

INDEXED

091159

COVENANTS AND RESTRICTIONS AMENDED COS486B LOTS MINOR SUBDIVISION PLAT

Whereas declaring is the owner of that certain property located in a Portion of Northeast ¼, Section 34, township 19 North, Range 29 West, P.M.M., Mineral County, Montana, which is more particularly as Amended Parcel A-1 COS 486 B Minor Subdivision plat.

Now therefore the declaring does hereby declare that the subdivision above described shall be sold and conveyed subject to the following covenants and restrictions, all of which are for the sole purpose of enhancing and protecting the value, desirability and attractiveness of the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described properties, and shall insure to the benefit of each owner thereof. The word lot as used shall refer to each lot or tract of the subdivision.

The restrictive covenants for the Amended Parcel A-1 COS 486 B Minor Subdivision Plat shall not be repealed or amended without the prior written consent of the Mineral County Board of Commissioners. The Mineral County Board of Commissioners is a party to these restrictive covenants and may enforce the provisions hereof.

1. The tract owner(s) are required to reseed any ground disturbed by construction, cutting, filling, landscaping, Grading or other soil disturbances (with an approved seed mixture) in accordance with the Mineral County Weed Policy. In addition, whenever any persons disturbs vegetation on an easement or right-of-way within the county.

2. The Mineral County Weed Board (Mineral County Weed Supervisor) shall be notified and the disturbed areas shall be managed to re-establish a cover of beneficial plants in accordance with Montana Codes annotated (MCA) 7-22-2152, Also lot owners are required to manage the noxious weeds that are on their property (by reducing the quantity). The Mineral County Weed Supervisor will assist the owners with this restrictive covenant.

3. All garbage shall be contained in the bear proof containers to avoid attracting bears. All dogs will be kept in the confines of the lot. These being fenced or tied up at all times. No dogs allowed to run at large due to the large deer population in the area. Barking. And noisy dogs will not be allowed.

4. The developer or the real estate agent will provide the lot owners with a copy of the Dept. Of State lands "Fire protection Guidelines for Wildfire Residential Interface Development" The homeowners are requested to follow these guidelines for their homes and home sites.

5. The covenants shall be filed with the final plat. The seller or real estate agent as required by state law shall provide a copy of the covenants to the purchaser of the parcel.

6. Structures and homes shall not be built on slopes greater than 25% gradient

7. Buyers will be responsible for the providing electricity and installing utility lines to parcels. Utilities to be placed underground.

8. No lot, after its sale and conveyance shall be further subdivided.

10. Lots shall be used for single family residential purposes only, No structures shall be erected, altered, places or permitted to remain on any portion of any lot other than a single family private dwelling having a garage no larger than is necessary for the storage of three (3) automobiles or pickup trucks. Such other buildings as may be incidental to the residential uses of the property are permitted, but in no case shall there be constructed or maintained any garage or storage facility larger than is necessary to accommodate a conventional pick-up truck and camper.

INDEXED

091159

**COVENANTS AND RESTRICTIONS
AMENDED COS 486 B**

11. No building shall be located within 10 feet of any lot line.

12. All buildings and fences must be constructed in a workman like manner of attractive finished material. No barb wire will be used on any fence. No galvanized roofing will be allowed. If metal roofing is used it shall be colored steel. Mobile homes or trailer houses will not be allowed. If doublewide or modular homes are used they shall be set in a workman like manner with a permanent foundations or finished shirting. Campers and motor homes will be allowed during construction periods and short stays for seasonal use. Minimum house size will be 800 square feet and will be finishes 1 year from beginning construction.

13. Each lot owner shall keep all dead diseased trees and deadwood on the ground removed. Any green trees may be removed for construction or driveway purposes. At least 50% of remaining trees shall be left or replanted with other species. No fences built or trees planted on the road right-of-way.

14. No junk cars or vehicles will be allowed on any lot

15 Wells will be individual wells and drilled by owners.

16. Invalidation of any one of the forgoing covenants and restrictions , or any part therefore by court order, judgment of decree shall in no way affect any of the remaining provisions hereof which shall , in such case, remain in full force and effect.

Any covenant may be amended by an instrument signed by the owners of the seventy-five percent (75%) of the lots affected thereby.

These covenants and restriction shall be applicable to the property known as AMENDED COS 436 B. Minor Subdivision plat, and such covenants and restrictions may be enforced by the owner of any lot in the AMENDED COS 436 B Minor Subdivision or the declaring or the Mineral County Board Of Commissioners.