

199705610120

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ROAD MAINTENANCE AGREEMENT
FOR
BRUNNER TRACTS SUBDIVISION

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THIS AGREEMENT is made this 9 day of JANUARY 1997 by
Chris Byrd, owner of that land located in Flathead County, Montana, known as
Brunner Tracts as recorded at the Clerk and Recorder Office, Flathead County,
Montana.

The purpose of this agreement is to provide for the future maintenance of
roads serving this land, for the benefit of all who acquire property within this land.

NOW THEREFORE, the owners hereby agree that all property described above
is held and shall be conveyed held, conveyed, hypothecated or encumbered, leased,
rented, used, occupied, and improved subject to the following road maintenance
agreement. This agreement shall run with the land and shall be binding upon all
parties, their heirs and/or assigns having or acquiring any right, title, or interest in
the described land or any part thereof.

All owners of property within the described lands shall as a condition of the
purchase of said property automatically become members of the Brunner Tracts
Road Maintenance Association. Said land will hereafter be sold subject to
membership in this Association. The purpose of the Brunner Tracts Road
Maintenance Association shall be to periodically review the condition of the road
serving said land, and to direct maintenance work to be done as necessary to
maintain this road in good, all weather condition to those standards required by the
conditions of approval being; a usable all weather road traversable by a standard two
wheel drive vehicle. The Association shall meet at least once annually, in the
spring, to access required maintenance. Additional meetings may be called as
deemed necessary by owners. Members shall be given at least 15 days written notice
of each meeting. Decisions by a majority of members shall be binding on all
members of the Association. Each lot owner is allotted one vote per lot owned.

The Road Maintenance Association is hereby authorized to assess each
member from time to time sums of money necessary to carry out required road
maintenance work. In the event of nonpayment by a member for the amounts
assessed by the Association, the Association shall have the power to cause such
assessments to become a lien upon the members real property which is subject to
this agreement; and all property owners, by acceptance of this agreement and
membership in the Road Maintenance Association, agree thereto.

The cost of road maintenance shall be allocated among members of the
Association as follows: The cost of maintaining any part of Sweebee Lane or Wade
Drive shall be borne equally by all property owners.

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This agreement shall be in effect for a period of ten years from the date of the making thereof, after which time it shall be automatically extended for successive periods of ten years each. Amendments to add to or to strengthen this agreement, but not to weaken it, may be made at any time by recording an instrument in writing signed by the majority of landowners within the described land.

Brunner Tracts Road Maintenance Association shall be a permanent organization. It may be dissolved and this agreement terminated only at such time as a public agency assumes responsibility for maintenance and repair of all roads serving the described land, and then only by recording an instrument in writing signed by the majority owners of the within described land.

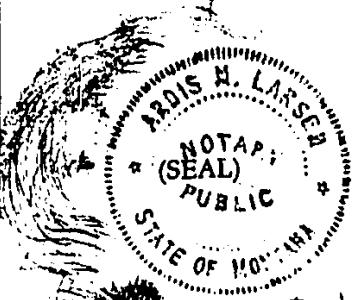
IN WITNESS WHEREOF the parties do hereunto set their hands to this document, this 9 day of January, 19 97.

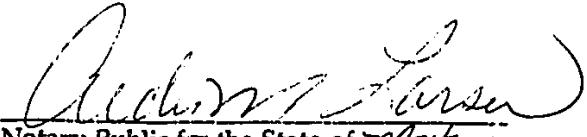


Chris Byrd

STATE OF Montana :ss
County of Flathead

On this 9 day of January, 19 97 before me, the undersigned, a Notary Public in and for the state aforesaid, personally appeared Chris Byrd, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same.




Richard T. Larson
Notary Public for the State of Montana
Residing in Glacier
My Commission expires 3/9/99

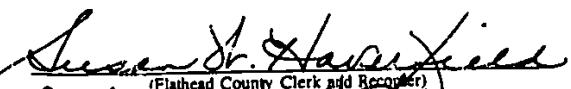
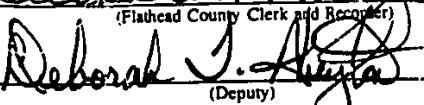
STATE OF MONTANA. } ss
County of Flathead }

Recorded at the request of Larsen Sue's
this 25 day of Feb, 19 97 at 10:12 o'clock AM and recorded in
the records of Flathead County, State of Montana.

Fee \$ 12 Pd.

RECEPTION NO. 199705610120

RETURN TO Chris Byrd
P.O. Box 3071
Glacier 59937 55903


Susan J. Hausefield
(Flathead County Clerk and Recorder)

Deborah J. Murphy
(Deputy)