

**PETITION TO REVOKE THE YELLOWSTONE
MEADOWS CLUB**

We the undersigned owners and members of the Yellowstone Meadows Club, representing 50% of the property owners and a majority of the share holders, do hereby exercise our rights to revoke in whole the Protective Covenants of the Yellowstone Meadows Club.

Our rights to revoke the Protective Covenants are on file as a notarized copy of the Protective Covenants Amendment #221351 filed in Book 76 Page 100 dated April 25, 1978 signed by James R. Felt, Trustee, for Yellowstone Meadows. This amendment was filed on April 29, 1978 with the office of the Stillwater County Clerk and Recorder and was duly recorded in Book 76 Page 100.

As stated in that Amendment to Protective Covenants, paragraph 7 section 4 is amended as follows:

7. Article V, Section 4 is to be amended to read as follows:

"Section 4. Amendment. The covenants and restrictions of this declaration shall run with and bind the land for a term of thirty (30) years from the date of this declaration is recorded; after which time such covenants shall automatically be extended by successive ten (10) year periods, unless an instrument is recorded, signed by owners of 50% of all the lots within this subdivision agreeing to revoke or amend such covenants in whole or in part. This declaration may be amended during the first thirty (30) year period by an instrument signed by the owners of 50% of the area of said lots. Any amendment must be recorded"

It is hereby declared that the original Protective Covenants filed of record are amended only in the above particulars, and each and every provision not referred to or specifically amended or deleted will remain in full force and effect.

Dated the 25th. day of April 1978---signed by James R. Felt Trustee for Yellowstone Meadows, a limited partnership of the State of Montana.

A copy of that amendment is attached to this revocation document.

A notarized Amendment to Protective Covenants was filed on March 29, 1989 and was signed by 20 members of the Yellowstone Meadows Club was filed with the Stillwater County Clerk and Recorder's office.

That Amendment states in Paragraph f.

The club shall transfer all or any part of its water rights to the owners of the lands covered by these covenants as tenants in common which shall include, but not limited to, those shares owned by the club in Old Mill Ditch. The description of the rights are more fully set forth in that document entitled "Assignment of Water Rights" filed in Book 83 Page 10 under Document No. 219441 of record and on file with the Clerk and Recorder of Stillwater County,

- A copy of that Amendment is attached to this document and as stated all water and irrigation rights will remain with the property owners. Those property owners will pay any and all dues and transfer fees owed to the Old Mill Ditch Company for those water rights.

The care and maintenance of all the roads within the subdivision will be the responsibility of the landowners. Any and all easements will be reverted back to the landowners.

This petition will become effective immediately upon the filing of this petition with the Clerk and Recorder in Stillwater County, Montana.

- *L. L. Givens*
- *Robert H. Hulse*
- *Carl J. Hulse*
- *Philip K. Hulse*
- *William T. Hulse*

- ~~Paul Lho~~
- ~~Paul Lho~~
- Marc Olsen
- Kary Olsen
- James Larsen
- Jim Larsen
- Bill W. Kinsey
- James C. Hill
- Ron L. Hill
- Fred Brewer
- Peggy L. Brewer
- ~~James C. Hill~~
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TRACT 57

Tract 57 is an easement into Yellowstone Meadows allowing property owner's access to their property and consists of Yellowstone Meadows Road, River Rock Road and Bridle Path Road.

The Yellowstone Meadows Covenant state on page 7 paragraph 13: That portion of Tract 57 which is contained in these declarations shall remain in private ownership until such time as the owner thereof wishes to transfer said tract to the public or to any other entity, provided, however, that the public shall henceforth have an easement over and across said Tract 57 for authorized emergency vehicles, solid waste collection, water and sewer services to adjoining tracts, provide further, that all buyers of tracts in the area covered by these declarations and restrictions shall be provided an easement for ingress and egress over and across Tract 57.

Cost for repairs and maintenance to Tract 57, the easement into Yellowstone Meadows will be equally shared by those property owners whose property borders Tract 57. The repairs and maintenance to Tract 57 will be done on an as needed basis.

Tract 57 as filed with in Stillwater County Clerk and Recorder's office will remain in place and cannot be sold. Public and private access cannot be denied.

Yellowstone Meadows Club membership dues had previously paid for taxes owed on Tract 57. Upon filing of this revocation of the Yellowstone Meadows Club those taxes will be split equally as determined by the Stillwater County Tax Assessor's office, according to acreage owned, among the property owners whose property borders Tract 57.

RESTRICTIONS

1---No property or any building or improvements erected thereon shall at any time be used for purpose of any trade, professions, manufacturing or business of any description, including the use of the property to store equipment related to any business, trade or profession.

2---No trailer, basement, tent, shack, garage, or other outbuilding erected on said tracts shall at any time be used as a residence, temporarily or permanently.

3---Any building or residence erected on said tracts shall be new construction.

4---The principal dwelling place on any single-family tracts shall have a minimum fully enclosed and roofed floor area of 1600 square feet.

5---A reasonable number of horses, cows, sheep, domestic pets and other animals may be kept on the tracts, provided they are kept under control and are properly sheltered and fed.

6---Nothing shall be done which shall interfere with the continued use of easements in existence for irrigation, drainage and roads.

7---All property owners will maintain the peace and quiet of the subdivision by controlling any loud or obnoxious animals and activities such as motorized vehicles, roosters etc.

8---These restrictions are to run with the land and shall be binding on all parties.