

COVENANTS AND RESTRICTIONS
WOODLAND ACRES MINOR SUBDIVISION

WHEREAS, Declarant, Elmer L. May, is the owner of that certain property in Government Lot 1, of Section 30, T19N, R29W, P.M.M., Mineral County, Montana, which is more particularly described as "Woodland Acres Minor Subdivision."

NOW, THEREFORE, the Declarant 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 herein shall refer to each lot or tract of the subdivision.

1. All dogs will be kept within the confines of the owners lot. No kennels and a limit of two dogs per lot. Also, no livestock is allowed on any lot.
2. No lot or any part thereof shall be used as a commercial feed lot or liquor establishment and no commercial business will be on any lot that would substantially increase the normal traffic.
3. No building shall be located within ten (10) feet of the property line.
4. All buildings and fences must be constructed in a work-man-like manner or finished in attractive material. 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 double wide modular homes are used they shall be set up in a work-man-like manner with permanent foundations or finished skirting. Campers and motor homes will be allowed for seasonal use.
5. All dwelling owners must comply with the laws of the State of Montana and the County of Mineral, as to fire protection, building construction, sanitation, Public health and Mineral County Health and Sanitation requirements supplemental hereto. Septic permits must be obtained from Mineral County before construction. Wells to follow lot layouts.
6. No junked vehicles or cars will be allowed on any lot. No more than two pieces of large commercial equipment, such as, logging trucks, graders, loaders, etc. will be Allowed on a lot at any one given time.

Filed in Subdivision
Woodland Acres #158

County Recorder

By K.M. Rees

Fee \$ 18.00 Paid

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7. No vehicle shall be parked on any County or designated right-of-way. And no fences or planted trees or shrubbery will be allowed on designated R/W.
8. Twelve inch culverts or larger arch pipe must be installed where driveways cross the main road ditches. This is the lot owners responsibility and must be approved by the county road foreman.
9. All lot owners shall adhere to the guidelines in the FIRE PROTECTION GUIDELINES FOR WILDLAND RESIDENTIAL INTERFACE in the Sections on vegetation reduction and clearance roof construction and building addresses.
10. MAY DRIVE, which services all lots shall be maintained by all lot owners. It is to be understood that lot owners, whether vacant or residing on their lots, Shall share in the maintenance and snow removal as defined above. Any adjoining property owner which has an access easement on the roadways will be asked to share in the maintenance on a proportionate basis. Lots 1, 2 3, 4 and 5 shall be accessed from MAY DRIVE only.
11. All lot owners shall comply with the Mineral County Weed Board policy and any disturbed areas shall be re-seeded to minimize erosion and weed growth.
12. Invalidation of any one of the foregoing covenants and restrictions, or any part thereof 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.
13. NO discharge of firearms.

Any covenant may be amended by an instrument signed by the owners of seventy five percent (75%) of the lots affected thereby. Any changes must be approved by the Mineral County Board of Commissioners.

These covenants and restrictions shall be applicable to the property known as Woodland Acres Minor Subdivision and such covenants and restrictions may be enforced by the owner of any lot in Woodland Acres Minor Subdivision or the Declarant or the Mineral County Board of Commissioners.

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WOODLAND ACRES MINOR SUBDIVISION

Dated this 28 day of July, 2003.

Elmer L May
Elmer L. May, Declarant

State of Montana)
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County of Mineral)

This instrument was acknowledged to me on this 28th day of July, 2003.



Shirley Anne Hancock
Notary Public - State of Montana
Residing at DeBorgis
My commission expires Aug 3, 2006

Instrument No. 094152

I certify that I received this instrument on this 13th day of August 2003 A.D. at 2:23 o'clock P M. and that it is recorded in Drawer 2 of Minor Real Estate records of Mineral County, State of Montana, on Card No. 6447

Return To:
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Katherine Jasper
County Recorder

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