

7408

310746 AM COVENANTS/RESTRICTIONS File #: 7408

STATE OF MONTANA SANDERS COUNTY

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Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$5.00 BY: *Rabuta M. Christensen*

Return To: SOLID ROCK ESTATES HOMEOWNER'S ASSOCIATION

**AMENDED DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS and BYLAWS
OF
SOLID ROCK ESTATES HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Bylaws of Solid Rock Homeowners' Association, Inc. (herein CCRs), was filed for record November 12, 2003, at Misc. No. 5253, Reception No. 253257, Sanders County records.

WHEREAS, the CCRs were amended by instrument filed for record January 8, 2004 at Misc. No. 5268, Reception No. 253935, Sanders County records (herein First Amendment).

WHEREAS, "SOLID ROCK ESTATES, Phase 2, a planned unit development" was declared subject to the CCRs by instrument filed for record February 10, 2006 at Misc. No. 5626, Reception No. 264545, Sanders County records (herein Phase 2 Declaration).

WHEREAS, the Board of Directors of Solid Rock Estates Homeowners' Association, Inc. desires to amend said CCRs, First Amendment and Phase 2 Declaration (herein collectively Solid Rock Estates Covenants).

WHEREAS, the Board of Directors of Solid Rock Estates Homeowners' Association, Inc. has obtained approval to amend the Solid Rock Estates Covenants from at least 75% of the Lot Owners.

WHEREAS, Article IX, Section 2, currently provides the following:

Article IX, Section 2. Amendment. No amendment of this Declaration shall be effective unless approved by the Owners of seventy-five percent (75%) of the Lots; provided, however, that so long as the Declarant is the Owner of any Lot, no amendment to this Declaration shall be effective without the prior consent of the Declarant. The amendment and a certification of the President and Secretary that the amendment was approved by the requisite number of Owners shall be recorded in the records of the Clerk and Recorder of Sanders County, Montana. The Covenants (Article IV) may not be amended or repealed without the prior written consent of the Thompson Falls City Council.

NOW, THEREFORE, the Board of Directors of Solid Rock Estates Homeowners' Association, Inc. and the Thompson Falls City Council hereby amend the Covenants to read as follows:

Article IX, Section 2. Amendment. No amendment of this Declaration shall be effective unless approved by the Owners of seventy-five percent (75%) of the Lots; provided, however, that so long as the Declarant is the Owner of any Lot, no amendment to this

Declaration shall be effective without the prior consent of the Declarant. The amendment and a certification of the President and Secretary that the amendment was approved by the requisite number of Owners shall be recorded in the records of the Clerk and Recorder of Sanders County, Montana.

This Amended Declaration of Conditions, Covenants, Restrictions and Bylaws was approved by the Thompson Falls City Council at a regular City Council meeting on August 13, 2018 by a 6 year 0 day vote.

This Amended Declaration of Covenants, Conditions, Restrictions and Bylaws modifies the Solid Rock Estates Covenants, all of the terms and conditions of which are hereby ratified, except as to those provisions which are inconsistent with the matters set forth in this Amended Declaration.

SOLID ROCK HOMEOWNERS' ASSOCIATION, INC.

Rod Knutson
ROD KNUTSON, President

Gayle Taylor
GAYLE TAYLOR, Secretary

CITY OF THOMPSON FALLS

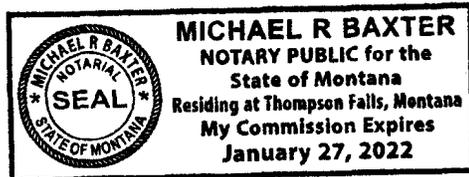
Mark Sheets Aug. 14, 2018
MARK SHEETS, Mayor



ATTEST:

Chelsea Peterson
CHELSEA PETERSON
City Clerk

STATE OF MONTANA)
 :SS.
County of Sanders)



This instrument was acknowledged before me on this 6th day of September 2018 by ROD KNUTSON and GAYLE TAYLOR.

Michael R. Baxter
Notary Public for the State of Montana