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**DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS FOR
GRAND VIEW AT REMINGTON RANCH SUBDIVISION
RED LODGE, MONTANA**

WHEREAS, the undersigned, Western Investments, Inc. ("declarant"), has caused to be surveyed and platted the lands described below under the name of "Grand View At Remington Ranch Subdivision"; and,

WHEREAS, the declarant desires to impose upon the Subdivision owned by it the restrictions, covenants and conditions hereinafter set forth for the benefit of itself and any other subsequent owners of all or a portion of said Grand View At Remington Ranch Subdivision; and

NOW, THEREFORE, said declarant hereby declares to and agrees with each and every person, his, hers, theirs, or its, heirs, executors, administrators, personal representatives, successors and assigns, and all persons who shall become an owner of any of the said lots, that said lots in addition to the regulations of Carbon County, Montana, shall be and are hereby bound to the restrictions, covenants and conditions set forth in this Declaration of Restrictions and that the Grand View At Remington Ranch Subdivision and each lot shall be held and enjoyed subject to and with the benefit and advantages of the following restrictions, limitations, conditions, covenants and agreements, as follows:

**SECTION ONE
DEDICATION**

1.1 Declarant has caused to be surveyed and platted the lands described below under the name of "Grand View At Remington Ranch Subdivision", and has caused the same to be divided into lots and ways.

1.2 Declarant, fee owner of the lands described below located in Carbon County, Montana, a major subdivision, makes the following declarations as to limitations, restrictions and uses to which the lots or tracts constituting the Subdivision may be put, and specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on and be for the benefit and value of it and persons claiming under it, its grantees, successors, and assigns, and for the benefit of and limitations on all future owners in the Subdivision, this declaration of restrictions being designed for the purpose of maintaining a uniform and stable value, character, architectural design, use and development of the property as specified in this instrument. These covenants shall apply to the entire premises and to all improvements placed or erected thereon unless otherwise specifically excepted and shall have perpetual existence unless terminated by law or amended as provided herein.

SECTION TWO DESCRIPTION OF PREMISES

The following is a particular description of the lands embraced within the above-mentioned Subdivision and within the terms and provisions of this declaration.

That part of the S1/2NE1/4 of Section 28, Township 7 South, Range 20 East, P.M.M., Carbon County, Montana, described as Tracts 4, 5 Amended and 6 Amended of Certificate of Survey No. 1620, 7th Amended on file in the office of the Clerk and Recorder of said County.

SECTION THREE DEFINITIONS

3.1 Outbuilding. Outbuilding means a structure not directly attached to the dwelling which it serves.

3.2 Premises. Premises means the lands described in Section Two above.

3.3 Lot. Lot means all single family residential lots shown on the recorded final plat of the Subdivision and any amendments thereto and described thereon as a "lot."

3.4 Subdivision. Subdivision means the Grand View At Remington Ranch Subdivision.

3.5 Declarant. Declarant means Western Investments, Inc..

3.6 Structure. Structure means any building of any kind, whether temporary or permanent.

3.7 Maintenance. Maintenance shall mean the exercise of reasonable care to keep buildings, roads, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden management practices necessary to promote a healthy, weed free environment.

3.8 Owner. Owner shall mean the record owner, whether one or more persons or entities, of a fee simple title to any lot that is part of the Subdivision,

