

Baxter Meadows Master Community
3701 Trakker Trail Suite 1D
Bozeman, MT 59718



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Page: 1 of 2

04/14/2008 03:38P

Charlotte Mills-Gallatin Co MTMISC 14.00

**BAXTER MEADOWS MASTER COMMUNITY ASSOCIATION
VIOLATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS POLICY**

The following policy is in place to determine whether a violation exists and if a violation is determined to exist, to cause remedy on the violation. This policy replaces the previous Violations of Covenants, Conditions, and Restrictions Policy recorded in the Gallatin County Clerk and Records Office Document No. 2280393.

The Manager of the Baxter Meadows Community Association and/or any member of the Baxter Meadows Master Community Board of Directors or Design Review Board will make the final determination of whether a violation of the Protective Covenants (CC&R's) exists.

If it is determined that a violation does exist, the Homeowner will be notified by the Manager of the Association, either in person or by phone to attempt to remedy the violation.

If the violation is not remedied within two weeks, a violation notice shall be sent to the Homeowner outlining the violation and requesting that the Association Manager be contacted within two weeks to determine the correction of the violation and the time frame.

If the Homeowner does not contact the Association Manager, a second violation notice shall be sent instructing the homeowner of their right to a hearing. Such notice shall be served personally if possible, or mailed certified mail, return receipt requested to the last known address of the party or entity. A copy shall also be posted at a conspicuous place on the property.

A written request for a hearing which is properly signed and dated by the homeowner must be postmarked within fourteen (14) days after the violation notice return receipt is signed. Failure of the homeowner to request a hearing in writing within the required time period shall constitute a waiver of the right to a hearing. Such notice shall be delivered or mailed to:

Manager
Baxter Meadows Master Community Association
3701 Trakker Trail, Suite 1D
Bozeman, MT 59718

The Board of Directors will conduct the hearing at which any or all of the following sanctions may be imposed.

- A. A fine not to exceed \$500.00
- B. Cure of the violation, all costs of which will be charged back to the owner. If not paid, the owner's property will be liened for the amount owed.



C. Injunctive relief against the continuance of such violation through the court system; all costs will be charged to the owner.

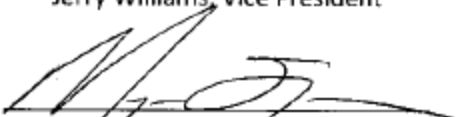
A decision regarding the violation may be made upon conclusion of the hearing or it may be postponed not later than ten (10) days from the date of the hearing. The findings of the hearing shall be included in the records of the Association and mailed to all parties involved.

If the homeowner does not cure the violation after the second violation notice, and does not request a hearing, the Board has the authority and discretion to impose any or all of the sanctions above.

BAXTER MEADOWS MASTER COMMUNITY
BOARD OF DIRECTORS


Mark Meissner, President


Jerry Williams, Vice President


Marjorie Seymour, Secretary/Treasurer

ACKNOWLEDGMENT

STATE OF MONTANA)

SS.

COUNTY OF GALLATIN)

This instrument was acknowledged before me on 03.12.08, by Mark Meissner, and Marjorie Seymour, Officers of the Baxter Meadows West Community Association, Inc.

Resident Bozeman

Notary Public 
My Commission Expires 11.02.2011

ACKNOWLEDGMENT

STATE OF MONTANA)

COUNTY OF GALLATIN)

This instrument was acknowledged before me on 3/31/08, by Jerry Williams, Officer of the Baxter Meadows West Community Association, Inc.

Resident Billings, MT

Notary Public for the State of Montana
My Commission Expires Sept 6, 2010

