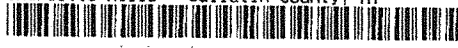


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Page: 1 of 2 09/07/2016 12:17:00 PM Fee: \$14.00
Charlotte Mills - Gallatin County, MT MISC



After recording please return to:
Donald Olsson
PO Box 10025
Bozeman, MT 59719

FIRST AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
HOMES AT BRIDGER PEAKS ESTATES SUBDIVISION

The undersigned, acting on behalf of KJS Group, a Montana Corporation of 270 Floss Flats Drive, Suite A, Belgrade, Montana, hereinafter referred to as "Declarant", the Owner of the lots and lands within Homes at Bridger Peaks Estates Subdivision hereinafter referred to as the "Property", or the "Subdivision", comes now and hereby amends the Declaration of Covenants and Restrictions recorded November 1st, 1988, in the office of the Gallatin County Clerk and Recorder as Document Number 191298.

Amendment I. Article IV, Section 3 of the Declaration shall now read:

Section 3. Maximum Annual Assessment and Transfer Fees. Monthly HOA dues of \$50.00 will be billed quarterly starting the first day of the month after an Owner has taken possession of the property. Notwithstanding any other provision herein, no Lot owned by Declarant shall be subject to annual or special assessments unless and until such Lot has been sold or transferred to a third party. Thereafter, annual assessments shall be determined by the Board of Directors provided, however, that from and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may change at the Board's discretion with 30-day notice given to all owners. Transfer fees of \$200.00 are due to the HOA any time a property changes owners.

These Covenants, Conditions and Restrictions shall be binding upon the heirs, successors and assigns of the Declarant, Association and Lot and Unit Owners.

DATED AND ADOPTED this 25 day of August 2016.

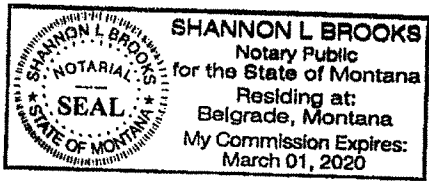
DECLARANT: KJS GROUP

By: 
Scott Walker - Managing Partner

STATE OF MONTANA)
 : ss.
County of Gallatin)

On this 25th day of August, 2016, before me, a Notary Public in and for said State, personally appeared SCOTT WALKER known to me to be the Managing partner of KIS GROUP and acknowledged to me that he executed the same on behalf of said Corporation.

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



Shannon L. Brooks
Printed Name: Shannon L. Brooks
Notary Public for the State of Montana
Residing at: Belgrade
My Commission Expires: March 1, 2020