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Mindy C. Nowakowski  
Big Sky Owners Association, Inc.  
P.O. Box 160057  
Big Sky, Montana 59716

141007 RECORDS Pages: 11  
STATE OF MONTANA MADISON COUNTY  
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TO: BIG SKY OWNERS ASSOCIATION PO BOX 160057, BIG SKY MT 59716

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Page 1 of 11 05/25/2011 08:37:33 AM Fee \$77.00  
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**SECOND  
SUPPLEMENT TO EXHIBIT "A"  
OF THE  
AMENDED AND RESTATED BYLAWS OF  
THE BIG SKY OWNERS ASSOCIATION, INC.**

The undersigned is Chairman of the Board of Directors of the Big Sky Owners Association, Inc., ("BSOA") and does hereby certify that the Board of Directors of the BSOA at its meeting held on May 20, 2011 voted to expand the BSOA's jurisdiction, pursuant to Article 10, Section 10.2 of the Amended and Restated Bylaws for the Big Sky Owners Association, Inc. dated January 18, 2008 and recorded on January 25, 2008 (Document #2290050) in the records of the Clerk and Recorder's office of Gallatin County, State of Montana and recorded on February 11, 2008 (Document #124479) in the records of the Clerk and Recorder's office of Madison County, State of Montana ("Bylaws") and as subsequently amended and supplemented, to add the following properties as described herein. The Board determined that the addition of these properties (total proposed Membership Interests are 2) would not cause the total number of Membership Interests to increase by more than fifteen percent (15%) per fiscal year over the number of Membership Interests of record at the beginning of the October 1, 2010 - September 30, 2011 fiscal year (total Membership Interests are 2349).

The Board also received the consent or covenant of each owner of the proposed properties to have their respective properties be subject to the jurisdiction of the BSOA, its Governing Documents (as applicable) including the Bylaws, such consents are attached hereto as Exhibits A and B and are incorporated herein by reference. The Board also determined that each of the proposed properties to be annexed have recorded covenants that state that the property shall be a member of the BSOA or the owner has covenanted to be a member of BSOA. The recorded set of covenants or covenant is referenced in the attached Exhibits A and B.

The Board also determined through a title search conducted by American Land Title Company of Bozeman, Montana on February 11, 2010 and February 16, 2010 that the metes and bounds description as included in the Amended and Restated Exhibit A of the Supplement to Exhibit "A" of the Amended and Restated Bylaws of the Big Sky Owners' Association, Inc. dated July 26, 2010 and recorded on August 4, 2010 (Document

#2366915) in the records of the Clerk and Recorder's office of Gallatin County, State of Montana and recorded on August 23, 2010 (Document #137119) in the records of the Clerk and Recorder's office of Madison County, State of Montana legally described as:

**Gallatin County, Township Six (6) South, Range Four (4) East, M.P.M., Section 32:** All that part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 6 South, Range 4 East, M.P.M., lying West of the West Gallatin Road, as laid from Charles L. Ancency and Kate R. Ancency to Gallatin County, recorded in Book 66 of Deeds at page 85, and West of Montana State Highway No. 191 and its right-of-way as described in Deed recorded in Book 113 of Deeds at page 81, all reference to records herein made being to the records of the office of the County Clerk and Recorder of Gallatin County, Montana; reserving, however, the tract described as follows: Beginning as an initial point at the Southwest corner of said Northeast Quarter of the Southeast Quarter and running thence North along the West line of said Northeast Quarter of the Southeast Quarter and running thence North along the West line of said Northeast Quarter of the Southeast Quarter a distance of 455 feet to Corner No. 1 of the reserved tract; thence East 300 feet; thence North 260 feet; thence West 300 feet; thence South along the West line of said Northeast Quarter of the Southeast Quarter 260 feet to said Corner No. 1, together with an easement for ingress and egress. And excepting that portion of said lands known and described as Big Horn Tract, a subdivision in Gallatin County, Montana (hereinafter referred to as the "Metes and Bounds Property").

does not encompass any real property that is encumbered by covenants that require the owners of the real property described therein to be members of BSOA and therefore is removing this legal description from the Bylaws.

Therefore, the Board authorized its Chairman and Secretary to sign and record this second supplement to the Bylaws as follows:

The following properties shall be added to the BSOA's jurisdiction:

(14) Tract 1 of Certificate of Survey No. 1157C, a tract of land being a portion of Tract 1 of Certificate of Survey No. 1157B, located in the SW  $\frac{1}{4}$  of Section 25 and the SE  $\frac{1}{4}$  of Section 26, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. [Deed Reference: Film 131, Page 3313 and Document #2378059].

(15)

Tract A of Certificate of Survey No. 1486, being a tract of land in the Southwest one quarter (SW $\frac{1}{4}$ ) of Section 27, Township 6 South, Range 3 East, M.P.M., Gallatin County, Montana, being more particularly described as follows:

Beginning at a point which bears South 50°13'27" East a distance of 1056.85 feet from the west one quarter corner of Section 27, said Township and Range, thence the following courses and distances:

North 36°45'46" East a distance of 321.44 feet;  
North 61°00'18" East a distance of 422.02 feet;  
South 34°37'03" East a distance of 326.71 feet;  
South 44°46'42" West a distance of 442.49 feet;  
South 34°04'28" East a distance of 99.71 feet;  
South 32°49'00" West a distance of 56.37 feet;  
North 32°12'39" West a distance of 37.52 feet;  
North 49°56'19" West a distance of 72.42 feet;  
North 79°16'51" West a distance of 278.96 feet;  
North 42°40'54" West a distance of 164.08 feet to the point of beginning.

[Containing ~ 6.14 acres, Deed Reference: Document #2366744].

The Membership Interests and the corresponding assessment obligation for the above annexed properties shall become effective on October 1, 2011. In addition, the Membership Interests and the corresponding assessment obligation for the real properties legally described in the Metes and Bounds Property, if any, that is to be deleted shall cease on September 30, 2011. It is the intent that by adding and deleting the above listed properties, that a "Second Amended and Restated Exhibit A Legal Description" shall be recorded and that Exhibit F to the "Supplement to Exhibit "A" of the Amended and Restated Bylaws of the Big Sky Owners Association, Inc." dated July 26, 2010 and recorded on August 4, 2010 (Document #2366915) in the records of the Clerk and Recorder's office of Gallatin County, State of Montana and recorded on August 23, 2010 (Document #137119) in the records of the Clerk and Recorder's office of Madison County, State of Montana shall be superseded in its entirety and replaced by the attached "Second Amended and Restated Exhibit A Legal Description" (see attached Exhibit C).

**SIGNATURES TO FOLLOW**





**EXHIBIT B**  
**COVENANT TO ADD PROPERTY TO**  
**THE JURISDICTION OF THE BIG SKY OWNERS ASSOCIATION, INC.**

I, Karen Marie Strohn, Trustee of the Karen Marie Strohn Revocable Trust dated June 22, 2010, am the owner of the following described real property:

Tract A of Certificate of Survey No. 1486, being a tract of land in the Southwest one quarter (SW $\frac{1}{4}$ ) of Section 27, Township 6 South, Range 3 East, M.P.M., Gallatin County, Montana, being more particularly described as follows:

Beginning at a point which bears South 50°13'27" East a distance of 1056.85 feet from the west one quarter corner of Section 27, said Township and Range, thence the following courses and distances:

North 36°45'46" East a distance of 321.44 feet;  
North 61°00'18" East a distance of 422.02 feet;  
South 34°37'03" East a distance of 326.71 feet;  
South 44°46'42" West a distance of 442.49 feet;  
South 34°04'28" East a distance of 99.71 feet;  
South 32°49'00" West a distance of 56.37 feet;  
North 32°12'39" West a distance of 37.52 feet;  
North 49°56'19" West a distance of 72.42 feet;  
North 79°16'51" West a distance of 278.96 feet;  
North 42°40'54" West a distance of 164.08 feet to the point of beginning.

[Containing ~ 6.14 acres, Deed Reference: Document #2366744].

hereby covenants to subjecting the above described property to the jurisdiction of the Big Sky Owners Association, Inc., its Governing Documents (as applicable) including the Amended and Restated Bylaws for the Big Sky Owners Association, Inc. dated January 18, 2008 and recorded on January 25, 2008 (Document #2290050) in the records of the Clerk and Recorder's office of Gallatin County, State of Montana and recorded on February 11, 2008 (Document #124479) in the records of the Clerk and Recorder's office of Madison County, State of Montana and to the recording of this instrument. However, this covenant does not include consent to be under the jurisdiction of the Big Sky Architectural Committee. This covenant shall run with the land and shall be binding on Owner and his or her successors and assigns, and all parties having or acquiring any right, title or interest in or to any part of the real property described above. This covenant may only be modified by a written agreement signed by the Owner and the Association and recorded in the office of the Clerk and Recorder of Gallatin County. I understand that my Membership Interest in and assessment obligation to the Big Sky Owners Association, Inc. will become effective for the property legally described above on October 1, 2011.

*SIGNATURE TO FOLLOW*

*Karen Marie Strohn, Trustee*  
Karen Marie Strohn, Trustee

*July 7, 2011*  
Date

Of the Karen Marie Strohn Revocable Trust  
dated June 22, 2010

STATE of \_\_\_\_\_ )  
: ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for said State, personally appeared **Karen Marie Strohn, Trustee of the Karen Marie Strohn Revocable Trust dated June 22, 2010** known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year written above.

*Please see attached Notary*

\_\_\_\_\_  
(print name)  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

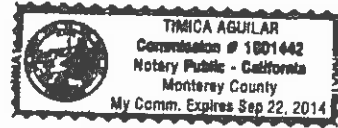
State of California  
County of San Benito )

On February 7, 2011 before me, Timica Aguilar

personally appeared Karen Marie Strohn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Timica Aguilar (Seal)

OPTIONAL

The following information is not required by law, but may be helpful to other parties relying on the document and may deter fraudulent activity if removed and reattached to another document.

Title (or type) of Document: Exhibit Covenant to Add Propert to The Jurisdiction of the Big Sky Owners Association, Inc.

Number of pages (not including this page): 2



**EXHIBIT C**

**Second  
Amended and Restated  
Exhibit A  
Legal Description  
to the**

**Amended and Restated Bylaws for the Big Sky Owners Association, Inc.**

The following described lands shall be included in the Association's Jurisdiction and subject to the provisions of the Articles of Incorporation and Bylaws of the Big Sky Owners Association, Inc.

All of the lands contained within the subdivisions and tracts known as:

- (1) Big Sky of Montana, Inc., Meadow Village Second Filing, Gallatin County, Montana [Plat Reference: I-12 and any amendments thereto];
- (2) 25 Lot Addition to Meadow Village, Second Filing, Gallatin County, Montana [Plat Reference: J-157 and any amendments thereto];
- (3) Big Sky of Montana, Inc., Sweetgrass Hills Subdivision, Gallatin County, Montana [Plat Reference: H-36 and any amendments thereto];
- (4) Big Sky of Montana, Inc., Mountain Village, Cascade Subdivision, Madison County, Montana [Filed April 27, 1973, Recorded in Book 4 of Plats, Page 74-81 and any amendments thereto];
- (5) Phases I and II of Aspen Grove Subdivision [Plat Reference: J-240 and any amendments thereto and Plat Reference; J-246 and any amendments thereto]
- (6) Tracts 1-8 of Certificate of Survey No. 1739 (and any amendments thereto), Township 6 South, Range 3 East, M.P.M., Gallatin County, Montana (commonly known as the Northfork Properties);
- (7) N1/2 and the N1/2 of the S1/2 of Section 17, Township 6 South, Range 3 East, P.M.M., Madison County, Montana (commonly known as Beehive Basin)
- (8) Tracts 1, 2, and 3 of Certificate of Survey No. 1760 (and any amendments thereto), a tract of land being portions of Tract 1 of Certificate of Survey No. 1157B and Certificate of Survey No. 994, located in the NE ¼, SE ¼, SW ¼, and NW ¼, of Section 26, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.
- (9) Tracts 3 and 4 of Certificate of Survey No. 1769A (and any amendments thereto), a tract of land being a portion of Certificate of Survey No. 994 located in the NE ¼, and the NW ¼, of Section 26 and the SE ¼ and the SW ¼ of Section 23, Township 6 South, Range 3 East, P.M.M., according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.
- (10) Tract 2 of Certificate of Survey No. 1769B, (and any amendments thereto) a tract of land being a portion of Tracts 1 & 2 of Certificate of Survey #1769A; located in the SW ¼ of Section 23, and the NW ¼ of Section 26, Township 6 South, Range 3 East, P.M.M., according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.

(11) Tracts 1 and 2 of Certificate of Survey No. 1769C (and any amendments thereto), being located in the Southwest One-Quarter of Section 23, and the Northwest One-Quarter of Section 26, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana.

(12) Tract 1 of Certificate of Survey No. 1740 (and any amendments thereto), located in the NW ¼, NE ¼ and SE ¼ of Section 22, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana, according to the official plat on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana.

(13) Tracts 2A, 2B, 2C of Certificate of Survey No. 1740A (and any amendments thereto), according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana, and located in the NE ¼, and in the SE ¼ of Section 22, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana.

(14) Tract 1 of Certificate of Survey No. 1157C, a tract of land being a portion of Tract 1 of Certificate of Survey No. 1157B, located in the SW ¼ of Section 25 and the SE ¼ of Section 26, Township 6 South, Range 3 East, P.M.M., Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana. [Deed Reference: Film 131, Page 3313 and Document #2378059].

(15) Tract A of Certificate of Survey No. 1486, being a tract of land in the Southwest one quarter (SW¼) of Section 27, Township 6 South, Range 3 East, M.P.M., Gallatin County, Montana, being more particularly described as follows:

Beginning at a point which bears South 50°13'27" East a distance of 1056.85 feet from the west one quarter corner of Section 27, said Township and Range, thence the following courses and distances;

North 36°45'46" East a distance of 321.44 feet;  
North 61°00'18" East a distance of 422.02 feet;  
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South 32°49'00" West a distance of 56.37 feet;  
North 32°12'39" West a distance of 37.52 feet;  
North 49°56'19" West a distance of 72.42 feet;  
North 79°16'51" West a distance of 278.96 feet;  
North 42°40'54" West a distance of 164.08 feet to the point of beginning.

[Containing ~ 6.14 acres, Deed Reference: Document #2366744].

In addition to the above the following real property is also in the Association's Jurisdiction:

**Madison County, State of Montana**

**Township Six (6) South, Range Two (2) East, M.P.M.  
Section 25: All**

**Township Six (6) South, Range Three (3) East, M.P.M.  
Section 19: All**

**Section 29: All, excluding Tract 1 of Section 29, Township Six (6) South, Range Three (3) East.**

**Section 30: All**

**Section 31: NW¼ & NW¼NE¼ & W¼NE¼NE¼ less all Yellowstone Mountain Club Subdivision in Section 31, Township 6S, Range 3E.**

**Gallatin County, State of Montana**

**Township Six (6) South, Range Three (3) East, M.P.M.**

**Section 25:** Crail Creek Minor Subdivision No. 259 and Tract 2 of COS 1875.

**Section 27:** All; excluding that portion of Section 27 lying within the Antler Ridge Subdivision as shown on the Final Plat of Antler Ridge Subdivision [Plat Reference J-329].

**Section 35:** All, excluding that portion of Section 35 known as Big Sky Hidden Village Condominiums.

**Section 36:** All