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CLINTON J. FISCHER

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P.O. BOX 879

POLSON, MT 59860

588736 COVENANTS Pages: 3

STATE OF MONTANA LAKE COUNTY

RECORDED: 05/25/2021 11:41 KOI: COVENANTS

KATIE HARDING CLERK AND RECORDER

FEE: \$21.00 BY:

TO:

FIRST AMENDMENT TO THE SECOND AMENDMENT TO THE FIRST AMENDMENT TO THE FIRST AMENDED RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FAIRWAY PROPERTIES II, MISSION BAY PHASES I, II, III, IV, V, VI, VII, VIII and IX, BROWN'S LAKEVIEW LOTS 5-14 AND MISSION BAY VILLAGE

RECITALS

WHEREAS, Declarants, Patricia A. DiStefano ("DiStefano"), as to an undivided one-half (½) interest, and Katherine M. Gayvert ("Gayvert"), as to an undivided one-half(½) interest, remain the owners of more than one (I) lot within the properties described above; and

WHEREAS, Declarants, in consultation with the Mission Bay Homeowners Association, desires to amend the covenants, conditions and restrictions set forth in that document described above as recorded under Microfile No. 539418, records of Lake County, Montana in the following respects:

AMENDMENT

NOW THEREFORE, Declarants and Association hereby amend the Second Amendment to the First Amended Restated Declaration above described, which Amendment shall be binding upon all present owners of the real property and upon all parties having or acquiring any right, title or interest in the real property or any part thereof, and shall inure to the benefit of and be binding upon each successor in interest to the owners thereof, as follows:

3. Article IX, Protective Covenants, Section 13. Vehicles shall be amended to read as follows:

Section 13. Vehicles. There shall be no repairing of vehicles in the street. Each Lot shall contain a sufficient area for two off-street parking spaces, excluding the garage. There shall be no parking of vehicles on the street fronting any Lot. There shall be no overnight parking on any street. Guest parking is permitted only on driveways and on the designated parking areas on Lot 104 (the Community Center Lot). No motor homes, trailers, trucks

exceeding one ton capacity, pickups carrying campers, campers, boats, boat trailers, or unsightly vehicles shall be parked or allowed to remain on any of the Lots or the adjoining streets. However, two exceptions are allowed- (i) such vehicles are allowed if they are stored in a garage or Accessory Building; and (ii) motor homes, camper trailers, and pickups carrying campers may be parked in a Lot's driveway for a period not to exceed 72 hours, to allow for loading, unloading and cleaning. Vehicle parking restrictions provided by this Restated Declaration will be strictly enforced, including but not limited to ticketing and towing of vehicles in violation. Snowmobiles, trail bikes, chainsaws and other noisy vehicles and equipment may not be used on any of the Real Property within the subdivisions without permission of the Association. This provision is not intended to preclude the entry of construction, maintenance, delivery, moving, or other such service vehicles while they are being utilized in connection with services for the Real Property.

Said Amendment shall be binding upon all present owners of the real property and upon all parties having or acquiring any right, title or interest in the real property or any part thereof, and shall insure to the benefit of and be binding upon each successor in interest to the owners thereof.

In all other respects the remaining terms and conditions of that Declaration of Protective Covenants, recorded under Microfile No. 539418, records of Lake County, Montana, remain unchanged and are hereby affirmed by Declarants.

In witness hereof the parties hereto execute this document the year and date first above written.

Patricia A. DiStefano, Declarant

Katherine M. Gayvert, by Patricia A. DiStefano her attorney in fact, Declarant

Kathaina M Consument

Mission Bay Homeowners Association

by.

Its: President

STATE OF)		
	: SS		
County of)		
On this 2 day of Way	. 2021, before me. t	he undersigned nerson	ally
appeared, Patricia A. D	iStefano, known to r	ne to be the person who	ose name is subscribed to the
within instrument, and	acknowledged to me	that she executed the s	ame.
			ixed my Notarial Seal the day and
year in this certificate	first above written.	Junto Sot my mand and all	ixed my rotariai seai me day and
		9/	meney buylu
			winder angui
		(Seal)	TAMARA CHRISTINA TAYLOR
		N. S.	Notary Public for the
STATE OF)	* Notaria	Residing at BIG ARM, MT
	: SS	THE OF UCAN	My Commission Expires June 18, 2023
County of)		
On this 124	2 2000 05 11	1111 - 2021 hasan	
Approximately and the second s	iStofano known to n	2021, Defore	me, the undersigned, personally torney for Katherine M. Gayvert,
whose name is subscrib	ed to the within inc	trument and acknowled	dged to me that she executed the
same.	roc to the whiteless had	er cerrently cerear contaction AATCA	aged to the trial site executed title
IN WITNESS V	VHEREOF, I have h	ereunto set my hand ar	nd affixed my Notarial Seal the
7 7 . 7 .			and the same of th
day and year in this	certificate first above	ve written.	
day and year in this	certificate first abov	ve written.	
day and year in this	certificate first above		
day and year in this o	certificate first above	Signature of Notary Public:	amena Taya
day and year in this o	certificate first above		amena Tayla
day and year in this	certificate first above	Signature of Notary Public:	TAMARA CHRISTINA TAYLOR
day and year in this	certificate first above	Signature of Notary Public: (Seal) * Notaria	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana
	certificate first above	Signature of Notary Public:	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT My Commission Expires
STATE OF	certificate first above:	Signature of Notary Public: (Seal) * Notaria	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT
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STATE OF County of) : SS)	Signature of Notary Public: (Seal) * Notaria Seal	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT My Commission Expires June 18, 2023
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STATE OF County of On this	day of M	Signature of Notary Public: (Seal) Notaria Seal Rown to me to be	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT My Commission Expires June 18, 2023 me, the undersigned, personally the President of Mission Bay
STATE OF County of On this 17- appeared, Dennis Homeowners Association) :ss) day of R. Duty ion, whose name is s	Signature of Notary Public: (Seal) Notaria Seal Rown to me to be	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT My Commission Expires June 18, 2023
STATE OF County of On this	day of May of May on, whose name is so the same.	Signature of Notary Public: (Seal) Notaria Seal * Notaria Seal known to me to be ubscribed to the within	TAMARA CHRISTINA TAYLOR Notary Public for the State of Montana Residing at BIG ARM, MT My Commission Expires June 18, 2023 me, the undersigned, personally the President of Mission Bay instrument, and acknowledged
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