

River Terrace Estates Inc.  
P.O. Box 800  
Columbia Falls, MT 59912



AMENDMENT TO DECLARATION OF  
CONDITIONS, COVENANTS AND RESTRICTIONS OF  
RIVER TERRACE ESTATES, Inc.  
PHASES 2-9

THIS AMENDMENT, to the Declaration of Conditions, Covenants and Restrictions for River Terrace Estates, is adopted this 26<sup>th</sup> day of April, 2021 by River Terrace Estates Homeowners, the Association and is effective when filed with the Flathead County Clerk and Recorder to replace Article 1. USE OF PROPERTY paragraph a. of AMENDED DECLARATION OF CONDITIONS COVENANTS AND RESTRICTIONS FOR RIVER TERRACE ESTATES PHASE 2-9, **Recorded Document #201200022001**

WITNESSETH:

WHEREAS, the Board of Directors wish to amend Article 1 "USE OF PROPERTY" Section a. Pursuant to affirmative vote of the owners of 67% of the lots within the subdivision on June 15, 2020

NOW THEREFORE, the Board does hereby amend the Declaration as follows:

1. Article 1, "USE OF PROPERTY", Section a, is deleted in its entirety and the following is inserted:
  - (a) No lot shall be used except for single-family dwelling purposes. No lot shall be used for rentals of less than 30 days. This exclusion includes, but is not limited to, short-term rental through VRBO, airbnb, and any other private or commercial vacation rental services. No building shall be erected, altered, placed or permitted to remain on any lot other than the dwelling not to exceed two stories, plus basement, in height, and a private garage for not less than one car however, the foregoing provisions shall not be interpreted to exclude construction of a private greenhouse, garden shed, private swimming pool or shelter facilities, pertaining to the protection of such swimming pool, or other recreational facilities, or for the storage of a boat and/or camping trailer kept for personal use, provided the location of such structures are in conformity with the

\*\* See attached SA

applicable municipal regulations, and are compatible in design and decoration with the residence constructed on such lot.

IN WITNESS WHEREOF, the undersigned, River Terrace Estates, Inc., the Association, has caused this Amendment to Declaration of Conditions, Covenants and Restrictions of River Terrace Estates, Inc. Phases 2-9, to be executed this 7th day of May, 2021, upon the rendering of the Amendment.

RIVER TERRACE ESTATES HOMEOWNERS ASSOCIATION, INC.

By Jerry Buchanan  
Jerry Buchanan, Treasurer

State of Montana                      County of Flathead

On the 7th day of May, 2021, before me, the undersigned, Notary Public for the State of Montana, personally appeared **Jerry Buchanan**, known to me to be the TREASURER of the above named corporation and known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed by Notarial Seal the day and year in this certificate first above written

NOTARY PUBLIC for the State of Montana Nora Christensen

SEAL

