



STATE OF MONTANA RAVALLI COUNTY Page: 1 of 2

DOCUMENT: 666476 COVENANTS

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Regina Plettenberg, CLERK AND RECORDER

Fee \$14.00 By

Deputy

Return to:
Equity Trust Company
For Benefit of Jack Allen Veldboom
225 Burns Rd
Elyria, Ohio 44035

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WHEREAS, the undersigned parties of Hamilton, Ravalli County, Montana, desire to place Certain limitations and restrictions upon the following described properties for the purpose of keeping said lands desirable and suitable to present and future owners of the hereinafter described properties.

It is hereby declared that the following provisions shall constitute covenants to run with the said lands and shall be binding on all persons or corporations who now own or shall hereafter acquire an interest in said property.

The properties affected by these covenants are situated in Ravalli County, Montana and is described as follows for Certificate of Survey 658266-R:

Parcel A, located in the Southwest one-quarter of the Southeast on-quarter of the Northeast one-quarter (SW1/4SE1/4NE1/4), Section 22, Township 5 North, Range 21 West, Principal meridian, Montana, Ravalli County, Montana. Containing 5.22 Acres, more or less, being subject to all easements or rights-of-way as shown, existing or of record.

Parcel B, located in the Southwest one-quarter of the Southeast on-quarter of the Northeast one-quarter (SW1/4SE1/4NE1/4), Section 22, Township 5 North, Range 21 West, Principal meridian, Montana, Ravalli County, Montana. Containing 5.19 Acres, more or less, being subject to all easements or rights-of-way as shown, existing or of record.

Parcel C, located in the Northwest one-quarter of the Northeast on-quarter of the Southeast one-quarter (NW1/4NE1/4SE1/4), Section 22, Township 5 North, Range 21 West, Principal meridian, Montana, Ravalli County, Montana. Containing 10.25 Acres, more or less, being subject to all easements or rights-of-way as shown, existing or of record.

1. Parcels cannot be further divided.
2. All future homes shall be new construction.
3. No building shall be erected within 20 feet of any lot line.
4. All utility lines shall be buried underground where ever reasonably possible.

- 5. All structures are to be built in a workmanlike manner and completed within eighteen months of the beginning of construction. The buildings are to be maintained and kept in good condition thereafter.
- 6. Properties shall be kept clean of trash and debris and no part thereof shall be used as a dumping ground for rubbish or automobiles.
- 7. No solid fencing over 8' in height.
- 8. No commercial dog kennel.
- 9. Maximum of 2 pigs per parcel used for resident only.
- 10. No noxious or offensive activities shall be carried on or upon any lot or building site nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 11. These Covenants may be altered or additions made thereto by the written consent of 100% of the recorded owners of the above described land.
- 12. These covenants and restrictions are to run with the land and shall be binding on the present and all persons claiming under them from the date these covenants are recorded until such time as the covenants are amended or eliminated as the herein provided.
- 13. If any lot owner incurs any legal or professional fees in the pursuit of enforcement of these covenants, the prevailing party shall be entitled to recover all reasonable fees, including legal, professional and any costs of experts.

IN WITNESS WHEREOF, the owners of the above described property have hereunto set their hands on the 17th day of APRIL, 2013.

Signed by record owner,

EQUITY TRUST COMPANY CUSTODIAN FBO JACK ALLEN VELDBOOM IRA

Gail Pribanic

BY: GAIL PRIBANIC
Its: CORPORATE ALTERNATE SIGNER

STATE OF OHIO
COUNTY OF Cuyahoga

This Instrument was acknowledged before me on this 17th day of APR 17 2013, 2013, by GAIL PRIBANIC on behalf of EQUITY TRUST COMPANY who personally appeared before me the undersigned notary public.

(SEAL)



MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2018

Michelle Goldbach
Notary Public
Residing at Cuyahoga Co., OH
Commission Expires: _____