

**A RESOLUTION OF INTENTION TO EXPAND THE BOUNDARIES OF
RURAL IMPROVEMENT DISTRICT 1993-2 TO INCLUDE THE LOTS IN
RANCHVIEW ESTATES, PHASE II**

WHEREAS, Ranchview Estates Major Subdivision is located in the NW 1/4 of Section 17, T11N, R3W, P.M.M.; and

WHEREAS, the preliminary plat approval granted by the Board of County Commissioners for Phase II of the Subdivision required that a mechanism for road maintenance be established for the subdivision; and

WHEREAS, the covenants for the Ranchview Estates Subdivision (Section XVI. STREETS) indicate that the roads shall be maintained by a rural improvement district and that each lot shall be included in the district and subject to an assessment; and

WHEREAS, Rural Improvement District (RID) No. 1993-2 was established as part of Ranchview Estates Subdivision, Phase I, but was inadvertently not expanded at the time of platting Phase II; and

WHEREAS, the original developer, Philip R. Wirth, still owns about 22% of the lots within Phase II and has expressed support for the expansion of RID 1993-2 to include Phase II of the Ranchview Estates Subdivision; and

WHEREAS, the Ranchview Estates Subdivision Homeowners Association represents the lot owners in Phases I and II and has expressed support for the inclusion of Phase II in RID 1993-2; and

WHEREAS, the Board of County Commissioners has the authority to propose Rural Improvement Districts for the purpose of funding road improvements and/or maintenance, pursuant to Section 7-12-2101, et. seq., MCA.

NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of County Commissioners that it does hereby establish its intention to expand the boundary of Rural Improvement District No. 1993-2 to include the lots in Phase II of the Ranchview Estates Subdivision and for the purpose of equitably funding road maintenance within said district. The district shall remain in effect in perpetuity or until such action by the Board of County Commissioners otherwise dissolves the district.

BE IT FURTHER RESOLVED that said expansion of the district shall include all lands developed as Phases IIA and IIB of the Ranchview Estates Major Subdivision, identified on Exhibits A and B, attached hereto and made a part hereof.

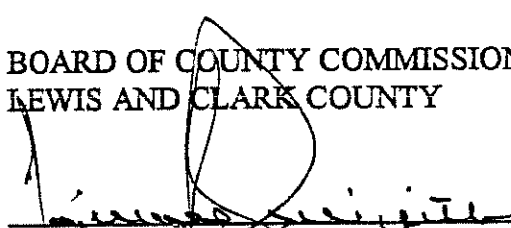
BE IT FURTHER RESOLVED that the maintenance activities shall be the same as RID No. 1993-2, including snow plowing, sanding, sweeping, drainage control, street identification and traffic control signing, crack sealing, resurfacing, and other maintenance and repair as necessary to preserve the road

surfaces; the initial estimated annual cost for said maintenance within Phase II is \$1,800. It is anticipated that such maintenance shall be administered by the subdivision homeowners association under a contractual agreement with the Board of County Commissioners.

BE IT FURTHER RESOLVED that all lots would benefit and shall be assessed for the maintenance of the roads in the same manner as RID No. 1993-2. Developed lots shall be assessed a flat fee and undeveloped lots shall be assessed a lower flat fee (one-third the assessment for developed lots). Such assessments shall be based upon the assessed valuation of land, improvements, and personal property valuations to distinguish developed and undeveloped lots. Then, thresholds and limits of assessed valuation shall be applied resulting in a flat fee assessment for developed lots and a another flat fee assessment (one-third) for undeveloped lots. Based upon the assessment method described, annual individual lot assessments (approximate) shall be \$60 for developed lots and \$20 for undeveloped lots. All funds collected for the district shall be spent solely for the road improvement and maintenance activities within the proposed district.

DATED this 30 day of July, 1996.

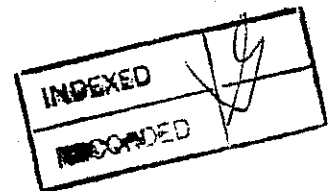
BOARD OF COUNTY COMMISSIONERS
LEWIS AND CLARK COUNTY


Michael J. Griffith, Chairman

ATTEST:


Paulette J. DeHart, Clerk of Board

File: 2716 Rnch2RID.Int



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PAULETTE DEHART CLK & REC
LEWIS & CLARK CO
HELENA, MT

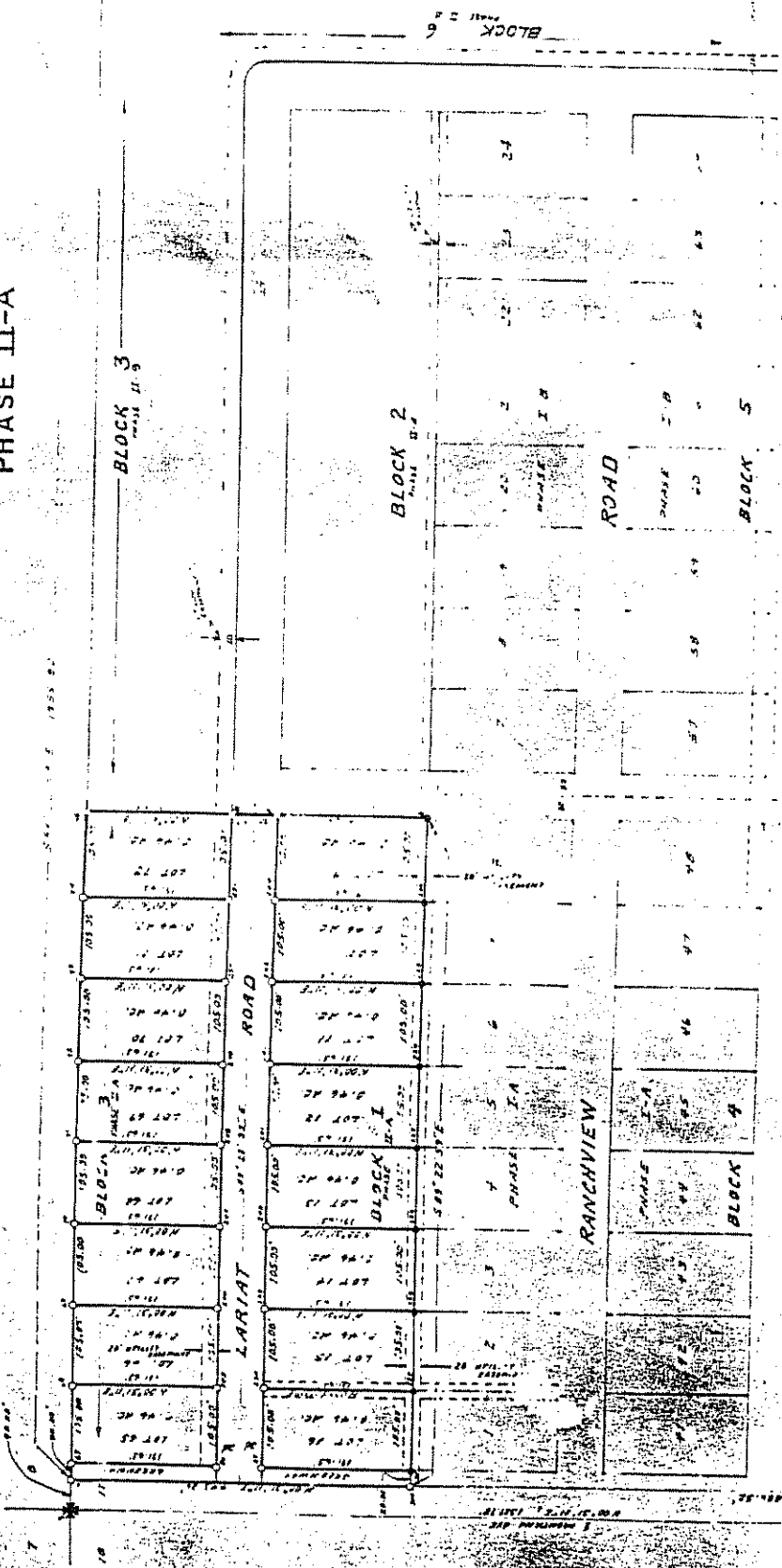
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BY William Grant
WJG

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RANCHVIEW ESTATES SUBDIVISION
PHASE II-A

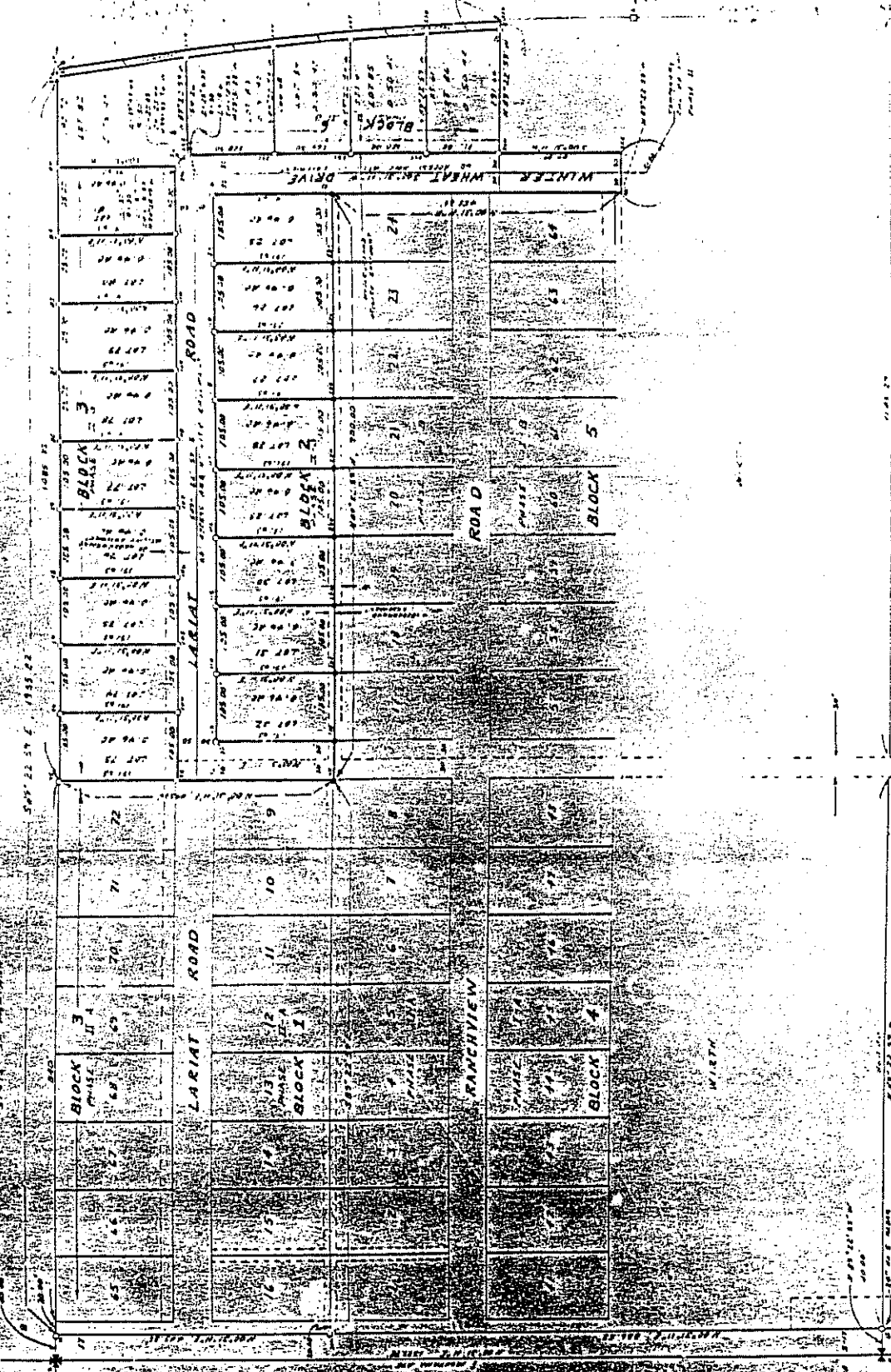
STATE OF MONTANA



1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
 4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.
 6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES.
 7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING TAXES.
 8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING COSTS.
 9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING CHARGES.
 10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING EXPENSES.
 11. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND CHARGES.
 12. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING COSTS AND CHARGES.
 13. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING EXPENSES AND CHARGES.
 14. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES, CHARGES, COSTS AND EXPENSES.
 15. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES, CHARGES, COSTS, EXPENSES AND CHARGES.
 16. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES, CHARGES, COSTS, EXPENSES AND CHARGES.
 17. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES, CHARGES, COSTS, EXPENSES AND CHARGES.
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 20. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES, CHARGES, COSTS, EXPENSES AND CHARGES.

Gerald L. Carter
 2913 417

RANCHVIEW ESTATES SUBDIVISION PHASE II-B



NOTE: WATER SEWER PLANS
ARE ON SEPARATE PLANS
SEE PLANS 100-100-100-100
AND 100-100-100-100
FOR DETAILS
PAGE 1-4

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