

PROTECTIVE COVENANTS

Lois 14A, 14B & 14C of Stewart No. 1 Minor Subdivision in the Rising Sun River Estates
Sited in the SW1/4 of section 31 Township 9 South Range 1 East

David D. Stewart and Heather C. Stewart as Joint Tenants hereby subject said property to the conditions, covenants and limitations set forth herein. These restrictions, limitations, covenants and conditions shall run with the land and shall be binding upon the present owners and all subsequent grantees.

The immediate grantor, and all future grantees, their heirs and assigns forever, of any portion of said property, covenant and agree by the acceptance of a conveyance to faithfully observe and comply with said restrictions, limitations, covenants and conditions. At such time as above properties have sold, new owners may form an association. The purpose of which would be to enforce the following protective covenants:

1. Any and all animals kept on the property must be fenced or contained within the boundaries of said property. No property owner shall be permitted to operate a commercial hog farm, a commercial feedlot, or a commercial chicken farm on the property. Any animals kept on this property shall be for domestic or household use only, including pets. Commercial dog kennels or boarding will not be allowed.

2. No residential structure shall be built below the bench on Lot 14B.

3. No commercial development shall be permitted. Businesses shall be allowed only to the extent that they can be operated out of an established residence or garage, and are secondary to the residence itself. In such case a sign of less than ten square feet shall be allowed for identification purposes. No bed and breakfast inns to be allowed.

4. All household garbage kept outside shall be kept in bear-proof containers.

Dated this 25th day of May 1999

David D. Stewart

Heather C. Stewart

STATE OF MONTANA

COUNTY OF MADISON

Subscribed and sworn to before me this 16th day of September, 1999 by
DAVID D. STEWART & HEATHER C. STEWART.

NOTARY PUBLIC for State of MONTANA
Residing at Sheridan Montana
My Commission Expires 1-7-2000

Filed for Record on the 20th day of SEPTEMBER, A.D., 1999 at 10:22 o'clock A.M.,
and Recorded in BOOK 434 of RECORDS on PAGE 06 - , Records of Madison County, Montana.

FEES: \$6.00

Return to: DAVID STEWART

PEGGY KAATZ

PEGGY KAATZ

BY

CLERK & RECORDER, MADISON COUNTY

DEPUTY

Find the record on the
SEPTEMBER AD

RECORDS

PEGGY KAA

6.00