

The Ranch Club



NON-LIABILITY OF DESIGN REVIEW COMMITTEE, DECLARANT, ASSOCIATION, AND OWNER

Neither the Design Review Committee, any member thereof, the Association, nor the Declarant, nor the prior Owner of the Homesite, nor their respective successors or assigns, shall be liable for any loss, cost, claims, injury, damages or liability sustained or incurred to anyone submitting drawings or specifications to them for approval, or to any Owner or other person resulting from or arising out of any conduct or event, by reason of mistake in judgment, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any drawings or specifications by the DRC to the fullest extent permitted by the law. By submission of such drawings and specifications for approval, an Owner agrees that he or she will not bring any action or suit against the DRC, any member thereof, the Association, the Declarant, or the prior Owner of the Homesite. Approval of a submittal shall not be deemed to be a representation or warranty that the Owner's drawings or specifications or the actual construction of a residence or other improvement complies with applicable governmental ordinances or regulations. It shall be the sole responsibility of the Owner or other person submitting drawings or specifications to the DRC or performing any construction to comply therewith.

Copies of any newly adopted amendment to these Design And Construction Guidelines shall be available to each Owner or Lessee after adoption by the DRC. The DRC shall compile all Design And Construction Guidelines at some location easily reviewable by the Owner and keep them with the Association books and records.

Dated this _____ Day of _____, 2007

DECLARANT

The Ranch Club, LLC
A Montana Limited Liability Company

By _____

Name _____

Title _____

With Full LLC Authority

OWNER'S ACKNOWLEDGMENT OF