

River Rock Property Owners Association

Board of Directors

In the matter of: CI-2011-05-VI-Maintenance

Owner: River Rock Property Owners Association
Address: 240 B North River Rock Road
Belgrade, MT 59714

Affected Property: All areas of River Rock Subdivision

Background Information

The River Rock Board of Directors (BOD) is committed to keeping the spirit of the covenants as well as clearing up ambiguity present in the Covenant, Conditions, Restrictions (CCRs). Due to the turnover of BOD members, the board has struggled with consistently enforcing the CCRs. Documenting the BOD's interpretation of said CCRs will assist with consistent application of covenant enforcement currently and in the future.

ARTICLE VI - MAINTENANCE

Owners are required to establish lawn or other suitable landscaping for their Lot. They shall also mow, irrigate, control noxious weeds and otherwise maintain their Lot and the right-of-way boulevard that adjoins their Lot so that the landscaping does not detract from the general appearance of the subdivision in the opinion of the Architectural Review Committee. *This routine maintenance will include but not be limited to cleaning/sweeping, mowing, trimming, raking and other lawn care and landscaping maintenance of Lot and property.* To prevent the potential for groundwater contamination, the amount and type of chemicals applied to yards shall be restricted to acceptable standards.

The required maintenance of the owners' Lot and grounds will have no material adverse effect upon abutting properties, common areas and the streets and boulevards that adjoins their Lot and property. In the event that the need for maintenance, cleanup of common areas and streets and boulevard or repair or weed control is necessary caused through the willful or negligent act of the Owner, his family, guests or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such Lot is subject. This shall include the routine cleaning/sweeping of materials that are dragged, blown or inadequately controlled by the property owners required lawn maintenance and effects adversely the common areas' boulevards and adjacent streets. The property owner shall be responsible to reimburse the RRPOA for all cost associated with the work if it becomes necessary for the RRPOA to correct any problems that are identified.

For purposes of this Article, maintenance and repair caused by willful acts of the Owners shall include maintenance and repairs required as a result of utility repairs or other actions or contractors or agents of the Owner performed outside the boundary of his Lot.

River Rock Property Owners Association, Board of Directors
Covenant Interpretation 2011-05-VI-Maintenance

The Covenants and Restrictions of this Declaration on exterior maintenance shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association and the Owner of any Lot subject to this Declaration.

Dated: JUNE 21 2011

SCOTT QUINN
Name

PRESIDENT
Position


Signature

STONEV WAHL
Name

Vice President
Position

 6/21/11
Signature

Joel Schumacher
Name

Member
Position


Signature

Name

Position

Signature

Name

Position

Signature