

MEETING OF BOARD OF DIRECTORS OF
NORTH SHORE ESTATES II. PROPERTY OWNERS' ASSOCIATION, INC.

November , 1986

The Board of Directors, being the same persons as having filed a subdivision plat at Sanders County, Montana for North Shore Estates III; and the Sanders County Commissioners having given their preliminary approval for said subdivision;

It is decided by unanimous vote of the Board of Directors, pursuant to the Articles of Incorporation, to being within the jurisdiction of North Shores Estates II. Property Owners' Association, Inc. all of the real property included within the North Shore Estates III. subdivision.

The consent of all owners of lots within said subdivision are on file with the Association.

H. Gene Warren
H. GENE WARREN

James David Striker
JAMES DAVID STRIKER

Marcia A. Warren
MARCIA A. WARREN

Jean Ann Striker
JEAN ANN STRIKER

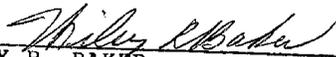
November 4, 1983

Sanders County Commissioner
Sanders County Courthouse
Thompson Falls, Montana 59873

RE: Certificate of Survey No. 696

Gentlemen:

It is the understanding of the undersigned, Wiley R. Baker and Laretta V. Baker, that H. Gene Warren and others are proposing to plat all or portions of the above described real property. We, as the Sellers of the property, have agreed to consent to platting of all or portions of the real property by Buyers.



WILEY R. BAKER



LAURETTA V. BAKER

COVENANTS AND RESTRICTIONS

NORTH SHORE ESTATES III

The following Covenants, Conditions, and Restrictions shall be applicable to the property known as "North Shore Estates III" and such covenants, conditions, and restrictions may be enforced by the owner of any lot in North Shore Estates III or the subdividers H.GENE WARREN, MARCIA A. WARREN, JAMES DAVID STRIKER and JEAN ANN STRIKER.

1. No Lot, after its sale and conveyance, shall be re-subdivided except by mutual consent of all Lot owners.
2. No livestock shall be kept on any Lot excepting Lots 19 and 20. Lots 19 and 20 shall be limited to 3 large animals such as horses or cattle.
3. All dogs will be kept within the confines of the owners Lot.
4. No Lot or part thereof shall be used as a commercial feedlot or liquor establishments.
5. Lots shall be used for single family residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any portion of any lot other than a single family private dwelling having a garage no larger than is convenient and necessary for the storage of two (2) automobiles or pick-up trucks. Such other buildings as may be incidental to the residential use of the property are permitted, but in no case shall there be constructed or maintained any garage or vehicle storage facility larger than is necessary to accommodate a conventional pick-up truck and camper top.
6. No building shall be located within ten (10) feet of any Lot line.
7. All buildings and fences must be constructed in a work-man-like manner of attractive finished material. If mobile homes are used, they must have a skirting of finished material installed.
8. After construction of the water system is completed, each Lot owner and user, known as the HOMEOWNERS ASSOCIATION, shall share the expenses of maintaining and improving the water system. Annual meetings will be held to decide the nature and extent of improvements and maintenance. Each Lot owner and user will have an equal vote in these decisions.
9. All dwelling owners must comply with the laws of the State of Montana and the County of Sanders, as to fire protection, building construction, sanitation and public health, and any Sanders County Health and sanitation requirements supplemental hereto.
10. These covenants, conditions, and restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any Lot of North Shors Estates III. It is intended hereby that such person shall have the right to prosecute such proceedings at law or in equity as may be appropriate to enforce the covenants, conditions, and restrictions herein set forth.

STATE OF MONTANA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
CERTIFICATE OF SUBDIVISION PLAT APPROVAL
(Section 76-4-101 through 76-4-131, MCA 1979)

To: County Clerk and Recorder
Sanders County
Thompson Falls, Montana

No. 45-87-L1-17
0864x

THIS IS TO CERTIFY THAT the plans and supplemental information relating to the subdivision known as

North Shore Estates III, a major subdivision located in Government Lot 3, and the SW 1/4 SW 1/4 of Section 13, and Government Lot 4 of Section 24, all in T21N, R29W, P.M.M., Sanders County, Montana

consisting of 20 parcels have been reviewed by personnel of the Water Quality Bureau, and,

THAT the documents and data required by Section 76-4-101 through 76-4-131, MCA 1979 and the rules of the Department of Health and Environmental Sciences made and promulgated pursuant thereto have been submitted and found to be in compliance therewith, and,

THAT approval of the Plat is made with the understanding that the following conditions shall be met:

THAT the lot sizes as indicated on the Plat to be filed with the county clerk and recorder will not be further altered without approval, and,

THAT each lot shall be used for one single-family dwelling, and,

THAT the public water supply system will be provided by the North Shore Estates Homeowners Association, and,

THAT the water supply system will provide limited irrigation quantities, and,

THAT the water source has a high concentration of manganese, which is not a public health concern, but may cause staining of laundry and plumbing fixtures, and,

THAT each individual sewage treatment system will consist of a septic tank and subsurface drainfield of such size and description as will comply with Sanders County Septic System Regulations and Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM, and,

THAT each subsurface drainfield shall have an absorption area of sufficient size to provide 250 square feet per bedroom, and,

THAT when the existing water supply system is in need of extensive repairs or replacement it shall be replaced by a well drilled to a minimum depth of 25 feet constructed in accordance with the criteria established in Title 16, Chapter 16, Sub-Chapters 1, 3 & 6 ARM and the most current standards of the Department of Health and Environmental Sciences, and,

THAT the bottom of the drainfield shall be at least four feet above the water table, and,

THAT no sewage treatment system shall be constructed within 100 feet of the maximum highwater level of a 100 year flood of any stream lake, watercourse, or irrigation ditch, nor within 100 feet of any domestic water supply source, and,

THAT water supply and sewage treatment systems will be located as shown on the approved plans, and,

THAT plans for any proposed replacement of water and individual sewage treatment systems will be reviewed and approved by the Sanders County Health Department before construction is started, and,

THAT the developer shall provide each purchaser of property with a copy of the Plat, approved location of water supply and sewage treatment system and a copy of this document, and,

THAT instruments of transfer for this property shall contain reference to these conditions, and,

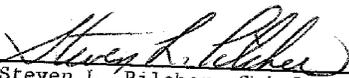
THAT departure from any criteria set forth in the approved plans and specifications and Title 16, Chapter 16, Sub-Chapter 1, 3, & 6 ARM when erecting a structure and appurtenant facilities in said subdivision without Department approval, is grounds for injunction by the Department of Health and Environmental Sciences.

YOU ARE REQUESTED to record this certificate by attaching it to the Plat filed in your office as required by law.

DATED this 19th day of December, 1986.

JOHN J. DRYNAN, M.D.
DIRECTOR

By:


Steven L. Pilcher, Chief
Water Quality Bureau
Environmental Sciences Division

Owner's Name:

Gene Warren and James Striker

11. No junked cars or vehicles will be allowed on any lot.
12. The common areas adjacent to Lots 1 and 20 shall be for the benefit of all Lot owners, including North Shore Estates I and II, owner of Certificate of Survey No. 717, and any additional phases created by the sub-dividers. After construction of the roadway is completed, each Lot owner and user known as the HOMEOWNERS ASSOCIATION will share the expense of maintaining and improving the roadway. Annual meetings will be held to decide the nature and extent of improvements and maintenance. Each Lot owner will have an equal vote in these decisions. The developers reserve the right to join other subdivisions and parcels on the road system as long as the additional developments are set up to share the maintenance decision making of the roadway.

Invalidation of any one of the foregoing covenants, conditions, and restrictions or any portion thereof by court order, judgement or decree shall in no way effect any of the remaining provisions hereof which shall, in such case, remain in full force and effect.

DATED THIS 3rd day of December, 1986.

H. Gene Warren
H. GENE WARREN

James D. Striker
JAMES DAVID STRIKER

Marcia A. Warren
MARCIA A. WARREN

Jean Ann Striker
JEAN ANN STRIKER

3025 North Ave. Est. III

183075

I received and paid
 the amount of \$ 10.50
 to Miss Duggan
 on 18th June 1944