

reduced 1/5
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077214
PROTECTIVE COVENANTS
with ADDENDA
as voted on August 26, 1999
at the ANNUAL MEETING

BOOK **442** PAGE **387**

Lots 1 - 309

The Virginia City Ranches Association
Shining Mountains North - Virginia City Ranches Tract

#1. Said land shall be used for residential purposes only. No building erected on said land shall be nearer than thirty (30) feet to along a street, or nearer than twenty-five (25) feet to any other boundary. For the purpose of this covenant, eaves, steps, open porches and carports shall be considered part of the building.

Addendum A: One dwelling only for single family occupancy permitted on any one parcel. Approved: 43 - 14

#2. Declarant has caused a non-profit corporation to be formed, "The Shining Mountains Virginia City Ranches Association," to administer all matters regarding surface water rights, location and procedures applicable to the drilling of water wells within the various easements, overseeing and maintaining of all common areas, including the upkeep, grading and maintainance of the major traverse roads, the existing ranch fencing around the perimeter of the property and the exterior lighting at each residence or outbuilding, overseeing, maintaining and stocking the lakes, streams and other water bodies with trout; the receipt and expenditures of monies through such entity; and architectural approval after January 1, 1985 or if sooner provided.

Addendum A: Virginia City Ranches Association reserves the right to add, amend, modify or delete any of the foregoing addendums. Approved: 72 - 8

#3. Plans of all structures that are to be built or placed on parcels including exterior lighting must be approved by the General Partner of Declarant. Said General Partner will have the right to grant exceptions to the architectural covenants contained here. On January 1, 1985 unless sooner relinquished by the General Partner the Shining Mountains Virginia City Ranches Association shall automatically succeed to the rights, powers and duties of said General Partner regarding the architectural covenants contained herein.

Addendum A: Plans or drawings of all structures to be placed or built on the parcels must be submitted for review of the Architectural Committee and the VCRA Board of Directors. Approved: 77 - 1

Addendum B: Exterior lighting will be approved provided the light source is switchable at location and shielded from neighbors. Approved: 70 - 10

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#4. No main residential structure (i.e. on-site constructed, pre-fabricated or mobile home) shall be permitted on any lot, the habitable floor space of which, exclusive of basements and garages, is less than six hundred (600) square feet.

Addendum A: As of the 1999 VCRA Annual Meeting NO mobile- of trailer homes will be permitted. Approved: 70 - 1

#5. Appropriate ancillary buildings with no minimum dimensions, in keeping with the architecture of the principal building shall be permitted with the approval of the Shining Mountains VCRA.

#6. No trailer, camper or comparable recreational vehicle or other form of camping accomodation shall be placed upon the premises in other than a temporary manner. Such facilities, when applicable, shall not be permitted status as vehicles and must be duly liscenced as such and shall not be permitted to remain unoccupied on the premises in excess of thirty (30) days in any one year unless housed in an approved structure.

#7. Any building erected upon any of said lots which is constructed of wood, stucco, cement, or metal, shall be painted or stained on the exterior or shall have the color mixed in the final coat.

Addendum A: All storage tanks must be concealed from view. Approved: 59-17

#8. Once construction shall have been initiated on any structure including walls, fences, residence, ancillary building or other structure, construction of that particular structure, wall, fence, residence, ancillary building or other structure shall be completed within one (1) year of the time such construction was initiated. Such time periods may be extended under unusual circumstances, at the discretion and with the written approval of the Shining Mountains VCRA.

#9. Said land shall not be occupied or used for any noxious or offensive activity and nothing shall be done or permitted to be done on said lands which is a nuisance or might become a nuisance to the owner or owners of any of the surrounding lands, including the disposal of trash.

Addendum A: Inoperable vehicles, machinery, or equipment shall not be permitted. Approved: 73 - 2

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Lots 1 - 309

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#10. All zoning and other laws, rules and regulations of any government under whose jurisdiction said land lies are considered to be apart and enforceable hereunder and all owners of said lands shall be bound by such laws, rules and regulations.

#11. Buyer agrees to be bound by each and all easements, including canal easements, if any, and rights of way in existence.

#12. Declarant reserves unto itself all metals, minerals and all petroleum, natural gas and hydrocarbon in or under said land.

#13. No property conveyed shall consist of less than 5+ and no property so sold shall subsequently be subdivided into tracts of less than 5+ acres.

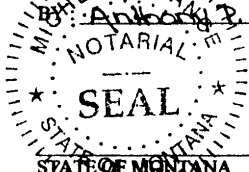
#14. Enforcement of these covenants shall be by proceedings at law or in equity to restrain violations or to recover damages against any person or persons violating or attempting to violate any covenant, and the benefits shall be enforceable by the Declarant and all owners of land divided from the Shining Mountains VCRA.

All these Addenda were approved by a lawful quorum of the VCRA membership at the Annual Meeting held on August 26, 1999 under Article V, Section 5 and Article VI, Section 6 of our By-Laws. ORIGINAL PROTECTIVE COVENANTS ARE FOUND IN BOOK 237, PG. 773 OF RECORD IN THE OFFICE OF CLERK AND RECORDER, MADISON COUNTY, MONTANA. *ML*

STATE OF MONTANA

:SS

BY: Anthony Tezak

COUNTY OF MadisonThis instrument was acknowledged before me on (Date) 7.5.00BY: Anthony P. Tezak

Michelle France
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT Ennis
 MY COMMISSION EXPIRES 7.15.2002

STATE OF MONTANA

:SS

BY: Fritz New

COUNTY OF MadisonThis instrument was acknowledged before me on (Date) 7/5/00BY: Fritz New

Hacey Sullivan
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT Ennis MT
 MY COMMISSION EXPIRES 6/23/03

STATE OF MONTANA

:SS

BY: Michelle France

COUNTY OF Madison

This instrument was acknowledged before me on (Date) _____

BY: Michelle France

Michelle France
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT Ennis MT
 MY COMMISSION EXPIRES 10/28/02

STATE OF MONTANA

:SS

BY: Whitney Lake

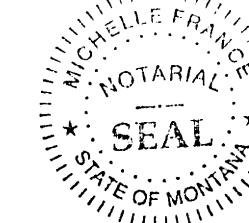
COUNTY OF MadisonThis instrument was acknowledged before me on (Date) 7/5/00BY: Whitney Lake

Hacey Sullivan
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT Ennis MT
 MY COMMISSION EXPIRES 6/23/03

STATE OF MONTANA

:SS

BY: Norman Eldridge

COUNTY OF MadisonThis instrument was acknowledged before me on (Date) 7.5.00BY: Norman D. Eldridge

Michelle France
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT Ennis
 MY COMMISSION EXPIRES 7.15.02

Filed for record on the 6th day of
JULY A.D. 2000 at 3:10
 o'clock P.M. and recorded in Volume 442
 of RECORDS on Page 387 - 390
 Recorder of Madison County, Montana
 By [Signature]
 County Recorder
 Fee \$ 24.00 Return to VCRA