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**FIFTH AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS FOR PART OF TRAILS WEST SUBDIVISION, FIRST FILING,
SECOND FILING, THIRD FILING, FOURTH FILING, FIFTH FILING,
AND SIXTH FILING**

This Fifth Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, Second Filing, Third Filing, Fourth Filing, Fifth Filing, and Sixth Filing (“Amendment”) is executed as of the 22ND day of December, 2025, by Trails West Homes, LLC (“Owner”), with a mailing address of 115 Shiloh Road, Suite 2, Billings, MT 59106.

RECITALS

WHEREAS, the Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, dated November 23, 2010, was recorded with the Yellowstone County Clerk and Records Office on December 1, 2010, under Document No. 3571698 (as amended, “Covenants”).

WHEREAS, the First Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, dated November 11, 2013, was recorded November 12, 2013, under Document #3689897.

WHEREAS, the Second Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing and Second Filing, dated May 25, 2017, was recorded May 26, 2017, under Document #3814858.

WHEREAS, the Third Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, Second Filing and Third Filing, dated May 9, 2019, was recorded on July 12, 2019, under Document #3888514.

WHEREAS, the Fourth Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, Second Filing, Third Filing, and Fourth Filing, dated March 30, 2021, was recorded on April 26, 2021, under Document #3966973.

WHEREAS, the Covenants encumber and affect the following real property located in Trails West Subdivision, First Filing, Second Filing, Third Filing, Fourth Filing, and Fifth Filing, Yellowstone County, Montana (“Property”):

Lots 2-20 inclusive, Block 1
Lots 1-17 inclusive, Block 2
Lots 1-8 inclusive, Block 3
Lots 1-8 inclusive, Block 4
Lots 1-8 inclusive, Block 5
Lots 1-8 inclusive, Block 6
Lots 1-4 inclusive, Block 7

All in TRAILS WEST SUBDIVISION, First Filing, in the City of Billings, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3556257.

Lots 21-27 inclusive, Block 1
Lots 18-41 inclusive, Block 2
Lots 5-8 inclusive, Block 7
Lots 1-16 inclusive, Block 8
Lots 1-8 inclusive, Block 9
Lot 1 inclusive, Block 13
Lots 1-5, 18 inclusive, Block 15
Lots 1 and 16 inclusive, Block 16
Lots 1 and 16 inclusive, Block 19
Lots 1, 8-14 inclusive, Block 20
Lot 1, Block 21

All in TRAILS WEST SUBDIVISION, Second Filing, in the City of Billings, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3674106.

Block 13: Lots 2, 3, 5, 6, 7, 8 and 9
Block 16: Lots 9, 10, 11, 12, 13, 14 and 15
Block 17: Lots 5, 6, 7 and 8
Block 18: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10
Block 19: Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15
Block 20: Lots 2, 3, 4, 5, 6 and 7
Block 21: Lots 2, 3 and 4

All in TRAILS WEST SUBDIVISION, Third Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #3783619.

Block 13: Lots 10 and 11
Block 14: Lots 5, 6, 7 and 8
Block 15: Lots 10, 11, 12, 13, 14, 15, 16 and 17
Block 16: Lots 2, 3, 4, 5, 6, 7 and 8
Block 17: Lots 1, 2, 3 and 4

All in TRAILS WEST SUBDIVISION, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #3918301.

- Block 1: Lots 28, 29, 30, and 31
- Block 9: Lots 9, 10, 11, 12, 13, 14, 15, and 16
- Block 10: Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9
- Block 12: Lots 5, 6, 7, and 8
- Block 13: Lots 12 and 13
- Block 14: Lots 1, 2, 3, and 4
- Block 15: Lots 6, 7, 8, and 9

All in TRAILS WEST SUBDIVISION, Fifth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #3998601.

WHEREAS, pursuant to the Covenants, Owner has all of the requisite power to amend the Covenants and to subject additional lots to the provisions thereof.

WHEREAS, Owner of the Lots described in Section 1.02 below has all of the requisite power to amend the Covenants without the consent of any other party, as set forth in Section 9 of the Covenants.

WHEREAS, the undersigned desires to amend the Covenants according to the terms set forth herein.

NOW, THEREFORE, Owner hereby amends the Covenants as follows:

SECTION 1. Amendments.

1.01 The title of the Covenants is hereby amended and restated and shall hereinafter read as follows:

“Fifth Amendment to Declaration of Covenants and Restrictions for Part of Trails West Subdivision, First Filing, Second Filing, Third Filing, Fourth Filing, Fifth Filing, and Sixth Filing.”

1.02 The description of “Lots” set forth in the recitals of the Covenants is hereby amended to include the following lots of the Trails West Subdivision, Sixth Filing, in addition to the Lots already provided therein and such Lots shall hereinafter be subject to the Covenants:

- Block 1: Lot 33
- Block 10: Lots 10, 11, 12, 13, 14, 15, and 16
- Block 11: Lots 1, 2, 3, 4, 5, 6, 7, and 8
- Block 12: Lots 1, 2, 3, and 4
- Block 13: Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23

All in TRAILS WEST SUBDIVISION, Sixth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #4121874.

