

COVENANTS AND CONDITIONS OF LEUFKENS COMMERCIAL PARK

Whereas, the Declarants have developed land or are owners of the developed land now known as Leufkens Commercial Park, located in Section 15, Township 21N, Range 29W, Sanders County, Montana.

Now, therefore, the Declarants do hereby declare that the property 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 or any part thereof, and shall inure to the benefit of each owner thereof. The word "lot" as used herein shall refer to each numbered tract of Leufkens Commercial Park.

1. **Compliance with Health Regulations:** No activity on any lot shall be conducted in violation of any Montana State law, Montana State regulation, or local ordinance or regulation with respect to water supply, sewage disposal, sanitation and air pollution. All sewage disposal systems shall conform to the requirements set forth in the Certificate of Subdivision Plat Approvals dated April 3, 1995 issued by the State of Montana, Department of Health and Environmental Services, E.Q. #45-95-S23-961 or amendments or revisions thereof.

2. **Waste Materials:** No lot shall be used or maintained as a dumping or storage area for rubbish, trash, garbage, brush or other waste. All trash, junk, garbage and other waste shall be kept in sanitary and rodent-proof containers.

3. **Building Standards:** The following construction standards shall be followed for all buildings placed on the property:

a. No building nor any appurtenance or outbuilding shall be less than ten (10) feet from any adjoining lot line. An owner of two or more lots may use the outside lot line for the adjoining lot line set back and may build across the interior lot line.

4. **Water System:** For the benefit of the Leufkens Commercial Park property owners, and for their use, there will be installed and maintained a State approved domestic water system, which will provide domestic potable water to all properties within the Leufkens Commercial Park development.

For the continued protection of the water supply, the water will be tested and approved by the State of Montana as required by law. Only qualified trained operators will operate, repair, replace, take samples, test and keep records of test data for the State of Montana.
