

**BYLAWS
OF
MEADOW CREEK HOMEOWNERS ASSOCIATION**

**ARTICLE I
Application of Bylaws**

Section 1.1 Applicability. These Bylaws provide for the governance of the Meadow Creek Homeowners' Association (the "Association"), which has been formed as a Montana Limited Liability Corporation according to the law in the state of Montana, for the benefit of the Lot Owners in Meadow Creek Subdivision. The Subdivision is being developed by Meadow Creek Partners, LLC. The Lots in the Subdivision have been subjected to the provisions of the Statement of Protective Covenants imposed upon Meadow Creek Subdivision, Bozeman, Montana including any amendments thereto, recorded in the real estate records of Gallatin County, Montana (the "Declaration").

Section 1.2 Definitions. See Declaration of Covenants

Section 1.3 Compliance. The Developer and every Owner and all those entitled to occupy a Home shall comply with these Bylaws.

Section 1.4 Office. The office of the Association shall be located at 924 Stoneridge Dr. Ste 1, Bozeman, Montana 59718, or at such other place within Gallatin County, Montana, as may be designated from time to time by the Board of Directors.

**ARTICLE II
Association Membership and Meetings**

Section 2.1 General Responsibilities. The Association shall be responsible for administration of the Subdivision, establishing the means and methods of collecting assessments and charges, and arranging for the management of the Subdivision and performing all of the other acts that may be required or permitted to be performed under the Declaration. Except as to those matters which the Act specifically requires to be performed by the vote of the Homeowners, the foregoing responsibilities shall be performed by the Board of Directors or Managing Agent as more particularly set forth in Article III of these Bylaws.

Section 2.2 Membership. All Owners shall automatically become a member of the Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Lot but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under or in any way connected with the Association during the period of ownership and membership in the Association, or impair any rights or remedies of

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other Owners, either through the Board of Directors or directly, against a former Owner and member arising out of or in any way connected with ownership and membership and the covenants and obligations incident thereto. The membership rights and privileges of an Owner who is a natural person may be exercised by the member or member's spouse. The membership rights of an Owner which is a corporation, partnership, or other legal entity may be exercised by any officer, director, partner, or trustee, or by any other individual designated by the Owner in a written instrument provided to the secretary of the Association.

Section 2.3 Classes of Membership. The Association will have two (2) classes of Membership, Class I and Class II. Class I member is defined as a person who is a record owner of a fee interest in any unit. Class II member is defined as the developer, so long as the developer has a fee interest in any unit.

Section 2.4 Annual Meetings. The annual meeting of the members shall be held each year at a date and location determined by the Board. So long as there is a Class II Member as defined in the Declaration, the Class II Member shall take all actions on behalf of the Association.

Section 2.5 Actions by Class II Member. Notwithstanding any other provision of these Bylaws, for as long as a Class II membership exists, the presence of the Class II Member, in person or by proxy shall constitute a quorum of the members, regardless of the presence of any Class I Members. When the Class II Membership no longer exists, the presence in person or by proxy of 15% of the Class I Members shall constitute a quorum, except as otherwise provided by law. Notwithstanding any other provision of these Bylaws, during the time when a Class II Membership exists, all business may be transacted provided the Class II Member is present and the meeting shall adjourn without conducting further business if the Class II Member is no longer present. After the Class II Membership no longer exists, business may be conducted provided a quorum of the Class I Members are present in person or by proxy. At such time, if less than a quorum is represented at a meeting, a majority of the Membership so represented may adjourn the meeting from time to time without further notice. The Class I Members present at a duly organized meeting after the Class II Membership no longer exists may continue to transact business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

Notwithstanding any other provision of these Bylaws, at the time when Class II Membership exists, all decisions of the Members shall be made by the Class II Member. When a Class II Membership no longer exists, a majority of the votes cast at a duly held meeting of Members at which a quorum is present, in person or by proxy, shall be sufficient to act upon any matter which may properly come before the meeting, unless a greater vote is required by law or the Articles of Incorporation or by these Bylaws on any question; provided, however, that the elections of Directors, those receiving the greatest number of votes shall be deemed elected even though not receiving a majority.

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Section 2.6 Quorum of Members. For as long as a Class II Membership exists, the presence of a Class II Member, in person or by proxy, shall constitute a quorum. After the Class II Membership no longer exists, the presence in person or by proxy of 15% of the Class I Members shall constitute a quorum.

Section 2.7 Special Meetings. The President shall call a special meeting of the Association members if so directed by resolution of the Board of Directors or upon presentation of a petition signed and presented to the Secretary by Owners holding not less than twenty-five percent (25%) in interest of the votes in the Association. The notice of any special meeting shall state the time, place and purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 2.8 Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place reasonably convenient to the Owners as may be designated by the Board of Directors.

Section 2.9 Notice of Meetings; Waiver.

(a) The Secretary shall mail or cause to be delivered to each Owner a notice of each meeting of the Owners at least ten (10) but not more than sixty (60) days prior to such meeting, stating the time, place and purpose thereof. The mailing of a notice of meeting in the manner provided in this Section and Section 9.1 of these Bylaws shall be considered service of notice.

(b) Any Owner may, in writing, waive notice of any meeting of the Owners, either before or after such meeting. Attendance at the annual meeting by an Owner, whether in person or by proxy, shall be deemed a waiver of notice of the time, date, and place thereof by such Owner, unless such Owner specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted at the special meeting, unless objection to the calling or convening of the meeting of which proper notice was not given is raised before the business is put to a vote.

Section 2.10 Adjournment of Meetings; Loss of Quorum. If any meeting of the Association cannot be held because a quorum is not present, a majority of the Owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. A meeting may be so adjourned for other reasons by a vote of two-thirds of the Owners present in person or by proxy. At such adjourned meeting (at which a quorum shall be present), any business which might have been transacted at the meeting originally called may be transacted. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Owners in the manner prescribed for regular meetings (except that the minimum notice may be less than ten (10) days if the time of the adjourned meeting is less than ten (10) days).

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If the Secretary determines, after diligent effort has been made, that a quorum cannot be assembled for the adjourned meeting, the Secretary may petition the Board to establish a lower quorum requirement for the sole purpose of considering the business to have been transacted at the meeting originally called. If the Board determines that a lower quorum requirement is appropriate under the circumstances, due to the exigent nature of the business to have been transacted or for other good cause, it may establish such lower quorum requirement for the purpose of the adjourned meeting only. If the Board determines to take that action, it shall record in the applicable resolution the specific reason or reasons for such action. Such action, if taken, shall be effective only with respect to the adjourned meeting and shall not require or constitute an amendment to these Bylaws.

The Owners present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Owners to leave less than a quorum, provided that any action taken shall be approved by at least a majority of the Owners required to constitute a quorum.

Section 2.11 Voting.

(a) Each unit owner shall have one vote at all meetings of the Association. Where the ownership of a Home is in more than one person, the person who shall be entitled to cast the vote of such Home shall be the person named in a certificate executed by all of the Owners of such Home and filed with the Secretary of the Association before the meeting. Such certificate shall be valid until revoked by a subsequent certificate similarly executed; such revocation and replacement shall not be made during a meeting. If the person named in the certificate is absent from the meeting, any Owner who is present shall be entitled to cast the vote of such Home. If more than one person owning such Home is present, then such vote shall be cast only in accordance with the agreement of a majority of them.

(b) Except where a greater number is required by the Act, the Articles or these Bylaws, the affirmative vote of a majority of the Owners in person or by proxy at a duly convened meeting at which a quorum is present is required to adopt decisions at any meeting of the Association members.

(c) No Owner may vote at any meeting or be nominated or elected to or serve on the Board of Directors or as an officer of the Association if, at the time of such meeting, nomination or election, the Owner is delinquent in the payment of any Assessments imposed by the Association, has had voting privileges suspended as provided in these Bylaws or has been determined by the Board of Directors to be otherwise in violation of any of the governing documents. The foregoing disqualification shall continue until such time as the Owner has paid such delinquent Assessments and has provided the Board with such reasonable assurances, if any, as may be requested by the Board against the recurrence of any such delinquency, or such suspended privileges have been restored, or such other violations have been cured as the case may be.

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Section 2.12 Proxies. A vote may be cast in person or by proxy. Proxies shall be duly executed and in writing, shall be valid only for the particular meeting designated therein and must be filed with the Secretary at least one day prior to the meeting date stated in the notice of the meeting. Such proxy shall be deemed revoked only upon actual receipt by the person presiding over the meeting of notice of revocation from the Owner of such Home. No proxy shall in any event be valid for a period in excess of one hundred eighty (180) days after the execution thereof. In the case of a Home owned by more than one Owner, any Owner may execute a proxy or a notice of revocation.

Section 2.13 Conduct of Meetings. The President shall preside over all meetings of the Association. The Secretary shall keep or shall cause to be kept by assigning this duty to the managing agent or someone else, the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring at the meeting. The President may appoint a person to serve as parliamentarian at any meeting. Standard rules of conduct shall govern the conduct of all meetings of the Association when not in conflict with the Declaration, these Bylaws or the Articles. All votes shall be tallied by vote inspectors appointed by the President.

Section 2.14 Action Without Meeting. Except as may be prohibited by the Declaration or these Bylaws any action which may be taken at a special meeting of the Owners called by resolution of the Board (except for the election or removal of Directors) may be taken without a meeting if all the Owners shall consent in writing to such action. Any such written consent shall have the effect provided in the Act and shall be filed with the minutes of the proceedings of Owners' meetings.

ARTICLE III Board of Directors

Section 3.1 Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. The Board of Directors shall be composed of Owners or the legal representative of Owners, Mortgagees (or designees of Mortgagees) or designees of the Developer, Builder, or Declarant. The number of Directors on the Board shall be three (3) or five (5), as the Board of Directors may from time to time determine by resolution. The initial Board shall consist of three (3) members.

Section 3.2 Powers and Duties. The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are permitted by the Montana Non-Profit Corporation Act, the Declaration or these Bylaws.

Section 3.3 Managing Agent. The Board of Directors may employ for the Association a Managing Agent at a rate of compensation approved by the Board of Directors to perform such duties and services as the Board may authorize. The Managing

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Agent shall not be an Officer or Director of the Association but may be an affiliate of the Developer, Builder, Declarant, or of a Director.

Section 3.4 Election and Tenure of Office. So long as there exists a Class II Member, the Class II Member shall appoint the Board and determine the number of Directors up to a maximum of five (5) Directors. At the first meeting of the Members after the termination of the Class II Membership, and at all subsequent annual meetings, one (1) member of the Board shall be elected to serve a one (1) year term. The remaining Members of the Board shall be elected for two (2) year terms and all subsequent elections for membership to the Board shall be for two (2) year terms. Their terms of office shall begin immediately after election. Two members from the same household cannot serve on the Board concurrently.

(a) The two Directors receiving the first and second highest number of votes at the first annual meeting shall be elected for terms of two (2) years, and the Director receiving the third highest number of votes shall be elected for a term of one (1) year. At each annual meeting thereafter, new Directors shall be elected to fill vacancies created by resignations or expirations of the terms of past Directors. Following the first annual meeting, after the termination of Class II Members, the term of office of each Director elected to fill a vacancy created by the expiration of the term of office of the respective past Director shall be for two (2) years. The term of office of each Director elected to fill a vacancy created by resignation, death or removal of his predecessor shall be the balance of the unexpired term of his predecessor. Any person serving as a Director may be reelected to one additional term, provided that no Director shall serve more than two (2) consecutive terms. There shall be no limitation on the total number of terms which a Director may serve. At any election of the Board, an Owner shall be entitled to cast a number of votes equal to the number of Directors to be elected at such meeting. Such Owner shall have one vote to cast for each position being voted upon. There is no cumulative voting.

(b) Nominations for persons qualified to be members of the Board of Directors may be submitted from the floor at any meeting at which an election is to be held to fill a vacancy on the Board of Directors. Nominations may also be made by petition or by a nominating committee appointed by the Board.

Section 3.5 Removal or Resignation of Directors. After termination of the Class II Membership, the entire Board or any individual Director may be removed from office by a majority or a two-thirds vote of the quorum of Class I Members at a special meeting called for that purpose. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting. If any or all of the Directors are removed at a meeting, new Directors may be elected at the same meeting. A member of the Board of Directors may resign at any time.

Section 3.6 Vacancies. So long as there is a Class II Member, the Class II Member shall fill vacancies in the Board. Upon termination of the Class II Membership, vacancies in the Board may be filled by a majority vote of the remaining Directors,

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though less than a quorum, or by the sole remaining Director, and each Director so elected shall hold office until his successor is elected at an annual meeting of Members or at a special meeting called for that purpose. A vacancy or vacancies shall be deemed to exist in case of death, resignation, removal or judicial adjudication of mental incompetence of any Director, or in case the Owners fail to elect the full number of authorized Directors at any meeting at which such election is to take place. Except as provided in the first sentence of this Section, any vacancy not filled by the Directors may be filled by vote of the Owners at the next annual meeting of the Owners or at a special meeting of the Owners called for such purpose. If such a vacancy shall occur within ninety (90) days prior to the date scheduled for the next annual meeting of the Association, then the remaining Directors may leave the position vacant until such annual meeting.

Section 3.7 Organization Meetings. The organizational meeting of the Board shall be held each year within thirty (30) days following the adjournment of the annual meeting of the Members. No notice shall be required for this meeting.

Section 3.8 Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but such meetings shall be held at least once every six (6) months during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, by mail, facsimile, telephone, telegraph or hand delivery, at least ten (10) days prior to the day named for such meeting.

Section 3.9 Special Meetings. Special meetings of the Board of Directors may be called by the President on three (3) business days' notice to each Director, given by mail, facsimile, telephone, telegraph or hand delivery, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner on the written request of at least two (2) Directors.

Section 3.10 Waiver of Notice. Any Director may at any time, in writing, waive notice of any meeting of the Board of Directors, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall constitute a waiver of notice by him of the time, place and purpose of such meeting. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 3.11 Meetings By Telephone. With the consent of all the Directors, meetings may be held by conference telephone or by other communication method which allows all Directors to have vocal communication, provided the meetings are properly noticed as required by this Article.

Section 3.12 Right of Attendance at Meetings. All meetings of the Board and committees of the Board shall be open to all Members provided that Members who are

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not members of the Board may not participate in any deliberation or discussion unless authorized expressly by vote of a majority of a quorum of the Board. The Board may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, or potential litigation involving the Association and business of a similar nature. The nature of all Business to be considered at any executive session shall first be announced in the open meeting.

Section 3.13 Place of Meetings. Meetings of the Board shall be held as designated for that purpose from time to time by resolution of the Board or written consent of all members of the Board. Any meeting shall be valid, wherever held, if held by the written consent of all members of the Board, given either before or after the meeting, and filed with the Secretary of the Association.

Section 3.14 Quorum of Board of Directors. At all meetings of the Board of Directors, unless otherwise provided in these Bylaws, a majority of the Directors shall constitute a quorum of the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 3.15 Fidelity Bonds. Any requirements for fidelity bonds shall be determined by the Board of Directors, as further specified in Section 6.2.

Section 3.16 Compensation. No Director shall receive any compensation from the Association for acting as such.

Section 3.17 Conduct of Meetings. The President shall preside over all meetings of the Board of Directors and the Secretary shall keep or cause to have kept a minute book of the Board of Directors meeting recording therein all resolutions adopted by the Board of Directors along with a record of all transactions and proceedings occurring at such meetings. Standard rules of conduct shall govern the conduct of the meetings of the Board of Directors when not in conflict with the Declaration, these Bylaws or the Articles.

Directors or members of any committee designated by the Directors may participate in a meeting of the Board of Directors or such committee, respectively, by means of conference telephone or similar communications equipment by means of which all person participating in the meeting can hear each other, and participation in such a meeting by the aforesaid means shall constitute presence in person at such meeting.

Section 3.18 Action without Meeting. Except as may be prohibited by the Act, the Declaration or these Bylaws, any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all the members

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of the Board of Directors shall individually or collectively consent in writing to such action. Any such written consent shall have the effect provided in the Act and be filed with the minutes of the proceedings of the Board of Directors.

Section 3.19 Liability of Directors, Officers, Owners and Association.

(a) Officers and members of the Board of Directors and the Managing Agent acting on behalf of the Association shall have no personal liability with respect to any contract made by them on behalf of the Association. Every agreement made by the Officers, the Board of Directors or the Managing Agent on behalf of the Association shall, if practicable, provide that the Officers, the members of the Board of Directors or the Managing Agent, as the case may be, are acting only as agents for the Association and neither they nor the Owners shall have any personal liability thereunder.

(b) The Association shall not be liable for any failure of water supply or other services that may be obtained by the Association or paid for as a Common Expense, or for injury or damage to person or property caused by the elements or by the Owner of any Home or any other person, or resulting from electricity, water, snow or ice which may leak or flow from any portion of the Common Areas or from any pipe, drain, conduit, appliance or equipment, unless caused by the negligence of the Association. The Association shall not be liable to any Owner for loss or damage, by theft or otherwise, of any article, which may be stored upon any of the Common Areas. No diminution or abatement of any assessments, as herein elsewhere provided, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the Common Areas or from any action taken by the Association to comply with any law, ordinance or with the order of directive of any municipal or other governmental authority.

Section 3.20 Conflict of Interest. No contract or other transaction between the Association and any of its Directors or Officers shall be void or voidable because such Director or Officer is present at a meeting which authorizes or approves the contract or transaction or because his or her vote is counted for such purposes, provided the existence of the conflict or potential conflict is disclosed to the Board in advance and provided the contract of transaction is commercially reasonable. Appointment of any officer, employee or agent of the Declarant as an officer, director, employee, or agent of the Association shall not constitute a conflict of interest for purposes of the Declaration, Articles of Incorporation, or these Bylaws.

Section 3.21 Design Review Board (DRB)

(a) The DRB shall function as provided in the Design Review Guidelines & Regulations.

(b) The DRB shall have such additional duties, power and authority, consistent with its general purpose, as the Board of Directors may from time to time provide by resolution.

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Section 3.22 Other Committees. The Board of Directors or the President, with the approval of the Board of Directors, may establish other committees and appoint committee chairpersons. No report, recommendation, or other action of any committee of the Association shall be considered as the act of the membership unless and until it has been approved by the Board of Directors or by the general membership at a meeting of the Association.

Section 3.23 Bylaws and Regulations. The Board of Directors shall have the powers from time to time to adopt any Bylaws and Rules and Regulations deemed necessary for the benefit, enjoyment and protection of the Owners. Such Bylaws and Rules and Regulations shall become effective and binding after (1) they are adopted by a majority of the Board at a duly called meeting, and (2) they are either mailed or otherwise delivered to each Owner, and/or posted in a conspicuous place in the Common Area, or recorded in the relevant real property records. Such Bylaws and Rules and Regulations may concern, without limitation, use of the Common Areas, signs, parking restrictions, minimum standards of property maintenance and any other matter within the jurisdiction of the Association, as provided in the Declaration; provided, however, that such Bylaws and Rules and Regulations shall be enforceable only to the extent that they are consistent with the Declaration, the Articles of Incorporation and these Bylaws, and the Bylaws and Rules and Regulations may not be used to amend any of those documents.

ARTICLE IV Officers

Section 4.1 Designation. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be Owners or the until such time as the Class II membership no longer exists they may be agents, employees or appointees of the Declarant, Builder or Developer and shall be elected by the Board of Directors. The Board of Directors may appoint an assistant treasurer, an assistant secretary and such other Officers as in its judgment may be necessary; such additional officers need not be Owners. The President and Vice President shall be members of the Board of Directors; any other Officers need not be members of the Board of Directors. One person may hold two or more offices, however no person may simultaneously hold the positions of President and Secretary.

Section 4.2 Election of Officers. The Officers of the Association shall be elected at the organization meeting of the Board of Directors. Thereafter, Officers shall be elected at each annual meeting of the Board of Directors. All Officers shall hold office at the pleasure of the Board of Directors. There shall be no limit on the number of terms, which an officer may serve, provided that no officer shall serve more than two (2) consecutive terms.

Section 4.3 Removal and Resignation. Upon the affirmative vote of a majority of all Directors, any Officer may be removed, either with or without cause, and a successor may be elected at any regular meeting of the Board of Directors or at any

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special meeting of the Board of Directors called for such purpose. Any officer may resign at any time by giving written notice to the Board or to the President, or to the Secretary of the Association. Any such resignation shall take effect at the date of the receipt of such notice or at any later time specified therein; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office because of death, resignation, removal, disqualification or other cause shall be filed in the manner prescribed in the Bylaws for regular appointments to such office.

Section 4.4 President. The President shall be the chief executive officer of the Association; preside at all executive meetings of the Association and the Board of Directors; and have all of the general powers and duties which are incident to the office of President of a corporation, including without limitation the power to appoint committees from among the Owners from time to time as the President may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

Section 4.5 Vice President. The Vice President shall take the place of the President and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as shall from time to time be conferred upon him by the Board of Directors or by the President.

Section 4.6 Secretary. The Secretary shall keep the minutes of all meetings of the Association and of the Board of Directors; have charge of such books and papers as the Board of Directors may direct; maintain a register, setting forth the place to which all notices to Owners and Mortgagees hereunder shall be delivered; and, in general, perform all duties incident to the office of the Secretary of the corporation.

Section 4.7 Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data; and be responsible for the deposit of all monies and other valuable effects in the name of the Board of Directors, the Owners, the Association or the Managing Agent, in such depositories as may from time be designated by the Board of Directors; and, in general, perform all duties incident to the office of Treasurer of the corporation.

Section 4.8 Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations in excess of Five Thousand Dollars (\$5,000) shall be executed by any two persons designated by the Board of Directors. All such instruments for expenditures or obligations of Five Thousand Dollars (\$5,000) or less may be executed by any one person designated by the Board of Directors.

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Section 4.9 Compensation of Officers. No Officer who is also a Director shall receive any compensation from the Association for acting as such Officer.

ARTICLE V
Operation of the Property

Section 5.1 Determination of Common Expenses; Owner Assessments.

(a) Fiscal Year. The fiscal year of the Association shall be the calendar year unless otherwise determined by the Board of Directors.

(b) Preparation and Approval of Budget. On or before a date each year prescribed by the Board of Directors, the Board shall prepare and submit a budget for the Association containing an estimate of the total amount considered necessary to pay the cost of maintenance, management, operation, repair and replacement of the Common Areas, including wages, materials, insurance premiums, services, supplies and other expenses utilizing working capital.

(c) Payments of Maintenance Assessments. On or before the first day of each fiscal year, each Owner shall be obligated to pay the Board of Directors or the Managing Agent (as determined by the Board of Directors), their annual Assessment. Upon request, within sixty (60) days after the end of each fiscal year, the Board of Directors shall supply an itemized accounting of the Common Expenses for such fiscal year actually incurred and paid, the actual additions to and uses of the Maintenance Funds and any other reserves, together with a tabulation of the amount collected pursuant to the budget for such fiscal year just ended, and showing the net excess or shortfall of such collections compared to such outlays. Any such excess shall, if the Board of Directors deems advisable, be credited, according to each Owner's portion, to the next installment due from Owners under the current fiscal year's budget. Any such shortfall shall be assessed payable in full no more than within thirty (30) days after notice to each Owner of amount due.

(d) Reserves. The establishment, maintenance and administration of the Maintenance Fund and any other reserve funds shall proceed in accordance with the Declaration and these Bylaws.

(e) Initial Budget and Capital Payment.

(1) Upon taking office, the first Board of Directors elected or designated pursuant to these Bylaws shall determine the budget, as defined in this Section, for the period commencing sixty (60) days after such election and ending on the last day of the fiscal year in which such election or designation occurs. Assessments shall be levied during such period as provided in paragraph (c) of this Section.

(2) The Board of Directors may collect from each purchaser of a Home at the time of settlement a payment equal to the prorated amount for the first year's

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maintenance assessment for such purchaser's Lot in addition to working capital. A transfer fee may also be collected from the Buyer or Seller of each Home.

(f) **Effect of Failure to Prepare or Adopt Budget.** The failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of an Owner obligation to pay his allocable share of the Common Expenses herein provided whenever the same shall be determined. In the absence of any annual budget or adjusted budget, each Owner shall continue to pay their annual installment at the annual rate established for the previous fiscal year until notice of any change in the payment, which is due no more than thirty (30) days after such new annual or adjusted budget shall have been delivered.

Section 5.2 Collection of Assessments. The Board of Directors or the Managing Agent at the request of the Board of Directors, shall take prompt action to collect any assessments for amount due from any Owner, as well as late charges and other amounts, all as provided in the Bylaws.

Section 5.3 Statement of Common Expenses. The Board of Directors shall promptly provide any Owner, contract purchaser, or Mortgagee, so requesting the same in writing, with a written statement of all unpaid assessments for Common Expenses due from such Owner. The Board of Directors may impose a reasonable charge for the preparation of such statement.

Section 5.4 Additions, Alterations or Improvements by Board. Whenever, in the judgment of the Board of Directors, additions, alterations or improvements to the Common Areas are considered necessary, the making of such additions, alterations or improvements shall be approved by the Directors, and, if required, a specified portion of the Owners, in accordance with the Bylaws. The cost of such additions, alterations or improvements shall be Assessments for capital improvements imposed upon the Owners.

ARTICLE VI
ASSESSMENTS

Section 6.1 Acceptance The Declarant for each lot or dwelling unit owned by it within Meadow Creek hereby covenants, and each Owner of any lot or dwelling unit by acceptance of a purchase and sale agreement, deed or lease therefore, whether or not it shall be so expressed in any such deed, lease or any other conveyance, shall be deemed to covenant and agree to pay to the Association the Owner's proportionate share of assessments established and collected from time to time as hereinafter provided.

Section 6.2 Share of Assessments The Owner's proportionate share of the assessments and special assessments shall be **assessed** in the following manner:

- a. Each owner or member will be assessed a proportionate share based on the number of dwelling units per lot. Each single family dwelling unit will be

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assessed one share. If an Owner is renting an accessory dwelling as provided for in the Declaration, two shares shall be applied to that Owner or Member. Duplexes, Triplexes, and Four-Plexes will be assessed one share, per member. Multi-Family Units will be assessed a proportionate share based upon the number of dwelling units planned for that lot.

- b. Assessments to Owners will commence immediately after the transfer of title from the Declarant to the Owner. No assessments will be levied against lots owned by the Declarant. Escrow accounts may be established for the Lighting District and Landscaping, to insure their completion.
- c. The Board shall have the right to determine and refine the specifics and timing of assessments within the parameters of the preceding statements per a separate set of Association By-Laws.

Section 6.3 Written Notice At least 30 days prior to the commencement of each fiscal year, the Board shall fix the amount of the assessment for such **fiscal** year and shall, at that time, prepare a roster of the lots and assessments applicable thereto. Written notice of the assessment shall be sent to every Owner subject thereto. Initial assessment rate is set at \$420.00.

Section 6.4 Use of Assessments The assessments levied by the Board on behalf of the Association shall be used exclusively for the purpose of financing the Association functions and duties. Assessments shall include, but not be limited to, maintenance of fences, trails, linear park, weed control and other improvements.

Section 6.5 Additional Assessments If at any time and from time to time during any fiscal year, the assessment proves inadequate for any reason, including nonpayment of any Owner's share thereof, the Board may levy a further assessment in the amount of **such** actual or estimated inadequacy which shall be assessed to the Owners in the manner set forth herein.

Section 6.6 Special Assessments In addition to the assessment authorized above, the Association may levy, in any assessment year, a special assessment **applicable** to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Parks, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of 51% of the total members who vote in person or by proxy at a meeting duly called for this purpose. For the purpose of this section an Owner will be allowed a number of votes equal to the number of dwelling units assessed to the Owner's lot at the time of the proposed election.

Section 6.7 Failure to Pay The Board shall also levy an assessment against any Owner, as a direct result of whose acts or failure or refusal to act or otherwise to comply with the Meadow Creek Covenants for monies expended by the Association in performing its functions under Meadow Creek covenants and Board By-Laws. Such

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assessment shall be in the amount so expended and shall be due and payable to the Association when levied. Monies so expended shall include, without limitation, reasonable engineers', architects', attorneys' and accountants' fees incurred by the Association.

Section 6.8 Default Each assessment shall be a separate, distinct and personal debt and obligation of the Owner against who it is assessed, and each Owner by acceptance of a purchase and sale agreement, deed or lease, shall be deemed to covenant and agree to pay the same to the Association. If the Owner does not pay such assessment or any installment thereof when due, the Owner shall be deemed in default and the amount of the assessment not paid, together with the amount of any subsequent default, plus interest at 12% per annum and costs, including reasonable attorney's fees, shall be and become a lien upon the lot of such Owner upon recordation by the Association of a notice of default. The Association assessment lien may be foreclosed through suit by the Association in like manner as a mortgage of real property, and the Association shall have power to bid on the lot at foreclosure sale and to acquire and hold, lease, mortgage or convey the lot. A suit to recover a money judgment of unpaid assessments shall be maintainable without foreclosing or waiving the lien securing the same. The foregoing remedies shall be in addition to any other remedies provided by law for the enforcement of such assessment obligation. It is understood that the Association has the ability to enforce the covenants and restrictions including the ability to lien and foreclose on property.

Section 6.9 Parks The Parks as defined herein and such portions of Meadow Creek as may be conveyed or dedicated to and accepted by a municipality, public utility, State of Montana, the County of Gallatin shall not be exempt from **assessments**.

Section 6.10 Liens The Association and/or Board shall have the right to place a lien on any property if said Owner fails to respond or take corrective action to any provision as established in these Bylaws or CC&R's. If said Owner subsequently fails to respond within 30 days after lien placement, the Association and/or Board shall reserve the right to foreclose on said property. All legal and administrative costs incurred in implementing these actions will be the responsibility of the Owner.

When requested by an Owner, the Association shall execute a certificate stating the indebtedness secured by the Association lien upon the lot of the Owner, and such certificate shall be conclusive upon the **Association** and the Owners in favor of such persons who rely therein in good faith as to the amount of such indebtedness as of the date of the certificate. The Association shall be entitled to a reasonable fee as a condition to issuing the certificates.

Section 6.11 Lighting District Assessments The Declarant and Board, may levy special assessments pursuant to the Buy/Sell Agreements and these Covenants for the **Lighting** District and other elements of Meadow Creek Subdivision.

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ARTICLE VII
Insurance; Repair and Reconstruction

Section 7.1 Homeowner's Insurance. As provided in Article 4 of the Declaration, each Owner shall insure such their home and maintain standard homeowners' insurance policies having coverage sufficient to cover replacement cost, as well as liability insurance covering personal injury, death and property damage.

Section 7.2 Insurance Coverage By Association. The Association shall obtain and maintain in force such policies of insurance as the Board may determine, including at least the following:

(a) **Fidelity Bond.** The Association shall procure and maintain a fidelity bond naming the Association as obligee in an amount equal to the estimated maximum amount of funds to be in the custody or control of the Association or its professional management company, including reserves for replacement and working capital, at any given time during the term of such bond, but in any event in an amount at least equal to three (3) months aggregate monthly assessments on all Lots plus the sum of all reserve funds. Such fidelity bond shall cover all officers, directors, trustees and employees of the Association and all other persons handling or responsible for funds of, or administered by, the Association, including the officers, directors, employees or agents. The Association need not procure a fidelity bond if the association is managed by a professional management company and such professional management company itself provides a sufficient fidelity bond naming the Association as an additional obligee or loss payee. Such bond shall contain a waiver of any defense or exclusion based upon the exclusion of persons serving without compensation from the definition of "employees" or other similar terms or expressions. Such bond shall require at least ten (10) days prior written notice to the Association of cancellation or substantial modification (including cancellation for non-payment of premiums). The cost of such fidelity bond shall constitute a common expense of the Association.

(b) **Liability Insurance.** The Association shall procure and maintain comprehensive public liability insurance in the amount of at least one million dollars (\$1,000,000) per single occurrence for bodily injury, death and property damage suffered by the Public or any Owner and his family, guests, agents, employees or invitees occurring in, on, or about the Common Areas. Such policy shall insure the Owners and the Association and its officers, directors, employees and agents, including expressly the professional management company and its officers, directors, employees and agents and shall further expressly cover legal liability arising from lawsuits related to employment contracts of every nature to which the Association is a party. Such policy shall be issued by insurers of recognized responsibility authorized to do business within the State of Montana and shall require at least ten (10) days prior written notice of cancellation or substantial modification (including cancellation for nonpayment of premiums) to the Association and to any Mortgagee having a first lien against any Lot which is listed as a scheduled holder of such a first mortgage in the policy. The cost of such policy shall constitute a common expense of the Association. Such insurance must not provide for

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contribution with regard to any policies of liability insurance carried individually by the Owner.

(c) **Additional Insurance.** The Board of Directors shall also obtain and maintain, to the extent appropriate, fire and extended insurance coverage for all Common Areas sufficient to cover replacement costs, and shall have the authority to obtain such other insurance, including the authority to increase the scope or amount of any insurance required by this Article V, as the Board shall determine to be necessary or advisable. The cost of any such additional insurance shall constitute a common expense of the Subdivision.

Section 7.3 Premiums; Repair and Restoration. The cost of premiums for insurance coverage obtained by the Board of Directors for the benefit of the Association shall be a Common Expense. Owners may obtain additional insurance at their discretion. In the event of damage to or destruction of all or any portion of the Improvements in the Common Area as a result of fire or other casualty, the Board of Directors shall arrange for and supervise the prompt repair and restoration of such Improvements.

ARTICLE VIII Amendments to Bylaws

Section 8.1 By Members. For as long as a Class II Membership exists, new Bylaws may be adopted, or these Bylaws may be repealed or amended by the Class II Member. Thereafter, new Bylaws may be adopted or these Bylaws may be repealed or amended by the Members at their annual meeting, or at any meeting of the Members called for that purpose, by a vote of sixty-six and two-thirds percent (66 2/3%) of Class I Members, or by the written assent of such Members.

Section 8.2 Record of Amendments. Whenever an amendment or new bylaw is adopted, such amendment or new bylaw shall be maintained with copies in the corporate books with the original Bylaws, in the appropriate place. If any Bylaw is repealed, the fact of repeal, with the date of the meeting at which the repeal was enacted or written assent was filed, shall be stated in said Book.

ARTICLE IX Association Records and Reports – Inspection

Section 9.1 Records. The Association shall maintain adequate and correct accounts, books and records of its business and properties, and the business and properties of the Owners with which it is entrusted. All of such books, records and accounts shall be kept at its principal place of business in the State of Montana, as fixed by the Board from time to time.



Section 9.2 Inspection of Books and Records. The Membership register, books of account, Book of Resolutions, and minutes of Members' meetings or Board meetings (except for the minutes of the executive sessions) and of committees of the Members or Board shall be made available for inspection and copying by any Member of the Association or by such Member's duly appointed representative at any reasonable time at the office the Association or at such other place within the subdivision as the Board shall prescribe for any purpose reasonably related to the Member's interest as a Member. The Board shall establish reasonable Bylaws as to the notice to be given to the custodian of records by the Members desiring to make the inspection, the hours and days of the week when inspection may be made, and the cost of reproducing copies of documents requested by a Member.

Section 9.3 Approval of Mortgagees. These Bylaws contain provisions concerning various rights, priorities, remedies and interests of Mortgagees. Such provisions in these Bylaws are to be construed as covenants for the protection of such Mortgagees and on which they may rely in making loans secured by Mortgages. Accordingly, no amendment or modification of these Bylaws impairing or affecting such rights, priorities, remedies or interests of a Mortgagee shall be adopted without the prior written consent of such Mortgagees.

ARTICLE X
MISCELLANEOUS PROVISIONS

Section 10.1 Amending Bylaws In addition to the rights reserved to the Declarant to modify or supplement the Meadow Creek Covenants with respect to land annexed to Meadow Creek, the Meadow Creek Covenants, may, at any time, be amended or replaced upon the happening of all the following events:

- a. The vote of Owners having not less than 51% of the total votes of the members in attendance at a meeting of the Association duly held. For the purposes of this section, an Owner will be allowed a number of votes equal to the number of dwelling units assessed to his/her lot at the time of the proposed election. The notice of the meeting shall state that the purpose of the meeting is to consider the amendment or repeal of the Meadow Creek Covenants, giving the substance of any proposed amendments or indicating the provisions to be repealed, as the case may be; and
- b. The recordation of a certificate of the Secretary or an Assistant Secretary of the Association setting forth in full the amendment or amendments to the Meadow Creek so approved, including any portion or portions thereof repealed, and certifying that said amendment or amendments have been approved by vote of the Owners pursuant these covenants.



Section 10.2 Length of Covenants Validity All the limitations, conditions, and restrictions contained in these covenants of Meadow Creek shall run with the land and shall be binding on all parties and persons claiming under them for a 10 year period beginning at the date of filing of this document, at which time the same shall be automatically extended for successive periods of 10 years, unless the record Owners of lots then **within** Meadow Creek having not less than three-fourths (3/4) of the total votes record an instrument terminating the Meadow Creek Covenants within 1 year prior to the commencement of any such period. Any such termination shall take effect upon expiration of the period during which it is given. Prior to the expiration to these covenants, the Association may vote, pursuant to the provisions allowing amendment hereto, to extend these covenants.

Section 10.3 Civil Actions In addition to the remedy provided herein, if the Owner of any lot in Meadow Creek or any part thereof or interest therein violates any provisions hereof, Declarant, the Association or the Owner of any lot or part thereof or interest therein may bring an appropriate civil action against the defaulting party in such proceedings or action; provided however, that Declarant or the Association shall have no duty under any circumstances to enforce compliance with Meadow Creek Covenants. Failure by Declarant, the Association or any property Owner or Owners or their representatives, heirs, successors, or assigns to enforce any of the limitations, covenants, restrictions, **reservations**, easements, or charges herein contained shall, in no event be deemed a waiver of the right to do so thereafter, provided, however, any structure which has been completed for a period of ONE year without any suit having been commenced concerning such structure, shall not thereafter be subject to suit of initial noncompliance with the requirements of the building design portion of these Covenants. Failure to enforce any provision of these Covenants in no way waives or diminishes the enforceability of the Covenants at a future date.

Section 10.4 Constructing of Covenants All the limitations, covenants, conditions of and restrictions of Meadow Creek Covenants shall be liberally construed together to promote and effectuate, the fundamental concepts of Meadow Creek. Any covenant that is included herein as a condition of the preliminary plat approval **and** required by the governing body may not be amended or revoked without the mutual consent of the owners in accordance with the amendment procedures in these covenants and the governing body.

Section 10.5 Validity of Covenants In the event any limitation, covenant, restriction, or reservation of Meadow Creek Covenants is held to be invalid or unenforceable in whole or in part, by any order, judgment or decree of any court, then such decision shall in no way affect the validity of the other limitations, covenants, restrictions or reservations therein contained, and they shall remain in full force and effect.

Section 10.6 Enforcement Costs Enforcement of these covenants by Declarant, DRB, Board, Owner or any party having standing, shall **include** for the party seeking

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enforcement and prevailing in such enforcement, an award of costs, fees and reasonable attorney's fees.

Section 10.7 Open Space The **Association** shall accept as common open space all land conveyed to it by the Declarant ("Common Open Space").

Section 10.8 Open Space Conveyance At any time and from time to time following conveyance of Common Open Space by the Declarant to the Association, the Declarant may construct, reconstruct, refinish or alter any improvement upon or make or create any excavation on or fill upon or change the natural or existing drainage of or remove or plant any trees; shrubs or ground cover upon such Common Open Space if the Declarant shall determine that any such work is reasonably necessary for any utility installation serving any property within Meadow Creek, is reasonably necessary for the construction of any facility for use by the Owners, is desirable in order to provide or improve access to or to enhance the use and enjoyment of such Common Open Space or is desirable to protect, support or preserve any land which constitutes a part of Meadow Creek.

Section 10.9 Assignment and Transfers of Open Space Any and all of the rights and powers vested in the Declarant pursuant to the Meadow Creek Covenants may be delegated, transferred, assigned, conveyed or released by the Declarant to the **Association** and the Association shall accept the same effective upon the recording by the Declarant of a notice of such delegation, transfer, assignment, conveyance or release.

Section 10.10 Eminent Domain If at any time all or any portion of the Common Open Space is taken by the right of eminent domain or by **purchase** in lieu of eminent domain, the entire award and compensation shall be paid the Association and placed in the general assessment fund. No Owner shall be entitled to any portion of such award and no Owner shall be entitled to participate as a party or otherwise in any proceedings relating to such condemnation, such right to participation being herein reserved exclusively to the Association which shall in its name alone represent the interest of all Owners.

Section 10.11 Non-use of Open Space No Owner through the Owner's non-use of any Common Open Space, or by abandonment of Owner's lot, may avoid the burdens or obligation imposed on Owner by these Covenants, the Board's By-laws and Meadow Creek Subdivision.

Section 10.12 Notice Any notice or other document permitted or required by the Meadow Creek Covenants may be **delivered** either personally or by mail. If delivery is to be made by mail, it shall be deemed to have been delivered to the Association forty-eight (48) hours after having been deposited in the United States mail, postage prepaid, addressed to Meadow Creek at the address designated by the Association from time to time, and shall be deemed to have been delivered to the DRB forty-eight (48) after having been deposited in the same manner addressed to the DRB in care of Meadow Creek at the latter's then current address. Delivery by mail shall be deemed complete to an Owner

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