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 Each adopted rule and/or regulation shall remain in effect until modified, or repealed per due process.*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

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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.

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