

Rule and Regulation for the Starling Community

Fines for Beginning Construction Activity Before Obtaining Approval

WHEREAS, the Declaration of Protective Covenants, Conditions, and Restrictions for Starling Planned Unit Development (“Declaration”) was recorded in the Office of the Clerk and Recorder for Flathead County, Montana, as Document No. 20220030096 on December 8, 2022, and re-recorded as Document No. 202300002414 on February 16, 2023.

WHEREAS, pursuant to the Declaration, Section 8.1, “Any Construction Activity to the exterior of any Lot, including without limitation the exterior of any structure on a Lot, may not be commenced or maintained except upon the prior written approval of the [Design Review Panel (“DRP”).” See also, the Starling Community Design Manual (Design Manual”), Section 5.1.1.

WHEREAS, pursuant to the Declaration, Section 1.38, the Board of Directors (“Board”) for the Starling Community Association, Inc. (“Association”) may adopt rules and regulations, including rules and regulations regarding fines for violations of the Declaration and/or Design Manual.

WHEREAS, pursuant to the Declaration, Section 1.38, any rule or regulation adopted before the Transfer Date must also receive the written consent of the Declaration, Starling Development, LLC (“Declarant”).

NOW, THEREFORE, the Board, with the written consent of the Declarant, adopts the following Rule and Regulation:

If the Owner of any Lot, or the Owner’s representative, begins any site preparation for initial construction on a Lot before complying with the Declaration, Section 8.1, and the Design Manual, Section 5.1.1, the Board may assess a minimum fine of \$3,000.00 for each Lot in violation of such provisions.

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PASSED AND ADOPTED by the Board for the Association on this 13th day of July, 2023. This Rule and Regulation shall become effective on the date it is posted to the


Association's website. A copy of this Rule and Regulation shall also be kept in the records of the Association.

STARLING COMMUNITY ASSOCIATION, INC.:

By: 
Chad Pelley

Its: Chairman

DECLARANT:
STARLING DEVELOPMENT, LLC

By: 
Chad Pelley

Its: Manager