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MCCREADY MINOR SUBDIVISION
AMENDMENT TO THE DECLARATION OF
RESTRICTIVE COVENANTS
CONDITIONS AND EASEMENTS

MCCREADY, JACK
MCCREADY, CLAUDIA
BONTRAGER, DELBERT
BONTRAGER, RUTH ANN

TO

PUBLIC, THE

SI/2NE1/4 SEC 13 TWP 18N RNG 20W

MCCREADY MINOR SUBDIVISION**AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS,
CONDITIONS AND EASEMENTS**

This Declaration made this 31st day of March, 2003 by Jack and Claudia McCready and Delbert and Ruth Ann Bontrager, hereinafter called Declarants.

WITNESSETH:

Whereas, Declarants are the equitable owners of property within a tract of land known as the McCready Minor Subdivision, a platted subdivision located in the South one-half, Northeast one-quarter (S½ NE¼) of Section 13, Township 18 North, Range 20 West, P.M.M., Lake County, Montana.

Whereas, Declarants are the legal owners of three quarters of the lots and agree to amend the document to include the following provisions:

ARTICLE VII: PROTECTIVE COVENANTS

Section 1. Land Use. Lots 1A and 2 through 4 of the McCready Subdivision can not be subdivided. ~~The only land uses permitted on Lot 2-4 are single family residential and home occupational as defined and allowed by Lake County Zoning Regulations.~~ Any other type of commercial, manufacturing, or industrial uses is prohibited, except non-intrusive home-based businesses. Lot 1A is permitted to contain a commercial land use with any necessary review and approval from the governing body. A guesthouse may also be constructed on Lot 1A, although all occupation of the dwelling is limited to the landowners, their relatives, or personnel associated with the commercial use of the property. Activities which create noise or pollution beyond levels expected by said permitted uses are prohibited. The intent is to create a desirable subdivision that maintains and respects the quality of the existing semi-rural neighborhood atmosphere.

Section 3. Building Construction, Location, Colors and Type. All residences on lots 2-4 shall be on-site constructed of new and permanent materials or double-wide or modular manufactured homes less than 10 years of age and attached to a permanent foundation. No single-wide or modular manufactured homes shall be permitted. A small number of reasonable outbuildings are allowed. Buildings on Lots 2-4 shall not be located closer than twenty-five (25) feet from any property boundary line or roadway access easement, whichever is nearest the building. Buildings on Lot 1A shall not be located closer than twenty-five (25) feet from any property boundary line or roadway access easement, except along it's southern boundary which shall have a minimum setback of ten (10) feet. All primary buildings and buildings for residential use shall conform to the "Uniform Building Code," "National Plumbing Code, and "National Electric Code." No structure within the premises shall be used for occupancy by people without first having complied with the laws of the State of Montana and any rules or regulations prescribed by the

by the County of Lake, now or hereafter in affect. All Buildings shall be sided and roofed with materials utilizing earth tone and neighborly colors only. Any outbuildings shall match the architectural style, siding type and color scheme of the primary structure on the property. All buildings shall be completed externally within one year of commencement of construction. A Building permit from Lake County is required before Construction of any structure over 200-square feet.

Section 6 Signs. No Advertising signs (except for a reasonable "for sale" sign), billboards or unsightly objects shall be erected, placed or permitted to remain on lots 2-4. Lot 1A may have a sign associated with the commercial use provided that it meets the following standards:

- a) One freestanding sign less than 20 feet in height and not more than 100 square feet in size on the property;
- b) Any freestanding signs must be on subject property must be out of the county road right of way and not obstructing traffic visibility;
- c) The sign cannot be internally lit or contain flashing lights;
- d) Any lighting shall be reflected towards the signage or diffused as to not create a traffic hazard or public nuisance
- e) One sign on the building front less than 100 square feet.

IN WITNESS WHEREOF, this document has been executed the day and year first above written.

Jack McCready
Jack McCready

Delbert Bontrager
Delbert Bontrager

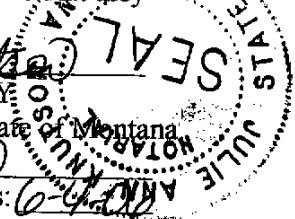
Claudia McCready
Claudia McCready

Ruth Ann Bontrager
Ruth Ann Bontrager

STATE OF MONTANA)
) ss
COUNTY OF LAKE)

On this 31st day of March, 2003 before me personally appeared Jack McCready, Claudia McCready, Delbert Bontrager and Ruth Ann Bontrager, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Julie Ann Knutsen
NOTARY
Notary Public for the State of Montana
Residing at Polson
My Commission expires: 6-4-04



STATE OF MONTANA, COUNTY OF LAKE
Filed At 8:17 O'clock A M APR 04 2003
434560 RUTH E. HODGES Recorder
Microfilm _____
Fees \$ 5.00 By Tichi Rehe Deputy