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BOOK 370 PAGE 237

RULES AND REGULATIONS OF

BIG HORN AT LONE MOUNTAIN UNIT OWNER'S ASSOCIATION

I. PREAMBLE.

These Rules and Regulations have been adopted by the duly elected Board of Directors for the Big Horn at Lone Mountain Unit Owner's Association. The objective of these Rules and Regulations is to promote the peaceful enjoyment of all Unit Owners. All unit owners, together with their guests, invitees, and lessees, shall be bound by these Rules and Regulations.

II. SIGNS.

To maintain the beauty and aesthetics of the Big Horn at Lone Mountain, no "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements, or units of Big Horn at Lone Mountain. However, the Declarant as defined in the Declaration of Big Horn at Lone Mountain shall be entitled to place and maintain signage as and when needed for marketing and maintenance of unsold or unoccupied units owned by the Declarant.

III. PARKING.

All vehicular parking shall be in designated parking spaces and garages. Unit owners shall not be entitled to park any motorcycles, commercial vehicles, or any trucks except for 4-wheel drive recreational vehicles, except in parking spaces so

designated. Commercial vehicles may be parked in only those spaces designated for the purpose of effectuating deliveries or repair to the condominium, the Association, the unit owners or residents.

IV. PETS.

Small domestic pets owned by Unit Owners only shall be allowed subject to written approval on an individual basis by the Board of Directors.

V. EXTERIOR APPEARANCE.

No unit owner shall decorate or alter any part of his unit or the building in which it is located so as to affect the appearance of the building from the exterior. Such decoration or alteration shall include, but not be limited to, painting or illumination of the exterior of the building, display of plants or other objects upon railings or exterior window sills or ledges, reflective film or other window treatments that are not aesthetically pleasing. The Association shall have the sole discretion, as exercised by the Board of Directors, which may be based on aesthetic principles only, to determine the compliance with this provision.

VI. TEMPORARY STRUCTURES.

No temporary structures, trailers, campers, tents, shacks, or similar structures shall be used at any time on the property for temporary or interim habitation purposes except for construction or

maintenance by the Declarant only.

VII. ANTENNAS.

External television and radio antennas and radio broadcasting are prohibited.

VIII. TRASH. "SEE AMENDED RULE" Book 372 page 778

No trash, waste, garbage, litter, junk or refuse shall be thrown, dumped or left on any portion of the property. There shall be no burning of any trash, waste, garbage, litter, junk or refuse upon the property.

The Association shall provide suitable receptacles for the containment and collection of trash and garbage. All unit owners shall deposit said trash and garbage in the designated receptacles in plastic garbage disposal bags.

IX. LEASING.

Unit owners shall be entitled to lease their unit in conformance with these Rules and Regulations. The lease of a unit shall be subject to the following restrictions:

a. A unit owner may lease a unit only to a reasonable number of people based upon the size of said unit.

b. All lessees shall receive a copy of these Rules and Regulations.

c. The Board of Directors, in its sole discretion, shall be entitled to prohibit a unit owner from the privileges of

leasing conferred upon him or her by these Rules and Regulations in the event that a lessee fails to comply with these Rules and Regulations.

X. NUISANCE.

A unit owner, together with his guests, invitees, and lessees, shall not conduct any noxious, excessively noisy, or otherwise offensive activity upon the property. In addition, no unit owner, his guests, invitees, or lessees, shall do any act which shall constitute a public nuisance upon the property.

XI. TIMESHARE.

A unit owner may not sell, maintain or otherwise employ his unit in any fashion which can be construed as timesharing.

XII. ENFORCEMENT.

The Board of Directors of the Association shall be responsible for the enforcement of these Rules and Regulations in its sole discretion. The Board of Directors shall be entitled to, but not limited to, for the purposes of enforcing these Rules and Regulations, take the following actions:


- a. Fine the offending party a reasonable sum.
- b. Suspend the rights of the offending party of privileges guaranteed to such offending party by these Rules and Regulations and to seek damages resulting from such conduct.
- c. Bring an action in the name of the Association to

enjoin the offending party from the conduct which constitutes a violation of these Rules and Regulations.

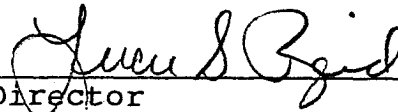
XIII. AMENDMENT.

The Board of Directors or the Declarant, from time to time, may in its sole discretion amend these Rules and Regulations. Said amendment shall be prospective in effect and not retroactive.

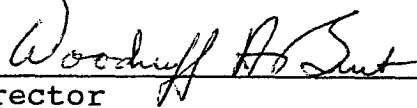
DATED this 19th day of March, 1993.



Director



Director



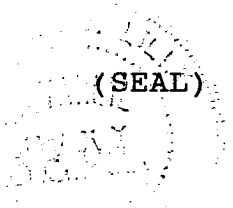
Director

STATE OF MONTANA)
: ss.
County of Gallatin)

On this 19th day of March, 1993, before me personally appeared PAUL S. PARISER, LUCIE S. REID, and WOODRUFF A. BURT, whose identity was proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.

[Handwritten signature]

Notary Public for the State of Montana
Residing at Bozeman, Montana
My Commission Expires: 1-6-97



Filed for record on the 30th day of APRIL, A.D. 1993

9:09 o'clock A.M. and recorded in Book 370 RECORDS on

Page 237-242 Records of Madison County, Montana.

By PEGGY KAATZ

By *Jeanne Skank*

PEGGY KAATZ, County Recorder

Deputy

Fee \$ 36.00

Return to

BERG, LILLY ET AL

910 TECHNOLOGY BLVD.

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BOZEMAN, MT 59715-4000

Indexed S.R.
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OF

BIG HORN AT LONE MOUNTAIN

The Rules and Regulations adopted MARCH 19, 1993, and recorded in the office of the Madison County Clerk and Recorder on APRIL 30, 1993 in Volume 370 of Records on Pages 243-281 are hereby amended by striking Rule VIII its entirety and substituting in its place the following:

RULES AND REGULATIONS
VIII. TRASH

No trash, waste, garbage, litter, junk or refuse shall be thrown, dumped or left on any portion of the property. There shall be no burning of any trash, waste, garbage, litter, junk or refuse upon the property.

The Association has arranged for Three Rivers Disposal to contract with each individual Owner to provide them with trash cans and collection of trash. Each individual Owner is responsible for arranging said contract, each individual Owner is responsible for their own expense of trash and each individual Owner is responsible for keeping the trash can inside their garage away from the public eye except for on collection days.

KNOW ALL MEN BY THESE PRESENTS that the undersigned do hereby certify that the above, Amendment to the Rules and Regulations was duly adopted by the Board of Directors on the 20th day of JULY, 1993, and that the Rules and Regulations as so amended remain in full force and effect.

Paul R. [Signature]
Director
Gene J. [Signature]
Director
[Signature]
Director