

DECLARATION OF CONDITIONS,  
COVENANTS AND RESTRICTIONS  
"RIVERSIDE MANOR"

WHEREAS, DECLARANT is the owner of certain property located in County, Montana, which is more particularly described as "RIVERSIDE MANOR" SUBDIVISION.

Now, therefore, the Declarant does hereby declare that the subdivision above described shall be sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. these easements, covenants, restrictions and conditions shall run with the real property, and shall be binding on all parties having or acquiring any right, title or interest in the described properties, and shall insure to the benefit of each owner thereof. The word "tract" as used herein shall refer to each lot of the Subdivision.

1. No tract shall be further subdivided.
2. No dwelling, house or any part thereof shall be erected on any tract within thirty (30) feet of the front line of each lot and no building shall be located on any lot nearer than fifteen (15) feet to any sideline or rear line.
3. All dwellings, or houses must have a permanent foundation, and a minimum single floor size of 800 square ft. The dwelling or house may be of frame, log construction, modular and/or homes built of conventional materials. 1990 & newer double wide mobile homes will be allowed if on permanent foundation with pitched shingled roofs.
4. All outbuildings must match Home in Construction, Style and exterior finish.
5. The use of a camper , or temporary structures is permitted for one (1) year will construction of permanent residence.
6. The electrical power, telephone, water and sewer shall be the individual tract owner expense.
7. No tract shall be used or maintained as a dumping or storage area for rubbish, trash or garbage; garbage recycling, or target ranges.
8. No discarded, ruined, wrecked, or dismantled motor vehicles, including component parts, which is not lawfully and validly licensed and incapable of being driven are allowed on the tract unless stored in a building.
9. Gates or Obstructions on Utility and Access Easements, No gates or obstructions will be allowed on the access road and Utility Easement known as " Tobias Court" unless agreed upon by all Tract owners.