

WHEN RECORDED/RETURN TO:
JOSEPH W. SABOL II
225 E. Mendenhall
Bozeman, MT 59715

**DECLARATION OF SPECIAL COVENANTS,
CONDITIONS AND RESTRICTIONS
OF AND FOR
RIVER ROCK SINGLE FAMILY LOTS 1-11, BLOCK 37A AND LOTS 1-22
OF BLOCK 37B**

This Declaration of Special Covenants, Conditions and Restrictions of and for River Rock Single Family Lots 1-11, Block 37A and Lots 1-22 of Block 37B of the River Rock Subdivision is regulating and controlling the use and limiting the development upon the real property more particularly described as Lots 1-11, Block 37A and Lots 1-22 of Block 37B of the River Rock Subdivision Amended Plat of Tract 1 of Block 35 and Tract B of Block 37, River Rock Subdivision, Phase 4, located in the SW1/4 of Section 3, Township 1 South, Range 4 East (the "Property") according to the official plat thereof on file and of record in the office of the Gallatin County Clerk and Recorder, a copy of a portion of that plat setting forth the lots which are the subject of the Declaration is attached hereto and marked as Exhibit "A" for identification and by this reference fully and completely incorporated herein.



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NOW, THEREFORE, the undersigned being the owners of all of the Lots 1-11, Block 37A and Lots 1-22 of Block 37B of the River Rock Subdivision do hereby make, publish, and declare the following covenants, conditions and restrictions to run with and bind to the Property which is the subject of this document.

1. That the recitals as set forth above are hereby incorporated herein by reference.

2. That the real property described above is subject to each and every one and all the terms, covenants and conditions contained and set forth in the Declaration of Covenants for River Rock Subdivision and any amendments thereto including the Bylaws of the Owners' Association for River Rock Subdivision on file and of record in the office of the Gallatin County Clerk and Recorder as of the date written below. Further in this regard the real property which is the subject of this document shall specifically be governed by Article VIII, Section H of that Covenant document on file and of record as Document Number 2114204, records of the Gallatin County Clerk and Recorder in so far as the architectural and design standards for the construction of single family residences upon the real property which is the subject of this document are concerned.

3. This Declaration is binding upon the undersigned and their successors and assigns and all future owners of Lots 1-11, Block 37A and Lots 1-22 of Block 37B of the River Rock Subdivision and may be enforced by any one of those parties or Gallatin County or the River Rock



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Homeowners Association. This Declaration of Special Covenants, Conditions and Restrictions cannot be revoked without the written consent of Gallatin County.

IN WITNESS WHEREOF, the undersigned Declarant constituting all of the vested owners of Lots 1-11, Block 37A and Lots 1-22 of Block 37B of the River Rock Subdivision have executed this document as of this 27th day of January, 2006.

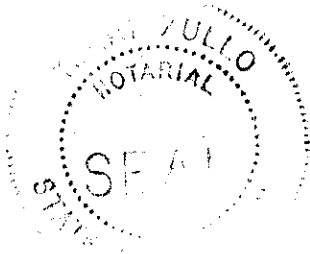
VALLEY MEADOWS, L.L.C.
a Montana Limited Liability Company
By: POTTER CLINTON
DEVELOPMENT, INC.
A Wyoming Corporation
Its: Managing Member
Thomas L. Clinton
THOMAS L. CLINTON
Vice President

STATE OF MONTANA)
:ss
County of Gallatin)

On this 27th day of January, 2006, before me, a Notary Public for the State of Montana, personally appeared **THOMAS L. CLINTON**, known to me to be the Vice President of **POTTER CLINTON DEVELOPMENT, INC.**, a Wyoming Corporation, the Managing Member of Valley Meadows, L.L.C., a Montana Limited Liability Company and acknowledged to me he executed the same on behalf of the corporation pursuant to the power and authority vested in him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal as of the day and year first above written.

Jeri Zullo
Jeri Zullo
Notary Public of the State of Montana
Residing at Bozeman, Montana
My Commission expires: July 31, 2007



- EXHIBIT A -

RIVER ROCK SINGLE FAMILY LOTS 1-11, BLOCK 37A AND LOTS 1-22 OF BLOCK 37B

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