



COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MEADOWS SUBDIVISION

INTRODUCTION

This is a reproduction of the text of the recorded document which sets out the various rules which govern lot ownership in The Meadows.

Upon acquisition of the vacant lots still in possession of the original developer, or “Declarant”, Stropiq Meadows Partners LP became the successor Declarant, a role which involves a number of duties, responsibilities, and authorities while the neighborhood remains in the Development Period.

A copy of this document as registered with the Williams County Recorder is available upon request.

PREAMBLE

The authority to administer the Common Areas, the easements, covenants, conditions and restrictions herein, and any other documents or instruments affecting The Meadows, shall reside in the Declarant, until such authority is delegated by Declarant to the Meadows Development Homeowners’ Association (“Association”) as set forth in this Declaration. The Association shall be created by Declarant for the purpose of maintaining and administering the Common Areas, administering and enforcing these easements, restrictions, covenants and conditions, and collecting and disbursing the assessments and charges hereinafter created. During the Development Period, as that term is herein defined, the Declarant shall be the sole Member of the Association. At the termination of the Development Period, all the Owners shall immediately become Members of the Association. During the Development Period no Owner other than the Declarant shall be entitled in any way to either be a Member of the Association or to have any right respecting the governance or decision-making of the Association

ARTICLE I

Interpretation; Definitions

Section 1.1. Liberal Construction. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation, maintenance, construction, appearance and harmony of The Meadows, and providing the Declarant (during the Development Period) and thereafter the Association control and flexibility in managing and controlling activities within The Meadows. Any rules of strict construction or construing any ambiguities in this Declaration or other documents utilized to implement the Development Plan against the Declarant, or the Association after the Development Period, are not applicable.

Section 1.2. Definitions:

(a) "Architectural Control Committee" shall mean and refer to that committee described in Article VI, Section 6.4 below.

(b) "Articles" shall mean the Articles of Incorporation for The Meadows Development Homeowners' Association, a North Dakota non-profit corporation, which are incorporated herein by reference.

(c) "Association" shall mean and refer to The Meadows Development Homeowners' Association, its successors and assigns.

(d) "Board" or "Board of Directors" shall mean and refer to the Board of Directors of the Association

(e) "Bylaws" shall mean and refer to the Bylaws of the Association, which are incorporated herein by reference.

(f) "Common Areas" shall mean all real property owned, used and/or maintained in common by the Lots, including property designated as Common Area and Storm Water Facilities Easement on the Plat. The Common Areas include ownership and maintenance obligations for Lots 6, 20 and 24, Block 1; and Lot 1, Block 7 as designated on the Plat, and any other obligations of the Association as set forth in the Declaration. Also included in the definition of "Common Areas" for purposes of maintenance and payment for repair and/or operation expenses for said areas, are the Plat entry private lighting system, if any, entry monuments, mailboxes, mailbox shelters, if any, and maintenance of all landscaping, common area landscaping and fencing in the public right of ways in the interior portions and frontage of the Plat or within any private easement upon a Lot which may be granted to the Association on the face of the Plat or in a future recorded document.

(g) "Contract" shall mean and refer to a real estate purchase and sale contract.

(h) "Declarant" shall mean and refer to Stropiq Meadows Partners LP, a North Dakota limited partnership, its successors and/or assigns if such successors and/or assigns should acquire all or substantially all of the undeveloped portions of The Meadows from the Declarant for the purpose of development.

(i) "Development Period" shall mean and refer to that period of time beginning on the effective date of the Articles of the Association and ending at the earlier of (i) written notice from the Declarant to the Members of the Association in which the Declarant elects to terminate the Development Period, or (ii) the date that none of the Lots in the Meadows is owned by Declarant.

(j) "Development Plan" shall mean the Declarant's intended use and development of the Property, provided however that the Development Plan includes and is subject to any and all regulations imposed by state, federal and local law or as otherwise set forth in the Plat, or conditions imposed as a part of the approval of the Plat.

(k) "Family" shall mean one or more persons occupying a residence as members of a single housekeeping organization. A family may not include more than three persons not related by blood, marriage, or adoption.

(l) "Governing Documents" shall mean and refer to this Declaration, any Amendments or Supplementary Declarations, the Plat, the Articles, the Bylaws, the rules and regulations of the Association, if any, and the rules and procedures of the Architectural Control Committee, as any of the foregoing may be amended from time to time.

(m) "Governing Jurisdiction" shall mean the City of Williston, the County of Williams, and the state of North Dakota, as applicable.

(n) "Lot" or "Lots" shall mean and refer to all parcels of land shown upon the recorded Plat, with the exception of (i) Common Areas and (ii) land conveyed or dedicated to the Governing Jurisdiction.

(o) "Member" shall mean a Member of the Association, as defined in the Articles.

(p) "Mortgage" shall mean any mortgage, deed of trust, or Contract which constitutes a lien against a Lot of Common Area.

(q) "Occupant" shall mean and refer to a person who is not an Owner, but is actually occupying the dwelling unit on a Lot as such person's residence.

(r) "Original Declarant" shall mean and refer to The Meadows Development, LLC, a Washington limited liability company

(s) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Plat, including the Declarant, Contract purchasers, but excluding those having such interest merely as security for the performance of an obligation. The meaning of "Member" and "Owner" shall be the same.

(t) "Structure" shall mean any residence, garage, storage shed, outbuilding or other building; wall, rockery, fence, deck, arbor, trellis or mailbox standard; driveway, walkway, patio or sport court; swimming pool, hot tub, spa, basketball standard/backboard or recreational/playground apparatus; antenna or satellite dish; or the like. "Structure" shall not include dog kennels unless i) it is permanently affixed; ii) it has sides other than chain link fence; or iii) a permanently enclosed roof.

(u) All words or phrases defined in the Articles or Bylaws shall have the same meaning in these Declarations, and such definitions are incorporated herein by reference.

ARTICLE II
Property Rights

Section 2.1. Owners' Right of Enjoyment. Every Owner shall have a right and easement of enjoyment, subject to the restriction set forth herein, in the recorded Plat or applicable laws, in and to the Common Areas by virtue of ownership of a Lot, which shall be the sole qualification for membership in the Association. Maintenance of the Common Areas shall be the responsibility of the Association. Easements and restrictions set forth in the recorded Plat are incorporated herein and hereby reserved on each Lot. Any interest of an Owner in and/or to the Common Areas shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable assessments of fees for use, maintenance, preservation, insurance and other costs related to the Common Areas.

(b) The right of the Declarant to make use of or occupation of, or utilize for the purposes of ingress, egress, utilities and other similar purposes, in the Common Areas for the duration of the Development Period.

(c) The right of the Association to adopt reasonable rules for the use of the Common Areas, and to restrict an Owner's right to make use of the Common Areas for non-payment of assessments authorized herein.

(d) The right of the Declarant, during the Development Period, to grant or convey perpetual easements in, over or upon all or any part of the Common Areas.

Section 2.2. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws of the Association, his or her right of enjoyment to the Common Areas and facilities to the members of his or her family, his or her tenants, or Contract purchasers who reside on the Property. Owners' rights of use of the Common Areas shall be appurtenant to and shall not be separated from the ownership of each Lot and shall not be assigned or conveyed in any way except upon the transfer of title to such Lot and then only to the transferee of such title. The rights to use the Common Areas shall be deemed so transferred and conveyed whether or not it shall be so expressed in the deed or other instrument conveying title.

Section 2.3. Further Subdivision. No further subdivision of any Lot without resubmitting for formal plat procedure is allowed. The sale or lease of less than a whole Lot in the Plat is expressly prohibited except in compliance with all applicable Governing Jurisdiction statutes, ordinances, rules and regulations, and these Declarations.

Section 2.4. Maintenance of Common Areas. The Association shall maintain the Common Areas consistent with all applicable Governing Jurisdiction statutes, ordinances, rules and regulations. The use of the Common Areas shall be restricted to those uses specified in the recorded Plat or any amendments thereto. The Common Areas shall be maintained and used in compliance with all Governing Jurisdiction statutes, ordinances, rules and regulations, these Declarations, and conditions specified in the Plat or any amendments thereto.

ARTICLE III
Association Membership and Voting Rights

Declarant shall form the Association prior to or contemporaneous with the recording of this Declaration. The Association shall be a nonprofit corporation organized and existing under the Laws of the State of North Dakota charged with the duties and vested with the powers prescribed by law and set forth in the Governing Documents, as they may be amended from time to time. Qualifications for membership in the Association and voting rights are as provided in the Articles and Bylaws of the Association.

ARTICLE IV
Association Regulations and Assessments

Section 4.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay regular and special assessments to the Association, as provided herein. Notwithstanding the foregoing, however, Lots owned by the Declarant shall not be subject to assessment unless the home built on the Lot is actually occupied. Assessments shall be adopted in accordance with the Bylaws and this Declaration. The assessments, together with interest, costs and reasonable attorney fees, shall be a charge on the Lot and shall be a continuing lien upon and shall attach to the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney fees incurred in collecting the same, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due, irrespective of the ownership of the Lot as the date of collection. The right to collect and enforce payment of the Assessments is vested in the Association.

Section 4.2. Purpose of Assessment. The assessment levied by the Association shall be used to promote the recreation, health, safety and welfare of the residents of The Meadows, including but not limited to the improvement, construction, repair, maintenance, insurance and other expenses related to or arising from Common Areas or improvements thereon (e.g. taxes, utility charges, gardening, landscaping, storm water facilities and associated conveyance systems); any other responsibilities or obligations of the Association such as right of way landscaping, insurance, etc.; or other items or obligations deemed necessary and proper by the Association to keep The Meadows in a good, clean, attractive and safe condition in compliance with all applicable codes, laws, rules and regulations. Assessments may also be levied to pay for any professional services or consultation incurred by the Association in carrying out its duties, including but not limited to management companies, certified public accountants and legal counsel.

Section 4.3. Special Assessments. In addition to the assessments authorized above, the Association may, in accordance with and subject to the provisions of the Bylaws of the Association and any applicable laws, levy special assessments through the use of a special budget as authorized by the Bylaws. The special assessments may be used to cover unanticipated financial shortfalls, and/or for the purpose of defraying, in whole or in part, extraordinary expenses such as the cost of any construction, reconstruction, repair or replacement of a capital improvement of the Common Areas, and liability expenses, fixtures or improvements of the Association, including repairs or renovation. To the extent such costs and expenses are caused by the misconduct of an Owner or Occupant, the

Board may, after notice and an opportunity to be heard, specially assess that expense against that Owner's Lot.

Section 4.4. Reserves for Repair or Replacement. As a common expense and as a part of the Association budget, the Association may establish and maintain a reserve fund for repair or replacement of improvements and community facilities thereon by the allocation and payment to such reserve fund of an amount to be designated from time to time by the Association. The reserve fund shall be expended only for the purpose of repair, replacement or improvement to the Common Areas and any improvements and community facilities for which the Association is responsible, and for start up expenses and operating contingencies of a non-recurring nature. The proportional interest of any Owner in any such reserve shall be considered an appurtenance of such Owner's Lot and shall not be separately withdrawn, assigned or transferred, or otherwise separated from the Lot to which it appertains and shall be deemed to be transferred with such Lot in the event of a transfer or sale.

Section 4.5. Common Areas Exempt. The Common Areas and any other property dedicated to and accepted by a government or public authority shall be exempt from assessments, mortgages or other liens by the Association and any Owner.

Section 4.6. Exception to Maximum Assessment Limitation. The limitations of maximum assessments shall not apply with respect to fines or other charges imposed against an Owner or member by the Board pursuant to this Declaration or the Bylaws.

Section 4.7. Uniform Rate of Assessments; Lots Owned by Declarant Exempt. Except as otherwise authorized herein all assessments must be fixed at a uniform rate for all Lots, provided, however, that any vacant or unimproved Lot owned by Declarant shall not be subject to any assessment or charge herein.

Section 4.8. Date of Commencement of Assessments; Due Dates. The liability for assessments as to all Lots (except those not subject to assessment as provided above) shall commence and the first assessment shall be due on the date of closing of the Contract, the date of conveyance of the Lot, or the date of occupancy of a residence constructed thereon (whichever comes first). Assessments shall be due annually on January 1 of each year thereafter, or as may otherwise be established by the Board.

Section 4.9. Maximum Initial Assessment. The maximum assessment for 2013 shall not exceed One Hundred Eighty and No/100 dollars (\$180.00). Assessments thereafter shall be established, reviewed and/or adjusted by the Board of Directors, as provided in the Bylaws of the Association.

Section 4.10. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of the rate of twelve percent (12%) per annum or the maximum allowed by law. Unpaid assessments, plus interest, costs and attorney fees incurred by the Association in collecting assessments, filing and recording liens, enforcing the provisions of this Declaration or the Bylaws, or defending itself in any litigation shall constitute and create a lien on the Lot(s), provided however before the arrearage is actually assessed against an Owner, the Owner shall be provided an opportunity to be heard by the Board of Directors or such representative as is appointed by the Board of Directors. The failure to provide an opportunity to be heard as provided herein does not eliminate the accumulation of extra fees and charges, provided such opportunity is afforded before the extra fees and charges are actually assessed against the

Owner and collected. If an Owner fails to pay an Assessment within thirty (30) days of its due date, the Association shall prepare a written notice of Assessment setting forth the type of Assessment, the amount of the Assessment, the amount remaining unpaid, the name of the record Owner of the Lot, and a legal description of the Lot. Such notice shall be signed by the President and Secretary of the Association, whose signatures shall be acknowledged by a notary public and a copy sent to the Owner. If the Assessment remains unpaid thirty (30) days after the date of such notice, the notice shall be recorded in the office of the Williams County Recorder. Thereupon, and upon the continuing failure of the Owner to pay an Assessment, the lien for Assessment herein created may be foreclosed upon as provided by law for foreclosure of a mortgage on real property and other real property liens. Notwithstanding anything to the contrary contained in the Declaration and any amendment thereof, no action may be brought to foreclose the lien of any Assessment until the expiration of thirty (30) days after written notice of default has been deposited in the United States mail, addressed to the Owner of the Lot at the street address of the Lot or the last known address of the Owner, or otherwise if shown on the books and records of the Association. Such notice shall specify the amount and due date of the unpaid Assessment(s) and the legal description of the Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use or abandonment of his or her Lot.

Section 4.11. Subordination of the Lien to Mortgages. The lien of the assessment provided for herein shall be subordinate to the lien of any first Mortgage (and to the lien of any second Mortgage given to secure payment of the purchase price) now or hereafter placed on the Lot, only in the event that the lien for delinquent assessments has not been recorded with the Williams County Recorder's office at the time of the recording of the Mortgage lien. Sale or transfer of any Lot shall not affect the assessment lien. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 4.12. Real Property Taxes and Special Assessments. In the event that there are real property taxes and special assessments (collectively "taxes") on the Common Areas, the Association shall pay the same as an expense of the Common Areas. If the taxes become delinquent, the total amount of the delinquent taxes shall be divided equally among all the Owners, and said portion of each Owner's share of delinquent taxes shall be a lien on said Owner's Lot to the same extent as if the delinquent taxes were on the Owner's Lot.

Section 4.13. Maintenance Responsibility: Common Areas and Other. Maintenance, repair, replacement, improvements, taxes, insurance and other obligations and expenses or assessments arising from or through this Declaration or the recorded Plat shall also be the responsibility of the Association unless otherwise specified in this Declaration. In addition to the maintenance of the Common Areas, the Association shall maintain (if installed in the Plat): (1) the landscaping and signage installed by the Declarant or Association, (2) the entry monuments, (3) private lighting system, (4) signage or improvements, and (5) any storm water facilities outside of the public right-of-way (including but not limited to any and all storm water ponds and associated conveyance systems whether within a tract, Common Areas or Lot). The Association shall perform regular maintenance upon the drainage facilities installed, or to be installed, upon the Plat. Regular maintenance shall include, at a minimum, annual inspection of the storm water ponds and drainage system. As applicable, the system shall include the storm waters ponds, conveyance system pipes, ditches, swales, and catch basins. The Governing Jurisdiction shall have the perpetual right of entry across adjacent lands of the Owners for the purposes of inspecting, auditing, or conducting required maintenance of the drainage facility.

Section 4.14. Rules and Regulations. The Declarant during the Development Period, and the Board of Directors thereafter, shall have the power to adopt and enforce Association Rules governing the use of the Common Areas or activities within The Meadows, so long as such rules and regulations are consistent with law and this Declaration. A copy of Association Rules, as they may from time to time be adopted, amended or repealed shall be mailed or otherwise delivered to each Owner and Occupant. Upon such mailings, said Association Rules shall have the same force and effect as if they were set forth in and were part of this Declaration. The Association or the Declarant may prescribe penalties for the violation of such rules and regulations, including but not limited to suspension of the right to use the Common Areas or portions thereof. A copy of the rules and regulations then in force shall be retained by the secretary of the Association and shall be available for inspection by any Owner during reasonable business hours.

ARTICLE V **Acceptance of Covenants**

The purchasers and grantees of deeds or Contracts to the Lots in the Plat, their heirs, assigns, personal representatives, successors and assigns, and all persons or concerns claiming by, through or under such grantees, declare and agree with each and every person who shall be or who shall become an Owner of any of said Lots, that said Lots shall be and hereby are bound by the covenants set forth herein and shall be held and enjoyed subject to and with the benefit and advantage of the protective covenants, restrictions, limitations, conditions and agreements set forth herein.

ARTICLE VI **Restrictions**

Section 6.1. Occupancy and Use. No Lot, building or Structure thereon, or any part thereof shall be used or occupied for any purpose other than as a Single Family residence unless specifically authorized by zoning laws and regulations, this Declaration, and the Declarant during the Development Period or the Association thereafter. The conduct or carrying on of any manufacturing, trade, business, commerce, industry, profession or other occupation whatsoever, upon any such Lot or any part thereof, or in any building or Structure thereon erected, shall constitute a breach of this restriction, excepting the right of a licensed contractor in the course of constructing a residence on any Lot, to store construction equipment and materials on said Lot in the normal course of said construction, and to use any single family residence as a sales office or model home for purposes of sale in The Meadows. Notwithstanding the foregoing, and subject to this Declaration and all rules promulgated hereunder, the Owners are permitted to (i) lease or rent their Lot and improvements to one Family for residential use, or (ii) operate a home business approved by the Board, in which case this Declaration and all rules promulgated hereunder will also apply with full force and effect to the lessee/tenant, or (iii) operate a home office without Board approval so long as the Owner's main place of business is elsewhere and business visitors are no more than sporadic.

Section 6.2. Construction of Improvements. For the purpose of further insuring the development of the lands in The Meadows as a residential area of uniform and high standards during the Development Period, Declarant reserves the right during the Development Period to control the buildings, Structures and improvements, including the location, placed on each Lot and the Common Areas. The Owner or Occupant of each Lot, by acceptance of the title thereto or by taking possession thereof, covenants and agrees to the same and agrees that any

improvements placed or constructed thereon shall conform to this Declaration and the Development Plan.

Section 6.3. Architectural Control. No building, garage, carport, storage shed, rockery, hot tub, or spa (including decks, patios or coverings for same), mailbox, sports court, landscaping device or object, wall, fence, outbuilding, pet house, masonry, signs, lamp post, swimming pool, or other Structure or improvement (hereinafter "Improvement(s)") shall be placed upon any Lot, unless and until the construction plans and specifications have been approved in writing by the Declarant during the Development Period, or the Architectural Control Committee thereafter. No alteration of the exterior appearance (including, without limitation, the color of any buildings or structures) of any Improvement shall be made without like written approval.

Section 6.4. Architectural Control Committee. During the Development Period, the Declarant shall be the Architectural Control Committee (hereinafter "ACC"), provided the Declarant may, but shall not be required to, from time to time during the Development Period appoint an interim ACC of not less than three (3) and not more than five (5) persons. The members of the interim ACC need not be Owners. During the Development Period, the Declarant may remove any member of the ACC from office at any time, or may dissolve such interim ACC and resume the responsibilities of the ACC. A member of the interim ACC shall not be entitled to any compensation for services performed pursuant to this Declaration. After expiration of the Development Period, the Board shall appoint members to the ACC which ACC shall be not less than three (3) or more than five (5) persons, who need not be Members of the Association, as vacancies occur. The ACC, any member thereof, the Association, its directors or officers, and the Declarant shall not be liable to any Owner, occupant, builder or developer for any damages, loss or prejudice suffered or claimed on account of any action or inaction of the ACC or a member thereof, provided that the member has, in accordance with the actual knowledge possessed by him or her, acted in good faith.

Section 6.5. Approval Procedures. Applications for approval shall include complete plans and specifications for all proposed buildings or structures and exterior alterations, together with detailed plans showing the proposed location of the same on the Lot, and shall be submitted to the ACC at least ten (10) days prior to the planned permit submittal date and such construction or alteration shall not be started until written approval thereof is given by the ACC. Should the ACC fail to approve, approve with conditions, or disapprove the plans and specifications submitted by an Owner within thirty (30) days after submission of an application therefor, then the applicant may request in writing a response within an additional fourteen (14) days. In the event there remains no response, the application shall be deemed approved, provided, however, the plans and specifications must still comply with this Declaration in all respects.

Section 6.6. Criteria for Approval. The ACC shall have the right to approve or refuse to approve any design, plan or color for any improvements, construction or alterations, which are not suitable or desirable, aesthetically or otherwise, in the opinion of the ACC. The ACC shall have the right to take into consideration the suitability of the proposed building or other Structure, the material with which it is to be built, and its exterior color scheme and harmony thereof with the Lot and surrounding Lots and improvements, the effect or impairment that said improvements will have on the view of surrounding Lots, and any and all facts which, in the opinion of the ACC, shall affect the desirability or suitability of such proposed improvements. The ACC may adopt general or specific standards for all or any part of the design or construction

of buildings within The Meadows. Any action or inaction by the Declarant or the ACC shall be in its sole discretion and all parties, Owners and/or potential Owners shall hold and save Declarant, the Association, and the ACC harmless to the maximum extent permitted by law.

Section 6.7. Exemptions and Variances from Requirements. The ACC may, upon application, grant exemptions and variances from the rules and procedures of the ACC and this Declaration when the party requesting such exemption or variance establishes to the satisfaction of the ACC that the improvement or other matters which are desired by the applicant are compatible with the overall character of The Meadows. Requests for an exemption or variance shall be submitted in writing to the ACC and shall contain such information as the ACC shall from time to time require. The ACC shall consider applications for exemption or variance and shall endeavor to render its decisions within twenty (20) days after notice to the Owner of proper submission. The failure of the ACC to approve an application for an exemption or variance shall constitute disapproval of such application.

Section 6.8. Prohibition of Pre-Built Houses / Minimum Size Requirements / Height Restrictions. No mobile home, prefabricated home, trailer, modular home, shack, tent or other pre-built or pre-manufactured home shall be allowed on any Lot. No building shall be allowed on any Lot except one Single Family dwelling house, except that an auxiliary building may be constructed on a Lot if it is designated and constructed as to be compatible in appearance with the main building and has been fully approved by the ACC. Said dwelling house shall have a fully enclosed living area, excluding attached garage, which has a floor area of not less than 1,600 square feet. The calculation of square feet shall be exclusive of garages and basements. No auxiliary building, with the exception of garages, shall have ground coverage in excess of three hundred (300) square feet. No dwelling house shall exceed two (2) stories (excluding the basement) or be more than the maximum legally allowed under applicable Governing Jurisdiction statutes, ordinances, rules and regulations. The above requirements do not supersede any governmental requirements that are more restrictive, and may be changed by the Declarant during the Development Period by written document recorded with the Williams County Recorder's office. All residences and other structures shall comply with all governmental setback standards and, if applicable, any further recorded setback restrictions imposed upon any Lot by this Declaration or an amendment thereto.

Section 6.9. Construction. All construction of properly authorized improvements shall be diligently pursued to completion thereof in a manner and at a rate reasonably consistent with building standards prevailing in the immediate area relating to high quality construction of a similar type, and in no event shall the period of construction of any improvement exceed nine (9) months from the date of commencement of construction to completion as to external appearance, including finished painting. No Structure or vehicle, other than a completed permanent dwelling house as contemplated by these restrictions and limitations, shall be used on any Lot at any time as a residence, either permanently or temporarily. No auxiliary building shall be deemed completed as long as the dwelling house is incomplete.

Section 6.10. Landscaping. The Owner of each Lot shall be responsible for the landscaping thereon. Except for Lots owned by Declarant, each Lot shall be originally landscaped in accordance with plans and specifications submitted to and approved by the ACC. Landscaping shall not block any views of traffic patterns or sidewalks from any driveway. All front and side yards and landscaping thereon must be completed within thirty (30) days from the date of completion of the building or Structure constructed thereon, and all rear yards and landscaping thereon must be completed within one hundred eighty (180) days from the date of completion of the building or Structure constructed thereon. Within 30 days of substantial home

completion, the builder or Owner shall install an underground sprinkler sufficient to irrigate the entire lot and area between the sidewalk and curb, and to install the minimum number of required plantings, including trees, shrubs and lawn in the front and side yards. If the dwelling unit is completed between October 1st and April 15th, then April 15th shall be used as the home completion date for purposes of meeting the 30 or 180 day front, side, and rear yard requirements for lawn and trees. The Owner of the Lot shall be required to maintain the landscape throughout their Lot, including boulevard. This includes, but is not limited to, regular turf maintenance, annual tree and shrub trimming, plant bed mulch, and replacement of dead plants. At all times, the landscape shall have at least a 90% survivorship rate. The Owner shall be responsible for the replacement of dead plant material. Substantial changes to the originally installed landscaping shall be subject to approval by the ACC.

Section 6.11. Window Coverings. All window coverings within any residence shall be permanent in nature (e.g., other than sheets, blankets or towels), provided however, during the first thirty (30) days from the date of occupancy temporary window coverings may be used in bedrooms and bathrooms.

Section 6.12. Plantings, Fences and Retaining Walls. No hedge more than six (6) feet in height, nor any fence, wall or other similar Structure more than six (6) feet in height, shall be constructed, erected, placed, planted, set out, maintained or permitted on any Lot. All fencing and walls must be specifically approved by the ACC prior to their installation. The ACC is free to adopt a fencing policy detailing acceptable styles of fencing if it deems appropriate. Retaining walls shall be built such that no bare concrete is visible from any neighboring lot. The location and height of all fences and other obstructions within a dedicated easement on the recorded Plat shall be subject to the approval of the local jurisdiction, in addition to the ACC.

Section 6.13. Exterior Lighting and Antennas. Exterior lighting shall not be excessively bright and shall not cause nuisance to other residents. Decorative light posts must have brick, stone, or other suitable structure at the base. Any steel post shall have a proper base. Floodlights should be directed so as not to cross the fence line onto adjacent properties. No television antennas, including satellite communication dishes, or such similar devices (other than "mini dishes" with a diameter of less than 24 inches placed in a location hidden from the road), radio aerials, ham radio broadcast or receiving apparatus shall be erected, maintained or placed on any Lot without specific written approval by the ACC. Rotary beams or other similar devices shall not be constructed on any Lot.

Section 6.14. Changing Lot Contours and Drainage: Subdivisions. The surface grade or elevation of the various Lots shall not be substantially altered or changed in any manner which would affect the relationship of such Lot with other Lots, or which would result in materially obstructing the view from any other Lot, or which would otherwise produce an effect out of harmony with the general development of the immediate area in which said Lot is located. Whether or not such alteration or change in the elevation or grade of any Lot would be prohibited shall be determined by the Declarant during the Development Period in its sole and uncontrolled discretion. In addition, prior approval must be obtained from the appropriate governmental authority before any Structures, fill or obstructions, including fences, are located within any drainage easement or drainage swale. No further subdivision of any Lot without resubmitting for formal plat procedure is allowed. No drainage swales shall be graded, impeded or materially altered. The sale or lease of less than a whole Lot in the Plat is expressly prohibited.

Section 6.15. Maintenance by Owners. Unless otherwise specifically provided herein, the Owner of each Lot shall be responsible for the maintenance and upkeep of the

improvements and landscaping located thereon, and shall maintain their hedges, plants, shrubbery, trees, and lawns in a neat and trim condition at all times. Lot Owners shall also be required to maintain, in a uniform manner, adjacent City right-of-way located between their Lots and the back of street curbs. After written notice to an Owner from the Declarant, or the Association after the Development Period, of such Owner's failure to maintain said Lot, landscaping and/or improvements in accordance herewith, and after approval at a meeting of the Board of Directors or other Association committee to which such oversight responsibility shall have been delegated, to which meeting the Lot Owner shall have been given at least five (5) days written notice, the Association shall have the right, through its agents and employees, to enter upon any Lot in order to repair, maintain and/or rectify the same to such standards. The cost of such work shall be a special assessment on such Owner and such Owner's Lot, and the provisions of this Declaration regarding the collection of assessments shall apply thereto.

Section 6.16. Garbage Disposal. The Owners of the Lots shall ensure that no garbage can or other receptacle will be visible from any place outside the residence except on collection day.

Section 6.17. Clotheslines. No Owner or Occupant of any Lot shall place or permit clotheslines thereon which are visible from any other Lot or street in The Meadows.

Section 6.18. Exterior Appearance, Siding, Roofs, and Roofing Materials. Each house in The Meadows shall have minimum brick, cultured stone, stone or stucco on the front exposure covering 20% of the front elevation (exclusive of garage doors). Other materials and architectural features may be used to reduce this requirement subject to ACC approval, such as "bat and board" siding and columns. No home with the same structural façade shall be repeated on adjacent properties. All siding shall be non-plywood type wood (beveled or grooved), vinyl, or masonry. The use of T1-11 siding or vinyl siding with a thickness of less than 0.044 inches is explicitly prohibited. All roofing materials must be a minimum 25-year composition, and

Section 6.19. Underground Utilities. All utilities, on and in public dedicated areas, private property, or on and in the Common Areas, including water, cable television and Internet, natural gas, storm sewer, and power shall be installed underground in compliance with all government regulations for the installation and maintenance of the same.

Section 6.20. Nuisance. Nothing shall be done or maintained on any Lot in The Meadows which may be or become an annoyance or nuisance to the neighborhood. No livestock, animals, poultry or fowl shall be kept on any Lot other than animals or birds of the type and species generally recognized as common household pets, such as dogs, cats, canaries and parakeets which are kept on said property solely as household pets, provided that no such household pet which is or becomes an annoyance or nuisance, in the sole discretion of the Board, shall thereafter be kept on any Lot. No dog houses, dog runs, or dog kennels may be placed on any Lot unless they are screened from the view of other Lots in the Plat, Common Areas and the streets. All dogs which become a nuisance by barking at inappropriate hours shall be kept in the residence or garage from the hours of 9:00 p.m. to 7:00 a.m. so as to eliminate or minimize disturbances.

Section 6.21. Trash and Accumulations. No trash, refuse pile, vehicles, underbrush, compost pile, or other unsightly growth or objects shall be allowed to grow, accumulate or remain on any Lot so as to be a detriment or unreasonable annoyance or become a fire hazard.

In the event any such condition shall exist upon any Lot, Declarant or the Association may enter upon said Lot and remove the same at the expense of the Lot Owner who, on demand shall reimburse Declarant or the Association for the cost thereof, and such entry and removal shall not be deemed a trespass.

Section 6.22. Non-Permitted Parking. All vehicles must be kept in a garage or driveway. Regular overnight parking on the street is prohibited. No boats, boat trailers, utility trailers, enclosed cargo trailers, house trailers, campers, motor homes, or any part thereof, shall be stored or permitted to remain on any residential site or Lot for more than forty-eight (48) hours unless the same is stored or placed in a garage or other fully enclosed space, or is entirely screened so as not to be visible from any street and abutting Lots. All screening is to be approved by the Declarant or the ACC. Vehicles modified for industrial use, trucks with a capacity in excess of one (1) ton, machinery not involved in on-site work, disabled and/or non-operational vehicles shall be subject to the same restrictions. Upon forty-eight (48) hours notice to the Owner of a Lot where an improperly parked or stored vehicle, boat, or other equipment is located, the Association may have the item removed at the Owner's expense.

Section 6.23. Signs. All signs shall be in compliance with the Governing Jurisdiction Code. Except for entrance, street, directional, traffic control, and safety signs, and such promotional signs as may be maintained or approved by Declarant, no signs of any kind shall be placed on any Lot or residential site in The Meadows where the same is visible from any Lot or street in The Meadows, except in accordance with such rules and regulations as may from time to time be adopted by the Declarant or Association. In the absence of such rules and regulations, no signs whatsoever other than conventional house numbers indication the address of the premises shall be placed on any Lot or residential site. One "For Sale" or "For Rent" sign which does not exceed the maximum size of two feet by three feet may be placed on a Lot without the approval of the Declarant or Association. During the Development Period, Declarant may require all signage on Lots and homes to be uniform in dimension and general character regardless of the builder or Realtor or other person involved in marketing the Lot or home. Uniformity standards may be adopted by the Declarant or the ACC.

Section 6.24. Vehicle Storage. Each residence shall have an enclosed garage providing sufficient storage for at least two automobiles. No garage shall be permanently enclosed or converted to other use without the substitution of another garage. Automobiles shall not be parked on a driveway or street in lieu of being parked in an available space in the garage. Garage doors shall be kept closed at all times practicable. Vehicles shall be adequately maintained to ensure that leaking fluids from the vehicles will not occur. If any leaking occurs on a driveway or street, the leaking shall be promptly cleaned and the driveway or street returned to its normal condition.

Section 6.25. Mailboxes. The mailbox and mailbox shelters' maintenance, repair, or replacement shall be the responsibility of the Association. The mailboxes and mailbox shelters shall be constructed in locations and according to plans approved by the ACC.

Section 6.26. Woodpiles. Woodpiles or wood supplies shall not be stored on any front yard, or be visible from the streets within The Meadows.

Section 6.27. Sales and Construction Facilities. Notwithstanding any other provision in this Declaration to the contrary, it is expressly permissible during the Development Period for the Declarant, and its agents, employees or nominees, to maintain on any portion of the Property owned by the Declarant or on the Common Areas such facilities as the Declarant may

reasonably feel are required, convenient or incidental to the construction and/or sales of Lots or improvements thereon. The Declarant may permit, in writing, an individual Owner to maintain temporary equipment and construction material on the Owner's Lot when the Declarant feels the same is reasonably required, convenient or incidental to construction activities for improvement on said Lot.

Section 6.28. Drainage Waters. Following original grading of the roads and ways of The Meadows, no drainage waters on any Lot or Lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way. The Owner of any Lot or Lots, prior to making any alteration in the drainage system, must make application to and receive approval from the appropriate governmental authority. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any Lot shall be done by and at the expense of such Owner.

Section 6.29. Relief from Provisions. In cases where an Owner has made a factual showing that strict application of the provisions of this Article 6 would work a severe hardship upon him or her, the Board by Association action may grant the Owner relief from any of such provisions; provided, however, that such relief shall be limited by its scope or by conditions to only that necessary to relieve the hardship; and provided further, that no such relief shall be granted if the condition thereby created would, in the reasonable judgment of the Board, adversely affect the Association's right or ability to enforce any provision of this Declaration in the future or the rights of any other Owner or the view from any other Lot. The decision of the Board in granting or denying such relief shall be final and conclusive. Noting in this Section 6.29 shall diminish the authority of the ACC to grant variances and exemptions for matters within the purview of Section 6.7.

Section 6.30. Easements on Recorded Plat. Easements set forth in the Plat are incorporated herein and hereby reserved on each Lot and/or the Common Areas. No Owner shall construct or locate any structure or portion thereof within the utilities easement areas, and no Owner shall relocate, remove or disturb any utility within the utilities easement, including any utility box, without the written approval of the ACC and the current holder(s) of the utilities easement. Any easement entered upon for the purposes stated above shall be restored as near as possible to its original condition by the individual or entity entering said easement. No lines or wires for the transmission of electric current, telephone or cable TV shall be placed or be permitted to be placed upon any Lot unless the same shall be underground or in conduit attached to a structure.

Section 6.31. Prohibited Materials. In order to protect the environment, and water quality, precautions must be taken with the storm drainage system on site. The following materials shall not be allowed to enter any surface or subsurface part of the public drainage system:

- (a) Petroleum products including, but not limited to, oil, gasoline, grease, fuel oil and heating oil.
- (b) Trash and/or debris.
- (c) Animal waste
- (d) Chemicals and/or paint.

- (e) Steam cleaning waste.
- (f) Washing uncured concrete for cleaning and/or finishing purposes or to expose aggregate.
- (g) Laundry wastes or other soaps.
- (h) Pesticides, herbicides, or fertilizers.
- (i) Sewerage.
- (j) Heated water.
- (k) Chlorinated water or chlorine.
- (l) Degreasers and/or solvents.
- (m) Bark or other fibrous material.
- (n) Antifreeze and/or other automotive products.
- (o) Lawn clippings, leaves or branches.
- (p) Animal carcasses.
- (q) Silt.
- (r) Acids or alkalis.
- (s) Recreation vehicle wastes.
- (t) Dyes unless prior permission has been granted by the Governing Jurisdiction.
- (u) Construction materials.

Any Owner found to not be in compliance with this Section shall immediately remove and remedy the matter upon written notice of the Board or the Governing Jurisdiction.

ARTICLE VII

Insurance; Casualty Losses; and Condemnation

Section 7.1. Insurance Coverage. The Association may, at its discretion, obtain and maintain at all times as an Association expense a policy or policies and bonds written by companies licensed to do business in North Dakota which shall provide:

- (a) Insurance against loss or damage by fire and other hazards covered by the standard extended coverage endorsement in an amount as near as practicable to the full insurable replacement value (without deduction for depreciation) of landscaping and

improvements located in the Common Areas, with the Association named as insured as trustee for the benefit of Owners and Mortgagees as their interests appear.

(b) General comprehensive liability insurance insuring the Association, the Owners, and Declarant against any liability to the public or to the Owners and their guests, invitees, licensees or tenants, incident to the ownership or use of the Common Areas.

(c) Worker's compensation insurance to the extent required by applicable laws.

(d) Fidelity coverage naming the Association as an obligee to protect against dishonest acts by the Board, Association officers, committees, managers, and employees of any of them, and all others who are responsible for handling Association funds, in an amount equal to not less than three (3) months general assessments on all Lots, including reserves.

(e) Such other insurance as the Association deems advisable, including without limitation directors and officers error and omission insurance; provided that, notwithstanding any other provisions herein, the Association shall continuously maintain in effect casualty, flood, and liability insurance and a fidelity bond meeting the insurance and fidelity bond requirements for similar projects established by Federal National Mortgage Association, Governmental National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Housing Authority, and Veterans Administration, so long as any of them is a Mortgagee or Owner, except to the extent such coverage is not available or has been waived in writing by all applicable agencies.

Section 7.2. Casualty Losses. In the event of substantial damage to or destruction of any of the Common Areas, the Association shall give prompt written notice of such damage or destruction to the Owners and to the holders of all first Mortgages. Insurance proceeds for damage or destruction to any part of the Common Areas shall be paid to the Association as a trustee for the Owners, or its authorized representative, including an insurance trustee, which shall segregate such proceeds from other funds of the Association.

Section 7.3. Condemnation. In the event any part of the Common Areas is made the subject matter of any condemnation or eminent domain proceeding, or is otherwise sought to be acquired by any condemning authority, the Association shall give prompt notice of any such proceeding or proposed acquisition to the Owners and to the holders of all first Mortgages who have requested from the Association notification of any such proceeding. All compensation, damages, or other proceeds therefrom, shall be payable to the Association.

ARTICLE VIII **General Provisions**

Section 8.1. Covenants to Run with Land. This Declaration shall constitute a servitude upon all Lots in The Meadows conveyed by Declarant, its successors or assigns, to any grantee, and shall run with the land and be binding upon all such grantees and all persons claiming by, through or under them. The acceptance of any such conveyance by any such grantee shall constitute an agreement on the part of any such grantee, for himself or herself, his or her heirs, devisees, personal representatives and assigns, to all such covenants, restrictions, limitations, conditions and agreements.

This Declaration, as amended or supplemented, shall remain in full force and effect for a period of twenty (20) years from the date recorded, at which time it shall automatically extend for successive periods of ten (10) years each, unless by written agreement of the then Owners of a majority of the Lots in The Meadows, it is agreed to terminate or change this Declaration in whole or in part. In the event this Declaration is extended to include adjoining lands through the annexation procedures herein, this Declaration may only be terminated or changed in conjunction with the adjoining Lands, and in such case, the agreement of the then Owners of a majority of all Lots subject to this Declaration, as amended and extended, shall be recorded to affect such termination or change. Termination of this Declaration or modifications which materially affect the Common Areas or obligations of the Association shall first receive approval from any governmental agency potentially impacted by the termination of modifications. Any termination or change shall become effective upon the recording of such agreement, duly signed and acknowledged by the necessary parties, as above provided, in the offices of the Williams County Recorder.

Section 8.2. Breach of Covenants. In the event of the violation or breach or attempted violation or breach of any of these covenants, restrictions, limitations, conditions, duly adopted rules and regulations or agreements by any person or concern claiming by, through or under the Owner, or by virtue of any judicial proceedings, Declarant, the Owner of any Lot or the Association, or any of them, jointly or severally, shall have the right to institute, defend or intervene in litigation or administrative proceedings to compel compliance with the terms hereof or to prevent such violation or breach. The Association may be involved in its own name on behalf of itself or two or more Owners on matters affecting the Association, but not on behalf of Owners involved in disputes that are not the responsibility of the Association. In the event of such enforcement the prevailing party shall be entitled to, in addition to other relief, recovery of its attorney fees and costs.

In addition to the foregoing, Declarant, or its nominee, or the Association shall have the right whenever there is a violation of these restrictions, to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the Owner, who, on demand and after notice and opportunity to be heard by the Board of Directors or its representative, shall reimburse the cost thereof including attorney fees and costs incurred. Such entry and abatement or removal shall not be deemed a trespass. Except in the event of an emergency, three (3) days' written notice must be given to the non-complying party before summary abatement or removal may occur.

Sections 8.3. Failure to Enforce. The failure to enforce any right, reservation, covenant, restriction, limitation, condition or agreement herein contained, however long thereafter, either as to the breach or violation involved or as to any similar breach or violation occurring prior or subsequent thereto, shall not bar or affect the enforcement of any such right, reservation, covenant, restriction, limitation, condition or agreement as to any such breach or violation thereof, nor shall said failure in any way be construed as or constitute a waiver of said provision.

Section 8.4. Right to Assign by Declarant. The Declarant may assign any and all of its rights, powers, obligations, privileges, and interest under this instrument to any other person or concern, and in any such case any such successor or assignee may exercise and enjoy such rights, powers, privileges and interest and shall be responsible for such obligations to the same extent as Declarant would have been had such assignment not been made.

Section 8.5. Annexation. Additional real property may become subject to this Declaration in the following manners:

(a) Additions by Declarant. Declarant, its successors and assigns, shall have the right, but shall not be obligated, to include additional real property of Declarant's selection as a part of the Properties subject to and restricted by this Declaration. This right may be exercised without obtaining the consent or approval of the Association or its members. The additions of other real property authorized by this subsection shall be made by incorporating the provisions of this Declaration by reference on the face of any such recorded Plat map of such annexed real property, or the Declarant may record an addendum to this Declaration containing such additions and modifications as may be appropriate or necessary to reflect the different character, if any, of the additional properties.

(b) Additions by Others. Upon approval in writing of the Declarant during the Development Period and thereafter by the association the Owner of such real property who desires to subject such other real property to the provisions of this Declaration and to subject it to the jurisdiction of the Declarant, may file for record a supplementary Declaration of covenants, conditions and restrictions, which by its terms, expressly extends the covenants contained in this Declaration to such other real property.

Section 8.6. Amendment of this Declaration. During the Development Period, the Declarant has sole power to amend this Declaration. Upon expiration of the Development Period, this Declaration may be amended by an affirmative vote of at least seventy-five percent (75%) of the Members of the Association. Any amendment to this Declaration must be recorded with the Williams County Recorder.

Section 8.7. Severability. Should any of the provisions of this Declaration be declared void, invalid, illegal or unenforceable for any reason, it shall in no way affect the validity of the other provisions hereof, and such other provisions are hereby declared to be severable and shall remain in full force and effect.

**Legal Description of The Meadows
(As amended Sept. 11, 2013)**

Lots 1 through 18, Block 2; Lots 1 through 17, Block 4; Lots 1 through 10, Block 5; Lots 1 through 5, Block 6; of the Plat of The Meadows Subdivision, according to the plat thereof recorded under Auditor's File Number 747752, records of Williams County, North Dakota; AND

Lots 1 through 36, Block 1; Lots 1 through 21, Block 3; Lots 1 through 11, Block 7, of The Meadows Subdivision A Rearrangement of Block 1, Block 3, Block 7 and Block 8, The Meadows Subdivision and Sublot 4, situated in the N1/2, Section 36, Township 155 North, Range 101 West, 5th P.M. , City of Williston; and Lots 1 through 11, Block 8, according to the plat thereof recorded under Auditor's File Number 767188, records of Williams County, North Dakota.

Subject to easements, covenants, conditions, and restrictions of record.

Situated in the County of Williams, State of North Dakota.