

## Outline of Covenants

- 1.) Run with the land.
- 2.) Individual parcel owners cannot subdivide parcels.
- 3.) Setback from boundary lines and roads shall be specific, but in most instances will be 50'.
- 4.) Common easement areas are for the use of all owners. Individual parcel owners may not fence or build structures on common easements, without board approval.
- 5.) We have an open-range policy. Homeowners must fence out animals and/or recreationists.
- 6.) Homeowner dues are currently \$300/quarter.
- 7.) No construction, improvements or alterations to exterior without Review Committee approval.
- 8.) No mining, quarry, or excavation.
- 9.) No hunting, trapping, or discharge of any firearm.
- 10.) No commercial raising of livestock, no swine. Exception: child's 4-H project.
- 11.) Up to 4 large animals per 20-acre parcel.
- 12.) Owners must control noxious weeds.
- 13.) No external burning or refuse.
- 14.) May have home office if it does not involve regular traffic with public and no more than two employees.
- 15.) Owners may rent their home, but they must notify the Association. Tenants assume rights to amenities of **Gallatin River Ranch**.
- 16.) Maintain property in good repair.
- 17.) Propane tanks must be underground or out of view of other owners.
- 18.) No trailers or mobile homes, temporarily nor permanently.