



*John M. Morrison  
Frederick F. Sherwood  
David K. W. Wilson, Jr.  
Linda M. Deola  
Brian J. Miller*

bmill@mswdlaw.com

Attorneys at Law  
401 North Last Chance Gulch  
P.O. Box 557, Helena, Montana 59624-0557  
www.mswdlaw.com

*Robert Farris-Olsen  
Andrée Larose  
Scott Peterson  
Anne Sherwood*

(406) 442-3261  
(406) 443-7294 FAX

April 10, 2022

[Lot Owner]

Dear [Name],

On March 31, 2022, Mark Pieloch purchased 28 lots in the Eagle Canyon Ranches and Missouri River Ranches subdivisions from Deanna Lane and Montana Recreational Properties, Inc. Mr. Pieloch also purchased the Developer's Rights from Ms. Lane and MRP and is now the developer for the Missouri River Ranches and Eagle Canyon Ranches subdivision. As the developer, Mr. Pieloch now has additional rights and responsibilities under the subdivision covenants.

With the change in ownership, there will be changes in how the subdivisions are managed and developed. It is Mr. Pieloch's goal to ensure that all changes are made with public input and in accordance with the by-laws for the subdivisions. Additionally, Mr. Pieloch wants to make sure that all lot owners who want to have input in the changes, or voice their concerns, are allowed the opportunity to do so in an orderly and civil manner.

As you know, relationships among lot owners in the subdivisions have been contentious in the past. These disputes resulted in several different lawsuits and calls to the Lewis and Clark County Sheriff at times. All of these issues and lawsuits have now been settled, and it is hoped that none of this type of thing will occur in the future. Mr. Pieloch respects the rights of all lot owners to voice concerns and ask questions about any changes in the subdivisions, and we will ensure that anyone who wants to participate in the process is allowed to do so. While every lot owner might not agree with every change that happens, every lot owner will be given the opportunity to express their viewpoints and persuade their fellow lot owners in a fair and civil way.

As Mr. Pieloch's counsel, he has asked me to explain some of the areas that will be addressed under his management and development of the subdivisions. These are as follows:

1. Improvements in public safety. One item that Mr. Pieloch intends to address is the requirement to maintain 60 foot access easements throughout the subdivisions to allow for safe ingress/egress for emergency vehicles, neighbors and so forth.
2. Development of roads and necessary infrastructure for the subdivisions
3. Mitigation of noxious weeds throughout the subdivisions
4. Maintenance of the natural beauty of the land. This will include working with landowners to clean up and remove significant trash, junk trailers, and other debris. Mr. Pieloch intends to provide lot owners with the support they need to ensure that all the lots are cleaned up and brought into compliance with the covenants. Each individual lot owner with these issues will be contacted at a later date to discuss how that process will work. We understand that it may take some time to get these issues resolved, and we appreciate your patience and understanding in working with us on these issues.
5. To continue to work the lot owners with approved hardship situations regarding dues, fees, and compliance with the covenants
6. Ensure even-handed enforcement of the covenants and consistent payment of dues and fees for all lot owners
7. Establish a formal building plan review and approval process of all new construction in the subdivisions

These are the primary areas that will be addressed, and Mr. Pieloch encourages lot owners to bring any other issues that you may have to his attention. As these items are addressed, you will receive appropriate notices and be provided with information about how you can provide input and make sure your voice is heard in the process, including the time and date of any meetings. We hope that meetings in the future will be civil and that everyone in attendance will be given a fair opportunity to be heard and participate in the decision-making process.

Mr. Pieloch's primary contact will be Sharon LaFaver. She can be reached at [DevilsKitchenRanch2@gmail.com](mailto:DevilsKitchenRanch2@gmail.com)

Or at PO Box 143, Wolf Creek, MT 59649. If you have questions, concerns, or issues, those can be brought to her attention.

Thank you for taking the time to read this letter.

Sincerely,

Brian Miller  
Counsel for Mark Pieloch

**Montana Recreational Properties to Mark Pieloch March 31, 2022**

**Missouri River Ranch**

Parcel	Legal	Acres
MRR Lot 2	MISSOURI RIVER RANCH, S06, T15 N, R02 W, Lot 2, COS # 471065/E IN W2SE4SE4	20.01
MRR Lot 14	MISSOURI RIVER RANCH, S06, T15 N, R02 W, Lot 14, COS # 471065/E IN S2SW4NE4	20.01
MRR Lot 36	MISSOURI RIVER RANCH, S31, T16 N, R02 W, Lot 36, COS # 471066/E IN NE4SE4	20.01
MRR Lot 87	MISSOURI RIVER RANCH, S25, T16 N, R03 W, Lot 87, IN W2NW4SW4, COS #471064/E	20.01
MRR Lot 88	MISSOURI RIVER RANCH, S25, T16 N, R03 W, Lot 88, IN SE4NE4, COS #471064/E	20.01
MRR Lot 97	MISSOURI RIVER RANCH, S25, T16 N, R03 W, Lot 97, IN NE4NW4, COS #471064/E	22.09
MRR Lot 101	MISSOURI RIVER RANCH, S25, T16 N, R03 W, Lot 101, COS #471064/E IN NE4NE4	20.01
MRR Lot 118	S24, T16 N, R03 W, C.O.S. 3050051, ACRES 37.43, TRACT A, IN G.LOTS 2-4	37.43

**Eagle Canyon Ranch**

Parcel	Legal	Acres
ECR Lot 3	S05, T15 N, R02 W, C.O.S. 496857/E, IN E2SW4SE4	20.01
ECR Lot 25	S05, T15 N, R02 W, C.O.S. 496857/E, PARCEL 25, IN N2NW4NW4	20.83
ECR Lot 34	S04, T15 N, R02 W, C.O.S. 496858/E, PARCEL 34, IN S2NW4SW4	20.01
ECR Lot 44	S04, T15 N, R02 W, C.O.S. 496858/E, PARCEL 44, IN N2SE4NE4	20.01
ECR Lot 45	S04, T15 N, R02 W, C.O.S. 496858/E, PARCEL 45, IN S2SW4NE4	20.45
ECR Lot 50	S04, T15 N, R02 W, C.O.S. 496858/E, IN N2NE4NW4	20.31
ECR Lot 51	S04, T15 N, R02 W, C.O.S. 496858/E, PARCEL 51, IN S2NE4NW4	20.65
ECR Lot 55	S04, T15 N, R02 W, C.O.S. 469858/E, PARCEL 55, IN S2NE4NE4	20.45
ECR Lot 71	S33, T16 N, R02 W, C.O.S. 496855/E, PARCEL 71, IN S2SW4SW4	21.71
ECR Lot 77	S33, T16 N, R02 W, C.O.S. 496855/E, PARCEL 77, IN E2SE4SE4	20.23
ECR Lot 123	S28, T16 N, R02 W, C.O.S. 496861/E, PARCEL 123, IN SW	22.52
ECR Lot 138	S21, T16 N, R02 W, C.O.S. 496856/E, PARCEL 138, IN SW4SW4	22.25
ECR Lot 139	S28, T16 N, R02 W, C.O.S. 496856/E, PARCEL 139, IN NW4NW4	22.42
ECR Lot 140	S28, T16 N, R02 W, C.O.S. 496856/E, PARCEL 140, IN NE4NW4	20.97
ECR Lot 141	S28, T16 N, R02 W, C.O.S. 496856/E, PARCEL 141, IN SW4NW4	26.58
ECR Lot 142	S28, T16 N, R02 W, C.O.S. 496856/E, PARCEL 142, IN SE44NW4	24.42
ECR Lot 149	Eagle Canyon Ranch Addition, S21, T16 N, R02 W, Lot 149 and S21, T16 N, R02 W, C.O.S. 496859, LT 149, S OF CO LINE, IN SW4	45.26
ECR Lot 153	S33, T16 N, R02 W, C.O.S. 496855/E, PARCEL 153, IN W2NE4SE4	20.01
ECR Lot 154	S33, T16 N, R02 W, C.O.S. 496855/E, PARCEL 154, IN E2NE4SE4	20.01
ECR Lot 155	S33, T16 N, R02 W, C.O.S. 496855/E, PARCEL 155, IN W2NW4SE4	20.33

Notice of Transfer of Developer's Rights in the Missouri River Ranch and Eagle Canyon Ranch Subdivisions

On this date, Montana Recreational Properties, Inc., provides notice that, in exchange for valuable consideration, it has transferred all rights and interests it held as the developer of the Missouri River Ranch and Eagle Canyon Ranch Subdivisions to Mark J. Pieloch, with a business address at P.O. Box 120489, Melbourne, FL 32912-0489. These developer's rights consist of all reserved rights and interests held by Montana Recreational Properties, Inc., as set forth in the following documents: "Declarations of Covenants, Conditions, Building Standards and Restrictions for Montana Recreational Properties, Inc." for the Missouri River Ranch Subdivision (dated June 20, 1991); "Declarations of Covenants, Conditions, Building Standards and Restrictions for Montana Recreational Properties, Inc." for the Eagle Canyon Ranch Subdivision (executed and recorded on August 1, 1994); and "Declarations of Covenants, Conditions, Building Standards and Restrictions for Montana Recreational Properties, Inc." for the Missouri River Subdivision. Montana Recreational Properties, Inc., provides notice that it has divested itself of all rights and interests as the developer in said documents, and has transferred the same to Mark J. Pieloch, without limitation.

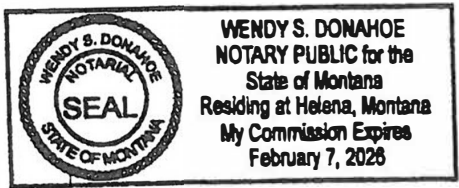
MONTANA RECREATIONAL PROPERTIES, INC.

By: Deanna L. Lane  
[Title] Secretary-Treasurer

State of Montana )  
County of Lewis & Clark )  
ss.

On this 11 day of March, 2022, before me personally appeared Deanna Lane before me personally known, who, being duly sworn, did say that she is the  of Montana Recreational Properties, Inc., and that this instrument was signed on behalf of the corporation by authority of the board of directors, and acknowledged this instrument to be binding on the corporation.

[Signature]  
Notary Public for the State of Montana



MRR Lots

*4	MRR	*Purchased in 11/2021
12	MRR	
13	MRR	
18	MRR	
25	MRR	
29	MRR	
*30	MRR	*Purchased in 03/2020
38	MRR	
40	MRR	
*41	MRR	*Purchased 09/2021
42	MRR	
43	MRR	
44	MRR	
45	MRR	
47	MRR	
54	MRR	
59	MRR	
60	MRR	
64	MRR	
80	MRR	
81	MRR	
86	MRR	
96	MRR	
108	MRR	
109	MRR	

**25 TOTAL MRR LOTS**

ECR Lots

2	ECR
12	ECR
18	ECR
19	ECR
21	ECR
24	ECR
28	ECR
31	ECR
*32	ECR
33	ECR
36	ECR
37	ECR
38	ECR
39	ECR
41	ECR
47	ECR
48	ECR
52	ECR
53	ECR
56	ECR
58	ECR
59	ECR
63	ECR
65	ECR
78	ECR
82	ECR
83	ECR
84	ECR
85	ECR
87	ECR
89	ECR
90	ECR

\*Purchased 12/2020

91	ECR
93	ECR
94	ECR
95	ECR
96	ECR
97	ECR
98	ECR
99	ECR
101	ECR
102	ECR
103	ECR
104	ECR
106	ECR
107	ECR
108	ECR
111	ECR
116	ECR
*117	ECR
119	ECR
121	ECR
*122	ECR
128	ECR
130	ECR
132	ECR
143	ECR
144	ECR
147	ECR
150	ECR
152	ECR
156	ECR
157	ECR
158	ECR

\*Purchased 07/2021

\*Purchased 07/2021

**64 TOTAL ECR LOTS**

MRR Lots

**2	MRR
4	MRR
12	MRR
13	MRR
**14	MRR
18	MRR
25	MRR
29	MRR
30	MRR
**36	MRR
38	MRR
40	MRR
41	MRR
42	MRR
43	MRR
44	MRR
45	MRR
47	MRR
54	MRR
59	MRR
60	MRR
64	MRR
80	MRR
81	MRR
86	MRR
**87	MRR
**88	MRR
96	MRR
**97	MRR
**101	MRR
108	MRR
109	MRR
**118	MRR

\*\*Purchased 03/2022

**33 TOTAL MRR LOTS**

ECR Lots

2	ECR
**3	ECR
12	ECR
18	ECR
19	ECR
21	ECR
24	ECR
**25	ECR
28	ECR
31	ECR
32	ECR
33	ECR
**34	ECR
36	ECR
37	ECR
38	ECR
39	ECR
41	ECR
**44	ECR
**45	ECR
47	ECR
48	ECR
**50	ECR
**51	ECR
52	ECR
53	ECR
**55	ECR
56	ECR
58	ECR
59	ECR
63	ECR
65	ECR
**71	ECR
**77	ECR
78	ECR
82	ECR
83	ECR
84	ECR
85	ECR
87	ECR
89	ECR
90	ECR

91	ECR
93	ECR
94	ECR
95	ECR
96	ECR
97	ECR
98	ECR
99	ECR
101	ECR
102	ECR
103	ECR
104	ECR
106	ECR
107	ECR
108	ECR
111	ECR
116	ECR
117	ECR
119	ECR
121	ECR
122	ECR
**123	ECR
128	ECR
130	ECR
132	ECR
**138	ECR
**139	ECR
**140	ECR
**141	ECR
**142	ECR
143	ECR
144	ECR
147	ECR
**149	ECR
150	ECR
152	ECR
**153	ECR
**154	ECR
**155	ECR
156	ECR
157	ECR
158	ECR

\*\*Purchased 03/2022

**84 TOTAL ECR LOTS**