

River Rock Property Owners Association

Board of Directors

In the matter of: Resolution #2010-01 – Boulevard Trees

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 covenants, conditions, and restrictions for Gallatin County assert that all boulevard trees within the subdivision will be Patmore Ash trees. Landscape plans for each property are required and will include location and type of boulevard trees. For the past several years the River Rock Property Owners Association Board of Directors (RRPOA BOD) has maintain that alternative trees should be allowed. The only method known at the time was to modify the covenants. This would require a large percentage of property owners to be present and vote in favor of the change. For several reasons, it will be improbable to accomplish this. However the harsh weather events in the autumn and winter of 2009 require that action be taken. The early cold weather damaged/killed many trees and other trees fell victim to disease. This presented a threat to the overall attractiveness of River Rock Subdivision. Local nurseries were contacted to verify the idea that having a variety of trees to choose from would aid in preventing devastating tree kill. The Elm trees in Bozeman that were victims of Dutch Elm Disease was also brought to the attention of the RRPOA BOD. The RRPOA BOD decided to investigate possible solutions and preventive measures to this tree problem.

The RRPOA BOD began to investigate and some property owners assisted in tracking down possible alternative trees. A list of tree was presented to the RRPOA BOD. This list was verified with local nurseries as suitable alternative trees.

The following list of trees was found suitable for options for replacing the dead trees along the boulevard in River Rock. The tree type and location will need to be submitted by landscape review the Architectural Review Committee for approval prior to purchase and planting of the trees.

Honeylocust Tree: Mature Height 25-40ft, grows approx. 2ft per year

Spring Snow Flowering Crabapple Tree: 15-25ft, growth rate is fast, green leaves, yellow in fall

Mancana Ash Tree: about 45ft, growth rate medium, green leaves, yellow in fall

Prairie Spire Ash: 45-50ft, grows approx. 2ft per year, green leaves, yellow in the fall.

Patmore Ash: 50-60ft, growth rate is rapid, green leaves, yellow in fall.

Board of Directors Decision

The River Rock Property Owners Association Board of Director's through the power of Article III of the River Rock Subdivision Covenants has approved this resolution providing the restrictions listed in this resolution are met.

Resolution Restrictions

- that the property meets all other applicable covenants; and
- that no additional modifications to the existing landscape be performed without approval from the Architectural Review Committee;

Dated: 12/2/10

SCOTT QUINN

Name

PRESIDENT

Position



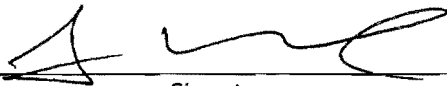
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STONE WYHL

Name

Vice President

Position



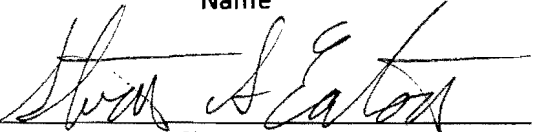
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STEVEN S EATON

Name

Treasurer

Position



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