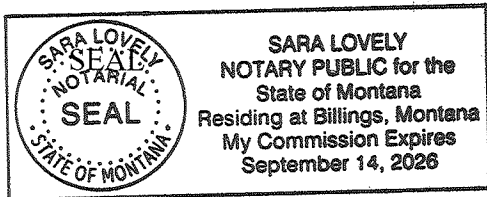
ACKNOWLEDGMENT

STATE OF MONTANA)

County of Yellowstone :ss

On this 31st day of July, 2023, before me, a Notary Public for the State of Montana, personally appeared Landy Leep, known to me to be the Vice President of Meadowlark Ranch, Inc., a Montana Corporation, and acknowledged to me that he executed the same pursuant to the power and authority vested in him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal as of the day and year first above written.



Sara Lovely
Notary Public for the State of Montana
Printed Name: Sara Lovely
Residing at: Billings mt
My Commission Expires: 9-14-26, 2026 *SL*

EXHIBIT "A-1"

Legal Description

PLAT OF

PREPARED FOR : MEADOWLARK RANCH INC.
175 N 27th STREET SUITE 900

BILINGS, MT 59101

PREPARED BY : SANDERSON STEWART

BOZEMAN, MONTANA

CERTIFICATE OF DEDICATION

Noted the 21st day of June, A.D. 2023.
2804114 MTE

Let it, Book 7 of Nevada-Idaho Ranch Subdivision, Phase 4, as recorded in the office of the Clerk and Recorder of Clark County, Nevada, under Document No. 283,574-6, situated in the 17/28E/14 of Section 31 and the W/28N/12E/14 of Township 14N, Range 12E, Meridian 14E, in the City of Reno, Clark County, Nevada, being more particularly described on Exhibit

The Mayor of the City of Belgrade, Colton Conly, Workman, does hereby certify that the accompanying Plan has been duly reviewed, and there has been found to conform to the requirements of the Subdivider and Platting Act, Section 76-3-101 et. seq. M.C.A. and the Belgrade City Subdivision Regulation, approves it, and hereby accepts the dedication to public use.

DATED this 22 day of June, A.D. 2023.

Moynihan
City of Bridgeport, Connecticut

We the undersigned microloggers, do hereby join in and consent to the discarded plot, releasing our respective items, clothes or accessories as to any section of said lands now being platted into streets, avenues, parks, common roads or other public areas which are dedicated to the use of the public forever.

DATED this 20 day of JUNE, A.D. 2023.

STOCKMAN BARR OF MONTANA

By James J. Mc
 Title SENIOR BANKING EXECUTIVE

On this 20th day of MAY, A.D. 2023, before me, the undersigned Notary Public for the State of Montana, personally appeared JANINE NELSON, known to me to be the person who signed the foregoing instrument as GENEVA ELEANOR STOCKMAN BAYLOR OF UTAH and acknowledged to me that said corporation created the same in witness thereof. I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Motor Public in and for the State of Montana

1. **Medication** Risk is located in the projected flood inundation area in the event of a major breach of **Wyeley Reservoir**.
2. **Diagrams** are provided.
3. **No trees** will be planted in the City Infrastructure utility easements.
4. **Diagrams** are provided.
5. **The first floor elevation** of each home must be at least 2-feet above the base flood elevation or higher than the current flood hazard for the area.
6. **An alarm for fire** with **visual** output such as the property, side of the public, and emergency services for installation of fire, electric, phone, TV, cable, and other utilities as required. May be used for installation of the utility equipment.

Lot 19, Block 7 of Woodacres Ranch Subdivision, Phase 4, as recorded in the office of the Clerk and Recorder of Cascade County, Montana, under Document No. 285346, situated in the E1/2SE1/4 of Section 31 and the W1/2SW1/4 of Section 32, T. 1 N., R. 5 E., P.M., in the City of Bigfork, Cascade County, Montana, being more particularly described as follows:

In 7009-95 there is a distance of 3176 feet along a non-sporogical curve to the right, with a radius of 226.00 feet; a distance of 2413 feet (chord base) N 60°39'45" E, chord length 2412 feet.
N 120°12'36" E, distance of 246.15 feet,
N 67°41'10" W, a distance of 87.88 feet
to the southeast corner of Open Space Lot #2, in Block 3 of Macdonald Place Subdivision, Parcel 2 and creating the right-of-way of Edison High School and Green Oaks Middle School.

The following corners and distances:

N 36.0446° W @ distance of 203.03 feet.
S 88.4740° W @ distance of 32.49 feet.

N 49°12'20"	W of distance of 18.49 feet.	N 49°12'20"	W of distance of 18.49 feet.
N 42°43'27"	W of distance of 160.17 feet.	N 42°43'27"	W of distance of 160.17 feet.
N 29°30'25"	W of distance of 86.25 feet.	N 29°30'25"	W of distance of 86.25 feet.
N 65°51'17"	W of distance of 219.98 feet.	N 65°51'17"	W of distance of 219.98 feet.
N 28°47'12"	E of distance of 202.41 feet.	N 28°47'12"	E of distance of 202.41 feet.
N 28°47'12"	E of distance of 202.41 feet.	N 28°47'12"	E of distance of 202.41 feet.
N 89°53'59"	E of distance of 1057.70 feet.	N 89°53'59"	E of distance of 1057.70 feet.

Thereafter, along the south line of said tract, N. S. 89°53'59" E. a distance of 1057.70 feet to the point of intersection of the south line of said tract with the south line of Section 16, Township 49 North, Range 10 West, Meridian 10 West, containing an area of 353.03 acres, more or less, subject to any existing statements or orders of record.

above described tract of land is to be known and designated as MEADOWLARK RANCH SUBDIVISION, PHASE 5, C.

DECLARATION OF WAIVER

I, undersigned, hereby grant unto each and every person, or firm, whether public or private, providing or offering to provide, for the use of the public, the right to permit use of the property, including but not limited to, the use of the property for the construction, maintenance, repair and removal of their roads and other facilities, in, over, and under the property, for each and every year, without compensation, on this part as "Utility Easement" to have and hold forever.

the undersigned property owners do hereby waive the right to protest the creation of Special Improvement District No. 1, and do not wish now and in the future to protest or for special new assessed formula which may be

MEMORANDUM FOR: RANCH INC. a Montana corporation
By: Ray D. Allen
Title: PRESIDENT

E OF MONTANA)
: 35

[illegible]

Pursuant to 24.01010(d), the undersigned *author certifies* that significant work was performed on the manuscript during the period of time that the manuscript was under consideration, when 240 days of the date on which this plot is filed, not to exceed December 31, 2023.

DATED this 18th day of June . A.D. 2023

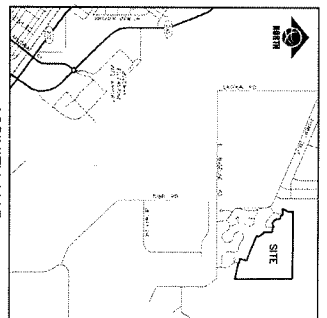
CERTIFICATE OF COUNTY TREASURER

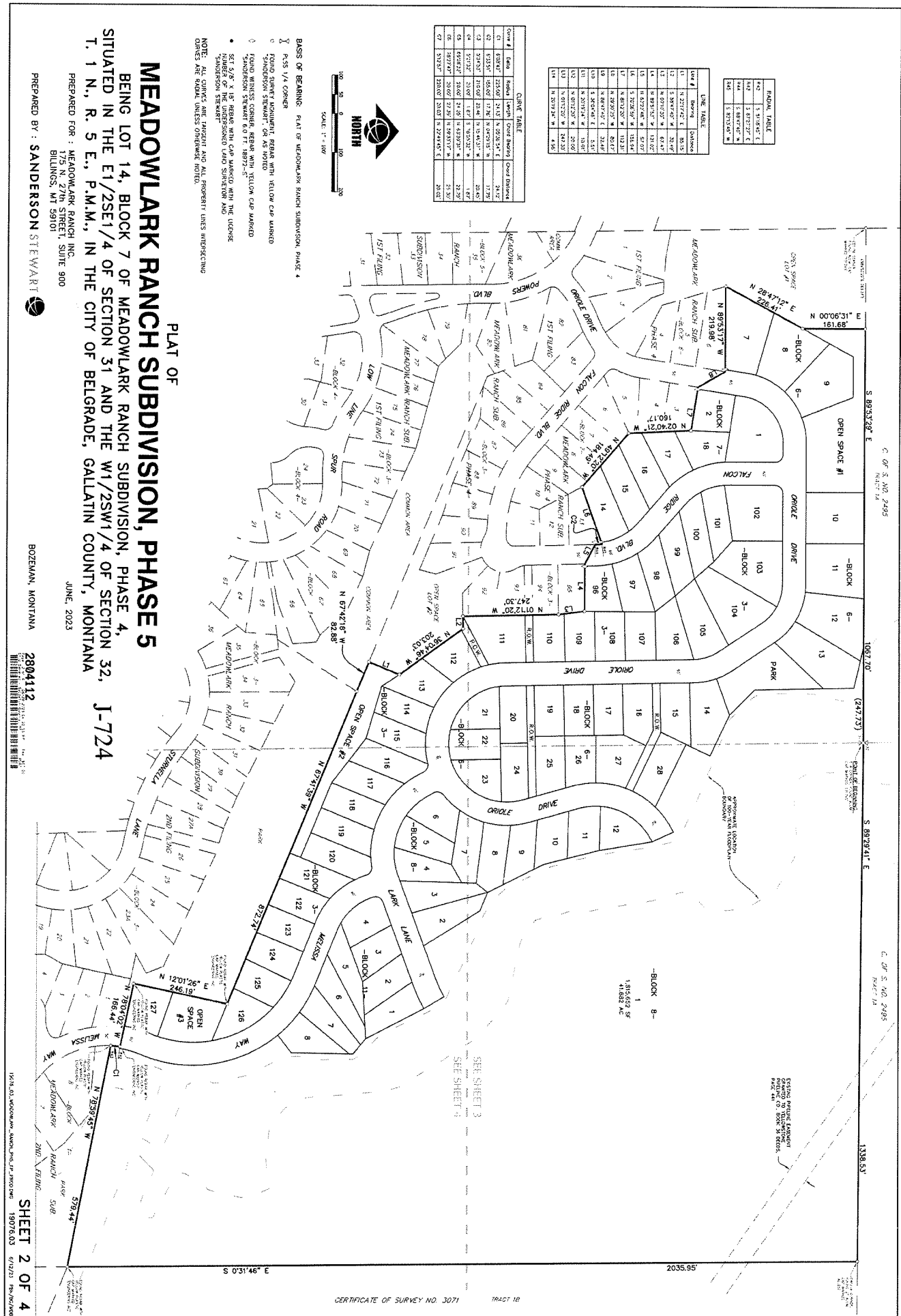
the "recovery" of housing equity, mortgage costs heavily weight the accompanying risks and are daily examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid.

CERTIFICATE OF CLERK AND RECORDER

Clerk and Recorder of Colfax County, Montana, do hereby certify that the foregoing instrument was filed in my office at 4:30 o'clock p.m., this 28th day of April, A.D. 2022, and recorded in Book 1 of Facts on Page 75, as Document No. 200712.

RECORDS OF THE JURY AND RECORDS, HONOLULU COUNTY, HAWAII.

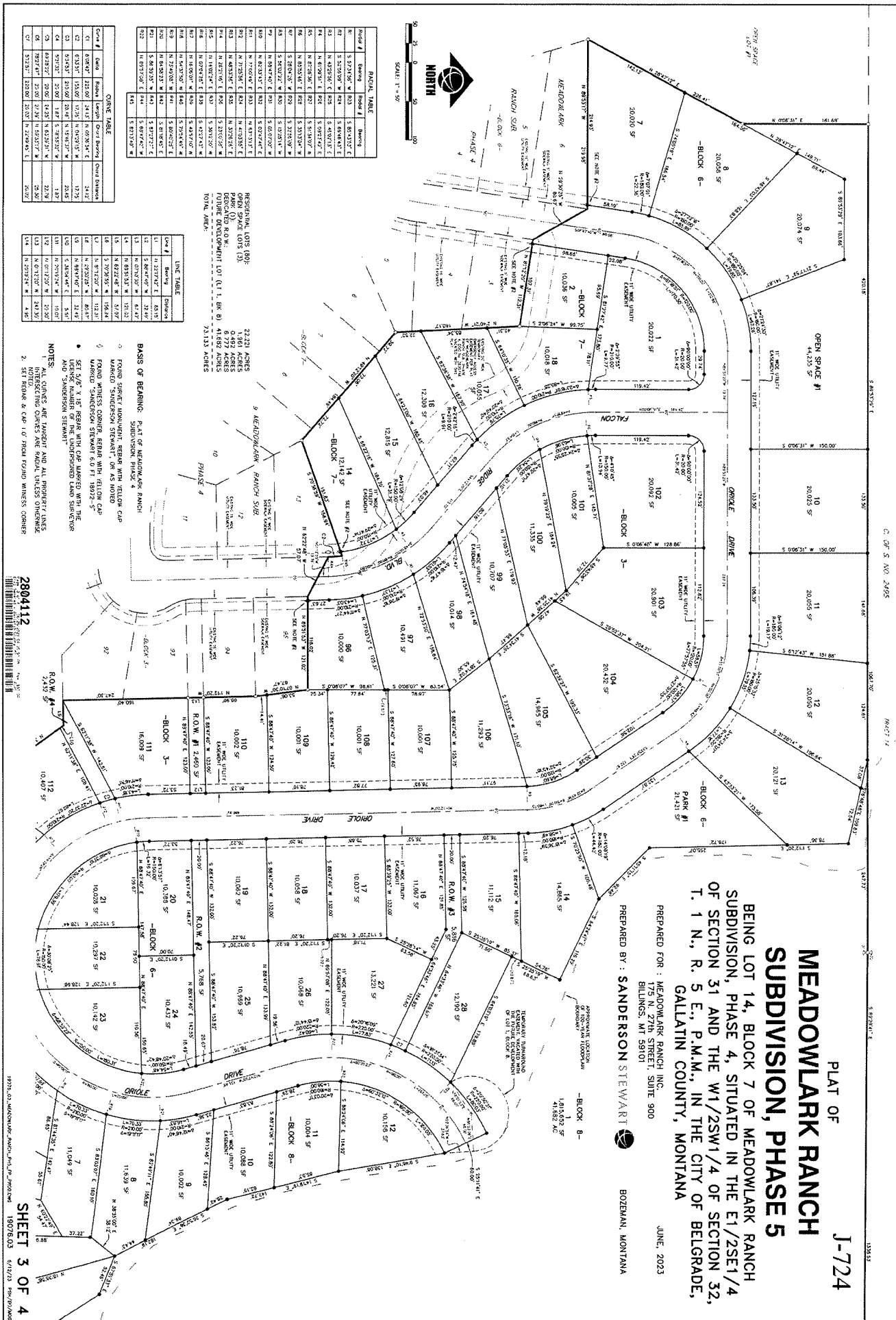
VICINITY MAP
NOT TO SCALE

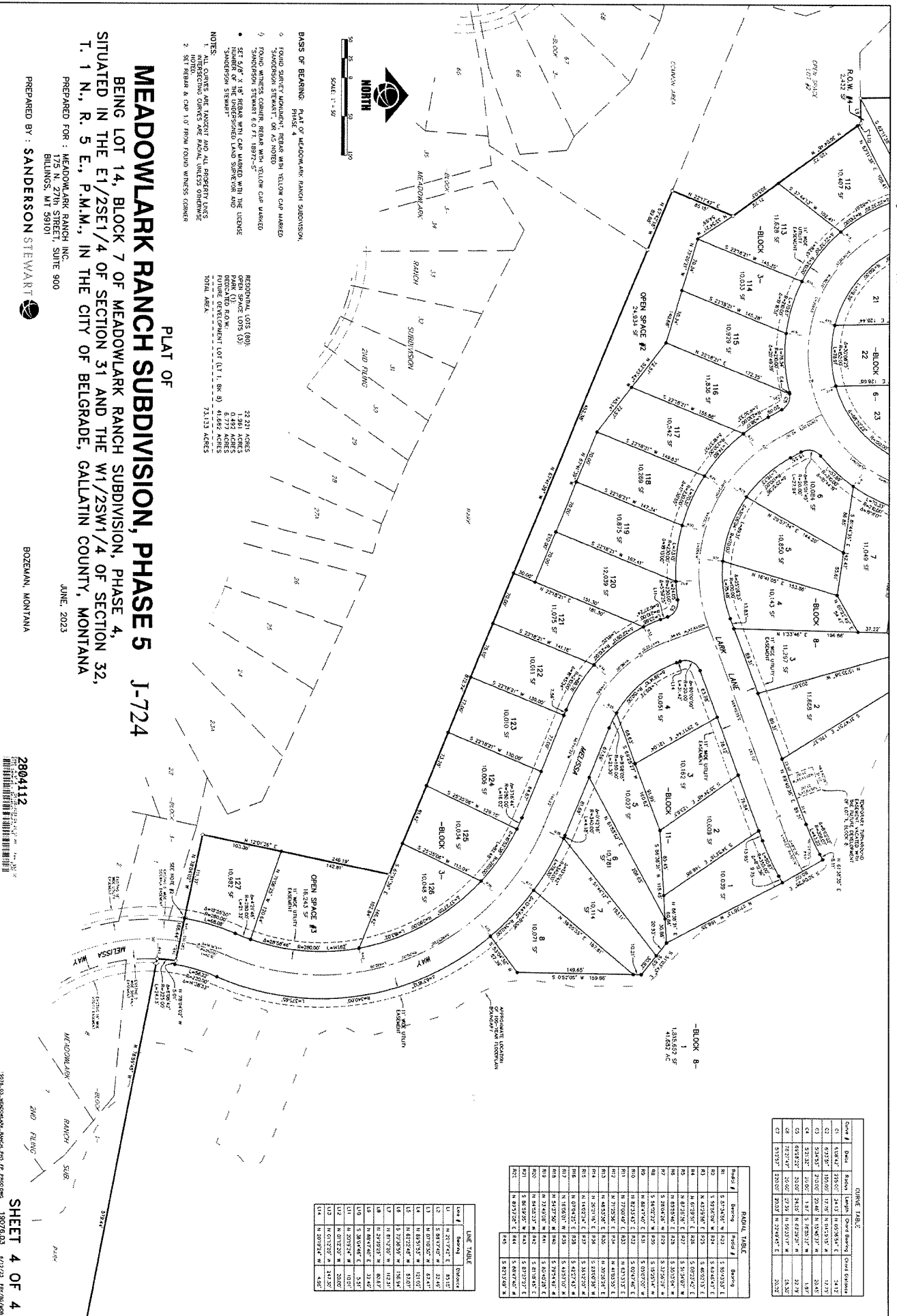
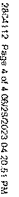


Meadowlark Ranch Sub Phase 5

J-724

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Core #	Date	Recon	Length	Core Bearing	Core Elevation
C1	4/24/47	275.05'	24.13'	N 69.30° E	74.12'
C2	6/31/50	150.00'	22.46'	N 72.75° E	72.75'
C3	5/24/53	270.00'	10.46'	N 104.37° W	20.45'
C4	3/13/57	22.05'	1.97'	S 17.85° E	1.97'
C5	6/28/57	22.05'	27.33'	N 59.33° W	27.33'
C6	7/23/47	20.00'	27.15'	N 59.33° W	28.50'
C7	8/15/50	220.00'	20.33'	N 20.44° E	20.32'

Index #	Reading	Index #	Reading
R1	6.153426E+001	R1	5.021232E+001
R2	5.124324E+001	R2	5.021232E+001
R3	6.153426E+001	R3	5.021232E+001
R4	6.153426E+001	R4	5.021232E+001
R5	6.153426E+001	R5	5.021232E+001
R6	6.153426E+001	R6	5.021232E+001
R7	5.021232E+001	R7	5.021232E+001
R8	5.021232E+001	R8	5.021232E+001
R9	5.021232E+001	R9	5.021232E+001
R10	5.021232E+001	R10	5.021232E+001
R11	5.021232E+001	R11	5.021232E+001
R12	5.021232E+001	R12	5.021232E+001
R13	5.021232E+001	R13	5.021232E+001
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R15	5.021232E+001	R15	5.021232E+001
R16	5.021232E+001	R16	5.021232E+001
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R36	5.021232E+001	R36	5.021232E+001
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R38	5.021232E+001	R38	5.021232E+001
R39	5.021232E+001	R39	5.021232E+001
R40	5.021232E+001	R40	5.021232E+001
R41	5.021232E+001	R41	5.021232E+001
R42	5.021232E+001	R42	5.021232E+001
R43	5.021232E+001	R43	5.021232E+001
R44	5.021232E+001	R44	5.021232E+001
R45	5.021232E+001	R45	5.021232E+001

Line #	Address	Byte(s)
1	2071432	85.02
2	5.8047456	32.45
3	10.0715507	67.48
4	18.8835135	121.07
5	16.6122248	87.07
6	5.7703206	116.34
7	11.6117207	114.21
8	12.2019238	80.78
9	5.3004467	33.45
10	5.3004467	5.51
11	10.2071247	102.01
12	10.0715207	20.00
13	10.0715207	347.25
14	10.2071247	430.7