

DECLARATION OF PROTECTIVE COVENANTS

ROBERT DAVIS 2-LOT MINOR SUBDIVISION

The undersigned, being the owner of all the real property hereinafter described, hereby adopt the following Declaration of Protective Covenants.

It is the intent of the undersigned that the real property shall be held, transferred, sold, conveyed and occupied subject to covenants, conditions, restrictions, regulations, easements and reservations hereinafter described in detail and set forth each and all of which shall be binding upon and shall apply to any and all owners of any parcels or tracts of the herein described real property, and to any and all heirs, assigns, grantees, personal representatives and/or successors in interest thereto.

I.

Property Subject to this Declaration
Protective Covenants

The real property which is and shall be conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, regulations, reservations and easements, as set forth in the various clauses and covenants of this Declaration, is described as Minor Subdivision No. 145, Gallatin County, Montana.

II.

Weeds

The owner of a lot covered herein shall control all of county declared noxious weeds.

III.

Agricultural Use

Lot owners and residents of the subdivision are informed that adjacent uses may be agricultural. Lot owners accept and are aware that standard agricultural and farming practices can result in dust, animal odors, smoke, flies and machinery noise. Standard agricultural practices feature the use of heavy equipment, chemical sprays and the use of machinery early in the morning and sometimes late into the evening.

IV.

Fences

All fences bordering agricultural lands shall be maintained by the landowners in accordance with state law.

Any covenant which is included herein as a condition of the preliminary plat approval and required by the County Commission may not be amended or revoked without the mutual consent of the owners in accordance with the amendment procedures in these covenants and the governing body of Gallatin County.

DATED this 9 day of Jan, 1994

Robert G. Davis
Robert G. Davis

STATE OF MONTANA)
County of Gallatin)

ss.

On this 9th day of January, 1994, before me, the undersigned, a notary public for the State of Montana, personally appeared ROBERT G. DAVIS, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Deborah A. Splet
Notary Public for the State of Montana.
Residing at Bozeman, Montana.
My Commission expires 10-10-98.



299454

State of Mont., County of Gallatin. ss Filed for record JANUARY 11, 1995
at 8:08 A.M., and recorded in Book 150 of MISCELLANEOUS page 2783
Recorder. By Shelley M. Greeny Carole Brumback Deputy

FEE: \$ 12.00PD RT: THOMAS DEAN & HOSKINS
111 N. TRACY
BOZEMAN, MT 59715

