

**AMENDMENT TO PROTECTIVE COVENANTS OF  
SWEETGRASS HILLS SUBDIVISION  
BIG SKY, GALLATIN COUNTY, MONTANA**

NOW, THEREFORE, pursuant to the terms and conditions of the Amended and Restated Protective Covenants of Sweetgrass Hills Subdivision dated September 26, 2008 and recorded at the Office of the Clerk and Recorder for Gallatin County, Montana on October 3, 2008 as Document Number 2311976 the Members hereby amend the Amended and Restated Protective Covenants of Sweetgrass Hills Subdivision dated September 26, 2008 and recorded at the Office of the Clerk and Recorder for Gallatin County, Montana on October 3, 2008 as Document Number 2311976 as follows:

**1. AMENDMENT:** Article 1 entitled "Definitions" shall be amended to include the following term and definition;

**"Short-Term Rentals** - any rental or lease of any buildings or improvements located within the Subdivision, including but not limited to dwellings, Units, a Caretaker Residence, and/or a Guest House, lasting less than thirty (30) consecutive calendar days."

**2. AMENDMENT:** Article 7 entitled "Property Use Restrictions" shall be amended to include the following paragraph;

**"L. Short-Term Rentals.** The use of any Unit, Lot or Tract as a Short-Term Rental, which use did not exist prior to the date of the recording of this Amendment, is prohibited within the boundaries of the Subdivision. In the event a Unit, Lot or Tract was used by an Owner as a Short-Term Rental prior to the date of the recording of this Amendment and the Owner wishes to continue such use, the Owner shall complete and submit to the Association annually a signed Short-Term rental registration form provided by the Association which shall include the name and contact information, including twenty-four (24) hour contact information, for the Owner and for any property manager responsible for managing the property. Such Owner shall also submit to the Association an annual fee with the Short-Term rental registration form. Annual fees shall be determined by the BSOA Board.

Short-Term Rentals shall be limited to an occupancy of no more than two (2) persons per bedroom plus two (2) additional persons. On street parking for the occupants of Short-Term Rentals is prohibited. Owners and occupants of Short-Term Rentals shall follow all rules, regulations and/or policies adopted by the Association governing the use of Short-Term Rentals. The Association shall have the right (but not the obligation) to enforce all provisions of the Association's Governing Documents applicable to Short-Term Rentals pursuant to the Association's Governing Documents. Violations will be subject to fines, late penalties and interest as determined by the BSOA Board.

**3. EFFECT OF AMENDMENT:** Except as otherwise amended herein, all terms, conditions, covenants, restrictions and limitations contained in the Amended and Restated Protective Covenants of Sweetgrass Hills Subdivision dated September 26, 2008 and recorded at the Office

of the Clerk and Recorder for Gallatin County, Montana on October 3, 2008 as Document Number 2311976 shall remain in full force and effect.

Dated this \_\_\_\_\_ day of October, 2019.

Big Sky Owners Association

\_\_\_\_\_  
Gary L. Walton, BSOA Chair

STATE OF MONTANA     )  
                                      : **SS**  
County of Gallatin     )

This instrument was executed before me this \_\_\_\_\_ day of October, 2019, by Gary L. Walton, Chair of the Big Sky Owners Association.

\_\_\_\_\_  
Notary Public for the State of Montana  
Residing at \_\_\_\_\_, Montana  
My Commission expires: \_\_\_\_\_