

Recorded by
Chicago Title

2806395

Page 1 of 9 08/01/2023 01:03:35 PM Fee: \$72.00
Eric Semerad - Gallatin County, MT MISC

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.

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.

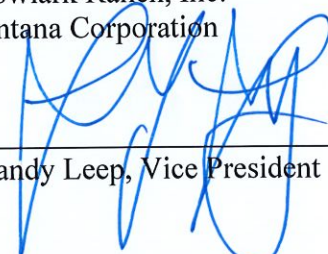
Plat of Meadowlark Ranch Subdivision, Phase 5, Being Lot 14, Block 7 of Meadowlark Ranch Subdivision, Phase 4, Situated in the E1/2 SE1/4 of Section 31 and the W1/2 SW1/4 of Section 32, T. 1 N., R. 5 E., P.M.M., in the City of Belgrade, Gallatin County, Montana (Plat Reference J-724).

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

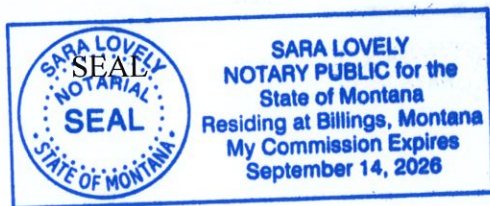
By: _____
By: Landy Leep, Vice President

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.



Notary Public for the State of Montana

Printed Name: Sara Lovely

Residing at: Billings mt

My Commission Expires: 7-14-26, 2026

EXHIBIT "A-1"

Legal Description



