

AMENDMENT TO RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That We, the undersigned, owners of the lots located in the following described subdivision of real property situated in Lake County, Montana, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6) of Block One (1), and Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) or Block Two (2); and Reserve Lot One (1) and Reserve Lot Two (2) of Mountain View Terrace, a Subdivision of Lots 6 and 7, Mountain View Villa Site, located in the NE1/4SE1/4, Section 20, and fractional lot 5, Section 21, Township 23 North, Range Twenty (20) West, M.P.M.,

constituting at least two-thirds of the property owners of said lots, do hereby consent to the following amendment or modification to those certain Restrictive Covenants and Amendments concerning said lots, filed in the office of the Clerk and Recorder of Lake County, Montana August 22, 1966 under Microfile No. 176649; September 18, 1974 under Microfile No. 21814; and September 16, 1977 under Microfile No. 236652.

THAT, WHEREAS, Restrictive Covenants provide that "any part or all of said covenants may be repealed, amended or modified by two-thirds majority vote of property owners;"

THAT, WHEREAS, an undivided interest in common for defined community property has been recognized for each lot in the Subdivision;

THAT, WHEREAS, this amendment is intended to clarify and approve the intent of all previous Restrictive Covenant and Amendment descriptions;

NOW, THEREFORE, the undersigned property owners of the above described real property do hereby consent and agree to a modification of previous Restrictive Covenants:

The following Restrictive Covenants shall be binding upon purchasers of the lands in said subdivision and their successors in interest, shall run with the land and shall be enforceable by the owner or owners of any land in said subdivision:

1. No building shall be erected upon any lot with less than eleven hundred (1,100) square feet of main floor space, and all such buildings must be of new construction.
2. No lot may be subdivided in any manner and no more than one dwelling shall be erected on any one lot, together with usual out buildings which shall not be inhabited.

535527 COVENANTS Pages: 5

STATE OF MONTANA LAKE COUNTY

RECORDED: 06/05/2014 12:59 KOI: COVENANTS

PAULA A HOLLE CLERK AND RECORDER

BY: *Debi Rebe, Deputy* FEE: \$5.00

TO: LAKE COUNTY PERMANENT FILES , 106 4TH AVE E, POLSON MT

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3. All buildings on any lot shall be located at least ten feet from the inside property lines, and at least thirty feet from any roadway.
4. No lot or any portion thereof may be used for any business, industrial or commercial purpose, and no building designed for business, commercial or industrial purpose shall be placed thereon.
5. Short-term rentals of any property for a period of less than twelve (12) months shall be considered a business use. Tenants shall have the same privileges and responsibilities as the owner regarding access and adopted rules related to use of community property during the term of the lease.
6. All buildings shall be substantially constructed of new material. No buildings shall be constructed of or be covered with canvas, cloth, or sheet metal. No shacks or temporary buildings of any kind shall be erected upon the premises.
7. Trash and garbage shall not be allowed to unreasonably accumulate, and all such material must be hauled from the premises for disposal.
8. Trailer or mobile homes that are lived in will be allowed on the premises for a period of ninety days only, and then they must be there in connection with the construction of a dwelling.
9. The property owners of the above described subdivision shall form a committee for the purpose of administering these covenants and community property. Any part or all of said covenants may be repealed, amended, or modified by two-thirds or more of the subdivision property owners.

We the undersigned property owners do hereby affirm and ratify said revised recorded restricted Covenants, which shall remain in full force and effect except as herein specifically amended and modified.

Block (1) - Lot (1)

Owners: Ted and Peggy Williams

Charles Williams
Peggy Williams

Block (1) - Lot (2)

Owners: Darby and Emily Lefler

Darby Lefler
Emily Lefler

Block (1) - Lot (3)

Owners: Ted and Judy Eslick

Charles Eslick
Judy Eslick

Block (1) - Lot (4)

Owners: Bernard Bonamie (deceased)

Block (1) - Lot (5)

Owners: Mike and Mary Larson

Mike Larson
Mary Larson

Block (1) - Lot (6)

Owners: ~~Wade and Jennifer Shipley~~

Kent Schulz
Kent Schulz

Block (2) - Lot (1)

Owners: Walt and Barb Smith

Block (2) - Lot (2)

Owners: Tony and Myrna Terzo

Tony Terzo
Myrna Terzo

Block (2) - Lot (3)

Owners: Tony and Myrna Terzo

Tony Terzo
Myrna Terzo

Block (2) - Lot (4)

Owners: Rick and Becky Yeater

Block (2) - Lot (5)

Owners: Sam and Bev Reynolds

Sam Reynolds
Bev Reynolds

Block (2) - Lot (6)

Owners: Ken and Toni Dupuis

Ken Dupuis
Toni Dupuis

Reserve Lot (1)

Owners: Rob and Judy Sloan

Rob Sloan
Judy Sloan

Reserve Lot (2)

Owners: Joann Bowers

Joann Bowers

535527

Original
6/2/14

We the undersigned property owners do hereby affirm and ratify said revised recorded restricted Covenants, which shall remain in full force and effect except as herein specifically amended and modified.

Block (1) - Lot (1)
Owners: Ted and Peggy Williams

Block (1) - Lot (2)
Owners: Darby and Emily Lefler

Block (1) - Lot (3)
Owners: Ted and Judy Eslick

Block (1) - Lot (4)
Owners: Bernard Bonamie (deceased)

Block (1) - Lot (5)
Owners: Mike and Mary Larson

Block (1) - Lot (6)
Owners: Wade and Jennifer Shipley

Block (2) - Lot (1)
Owners: Walt and Barb Smith

Charles Witherspoon
Barbara Ruth Smith

Block (2) - Lot (2)
Owners: Tony and Myrna Terzo

Block (2) - Lot (3)
Owners: Tony and Myrna Terzo

Block (2) - Lot (4)
Owners: Rick and Becky Yeater

Block (2) - Lot (5)
Owners: Sam and Bev Reynolds

Block (2) - Lot (6)
Owners: Ken and Toni Dupuis

Reserve Lot (1)
Owners: Rob and Judy Sloan

Reserve Lot (2)
Owners: Joann Bowers

535527

Original
Lore Chase

We the undersigned property owners do hereby affirm and ratify said revised recorded restricted Covenants, which shall remain in full force and effect except as herein specifically amended and modified.

Block (1) - Lot (1)
Owners: Ted and Peggy Williams

Shirley Williams

Block (1) - Lot (2)
Owners: Darby and Emily Lefler

Darby Lefler
Emily Lefler

Block (1) - Lot (3)
Owners: Ted and Judy Eslick

Charles L. Eslick
Judy A. Eslick

Block (1) - Lot (4)
Owners: Bernard Bonamic (deceased)

Lore Chase, PB for
Bernard Bonamic

Block (1) - Lot (5)
Owners: Mike and Mary Larson

Mike Larson
Mary Larson

Block (1) - Lot (6)
Owners: Wade and Jennifer Shipley

Block (2) - Lot (1)
Owners: Walt and Barb Smith

Block (2) - Lot (2)
Owners: Tony and Myrna Terzo

Tony Terzo
Myrna Terzo

Block (2) - Lot (3)
Owners: Tony and Myrna Terzo

Tony Terzo
Myrna Terzo

Block (2) - Lot (4)
Owners: Rick and Becky Yeater

Block (2) - Lot (5)
Owners: Sam and Bev Reynolds

Block (2) - Lot (6)
Owners: Ken and Toni Dupuis

Reserve Lot (1)
Owners: Rob and Judy Sloan

Rob Sloan
Judy Sloan

Reserve Lot (2)
Owners: Joann Bowers

Joann Bowers

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