

WYLIE CREEK ESTATES NO 4

P.O. Box 10222

BOZEMAN, MT

59719



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Charlotte Mills - Gallatin County, MT

Fee: \$14.00
MISC



DECLARATION OF HOMEOWNERS' ASSOCIATION FOR
WYLIE CREEK ESTATES SUBDIVISION, PHASES I, II AND III
AMENDMENT 1, REVISED

Original recorded Nov. 26, 1996 Doc. No. 335447

In accordance with paragraphs 1 and 2 on page 4 of the subject document, the following rules have been adopted for establishing the annual operating budget for the Homeowners Association:

Rule #1 – The annual budget must be developed using the following order of priorities (each item must be fully funded before the next item can be funded):

1. Pay all annual operating expenses (electric bills, park mowing, etc.).
2. Do basic annual maintenance, repair and upkeep of the water system, parks, and roads (replace worn water system parts, fix leaking sprinkler systems, seal cracks in roads).
3. Set aside annual water system reserve increment for replacement, maintenance, and emergencies that may occur less frequently than annually.
4. Set aside annual road reserve increment for replacement, maintenance, and emergencies that may occur less frequently than annually.
5. Set aside any remaining funds for capital improvement projects.

Rule #2 – The board of directors shall be required to annually set aside a portion of the water fees collected to establish and maintain the water fund reserve at a level sufficient to cover the cost of the large pump replacement, the small pump replacement, and a water line break.

Rule #3 – Funds set aside in the water system reserves may only be used for repairs, maintenance, and emergencies related to the water system.

Rule #4 – Deleted

Rule #5 – The board of directors shall be required to annually set aside a portion of the homeowner dues to accumulate a road reserve fund to cover the cost of chip sealing or resurfacing the roads approximately every ten years.

Rule #6 – Funds set aside in the road reserves may only be used for chip sealing, resurfacing or emergency repairs of the roads.

Rule #7 – The portion of the annual budget spent on capital improvements over \$2000 in value is subject to a vote by the homeowners at the annual meeting and requires majority approval of the quorum.

IN WITNESS WHEREOF, this amendment has been executed on this day 3 of December, 2008.



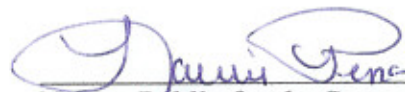
Rosanne Nash, Association Business Manager

STATE OF MONTANA

County of Gallatin

On this 3 day of December, 2008, before me, a Notary Public in and for said State, personally appeared ROSANNE NASH, known to me to be the person whose name is subscribed to the within instrument as Business Manager for the Wylie Creek Estates Homeowners' Association.





Notary Public for the State of Montana
Residing at Bozeman, Montana

My commission expires: Jan 11, 2010

LAURIE B. PENOR