

## 2007 Amendment to the: Declaration of Protective Covenants of Tobacco Root Mountain Ranch

The 2001 Amendments to the Declaration of Protective Covenants of Tobacco Root Mountain Ranch recorded October 1, 2001 are intended to fully replace all prior versions of Covenants on record with the Clerk and Recorder of Madison County, Montana.

Prior Covenants: 364/130, 361/034, 407/426, 454/139

In addition, the members of the homeowners association amend the following:

### Article III: Residential Use Section 3 to read:

On parcel 3, the building of any residence or other structure must not be in the view shed of parcel 4, and of which the structure location must be approved in advance by both the owners of parcel 2 and 4, and the design committee. In addition, this approval requirement cannot be changed or amended without 100% agreement among all voting members of the association, regardless of the number of voting members.

### Article VI: Tobacco Root Mountain Homeowners Association Section 1: Membership to read:

Each parcel, which is subject to assessment, shall be represented by one membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of any parcel that is subject to assessment. Parcel A, for as long as the current owner, Larry Zabel, owns the property, will be exempt from membership in the Association, and thus assessments. In so choosing, however, voting privileges will be forfeited. If Zabel chooses not be a member, he will also be exempt from any Ranch maintenance or improvement benefits which may occur because of disbursements of Ranch funds from contributions.

If more than one parcel is owned by the same individual or entity, that individual or entity shall maintain only one voting right and shall be required to pay annual assessments as if they owned a single parcel in the Association. If the owners of parcels 2 and 3, sell or transfer either parcel, so that they are no longer owned by one individual or entity, for the new owner of parcel 3 to become a member in the Association, then all back dues dating back to when dues were merged with parcel 2, must be paid by the new owner before voting privileges will be granted and re-instated for that parcel.

# TOBACCO ROOT MOUNTAIN RANCH OWNERS

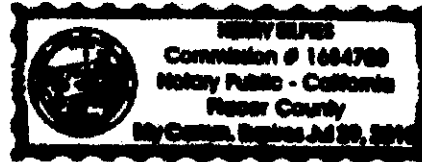
IN WITNESS HEREOF, this instrument has been executed this 3<sup>rd</sup> <sup>April</sup> day of ~~March~~, 2007

Parcel 1

Todd R. Schrock  
Todd R. Schrock

Elizabeth W. Schrock  
Elizabeth W. Schrock

State of California  
County of Placer



On ~~March~~ <sup>April</sup> 3, 2007, Todd R. Schrock and Elizabeth W. Schrock personally came before me and, being duly sworn, did state that they are the persons described in the above document and that they signed the above document in my presence.

Henry Salas  
Signature of Notary Public

State of California  
My commission expires: 7-29-2010

Notary Seal

Parcel 2 & 3:

Theodore R. Schrock  
Theodore R. Schrock

Barbara J. Schrock  
Barbara J. Schrock

State of Montana  
County of Madison

On March \_\_, 2007, Theodore R. Schrock and Barbara J. Schrock personally came before me and, being duly sworn, did state that they are the persons described in the above document and that they signed the above document in my presence.

Signature of Notary Public

**TOBACCO ROOT MOUNTAIN RANCH OWNERS**

IN WITNESS HEREOF, this instrument has been executed this \_\_\_\_ day of March, 2007

Parcel 1

\_\_\_\_\_  
Todd R. Schrock

\_\_\_\_\_  
Elizabeth W. Schrock

State of California  
County of Placer

On March \_\_\_\_, 2007, Todd R. Schrock and Elizabeth W. Schrock personally came before me and, being duly sworn, did state that they are the persons described in the above document and that they signed the above document in my presence.

\_\_\_\_\_  
Signature of Notary Public

State of California  
My commission expires: \_\_\_\_\_

Notary Seal

Parcel 2 & 3:

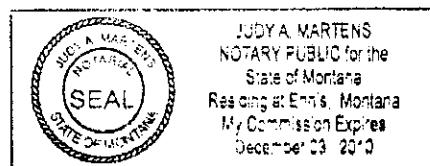
\_\_\_\_\_  
Theodore R. Schrock

\_\_\_\_\_  
Barbara J. Schrock

State of Montana  
County of Madison

On March 30<sup>th</sup>, 2007, Theodore R. Schrock and Barbara J. Schrock personally came before me and, being duly sworn, did state that they are the persons described in the above document and that they signed the above document in my presence.

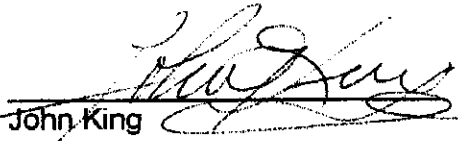
\_\_\_\_\_  
Signature of Notary Public

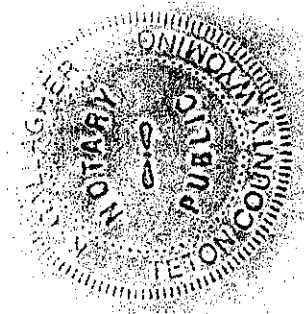


State of Montana  
My commission expires: \_\_\_\_\_

Notary Seal

Parcel 4:

  
\_\_\_\_\_  
John King



State of Wyoming  
County of Teton

On March 20, 2007, John King, personally came before me and, being duly sworn, did state that they are the persons described in the above document and that they signed the above document in my presence.

  
\_\_\_\_\_  
Signature of Notary Public

State of Wyoming  
My commission expires: 10/5/2010

Notary Seal