

**BIG SKY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION**

RESOLUTION: SNOW AND NOXIOUS WEED ROAD MANAGEMENT

Date of Board Adoption: February 22, 2008

Resolution No: 2008-01

Effective Date: October 1, 2008

Date(s) Revised: 12-16-2011

RESOLUTION

WHEREAS, the Big Sky Owners Association, Inc. ("Association") is filed with the Montana Secretary of State as a public benefit, nonprofit Montana Corporation; and

WHEREAS, the Association's Amended and Restated Bylaws (Article 3, Section 3.2.1) assigns the Board of Directors ("Board") all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents and as provided by law; and

WHEREAS, the Board has determined that the Association will provide snowplowing of roads and noxious weed management along such roads as listed on Exhibit A, attached hereto and incorporated by reference, for its members; and

WHEREAS, snowplowing is expensive, has safety and liability concerns, and has other related implications;

WHEREAS, infestation of noxious weeds in the Big Sky area has been determined to cause a variety of damage including reduced wildlife forage, alteration of water flow, soil erosion, and negative impacts to fisheries; and

WHEREAS, the Board recognizes the need to amend and supersede its policy adopted November 20, 1997, Policy No. 97-011; and

NOW THEREFORE, be it resolved that

1. All dedicated, public roads which are within the Association's jurisdiction, and are listed on Exhibit A shall be maintained for snow removal and otherwise maintained for noxious weed control by the Association.
2. Roads accessing condominium tracts, apartment units, or residences as listed on Exhibit A shall be snow plowed and otherwise maintained for noxious weeds only to the property line. Internal condominium/apartment loop/access roads will not be snow plowed or otherwise maintained for noxious weeds by the Association.
3. Private roads or roads that are not open to the public by means of an obstruction or gate will not be snow plowed or managed for noxious weeds. Roads that are not paved will not be snow plowed or managed for noxious weeds.

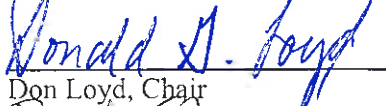
4. The owner of a lot or a sub-association representative located on a road within the Association's jurisdiction that is not listed on Exhibit A (or any addendum to Exhibit A) may petition the Board in writing to have their road snow plowed and/or managed for noxious weeds by the Association or request reimbursement for these services that are paid for by the owner or sub-association. The Board will make the determination whether or not to snow plow and/or otherwise maintain the road for noxious weeds and may consider the following criteria in their determination:
 - a. Whether the road to be snow plowed/otherwise maintained for noxious weeds is paved;
 - b. Whether the road is contiguous to a road that is already snow plowed/otherwise maintained for noxious weeds by the Association;
 - c. Whether the road services lots that are all owned by dues paying members and whether the road services other lots and sub-associations within the Association's jurisdiction;
 - d. If reimbursement is requested, the Board may only consider reimbursement if the snow plowing and/or noxious weed spraying is comparable to the level of service that would be provided by the Association and only if the cost to reimburse is less than if the Association provided those services.
 - e. The Board may take into consideration the cost of snow plowing/otherwise maintaining the road for noxious weeds relative to the assessments from the lots serviced by the road to be maintained; and
 - f. Other criteria as determined by the Board.

5. The Board interprets this resolution; its decision is final.


6. This Resolution supersedes all other Policies/Resolutions regarding snowplowing and/or noxious weed management by the Association (including Policy No: 97-011 and any amendments thereto).

DATED this 22nd day of February, 2008.

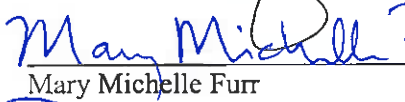
BOARD OF DIRECTORS
BIG SKY OWNERS ASSOCIATION

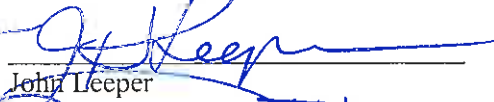

Don Loyd, Chair

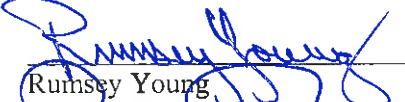

Steve Barrett, Vice Chair


Barb Starz, Secretary

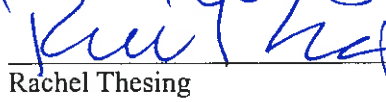

Kevin Frederick, Treasurer


Mary Michelle Furr


John Leeper


Rumsy Young


Greg Ruff


Rachel Thesing

**Exhibit A- BSOA SNOW AND NOXIOUS WEED ROAD
MANAGEMENT RESOLUTION NO: 2008-01**

See 1st Addendum

| Gallatin County Roads in BSOA's Jurisdiction | |
|---|--------------|
| Lone Walker (Meadow Village Subdivision 25 Lot Addition) | 0.20 |
| Looking Glass (Meadow Village Subdivision 25 Lot Addition) | 0.20 |
| Black Otter (Meadow Village Subdivision) | 0.40 |
| Yellowtail (Meadow Village Subdivision) | 0.45 |
| Little Coyote (Meadow Village Subdivision) | 1.75 |
| Two Moons (Meadow Village Subdivision) | 0.55 |
| Curly Bear (Meadow Village Subdivision) | 0.40 |
| Spotted Elk (Meadow Village Subdivision) | 0.40 |
| Half Moon Court (Meadow Village Subdivision) | 0.10 |
| Chief Joseph Road (Sweetgrass Hills Subdivision) | 0.60 |
| Crow King (Sweetgrass Hills Subdivision) | 0.20 |
| Red Feather (Sweetgrass Hills Subdivision) | 0.10 |
| Two Gun White Calf (Sweetgrass Hills Subdivision) | 1.10 |
| Dull Knife (Sweetgrass Hills Subdivision) | 0.10 |
| Crazy Horse (Sweetgrass Hills Subdivision) | 0.10 |
| Rain in Face (Sweetgrass Hills Subdivision) | 0.25 |
| Bob Tail Horse (Sweetgrass Hills Subdivision) | 0.20 |
| Andesite to Evergreen Way | 0.20 |
| Andesite to Aspen Groves Subdivision boundary | 0.65 |
| Aspen Groves (All roads in subdivision boundaries- Autumn Trail, Chuck's Place, Andesite Road, Nordic Lane, Silverado Trail, W. Pine Cone Terrace, and Gray Owl Lane) | 1.97 |
| Evergreen Way to front of Pines Condos, Phase 1* | 0.40 |
| Timbercrest Drive, Pines Condos, Phase 2* | 0.15 |
| Coniferous Court, Pines Condos, Phase 2- to be plowed beginning Winter 2008-2009* | 0.10 |
| Blue Spruce Way* | 0.10 |
| Sprucewood Drive (Pinewood Hills Subdivision) | 0.15 |
| Pinewood Drive (Pinewood Hills Subdivision) | 0.15 |
| Moosewood Road (North Fork Creek Subdivision) | 0.15 |
| Ridgeback (only in Section 27, T6S, R3E to edge of Minor Subd. 149) | 0.30 |
| North Fork Ridge Road (aka USFS Road 166B, only that paved portion under USFS Road Permit for snowplowing subject to yearly renewal) | 0.80 |
| Community Park entrance in past dumpster | 0.06 |
| Total Miles Gallatin County | 12.28 |
| Madison County Owned Roads in BSOA's Jurisdiction | |
| White Otter (Cascade Subdivision) | 0.24 |
| Washaki (Cascade Subdivision) | 0.12 |
| Sioux (Cascade Subdivision) | 0.14 |
| Cheyenne (Cascade Subdivision) | 0.11 |
| Heavy Runner to Sky Crest Condos (Cascade Subdivision) | 0.11 |
| Dam Road (Cascade Subdivision) | 0.11 |
| Sitting Bull | 0.51 |
| Black Eagle to edge of Big Horn Condo tract (Cascade Subdivision) | 0.15 |
| Low Dog (E and W of Dam Road) (Cascade and Mountain Village Subdivisions) | 0.69 |
| Fire Station to Moonlight Basin Entrance- Lone Mountain Trail (aka Highway 64 Spur Road) | 1.10 |
| Total Miles MadCo Owned | 3.28 |
| Madison County Roads in BSOA's Jurisdiction | |
| Black Eagle Road from Big Horn Condos to Summit Hotel cul-de-sac (Mountain Village Subd.) | 0.20 |
| Low Dog Road from Sitting Bull through to Black Eagle (both forks in road- in front of Big Sky Resort) | 0.15 |
| Sitting Bull from Low Dog Road to Edge of Lot 7 (end of Mountain Inn Property) | 0.03 |
| Swift Bear (Cascade Subdivision) | 0.34 |
| Moose Ridge (inclusive of Black Bear Lane) (Cascade and Powder Ridge Subdivisions) | 0.39 |
| White Grass (Cascade Subdivision) | 0.20 |
| Rising Bull (Cascade and Powder Ridge Subdivisions) | 1.6 |
| Little Wolf (Cascade Subdivision) | 0.10 |
| Turkey Leg (Cascade Subdivision and that portion in front of Stillwater Condos) | 0.60 |
| Spotted Eagle (Cascade Subdivision) | 0.10 |
| Speaking Eagle (Cascade Subdivision) | 0.15 |
| Black Moon (Cascade Subdivision) | 0.30 |
| Little Plume (Cascade Subdivision) | 0.10 |
| Middle Rider (Cascade Subdivision) | 0.40 |
| Little Thunder (Cascade Subdivision) | 0.40 |
| Plenty Coups (Cascade Subdivision) | 0.15 |
| White Butte-- to be plowed beginning Winter 2008-2009 (Cascade Subdivision) | 0.40 |
| Beehive Basin Road to Section Boundary (boundary of Sections 19 and 20) | 1.10 |
| Total Miles BSOA in MadCo | 6.51 |
| Total Miles Madison County | 9.79 |

All mileage listed above will be verified Summer 2008- mileage updated on September 23, 2008

*See BSOA Board meeting minutes from December 21, 2007

**FIRST ADDENDUM
Exhibit A- BSOA SNOW AND NOXIOUS WEED
ROAD MANAGEMENT RESOLUTION NO: 2008-01
December 16, 2011**

GALLATIN COUNTY

| Gallatin County Roads in BSOA's Jurisdiction | |
|---|-------------|
| Lone Walker (Meadow Village Subdivision 25 Lot Addition) | 0.20 |
| Looking Glass (Meadow Village Subdivision 25 Lot Addition) | 0.20 |
| Black Otter (Meadow Village Subdivision) | 0.40 |
| Yellowtail (Meadow Village Subdivision) | 0.45 |
| Little Coyote (Meadow Village Subdivision) | 1.75 |
| Two Moons (Meadow Village Subdivision) | 0.55 |
| Curly Bear (Meadow Village Subdivision) | 0.40 |
| Spotted Elk (Meadow Village Subdivision) | 0.40 |
| Half Moon Court (Meadow Village Subdivision) | 0.10 |
| Chief Joseph Road (Sweetgrass Hills Subdivision) | 0.60 |
| Crow King (Sweetgrass Hills Subdivision) | 0.20 |
| Red Feather (Sweetgrass Hills Subdivision) | 0.10 |
| Two Gun White Calf (Sweetgrass Hills Subdivision) | 1.10 |
| Dull Knife (Sweetgrass Hills Subdivision) | 0.10 |
| Crazy Horse (Sweetgrass Hills Subdivision) | 0.10 |
| Rain in Face (Sweetgrass Hills Subdivision) | 0.25 |
| Bob Tail Horse (Sweetgrass Hills Subdivision) | 0.20 |
| Andesite to Evergreen Way | 0.20 |
| Andesite to Aspen Groves Subdivision boundary | 0.65 |
| Aspen Groves (All roads in subdivision boundaries- Autumn Trail, Chuck's Place, Andesite Road, Nordic Lane, Silverado Trail, W. Pine Cone Terrace, and Gray Owl Lane) | 1.97 |
| Evergreen Way to front of Pines Condos, Phase 1* | 0.40 |
| Timbercrest Drive, Pines Condos, Phase 2* | 0.15 |
| Coniferous Court, Pines Condos, Phase 2* | 0.10 |
| Blue Spruce Way* | 0.10 |
| Sprucewood Drive (Pinewood Hills Subdivision) | 0.15 |
| Pinewood Drive (Pinewood Hills Subdivision) | 0.15 |
| Moosewood Road (North Fork Creek Subdivision) | 0.15 |
| Ridgeback (only in Section 27, T6S, R3E to edge of Minor Subd. 149) | 0.30 |
| North Fork Ridge Road (aka USFS Road 166B, only that paved portion under USFS Road Permit for snowplowing which terminates on May 31, 2014 and is subject to renewal) | 0.80 |
| Community Park entrance in past dumpster | 0.06 |
| Total Miles Gallatin County | 12.8 |

*See BSOA Board meeting minutes from December 21, 2007

MADISON COUNTY

| Madison County Owned Roads in BSOA's Jurisdiction | |
|--|--------------|
| White Otter (Cascade Subdivision) | 0.24 |
| Washaki (Cascade Subdivision) | 0.12 |
| Sioux (Cascade Subdivision) | 0.14 |
| Cheyenne (Cascade Subdivision) | 0.11 |
| Heavy Runner to Sky Crest Condos (Cascade Subdivision) | 0.11 |
| Dam Road (Cascade Subdivision) | 0.11 |
| Sitting Bull | 0.51 |
| Black Eagle to edge of Big Horn Condo tract (Cascade Subdivision) | 0.15 |
| Low Dog (E and W of Dam Road) (Cascade and Mountain Village Subdivisions) | 0.69 |
| Fire Station to Moonlight Basin Entrance- Lone Mountain Trail (aka Highway 64 Spur Road) | 1.10 |
| Total Miles MadCo Owned | 3.28 |
| Madison County Roads in BSOA's Jurisdiction | |
| Black Eagle Road from Big Horn Condos to Summit Hotel cul-de-sac (Mountain Village Subd.) | 0.20 |
| Low Dog Road from Sitting Bull through to Black Eagle (both forks in road- in front of Big Sky Resort) | 0.15 |
| Sitting Bull from Low Dog Road to Edge of Lot 7 (end of Mountain Inn Property) | 0.03 |
| Swift Bear (Cascade Subdivision) | 0.34 |
| Moose Ridge (inclusive of Black Bear Lane) (Cascade and Powder Ridge Subdivisions) | 0.39 |
| White Grass (Cascade Subdivision) | 0.20 |
| Rising Bull (Cascade and Powder Ridge Subdivisions) | 1.6 |
| Little Wolf (Cascade Subdivision) | 0.10 |
| Turkey Leg (Cascade Subdivision and that portion in front of Stillwater Condos) | 0.60 |
| Spotted Eagle (Cascade Subdivision) | 0.10 |
| Speaking Eagle (Cascade Subdivision) | 0.15 |
| Black Moon (Cascade Subdivision) | 0.30 |
| Little Plume (Cascade Subdivision) | 0.10 |
| Middle Rider (Cascade Subdivision) | 0.40 |
| Little Thunder (Cascade Subdivision) | 0.40 |
| Plenty Coups (Cascade Subdivision) | 0.15 |
| White Butte (Cascade Subdivision)* | 0.40 |
| Beehive Basin Road to Section Boundary (boundary of Sections 19 and 20) | 1.10 |
| Total Miles BSOA in MadCo | 8.71 |
| Total Miles Madison County | 12.99 |

*Mileage added in October 2008