RYEN GLENN ESTATES HOMEOWNER'S ASSOCIATION, INC.
RULES AND REGULATIONS
REVISION 220902

The following Rules and Regulations have been adopted on behalf of Ryen Glenn Estates Home Owner's Association, Inc., a Montana nonprofit corporation (the "Association").

The Rules and Regulations herein have been adopted pursuant to the authority granted by the *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision, Article IV – Bylaws* (the "Bylaws"). *Each adopted rule and/or regulation shall be in effect immediately upon approval, unless otherwise specified through a clear and concise date of effectiveness, specified within the rule and/or regulation. Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.*

WHEREAS the Association constitutes the Property Owners Association referred to in that certain *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision and Bylaws of Ryen Glenn Estates Homeowners Association, Inc.*, recorded September 19, 2015, under File No. 2525145 in the records of Gallatin County, Montana (the "Covenants");

WHEREAS the Ryen Glenn Estates Subdivision, Phases 1, 2, 3, 4, 5, 6, 7 & 8 consist of 377 properties containing single family residences ("Subdivision");

WHEREAS the Subdivision is burdened by the Covenants, as amended;

WHEREAS the Association was formed, and is charged, with administration and enforcement of the Covenants;

WHEREAS the Association is governed by Articles of Incorporation and Bylaws ("Governing Documents") that confer on the Association's Members and Board of Directors (the "Board") the power to adopt rules and regulations necessary for the Association to carry out its duties and responsibilities under the terms of Covenants and Bylaws.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Board on behalf of the Association has adopted each of the Rules and Regulations herein.

RESOLVED, pursuant to Article IV(C), Section 1(2) of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations;

RESOLVED, pursuant to Article IV(C), Section 1(5) of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations to enforce the provisions of the Covenants including, but not limited to, the levying of fines;

RESOLVED, pursuant to Article IV(J), Section 1 of the Covenants, eighty percent (80%) of the Lots of the Association at any duly called meeting of the Association's Members can adopt rules and regulations which become effective immediately; and

RESOLVED, pursuant to Article IV(J), Section 2 of the Covenants, the Board on behalf of the Association, has adopted the attached rules and regulations to enforce the Covenants against the Association's Members which will become effective within ninety (90) days.

RYEN GLENN ESTATES HOMEOWNER'S ASSOCIATION, INC.
RULES AND REGULATIONS
REVISION 220902

Rule RGR-220902-01 Delinquent Account Fees and Costs.

Date of Board Adoption: September 2, 2022

Effective Date: December 1, 2022

The Board has determined it is in the best interest of the Association to adopt the following Rules and Regulations concerning Delinquent Account Fines, Fees, and Costs.

(a) All Association member ("Member") accounts that are delinquent in payment of any amounts owed by the Member to the Association, including, but not limited to, annual Association dues, assessments, design review committee application fees, enforcement fines, and other invoiceable items are subject to certain fees and costs as specified in herein.

(b) All Member accounts are NET 30 payment terms[1] from the date of issuance of the invoice; with exception of invoices approved by the Board and indicated in writing to be of specific terms greater than NET 30. For example, the Board may extend the payment terms of annual dues to net 45 terms or a specified date of greater than NET 30 terms; however, the Board is not obligated to extend such terms beyond standard operating terms of NET 30.

(c) All Members have the right to engage the Board in a constructive dialogue to discuss their invoices and any applicable fees and costs. Please E-mail all inquiries on the same to board@rg-hoa.com.

(d) The following schedule of fees and cost applies to all delinquent invoices.

INVOICE TYPE	CATOGORY	AMOUNT
All past due invoices Applies first of each month	Monthly Administration Fee	$25/month Applies until invoice is paid in full.
Liens & associated expenses, including interest, fees, costs and attorney fees Effective immediately	Liens Monthly Administration Fee	At cost plus $25/month
Release of Lien & associated expenses, including interest, fees, costs and attorney fees Effective immediately Lien's will not be released until paid.	Lien release Monthly Administration Fee	At cost plus $25/month

(e) Pursuant to Article IV(I)(5) of the Covenants the Association may pursue an action to collect past due amounts on delinquent accounts, if successful, the Association, in addition to the delinquent dues, assessments, design review committee application fees, enforcement fines, shall be entitled to recover its costs and expenses, including, but not limited to, its reasonable attorney's fees, any recording fees, and the maximum interest allowed by law.

[1] NET 30 means the Member has thirty (30) days after issuance of an invoice from the Association to pay the invoice in full.

RYEN GLENN ESTATES HOMEOWNER'S ASSOCIATION, INC.
RULES AND REGULATIONS
REVISION 220902

Rule RGR-220902-02 Enforcement Fines.

Date of Board Adoption: September 2, 2022

Effective Date: December 1, 2022

The Board has determined it is in the best interest of the Association to adopt the following Rules and Regulations concerning Enforcement Fines.

(a) Compliance

(i) The primary responsibility of compliance of the Declaration of Protective Covenants and Restrictions, as amended (the "Covenants") is with each Member of the Association ("Member").

(ii) The Association is responsible for identifying non-compliance of the Covenants.

(iii) All Members are entitled to report non-compliance issues without penalty.

(iv) The Board of Directors ("Board") is responsible for verifying reports of non-compliance and addressing the issues with the Members allegedly not in compliance with the Covenants.

(b) Enforcement

(i) The primary responsibility of enforcement of the Covenants is with the Board.

(ii) The Board will approach its enforcement obligations with a "soft" vs "harsh" approach using courtesy notices to encourage Members into voluntary compliance through a written notification process, via e-mail and/or postal mail.

(iii) Members shall respond to enforcement notices to avoid escalation within the enforcement process; which may result in fines.

(iv) The Board will enforce the Covenants with the tools and means empowered unto to the Board by the Covenants, Bylaws, and Adopted Rules and Regulations (collectively "Governing Documents").

(v) All enforcement notices shall be sent in writing to the Member. The Board may elect to send the courtesy notices through email and/or postal mail. All other enforcement notices will be sent by the Board to the Member's current mailing address on file with the Association or personally served in accordance with Article IV(K) of the Covenants.

(vi) Each of the remedies stated in this Rules and Regulations shall be in addition to any other remedy provided by the Governing Documents and any applicable law and shall be cumulative and shall not be exclusive. At the Board's sole and absolute discretion, the Board may waive the courtesy notices and other enforcement notices set forth below and may proceed immediately to filing an action at law or equity against the Member violating or attempting to violate the Covenants. Legal proceedings may be either to restrain violation of the Covenants, to recover damages, or both.

(vii) In the instance where the Board elects to not take enforcement action with regard to a particular case, such decisions shall not be deemed a waiver of the right of the Association to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other provision or requirements under the Covenants or the Governing Documents. In the event a different Member decides to take action at law or in equity to enforce the Covenants after the Association or the Board has issued a written decision not to take action, then the Association (and the Board) is not liable to that Member for any costs or attorney's fees incurred in taking such action.

(viii) The Board reserves the discretion to reduce or eliminate any fines on a case-by-case basis.

(ix) The Board reserves the sole and absolute discretion, after consulting with the Board's legal counsel, to forgo or skip any or all of the prelitigation notices identified herein in unusual situations where immediate action is necessary, including, but not limited to, situations where danger to persons or property is imminent.

(x) The Board is the sole interpreter of these Rules and Regulation and its decisions are final.

(xi) These Rules and Regulations supersede all other previous policies, regulations, and decisions of the Association and the Board regarding enforcement of the Covenants.

(c) The Enforcement Fine Schedule herein shall apply.

ENFORCEMENT NOTICE TYPE 5-STEP PROCESS TO COMPLIANCE Note: Concierge Plus is the Association's tool of communication to the membership.	FINES FOR COVENANTS VIOLATIONS	FINES FOR FAILUIRE TO OBTAIN DRC APPRVOALS PRIOR TO EXECUTING PROJECTS AND UNAUTHROIZED DEVIATIONS TO APPROVED PLANS	TYPICAL PERIOD OF TIME FOR MEMBER TO COMPLY (Note: the actual time to respond will be as specified in the enforcement notice, will be addressed on a case-by-case basis, and is at the sole discretion of the Board)
ANNOUNCEMENTS & NEWSLETTERS VIA CONCIERGE PLUS	$0	$0	PRIOR TO ENFORCEMENT NOTICE
C1 – COURTESY ENFORCEMENT NOTICE 1	$0	N/A	10 DAYS
C2 – COURTESY ENFORCEMENT NOTICE 2	$0	N/A	10 DAYS
E3 - ENFORCEMENT NOTICE 3 (CEASE & DECIST ISSUED) (LIEN CAN BE RECORDED PER BYLAWS) (VOTING RIGHTS MAY BE SUSPENDED PER BYLAWS)	$125	$250	AS SPECFIED
E4 - ENFORCEMENT NOTICE 4 FOLLOW-UP TO ENFORCEMENT 1 (LIEN TO BE PREPARED FOR RECORDING PER BYLAWS) (VOTING RIGHTS TO BE SUSPENDED PER BYLAWS)	$250	$250 PER MONTH	AS SPECFIED
E5 - ENFORCEMENT NOTICE 5 FOLLOWUP TO ENFORCEMENT 2 (LIEN TO BE RECORDED PER BYLAWS) (VOTING RIGHTS REMAIN SUSPENDED PER BYLAWS)	$500	$500 PER MONTH	AS SPECIFIED

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RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
BELGRADE MT 59714

RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

The following Rules and Regulations have been adopted on behalf of Ryen Glenn Estates Homeowners Association, Inc., a Montana nonprofit corporation (the "Association").

The Rules and Regulations herein have been adopted pursuant to the authority granted by the *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision, Article IV – Bylaws, J – Rules and Regulations* ("Bylaws"). Each adopted rule and/or regulation shall be in effect as specified as the Effective Date within the rule and/or regulation. Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.

WHEREAS, the Association constitutes the Property Owners Association referred to in that certain *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision* and Bylaws of Ryen Glenn Estate Homeowners Association, Inc., recorded October 18, 2015, as Document Number 2525145 in the records of the Clerk and Recorders Office of Gallatin County, Montana ("Covenants").

WHEREAS, the Ryen Glenn Estates Subdivision, Phases 1, 2, 3, 4, 5, 6, 7 & 8 consist of 377 properties containing single family residences ("Subdivision").

WHEREAS, the Subdivision is burdened by the Covenants, as amended.

WHEREAS, the Association was formed, and is charged, with the administration, interpretation, and enforcement of the Covenants.

WHEREAS, the Association is governed by its Articles of Incorporation, the Covenants and Bylaws, and the Design Review Guidelines, as amended (collectively the "Governing Documents") that confer on the Association's Members and Board of Directors ("Board") the power to adopt rules and regulations necessary for the Association to carry out its duties and responsibilities under the terms of Covenants and Bylaws.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Board on behalf of the Association has adopted each of the Rules and Regulations herein.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(2)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(5)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations to enforce the provisions of the Covenants.

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RESOLVED, pursuant to *Article IV – Bylaws, J – Rules and Regulations, Section 2* of the Covenants, any Rules and Regulation proposed and passed by the Board on behalf of the Association, become effective if the Rules and Regulations proposed by the Board are not overturned within ninety (90) days by a vote of eighty percent (80%) of the Lots at a duly called meeting of the Association.

RESOLVED, the Board has adopted the attached Rules and Regulations to administer, interpret, and enforce the Covenants against the Association's Members which will become effective within ninety (90) days of the Effective Date.

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RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
BELGRADE MT 59714

RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Rule RGR-250417-01: Street and Boulevard Trees; ROW Landscaping.

Date of Board Adoption: April 25, 2025

Effective Date: July 25, 2025

The Board has determined it is in the best interest of the Association to adopt the following Rules and Regulations concerning street trees, boulevard trees, and other landscaping located within the approximately ten-foot area extending inward from the edge of each internal Subdivision street into each bordering Lot (the Right-of-Way "ROW Strip") in the Subdivision. These Rules and Regulations are adopted, based on a number of factors, including, but not limited to:

1. The City of Belgrade's assertion of exclusive jurisdiction over the ROW Strip, including landscaping and street and boulevard tree issues;
2. Communications and meetings between the Board and the City of Belgrade regarding enforcement rights;
3. The Association's desire to minimize conflict, reduce liability exposure, and maintain a collaborative relationship with the City; and
4. The understanding that the Assistant City Manager of Belgrade is the designated point of contact for any Member concerns related to ROW Strip issues.

In light of the above, the Board interprets and applies the provisions of the Covenants and Design Review Guidelines concerning street/boulevard trees and landscaping in the ROW Strip as follows:

1. The Association shall not pursue enforcement actions against any Member related to the installation, maintenance, removal, or condition of street trees, boulevard trees, or general landscaping within the ROW Strip.
2. Members shall not be subject to fines, courtesy notices, or other enforcement measures from the Association for dead, dying, missing, or replaced trees or landscaping located in the ROW Strip.
3. All complaints, inquiries, or requests concerning tree or landscape conditions in the ROW Strip must be directed to the City of Belgrade. As of the Effective Date of this Rule, the designated City contact is:

   Assistant City Manager
   Name: Greg Tryon
   Phone: 406-388-3541
   Address: 91 E. Central Ave., Belgrade, MT 59714
   Email: gtryon@belgrademt.gov

DS TS DS RKD Initial BH

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4. The Board affirms its prior enforcement actions and interpretations were made in good faith and consistent with the Association's Governing Documents. Nothing in this Rule shall be deemed an admission of wrongdoing or waiver of past enforcement authority.
5. This Rule may be revisited or repealed at a future date if, among other reasons: (a) the City of Belgrade changes its formal position; (b) legal authority is clarified through legislation or court ruling; or (c) the City attempts to assert control over areas of private Lots not within the ROW Strip.
6. The Association reserves all other rights under the Covenants and Governing Documents, and this Rule shall not affect enforcement authority outside the defined ROW Strip.
7. The Board may, at its discretion, hold a special meeting of Members to discuss the implications of this Rule, the City's position, and any future developments.

In the instance where the Board elects to not take enforcement action with regard to a particular case, such decisions shall not be deemed a waiver of the right of the Association to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other provision or requirements under the Covenants or the Governing Documents.

The Board is the sole interpreter of these Rules and Regulations and its decisions regarding any such interpretation are final.

These Rules and Regulations supersede all previous policies, regulations, or informal practices of the Association concerning enforcement of tree or landscaping provisions within the ROW Strip.

DS TS DS RYD Initial BH

RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
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RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

The following Rules and Regulations have been adopted on behalf of Ryen Glenn Estates Homeowners Association, Inc., a Montana nonprofit corporation (the "Association").

The Rules and Regulations herein have been adopted pursuant to the authority granted by the *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision, Article IV – Bylaws, J – Rules and Regulations* ("Bylaws"). Each adopted rule and/or regulation shall be in effect as specified as the Effective Date within the rule and/or regulation. Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.

WHEREAS, the Association constitutes the Property Owners Association referred to in that certain *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision* and Bylaws of Ryen Glenn Estate Homeowners Association, Inc., recorded October 18, 2015, as Document Number 2525145 in the records of the Clerk and Recorders Office of Gallatin County, Montana ("Covenants").

WHEREAS, the Ryen Glenn Estates Subdivision, Phases 1, 2, 3, 4, 5, 6, 7 & 8 consist of 377 properties containing single family residences ("Subdivision").

WHEREAS, the Subdivision is burdened by the Covenants, as amended.

WHEREAS, the Association was formed, and is charged, with the administration, interpretation, and enforcement of the Covenants.

WHEREAS, the Association is governed by its Articles of Incorporation, the Covenants and Bylaws, and the Design Review Guidelines, as amended (collectively the "Governing Documents") that confer on the Association's Members and Board of Directors ("Board") the power to adopt rules and regulations necessary for the Association to carry out its duties and responsibilities under the terms of Covenants and Bylaws.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Board on behalf of the Association has adopted each of the Rules and Regulations herein.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(2)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(5)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations to enforce the provisions of the Covenants.

RESOLVED, pursuant to *Article IV – Bylaws, J – Rules and Regulations, Section 2* of the Covenants, any Rules and Regulation proposed and passed by the Board on behalf of the Association, become effective if the Rules and Regulations proposed by the Board are not overturned within ninety (90) days by a vote of eighty percent (80%) of the Lots at a duly called meeting of the Association.

RESOLVED, the Board has adopted the attached Rules and Regulations to administer, interpret, and enforce the Covenants against the Association's Members which will become effective within ninety (90) days of the Effective Date.

IN WITNESS WHEREOF, the Board meeting and to be effective as of September 9, 2025.

RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
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RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Rule RGR-250909-01: Right-of-Way ("ROW") Areas – Landscaping, Street Trees, Sidewalks, and Parking.

Date of Board Adoption: September 9, 2025

Effective Date: December 9, 2025

The Board of Directors ("Board") of Ryen Glenn Estates Homeowners Association, Inc. (the "Association") has determined it is in the best interest of the Association and its Members to adopt the following Rules and Regulations concerning any and all issues arising within or pertaining to the publicly regulated Right-of-Way ("ROW"), including, but not limited to, street and boulevard trees, sidewalks, landscaping, and snow removal located within the area commonly referred to as the "ROW Strip." The ROW Strip is generally understood to include the first approximately ten (10) feet extending inward from the back edge of the curb into each adjacent Lot, and includes sidewalks and landscaped boulevard areas.

These Rules and Regulations are adopted based on several factors, including, but not limited to:

1. The City of Belgrade's formal assertion of exclusive jurisdiction over all ROW areas within the Subdivision, including landscaping, tree management, snow removal, and regulation of on-street parking;
2. Past communications and correspondence from City officials to the Association asserting control and enforcement responsibility over issues involving the ROW and the ROW Strip;
3. The Association's interest in maintaining a collaborative relationship with the City, reducing legal and financial liability, and providing Members with clarity on enforcement responsibilities;
4. The City of Belgrade's enforcement of ordinances governing street trees, sidewalk clearance, and parking within the ROW;
5. The Board's determination that continuing enforcement by the Association in the ROW area would be duplicative, inconsistent with the City's stated authority, and potentially confusing to its Members.

In light of the above, the Board interprets and applies the provisions of the Covenants and Design Review Guidelines concerning all issues within the ROW Strips, including, but not limited to, sidewalks, street/boulevard trees and landscaping as detailed herein. Accordingly, the Board hereby adopts the following Rules and Regulations:

1. **Scope of Non-Enforcement.** The Association shall not pursue enforcement actions, issue fines, courtesy notices, or require compliance by Members for any condition or activity within the ROW Strip, including but not limited to: (i) the maintenance, replacement, or condition of street trees or boulevard landscaping; (ii) snow and ice removal from

sidewalks located in the ROW; and (iii) placement, condition, or use of improvements or objects within the ROW and the ROW Strip as regulated by the City.

2. **City of Belgrade as Enforcement Authority.** Members are hereby advised that the City of Belgrade has exclusive jurisdiction over all matters within the ROW Strip, including those described above. Members with concerns, complaints, or requests related to ROW issues must contact the City directly. The current designated point of contact is:

   Assistant City Manager
   Name: Greg Tryon
   Phone: (406) 388-3541
   Address: 91 E. Central Avenue, Belgrade, MT 59714
   Email: gtryon@belgrademt.gov

3. **No Admission or Waiver of Past Authority.** The Board affirms that all prior enforcement actions, interpretations, or communications by the Association regarding ROW and ROW Strip conditions were undertaken in good faith and in accordance with the Association's recorded Covenants and Design Review Guidelines, as amended. Nothing in this Rule shall be interpreted as an admission of liability or improper enforcement.

4. **Reservation of Rights.** The Association expressly reserves all rights to enforce any and all provisions of the Covenants and Governing Documents for areas outside the ROW Strip and to revisit or repeal this Rule under the following or similar conditions: (i) the City of Belgrade amends its ordinances or policies; (ii) a legislative or judicial clarification reassigns enforcement authority; (iii) the City asserts jurisdiction beyond the ROW Strip into private property areas of Lots within the Subdivision.

5. **No Waiver by Non-Enforcement.** The decision of the Board not to enforce certain provisions of the Covenants and the Design Review Guidelines within the ROW Strip shall not be deemed a waiver of the right to enforce the same or similar provisions under different circumstances in the future, nor shall it limit enforcement rights elsewhere within the Subdivision.

6. **Interpretation.** The Board shall retain sole authority to interpret these Rules and Regulations, and all decisions made by the Board regarding interpretation and application of these Rules and Regulations are final and binding unless otherwise overruled by a court of competent jurisdiction.

7. **Superseding Prior Policies.** These Rules and Regulations supersede all prior policies, rules, or informal practices concerning enforcement by the Association of any provisions within the ROW Strip, including landscaping, tree management, and sidewalk obligations.

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RULES AND REGULATIONS

The following Rules and Regulations have been adopted on behalf of Ryen Glenn Estates Homeowners Association, Inc., a Montana nonprofit corporation (the "Association").

The Rules and Regulations herein have been adopted pursuant to the authority granted by the *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision, Article IV – Bylaws, J – Rules and Regulations* ("Bylaws"). Each adopted rule and/or regulation shall be in effect as specified as the Effective Date within the rule and/or regulation. Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.

WHEREAS, the Association constitutes the Property Owners Association referred to in that certain *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision* and Bylaws of Ryen Glenn Estate Homeowners Association, Inc., recorded October 18, 2015, as Document Number 2525145 in the records of the Clerk and Recorders Office of Gallatin County, Montana ("Covenants").

WHEREAS, the Ryen Glenn Estates Subdivision, Phases 1, 2, 3, 4, 5, 6, 7 & 8 consist of 377 properties containing single family residences ("Subdivision").

WHEREAS, the Subdivision is burdened by the Covenants, as amended.

WHEREAS, the Association was formed, and is charged, with the administration, interpretation, and enforcement of the Covenants.

WHEREAS, the Association is governed by its Articles of Incorporation, the Covenants and Bylaws, and the Design Review Guidelines, as amended (collectively the "Governing Documents") that confer on the Association's Members and Board of Directors ("Board") the power to adopt rules and regulations necessary for the Association to carry out its duties and responsibilities under the terms of Covenants and Bylaws.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Board on behalf of the Association has adopted each of the Rules and Regulations herein.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(2)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(5)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations to enforce the provisions of the Covenants.

RESOLVED, pursuant to *Article IV – Bylaws, J – Rules and Regulations, Section 2* of the Covenants, any Rules and Regulation proposed and passed by the Board on behalf of the Association, become effective if the Rules and Regulations proposed by the Board are not overturned within ninety (90) days by a vote of eighty percent (80%) of the Lots at a duly called meeting of the Association.

RESOLVED, the Board has adopted the attached Rules and Regulations to administer, interpret, and enforce the Covenants against the Association's Members which will become effective within ninety (90) days of the Effective Date.

IN WITNESS WHEREOF, the Board meeting and to be effective as of September 9, 2025.

RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
BELGRADE MT 59714

RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Rule RGR-250909-02: On-Street Parking within Subdivision.

Date of Board Adoption: September 9, 2025

Effective Date: December 9, 2025

The Board of Directors ("Board") of Ryen Glenn Estates Homeowners Association, Inc. (the "Association") adopts the following Rule and Regulation pursuant to the authority granted under the Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision (the "Covenants") and the Bylaws. This Rule and Regulation governs the Association's interpretation and enforcement of Covenant language concerning the parking of vehicles on public streets and roadways within the Ryen Glenn Estates Subdivision (the "Subdivision").

This Rule is adopted in light of changes in municipal law and historical enforcement practices and is intended to provide clarity to Lot Owners regarding the role of the Association and the City of Belgrade in regulating on-street parking.

The Board finds and determines as follows:

1. **City Ordinance Governs Parking Regulation on Public Streets and Roadways.** On November 21, 2022, the City of Belgrade adopted Ordinance 5:4:18 – *Exclusive Authority to Regulate Parking*, which provides:

   > "The City of Belgrade has the exclusive authority to regulate parking of vehicles on public streets, alleys, and roadways within the City of Belgrade. Homeowner associations, common-interest communities, businesses, any other entities, and individuals are prohibited from regulating parking of vehicles on public streets, alleys and roadways within the City of Belgrade."

2. **Covenants Contain Parking Restrictions.** Article II.D. Section 8 of the Covenants restricts regular on-street parking by Lot Owners and Lot residents, and grants the Association authority to issue warnings, impose fines, or remove vehicles. Notwithstanding that authority, the Association has never exercised its right to remove vehicles for violation of this Covenant provision and has historically limited its actions to occasional courtesy notices of compliance.
3. **Public Streets in Subdivision.** The roadways within the Subdivision are dedicated public rights-of-way under the jurisdiction of the City of Belgrade and are considered "public streets" for purposes of Ordinance 5:4:18.
4. **Historical Non-Enforcement.** Since the adoption of Ordinance 5:4:18, the Association has not taken an formal enforcement action against Members regarding on-street parking within the Subdivision, other than courtesy notices of compliance occasionally provided by the Association from time to time. This practice was based in part on the language of

Ordinance 5:4:18 and the interpretation that Ordinance 5:4:18 provides the City of Belgrade with exclusive authority to regulate and enforce any issues involving the parking of vehicles on public streets and roadways within the Subdivision.

5. **Policy Objectives.** The Board seeks to educate Members, reduce legal risk, maintain cooperation with the City, and avoid conflicts over overlapping regulatory authority.

Accordingly, the Board hereby adopts the following Rule and Regulation:

1. No Enforcement of On-Street Parking by Association. The Association shall not pursue enforcement actions under the Covenants or other Governing Documents related to the parking of vehicles on public streets and roadways within the Subdivision.

2. No Fines or Notices for On-Street Parking. Lot Owners and Lot residents (any other persons) shall not be subject to fines, courtesy notices, or other enforcement measures by the Association for parking on public streets and roadways within the Subdivision.

3. Direct Complaints to the City of Belgrade. All complaints, inquiries, or concerns regarding on-street parking must be directed to the City of Belgrade. Members may contact the Assistant City Manager for more information:

Greg Tryon, Assistant City Manager
Phone: (406) 388-3541
Address: 91 E. Central Ave., Belgrade, MT 59714
Email: gtryon@belgrademt.gov

4. Affirmation of Prior Actions. The Board affirms that all prior interpretations or enforcement actions concerning on-street parking, taken including before the date of adoption of these Rules and Regulations, were made in good faith and consistent with the Association's then-existing understanding of its authority.

5. Reservation of Future Rights. This Rule and Regulation may be amended, repealed, or replaced by the Board if: (i) Ordinance 5:4:18 is revised, repealed, or rendered unenforceable; or (ii) legal authority (statutory or judicial) provides clarification that alters or reestablishes the Association's enforcement authority.

6. No Waiver of Other Covenant Provisions. This Rule and Regulation does not limit or affect the Association's authority to enforce other provisions of the Covenants, including, but not limited to: (i) prohibitions on junk or unlicensed vehicles; (ii) prohibitions on parking or storing vehicles on grass or non-paved areas on a Lot; (iii) parking violations that occur on a Lot (e.g., not using garage or driveway when available); and (iv) violations of rules not involving public streets or roadways.

The Board's decision not to enforce certain provisions in one circumstance shall not constitute a waiver of the right to enforce those or other provisions in the future.

7. Interpretation. The Board is the sole interpreter of this Rule and Regulation. Its decisions concerning interpretation or application of this Rule and Regulation are final.

8. Supersession of Prior Policies. This Rule and Regulation supersedes all previous Association policies, informal practices, or enforcement actions concerning on-street parking on public streets and roadways within the Subdivision.

RYEN GLENN ESTATES HOMEOWNERS
ASSOCIATION, INC
90 W MADISON AVE, STE E-401
BELGRADE MT 59714

RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

The following Rules and Regulations have been adopted on behalf of Ryen Glenn Estates Homeowners Association, Inc., a Montana nonprofit corporation (the "Association").

The Rules and Regulations herein have been adopted pursuant to the authority granted by the *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision, Article IV – Bylaws, J – Rules and Regulations* ("Bylaws"). Each adopted rule and/or regulation shall be in effect as specified as the Effective Date within the rule and/or regulation. Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.

WHEREAS, the Association constitutes the Property Owners Association referred to in that certain *Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision* and Bylaws of Ryen Glenn Estate Homeowners Association, Inc., recorded October 18, 2015, as Document Number 2525145 in the records of the Clerk and Recorders Office of Gallatin County, Montana ("Covenants").

WHEREAS, the Ryen Glenn Estates Subdivision, Phases 1, 2, 3, 4, 5, 6, 7 & 8 consist of 377 properties containing single family residences ("Subdivision").

WHEREAS, the Subdivision is burdened by the Covenants, as amended.

WHEREAS, the Association was formed, and is charged, with the administration, interpretation, and enforcement of the Covenants.

WHEREAS, the Association is governed by its Articles of Incorporation, the Covenants and Bylaws, and the Design Review Guidelines, as amended (collectively the "Governing Documents") that confer on the Association's Members and Board of Directors ("Board") the power to adopt rules and regulations necessary for the Association to carry out its duties and responsibilities under the terms of the Covenants and Bylaws.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Board on behalf of the Association has adopted each of the Rules and Regulations herein.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(2)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations.

RESOLVED, pursuant to *Article IV – Bylaws, C – Board of Directors, Section 1(5)* of the Covenants, the Board as the governing body of the Association has the authority to adopt rules and regulations to enforce the provisions of the Covenants.

RESOLVED, pursuant to *Article IV – Bylaws, J – Rules and Regulations, Section 2* of the Covenants, any Rules and Regulation proposed and passed by the Board on behalf of the Association, become effective if the Rules and Regulations proposed by the Board are not overturned within ninety (90) days by a vote of eighty percent (80%) of the Lots at a duly called meeting of the Association.

RESOLVED, the Board has adopted the attached Rules and Regulations to administer, interpret, and enforce the Covenants against the Association's Members which will become effective within ninety (90) days of the Effective Date.

IN WITNESS WHEREOF, the Board meeting September 26, 2025.

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RYEN GLENN ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Rule RGR-250926-01: Potential Hazards and Limitations on Use of Common Areas.

Date of Board Adoption: September 26, 2025

Effective Date: December 25, 2025

The Board of Directors ("Board") of Ryen Glenn Estates Homeowners Association, Inc. (the "Association") adopts the following Rule and Regulation pursuant to the authority granted under the Declaration of Protective Covenants and Restrictions for Ryen Glenn Estates Subdivision (the "Covenants") and the Bylaws. This Rule and Regulation governs the Association's interpretation and enforcement of Covenant language concerning the maintenance and use of Common Areas, specifically addressing the stormwater retention pond located within the Association owned property in the Subdivision, including the "Open Space" on the Plat for Phase 7 that has an address of 766 Penwell Bridge Road and other similar Common Areas in the Subdivision where hazards may exist.

The Board adopts these Rules and Regulations to: (i) warn Members and the public of potential hazards in Common Areas; (ii) limit uses of Common Areas to mitigate risks; (iii) clarify the Association's duty to maintain and regulate Common Areas consistent with the Covenants; and (iv) reduce legal exposure and preserve the safety of Members and guests.

The Board finds and determines as follows:

1. Article II(E) of the Covenants charge the Association with maintenance and repair of Common Areas and authorize the Association to regulate the use of the Common Areas.
2. Certain Common Areas, including the Open Space that contains the stormwater retention pond in Phase 7, may periodically contain water or other hazards, including but not limited to, unstable terrain, debris, wildlife and holes or dens created by wildlife, or chemicals used for vegetation management.
3. These conditions may pose safety risks to Members, their families, guests, and invitees if not properly warned.
4. The Association has determined that posting warning signs and adopting rules restricting uses is a reasonable exercise of its authority to regulate the use of Common Areas for the protection of Members and risk mitigation.

Accordingly, the Board hereby adopts the following Rule and Regulation:

1. **Restricted Activities.** No swimming, wading, boating, skating, fishing, dumping, or other recreational use of stormwater retention ponds or similar facilities within the Common

Areas is permitted. Additionally, no dumping or depositing of waste, trash, debris, or similar items is permitted within the Common Areas.

2. **Access at Own Risk.** Entry into Common Areas designated as "Open Space" that contain stormwater facilities or other potential hazards shall be at the risk of the Lot Owner, family, guests, or invitees entering the area.
3. **Duty to Warn.** The Association shall cause warning signs to be posted at or near the stormwater retention pond and other areas as determined by the Board. Signs shall substantially conform to the "Notice – Common Area Hazard" approved by the Board and attached to this Rule and Regulation.
4. **Owner Responsibility.** Lot Owners shall be responsible for the actions of their family members, guests, and invitees. If damage to Common Areas is caused by any such party, the Lot Owner shall be liable for the costs of repair, remediation, or removal of debris or hazards.
5. **No Waiver of Maintenance Authority.** This Rule does not alter the Association's duty to maintain Common Areas as required by the Covenants, nor does it limit the Board's discretion to implement additional safety measures as conditions warrant.
6. **Enforcement.** Violations of this Rule may subject the Lot Owner to enforcement under the Covenants, including notice, fines, and cost recovery, consistent with the Association's governing documents including its Rules and Regulations.
7. **Interpretation.** The Board is the sole interpreter of this Rule and Regulation, and its decisions are final unless overturned by a court of competent jurisdiction.
8. **Reservation of Rights.** This Rule and Regulation may be amended, repealed, or replaced by the Board at any time if conditions, governing documents, or applicable laws change.

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NOTICE – COMMON AREA HAZARD

This area is owned and maintained by the Ryen Glenn Estates Homeowners Association, Inc. ("Association").

Use at Your Own Risk. This area may contain natural and man-made hazards, including but not limited to:

- Standing water in stormwater retention ponds,
- Uneven or unstable terrain, holes, or hidden debris,
- Wildlife activity,
- Chemicals used for weed and pest control.

No swimming, wading, fishing, or dumping permitted.

Lot Owners and their families, guests, and invitees are responsible for their own safety and shall hold the Association harmless for any injury, damage, or loss sustained while in this area.

For questions, please contact:

Ryen Glenn Estates Homeowners Association, Inc.

board@rg-hoa.com