

Penelope Reed PR

RETURN TO: ~~Cole Law Firm, PLLC~~
~~3860 Avenue B, Suite C West~~
~~Billings, MT 59102-6273~~

2826 Oakland Dr #9
Billings, MT 59102

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ABSTRACT CONCERNING STONERIDGE COURT CONDOMINIUMS RULES AND REGULATIONS –
OCCUPANCY AND RENTAL REQUIREMENTS

This abstract has been prepared in accordance with Section 70-21-101, M.C.A., and filed of record by the Board of Directors (“Board”) of the Association of Unit Owners of Stoneridge Court Condominiums (the “Association”). The purpose of the Abstract is to provide notice to the public of the Association’s adoption of certain rules and restrictions governing the rental and occupancy of units in Stoneridge Court Condominiums as further described below. Stoneridge Court Condominiums are located on the following parcel:

Tract 2, of Oakland Acreage Tracts, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #731674.

The By-Laws of the Association, originally recorded on November 4, 1982 and subsequently amended on October 11, 1995 (Document No. 1802541) and November 18, 1997 (Document No. 1899586), grant the Board authority to adopt rules and regulations governing the operation of Stoneridge Court Condominiums and the Association. On October 19, 2015 the Board approved a new version of **Rule 1 (Occupancy and Rental of Units)** (“2015 Rental Rules”) restating and replacing the previous Rule 1 (Lease or Rental of Units) originally adopted on October 2, 1995. The 2015 Rental Rules were later approved by a majority of the unit owners at a meeting held on October 19, 2015. With the exception of the original Rule 1 (Lease or Rental of Units), all rules that were first approved in 1995 remain in full force and effect.

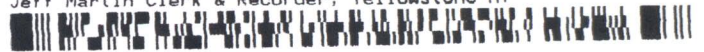
The 2015 Rental Rules include numerous restrictions and requirements governing the rental and occupancy of units in Stoneridge Court Condominiums. This Abstract is not intended to be a complete summary of the rules, which are extensive and should be reviewed in their entirety. Among other requirements, the rules establish a limit of 6 units that may be rented in the condominium complex, set out procedures for approving rental units, and require that a Board-approved “Lease Addendum” be signed by the occupant and the owner of each rental unit. The rules specify that both the occupant and the owner of a rental unit must comply with all rules of the Association and may be subject to enforcement measures if they do not comply.

A full and complete copy of the 2015 Rental Rules, as well as the original October 2, 1995 rules and regulations adopted by the Association, may be obtained without cost by contacting the president or the secretary of the Association at the following address:

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Stoneridge Court Condominiums Association
Attn: Association President or Secretary
2814 Oakland Drive, #42
Billings, MT 59102

It is possible that any rules adopted by the Board, including the 2015 Rental Rules, may be amended, restated, or repealed over time. Interested persons should not assume that notice of any such amendment, restatement, or repeal will be recorded with the Yellowstone County Clerk and Recorder but should contact the Association directly to obtain the latest version of all applicable rules and regulations.

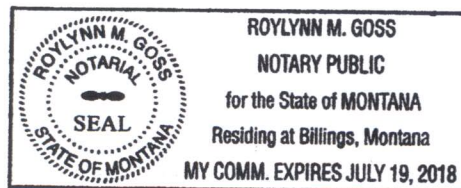
IN WITNESS WHEREOF, the Association of Unit Ownership of Stoneridge Court Condominiums has hereunto subscribed its name as of the day and year written below.

**ASSOCIATION OF UNIT OWNERSHIP OF
STONERIDGE COURT CONDOMINIUMS**

By: Penelope Reed
Penelope Reed
Its: President

STATE OF MONTANA)
)ss.
County of Yellowstone)

This instrument was acknowledged before me on the 2nd day of November, 2015, by Penelope Reed known to me to be the President of the Association of Unit Ownership of Stoneridge Court Condominiums.



Roylynn M. Goss