

When Recorded, Return To:
Meadowlark Ranch, Inc.
175 27th Street, Suite 900
Billings, MT 59101

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Eric Semerad - Gallatin County, MT MISC



**DECLARATION OF CITY OF BELGRADE REQUIRED COVENANTS AND
RESTRICTIONS
FOR
MEADOWLARK RANCH SUBDIVISION, PHASE 5**

This Declaration of City of Belgrade Required Covenants and Restrictions for Phase 5 of the Meadowlark Ranch Subdivision is made this 13th day of June, 2023, by Meadowlark Ranch, Inc., or assigns, with its principal office in Billings, Montana, hereinafter referred to as "Declarant."

RECITALS

WHEREAS, Declarant is the owner of the following described land in City of Belgrade, Gallatin County, Montana:

See Exhibit "A" attached hereto and incorporated herein by reference.

("Meadowlark Ranch Subdivision, Phase 5")

WHEREAS, Declarant has obtained final plat approval and intends to sell, dispose of, divide into lots, and convey the real property described above and more specifically described in the final plat of MEADOWLARK RANCH SUBDIVISION, PHASE 5, City of Belgrade, Gallatin County, Montana;

WHEREAS, the Declarant intends to obtain final plat approval for MEADOWLARK RANCH SUBDIVISION, PHASE 6, City of Belgrade, Gallatin County, Montana in the future and will subject that Phase to the Belgrade Required Covenants and Restrictions at that time;

WHEREAS, the City of Belgrade requires Declarant to record the following City of Belgrade Required Covenants and Restrictions as part of the preliminary plat approval for Meadowlark Ranch Subdivision, Phase 5; and,

WHEREAS, Declarant desires to subject all of Meadowlark Ranch Subdivision, Phase 5, together with the lots contained therein, to the following City of Belgrade Required Covenants and Restrictions for Meadowlark Ranch Subdivision, Phase 5;

WHEREAS, Meadowlark Ranch Subdivision, Phase 5 has a combination of Open Space and Parks, that is Open Space #1, Block 6, Open Space #2, Block 3, and Open Space #3, Block 3, as those lots appear on the final plat filed in the official records of the Clerk and Recorder of Gallatin County, which shall be maintained by the existing Meadowlark Ranch North Owners' Association, Inc., and the City of Belgrade owned Park, Block 6, as that lot appears on the final plat filed in the official records of the Clerk and Recorder of Gallatin County, which Park lot shall be maintained by the City;

NOW THEREFORE, Declarant does hereby establish, dedicate, publish, and impose upon the property the following City of Belgrade Required Covenants and Restrictions for Meadowlark Ranch Subdivision, Phase 5, which shall run with the land and shall be binding upon and be for the benefit of all persons claiming such property, their grantors, legal representatives, heirs, successors, and assigns, and shall be for the purpose of maintaining a uniform and stable value, character, architectural design, use, and development of the Property. The City of Belgrade Required Covenants and Restrictions for Meadowlark Ranch Subdivision, Phase 5 shall apply to the entire Property, and all improvements placed or erected thereon and shall inure to and pass with each and every parcel, tract, lot, or division.

City of Belgrade Required Covenants and Restrictions for Meadowlark Ranch Subdivision, Phase 5, shall be as follows:

1. Lot Owners are required to control County declared noxious weeds on their property in accordance with approved methods and means.
2. Lot Owners and tenants of the Meadowlark Ranch Subdivision, Phase 5 are informed that adjacent uses may be agricultural. Lot owners and tenants accept and are aware that standard agricultural and farming practices can result in dust, animal odors, flies, smoke and machinery noise. Standard agricultural practices feature the use of heavy equipment, chemical sprays and the use of machinery early in the morning and sometimes late into the evening.
3. All fences bordering agricultural lands shall be maintained by Lot Owners in accordance with State Law.
4. A homeowners' association shall be created or if existing, the Lots and Lot Owners shall automatically join the existing homeowners' association, which is Meadowlark Ranch North Owners' Association, Inc.
5. The homeowners' association shall retain ownership and maintenance of the open space lots within the subdivision.

- 6. Lots and Lot Owners in Meadowlark Ranch Subdivision, Phase 5 shall be subject to: all applicable covenants and regulations of the Meadowlark Ranch Subdivision Phases 1-3 to the extent those covenants and regulations are not in conflict with the Meadowlark Ranch North Declaration of Covenants, Conditions and Restrictions and the Meadowlark Ranch North Declaration of Covenants, Conditions and Restrictions, and shall participate in the maintenance of parks and open space in Meadowlark Ranch Subdivision Phases 1-3 through the shared use and maintenance agreement between the Associations.
- 7. The first-floor elevation of each home in Meadowlark Ranch Subdivision, Phase 5 must be at least two feet (2') above the base flood elevation as determined by the current flood study of the area.
- 8. Basements are prohibited in Meadowlark Ranch Subdivision, Phase 5.
- 9. Any covenant which is included herein as a condition of preliminary plat approval for Meadowlark Ranch Subdivision, Phase 5 and required by the Belgrade City Council may not be amended or revoked without the mutual consent of the owners in accordance with the amendment procedures in the covenants and the governing body of the City of Belgrade.

DATED this 13th day of June, 2023.

DECLARANT

MEADOWLARK RANCH, INC,
A MONTANA CORPORATION

By: [Signature]
Landy Leep, Vice President

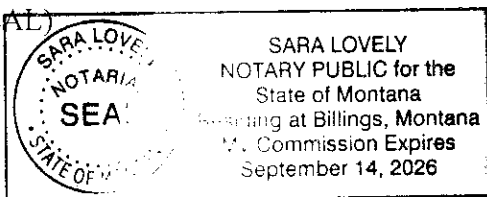
STATE OF MONTANA)

:ss

County of ~~Gallatin~~ Yellowstone

This instrument was ACKNOWLEDGED before me this 13th day of June, 2023, by Landy Leep, Vice President of Meadowlark Ranch, Inc., a Montana corporation, Declarant.

(SEAL)



Sara Lovely
Notary Public for the State of Montana
Printed Name Sara Lovely
Residing at Billings MT
My Commission Expires 9-14-26, 20

EXHIBIT "A"

MEADOWLARK RANCH SUBDIVISION, PHASE 5

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