

Information on the Proposed Declarant Transfer from Red Lodge Grizzly Peak (RLGP) to the Red Lodge Country Club Estates Property Owners Association (POA):

At the 2022 Annual Meeting of the POA, the property owners voted to have the Board of Directors (BOD) engage with RLGP with the goal of transferring the Declarant to the POA. This has been a goal of the POA for at least 20 years, but never achieved. Now, however, RLGP is open to the Declarant transfer with the stipulation that the POA would not have regulatory authority over RLGP owned properties. The BOD believes this to be an equitable transfer proposal and would benefit the POA for the following reasons.

- Having the Declarant transferred to the POA would allow us to establish an Architectural Review Committee and have the ability to regulate all new construction within RLCCE, with the exception of RLGP owned properties.
- We would not be giving up anything in this transfer/stipulation as the POA has no authority over RLGP owned properties now. We do gain the Declarancy which is significant.
- RLGP owns 19 properties within RLCCE. As shown in the Table on the 2nd page, most of these properties are already developed as the golf course, the club house, the driving range. Five properties are listed as Park Lots. These are land parcels left over when the subdivision was originally plated and can not be developed due to their size, configuration, or steepness of the terrain. Five rather large lots are currently vacant and could be developed. These are lots 2-6 in the Table.
- Lots 2-5 in the Table, are located below the bench, behind the 16th golf fairway. They would be accessed by a road that currently does not exist. They are listed as commercial lots in our CCRs. These lots do not abut any POA properties, and they cannot be easily seen from any POA properties due the steepness of the bench and their location at the base of it. The BOD does not foresee their development having a significant negative impact on the POA.
- Lot 6 is located at the corner of Cole Dr. and Hwy 78. It is also listed as commercial, and does not abut any POA properties, and cannot be easily seen from POA properties. Again, the BOD does not believe it's development would have a negative impact on the POA.

Based on the above information and the fact that the property owners at the 2022 Annual Meeting were quite clear about their concerns regarding architectural review and the need to transfer the declarant, the BOD recommends that the POA accept this Declarant Transfer proposal. A vote of the POA to accept this transfer proposal will most likely take place at the 2023 Annual Meeting, scheduled for June 25th.

Lots owned by Red Lodge Grizzly Peak and JMA in RLCCE

	Lot & Block No.	Legal Description of Lot	General Description of Lot
1	Park Lot Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING PARK LOT BLK 7 COS 1448 3RD AM	Steep slope of West Bench below Pineridge Rd ND
2	Lot 34 Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 34 BLK 7 COS 1448 3RD AM	Lot below West Bench behind GC fairway # 16
3	Lot 35 Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 35 BLK 7 COS 1448 3RD AM	Lot below West Bench behind GC fairway # 16
4	Lot 36 Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 36 BLK 7 COS 1448 3RD AM	Lot below West Bench behind GC fairway # 16
5	Lot 37 Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 37 BLK 7 COS 1448 3RD AM	Lot below West Bench behind GC fairway # 16
6	Lot 35 Blk 9	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 35 BLK 9 COS 1448 3RD AM	Lot on corner of Cole Dr. and Hwy 78
7	Park Lot	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING COS 1448 3RD AM PARK AREA TOP OF HOLE 17	Steep slope of West Bench above GC Hole 17 ND
8	Lot 1 Blk 1	RLCCE #1318, S22, T07 S, R20 E, BLOCK 001, Lot 001, 1318 RLCCE LT 1 BLK 1 COS 1318	Lot comprising part of the GC Driving Range
9	Lot 2 Blk 1	RLCCE #1318, S22, T07 S, R20 E, BLOCK 001, Lot 002, 1318 RLCCE LT 2 BLK 1 COS 1318	Lot comprising part of the GC Driving Range and #10 Tee Box
10	Lot 38 Blk 1	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, BLOCK 1, Lot 38, ACRES 33.305, RLCCE 4TH FILING, 1 PLAT 1448 3RD AM & RELOCATION PARCEL A PLAT 1448 3RD AM RB# 3	Lot comprising part of the Driving Range plus GC holes 10, 11 & 18
11	Lot 6 Blk 7	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE 4TH FILING LT 6 BLK 7 COS 1448 3RD AM	Lot comprising GC holes 16 & 17
12	Lot 7 Blk 2	RLCCE #1318, S22, T07 S, R20 E, BLOCK 001, Lot 001, 1318 "FRONT 9" AKA LT 7 BLK 2; LTS 1 & 27 LT 57 AM (INCL PARCEL A COS 1318 RB) LT 101 BLK 3; LT 21 BLK 5 ALL COS 1318	Lot comprising the front 9 holes of the GC
13	Lot 2 Blk 2	RED LODGE COUNTRY CLUB ESTATES, S22, T07 S, R20 E, RLCCE LT 2 BLK 2	Lot comprising the GC Club House and parking lot
14	Park Lot	DIAMOND C LINKS SUBD, S15, T07 S, R20 E, DIAMOND C LINKS SUB PARK LOT COS 1448 6TH AM	Narrow Park Lot north of the Beartooth Clinic ND
15	Park Lot Blk 7	DIAMOND C LINKS SUBD, S22, T07 S, R20 E, DIAMOND C LINKS SUB PARK LOT BLK 7 COS 1448 6TH AM	Narrow Park Lot along Pineridge Rd ND
16	Park Lot Blk 7	DIAMOND C LINKS SUBD, S22, T07 S, R20 E, DIAMOND C LINKS SUB PARK LOT BLK 7 COS 1448 6TH AM	Steep slope Park Lot along Pineridge RD
17	Lot 21A Blk 7	DIAMOND C LINKS SUBD, S22, T07 S, R20 E, DIAMOND C LINKS SUB LT 21A BLK 7 COS 1448 6TH AM	Lot comprising GC Hole # 15
18	Lot 33 Blk 10	DIAMOND C LINKS SUBD, S15, T07 S, R20 E, DIAMOND C LINKS SUB LT 33 BLK 10 COS 1448 6TH AM	Lot comprising GC Hole # 14
19	Lot 51 Blk 8	DIAMOND C LINKS SUBD, S15, T07 S, R20 E, DIAMOND C LINKS SUB LT 51 BLK 8 COS 1448 6TH AM	Lot comprising GC Holes # 12 & 13

ND: Lot is not developable