

Return To: Cotner Ryan Blackford, PLLC  
321 W. Broadway, Ste. 500  
Missoula, MT 59802

**AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
CONDOMINIUM COVENANTS, CONDITIONS AND RESTRICTIONS  
for  
RIVER LANDING CONDOMINIUMS**

THIS AMENDED DECLARATION is made this 17<sup>th</sup> day of August, 2025 by RIVER LANDING CONDOMINIUMS OWNERS ASSOCIATION, INC. a Montana corporation ("Declarant"), and hereby agrees to amend the Declaration of Covenants, Conditions and Restrictions for River Landing Condominiums, specifically as follows:

**I.  
Real Property**

This Declaration is applicable to certain real estate which shall hereinafter be referred to as the "Real Property" located in Lake County, Montana, which is described as follows:

Tract A, Certificate of Survey No. 6254 RT; being that property as described in Document number 338515, records of Lake County, located in Government Lot 6, Section 4, Township 22 North, Range 20 West, Principal Meridian Montana, Lake County, Montana, and being more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 6; thence, N.00°13'00"W., 27,00 feet to the intersection of the north right-of-way of 7<sup>th</sup> Avenue, and the west right-of-way of 6<sup>th</sup> Street, point being the TRUE POINT OF BEGINNING; thence along said right-of-way of 7<sup>th</sup> Avenue S.89°56'29"W., 269.54 feet to a point on the easterly boundary of Certificate of Survey No. 6229, records of Lake County; thence departing said right-of-way N.00°32'57"W., 442.80 feet to the Flathead River; thence along said River N.74°49'54"E., 281.64 feet; to a point on the west right-of-way of 6<sup>th</sup> Street, thence along said 6<sup>th</sup> Street, S.00°13'00" E., 516.20 feet to the TRUE POINT OF BEGINNING. Containing 2.96

acres, more or less, being subject to all easements or rights-of-way as shown, existing or of record.

1. The original Declaration of Condominium, Covenants, Conditions and Restrictions for River Landing Condominiums was recorded November 16, 2006, as instrument No. 474656, records of Lake County, Montana, and was amended from time to time thereafter.
2. A First Amendment to Declaration of Condominium, Covenants, Conditions and Restrictions for River Landing Condominiums for River Landing Condominiums was recorded on December 1, 2006, as instrument No. 475075, records of Lake County, Montana.
3. A Second Amended to Declaration of Condominium Covenants, Conditions and Restrictions for River Landing Condominiums was recorded on August 24, 2009, as instrument 500976, record of Lake County, Montana.
4. The Amended and Restated Declaration of Condominium Covenants, Conditions and Restrictions for River Landing Condominiums was recorded August 9, 2023, as instrument No. 606476, records of Lake County, Montana.
5. The Members of the River Landing Condominiums approved a change to Section 8(h)(i) of the Amended and Restated Declaration of Condominium Covenants, Conditions and Restrictions for River Landing Condominiums on July 19, 2025. The amendment is set forth below:

**II.**  
**Amendment to Covenants**

Section 8(h)(i) is amended as follows:

**h. Non-Payment of Assessments.**

- i. Assessments and fees shall be due and payable when an invoice is sent and shall become delinquent unless paid within thirty (30) days of the due date. If such fees or assessments are not paid within thirty days after the due date, they may bear interest, at the election of the Board of Directors, from the date of the delinquency at the rate of ten percent per annum. If the Board of Directors elects to charge interest, notice shall be provided to the Member whose assessments or fees have not been timely paid and the interest rate shall be effective thirty (30) days after such notice, and shall apply to all future assessments and future fees not timely paid without further notice. All unpaid assessments and fees may also be subject to a late charge for non-payment as may be determined

from time to time by the Association. In the event it shall become necessary for the Association to collect any delinquent assessments or fees, whether by foreclosure of a lien hereinafter created or otherwise, the delinquent Owner shall pay in addition to the assessment and late charge and interest herein provided, all costs of collection, including actual attorney's fee and costs incurred by the Association in enforcing payment.

**II.**  
**Notice of Amendment**

To facilitate the recording Phil Steurer, as Director of the River Landing Condominium Association, has the right to execute and record this document in the records of Lake County, State of Montana.

**RIVER LANDING CONDOMINIUMS  
OWNERS ASSOCIATION, INC.**

By: Philip E Steurer  
Its: Director

State of Montana )  
: ss.  
County of Lake)

Signed or acknowledged before me on the 17 day of August 2025, by Phil Steurer as the Director of RIVER LANDING CONDOMINIUMS OWNERS ASSOCIATION, INC., a Montana Corporation.

M. Dawald  
Notary Public for the State of Montana  
Printed Name: MADLYN DAWALD  
Residing at: MISSOULA COUNTY  
My Commission Expires: April 25, 2026

