

After recording, return to:
Pronghorn Meadows HOA
60 Montana Way
Ennis, MT 59729

169711 RECORDS Pages: 3
STATE OF MONTANA MADISON COUNTY
RECORDED: 11/14/2016 1:05 KOI: AMEND/CORR
Kathleen D. Mumma CLERK AND RECORDER
FEE: \$21.00 BY: KATHLEEN D. MUMMA
TO: PMHOA 60 MONTANA WAY, ENNIS MT 59729

cc
cc

FIRST ADDITION TO PRONGHORN MEADOWS RULES AND REGULATIONS

THIS FIRST ADDITION TO PRONGHORN MEADOWS RULES AND REGULATIONS is made and adopted this 14 day of NOVEMBER, 2016 by the Board of Directors ("Board") of the Pronghorn Meadows Homeowners' Association, Inc. ("Association") pursuant to its powers described below.

WHEREAS, the Declaration of Protective Covenants of Pronghorn Meadows ("Declaration") was signed on July 11, 2005, and recorded with the Madison County Clerk and Recorder on July 11, 2005 as Document No. 107290;

WHEREAS, one purpose of the Declaration is to protect the interests and investments of all of the lot owners in the Association;

WHEREAS, the Declaration states that the use of the residential lots is for private, single family use only;

WHEREAS, the Amended Bylaws of Pronghorn Meadows Homeowners' Association, Inc. ("Bylaws") were adopted by the members of the Association on April 22, 2015, and recorded with the Madison County Clerk and Recorder on April 22, 2015 as Document No. 160857;

WHEREAS, the Bylaws, Section 6.12, permit the Board to do all things expressly or impliedly authorized by the Declaration or the Bylaws or to carry into effect the Declaration and the Bylaws or the goals and purposes of the Association; and to do all things necessary to promote, conserve, and preserve the Pronghorn Meadows Subdivision and the purpose of the Association; and to make, establish, and enforce Rules and Regulations necessary to assist the Board in carrying out its powers;

WHEREAS, the Board has received complaints regarding the use of the residential lots in the Pronghorn Meadows Subdivision as short-term rentals;

WHEREAS, among other things, the Board is concerned with the use of the residential lots being used as short-term rentals because the original developer of the Pronghorn Meadows Subdivision did not intend for the residential lots to be used for short-term rentals; it transforms the nature of the residential community into a transient hotel or motel community; it increases traffic on roads and other areas maintained by the Association; it places a higher burden on the Association and the Board to enforce the Declaration, Bylaws, and Rules and Regulations, the provisions of which are often unknown or ignored by short-term occupants; and it creates additional security concerns for the members of the Association.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING FIRST ADDITION TO THE PRONGHORN MEADOWS RULES AND REGULATIONS:

No Owner of any lot in the Pronghorn Meadows Subdivision may rent or lease the Owner's residence or guest house, or any part thereof, for a period of less than thirty (30) days. All lots that are currently improved (including those lots whose construction has been approved or who are already under construction) and all lots whose plans are submitted and approved before February 1, 2017, are excluded from this Rule and Regulation until there is a change of ownership in the lot. Once a change of ownership occurs, the exclusion no longer applies to such lot. Owners of lots are responsible for their renters and are responsible for ensuring that their renters comply with the Declaration, Bylaws, or any Rules and Regulations.

If the Board determines that any Owner is violating or threatening to violate this Rule and Regulation, the violation or threatened violation shall be governed by the Bylaws, Article VIII, Enforcement. For purposes of enforcement, any violation by an Owner of this Rule and Regulation shall be considered the same violation, regardless of the amount of time that has expired, thereby subjecting the offending Owner to graduated notice and fine amounts.

BE IT FURTHER STATED that if any part of this Rule and Regulation conflicts in any way with the Declaration or Bylaws, the Declaration or Bylaws shall control, but the remaining portion of this Rule or Regulation that does not conflict shall remain in force and effect.

BE IT FURTHER STATED that thirty (30) days written notice of this Rule and Regulation has been provided to all members of the Association.

24 **PASSED AND ADOPTED** by the Board of Directors of the Association on this day of OCTOBER, 2016. This Rule and Regulation shall be kept by the Secretary of the Association and/or the Property Manager for the Association, and it shall be effective beginning on the 25th day of NOVEMBER, 2016.

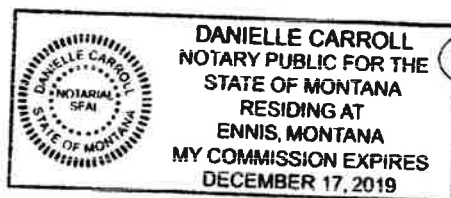
THAT I am an agent of the Pronghorn Meadows Homeowners' Association, Inc. and that the foregoing is a true and correct copy of the Rule and Regulation, which was approved and adopted on the 24th day of OCTOBER 2016 by the acting Pronghorn Meadows Homeowners' Association, Inc. Board of Directors.

Pronghorn Meadows Homeowners' Association, Inc.

By: Steve Adams
Steve Adams, President

STATE OF MONTANA)
)
County of Madison) :ss.

This instrument was signed and acknowledged before me on this 14 day of November, 2016 by Steve Adams as President of the Pronghorn Meadows Homeowners' Association, Inc.



Danielle Carroll
NOTARY PUBLIC for the State of Montana
Printed Name Danielle Carroll
Residing at Ennis, MT
My Commission expires 12-17-19