

DESIGN REVIEW BOARD DECLARATION FOR
WYLIE CREEK ESTATES SUBDIVISION, PHASE I

Richard E. Thomson is the present owner in fee simple of all the property included within the boundaries of Wylie Creek Estates Subdivision, Phase I a subdivision approved by Gallatin County, as designated on the official plat on file and of record with the Clerk and Recorder of Gallatin County at Book J of Plats, page 237.

Richard E. Thomson does hereby adopt the following Design Review Board Declaration for Wiley Creek Estates Subdivision, Phase I, also referred to as Wylie Creek Estates.

COMPOSITION

The initial Design Review Board for Wylie Creek Estates shall consist of Richard E. Thomson and Linda Rabel until such time as seventy percent (70%) of the initial lots are sold. Thereafter, the Design Review Board shall be composed of not more than five (5) members. The owners of Wylie Creek Estates shall appoint three members. The two additional members shall be elected by the Wylie Creek Estates Homeowners' Association.

OPERATION

Each member of the board shall have one vote. No member shall vote on issues before the Design Review Board involving property owned by the persons whom the member represents. The foregoing limitation shall not be construed to prohibit members appointed by Richard E. Thomson from voting on issues affecting Wylie Creek Estates or its interests. Action approved by the vote of three of the remaining four members shall be the act of the Design Review Board. A written permanent record shall be kept of all action taken by the Board which shall include the date, the action taken, and a short statement of the reason for such actions.

ADDITIONAL PROCEDURES AND DESIGN REGULATIONS

The Design Review Board shall have the authority to adopt design guidelines and construction regulations as shall be reasonable and necessary to exercise its authority and its duties set forth in these Covenants. Such design guidelines and construction regulations shall be set forth in a separate document entitled Design Review Guidelines. The Design Review Guideline shall be provided to each site owner and shall be available upon request.

Any additional procedures or design regulations adopted by the Design Review Board shall not be affective until thirty days after mailing a copy of the additions to the last know address of the current site owners.

Accommodation Recording Only

STC # 97600

4.

Because the building industry is continually developing new methods of construction and better materials, Wylie Creek Estates expects the Design Review Guidelines to change and improve over time. Accordingly, the Design Review Guidelines shall not be recorded with the Clerk and Recorder of Gallatin County.

FINAL PLANS

A scaled site plan shall be submitted to the Design Review Board showing the following:

- Exact DEQ approved drainfield location
- Footprint of the home
- Driveway
- Landscaping plan

A scaled house plan shall be submitted to the Design Review Board showing the following:

- Foundation plans
- Truss plans
- Floor plan

Approval by the Design Review Board neither represents, nor shall the Design Review Board offer any opinion as to whether plans and specifications conform to building codes or State and Local Regulatory requirements. Approval does not include examination for errors or omissions.

Approval granted by the Design Review Board for any plans shall be effective for a period of one year. Approval shall lapse if the owner has not submitted final plans or commenced work within one year from the date of approval.

ADDITIONS, CHANGES, REFINISHING

No additions, changes, (including remodeling) or changes of any portion of the home site except the interior structures of the residence shall be commenced without approval of the Design Review Board. The approval shall be sought by submissions of final working plans and drawings. No preliminary plans need be submitted.

COMMUNICATIONS

Communications with the Design Review Board shall be initiated by directing inquiries and submissions to:

DESIGN REVIEW BOARD
 Linda Rabel
 555 Mary Rd.
 Bozeman, MT 59715

IN WITNESS WHEREOF, this Declaration has been executed
this 26th day of November, 1996.

Richard E. Thomson, by Linda Rabel
his attorney-in-fact
Richard E. Thomson, by Linda Rabel,
his attorney-in-fact

STATE OF MONTANA)
): ss.
County of Gallatin)

On this 26th day of November, 1996, before me, a Notary Public
in and for said State, personally appeared LINDA RABEL, known to me
to be the person whose name is subscribed to the within instrument
as attorney-in-fact of RICHARD E. THOMSON and acknowledged to me
that she subscribed the name of RICHARD E. THOMSON thereto and her
own name as attorney in fact.



Kelly K. Eve
Notary Public for the State of Montana.
Residing at Gallatin, Montana.
My commission expires: 10/03/00

335449

INDEXED
FILED

State of Mont., County of Gallatin, ss Filed for record November 26, 19 96
at 2:56 P M., and recorded in Book 168 of Miscellaneous page 3645
Shelley M. Chesney Recorder. By Barbara E. Clawson Deputy

Fee: \$18.00
Security-Title Co.