

A Little Bit of History



Yellowstone River Ranch was developed in 1992 by land developers who had begun investing in land parcels in Montana as early as 1979. YRR was the last of seven 'ranches' that encompassed properties of 5,000 to 13,000 acres. Many of the ranch's early roads were left over from ranching days, and remnants of those ranches remain, from fence posts to barbed wire. At the annual meeting in 1998 there were 5 landowners represented along with the developer's representative, and very few residences established on the ranch. The only trustworthy road was Winding River Road, which the developer made certain resembled an all-season roadway for ease of land sales... the other roads? When dry, were drivable; but when wet – unforgiveable.

In 2002 the board of directors, through legal advice, assessed dues to the developers for lots which they still owned. Up until that year, the developers had been left to their own discretion to proceed with road improvements. So, to offset their assessments, the developers did improve various roads in proportion to the dues they then owed until a time when they just paid dues for their unsold lots. In 2018 the developers relinquished their rights as developers.

The landowners' corporation was established to ensure the preservation of the land and the aesthetics that made Yellowstone River Ranch a place we all wanted to reside in. In 1999, these words were written in a statement to the property owners: *Many of our property owners bought not only for the natural beauty of the ranch, but because of the covenants, which help to preserve the property values. We appreciate your help in upholding these covenants, because, without them, a place can become a rural slum.*

We suggest that you take time to visit the Yellowstone River Ranch Landowners Corporation website, which can be found at yrrlc.com. Copies of the covenants and other documents can be found there. With very few landowners on the ranch willing to serve, please be aware that we are always looking for new residents to become familiar with the subdivision, with the covenants, with the laws of the state and Stillwater County. At the present time, there is a need for someone knowledgeable to work with the current webmaster to help maintain the ranch website.

For some time, we have tried to maintain a history of road maintenance (latest document available at annual meeting or by email request) that has been done from year to year on the ranch. That all began with a landowner's lament, "You never work on my road." With 29 miles of road on the ranch it is for good reason we ask that you drive to preserve our existing roads. Just as is recommended in winter driving, leave earlier and slow down. Use the 4-wheel drive mechanism of your vehicle (not 4-wheel auto) because it will assist in reducing wheel hop on hills. Driving in 4-wheel drive on gravel ranch roads will not damage your vehicle.

(See other side for information regarding covenant change)

Following is the proposed change to the covenants to be voted on at the 2021 annual meeting:

To be added as an addendum at the end of section 15:

“The determination of when the Yellowstone River Ranch Landowners Corporation shall be considered the prevailing party includes, but is not limited to, the violator removing or correcting the violation once the Yellowstone River Ranch Landowners Corporation commences legal action against the violator.”

The board believes that this change is appropriate. Our legal counsel will provide background at the annual meeting.