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Fees: $60.00
Debbie Pierson, Flathead County MT by TP 12/1/2025 9:42 AM

** 0205950, 0506786 to 0506799, 0506801 to 0506823, 0975355 CJ

After recording return to:
Gersh, Simpson & Joos PLLP
121 Wisconsin Avenue
Whitefish, MT 59937

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TIMBER RIDGE

This First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Ridge (the "First Amendment") is made as of November 26, 2025, by the consents of Owners of greater than 67% of the tracts burdened by the Original Declaration (the "Owners").

RECITALS

A. WHEREAS, on June 20, 2017, the Declaration of Covenants, Conditions, Restrictions and Easements for Timber Ridge (the "Original Declaration") was recorded with the Clerk and Recorder of Flathead County, Montana as Document No. 201700012558, and burdened the land described on Exhibit A; and

B. WHEREAS, Section 18.2.2 of the Original Declaration provides that the Original Declaration may be amended by consent of 67% or more of the votes in the Association through "the recording in the records of Flathead County, Montana, of a copy of the document together with a certificate signed by an officer of the Association stating that the required number of consents of Owners were obtained," and the aforementioned certificate is recorded herewith as Exhibit B;

NOW THEREFORE, THE ORIGINAL DECLARATION IS HEREBY AMENDED AS FOLLOWS, LEAVING IN FULL FORCE AND EFFECT ALL PORTIONS THEREOF NOT AMENDED HERE, INCLUDING ANY PRIOR AMENDMENTS:

1. Section 8.20 shall be amended as follows:

ORIGINAL LANGUAGE:

Motorized Vehicles. No vehicle or equipment may be parked on or alongside the private roadways within the Property. Passenger automobiles and pickup trucks shall be parked in an enclosed garage or on the driveway serving the residence. No trucks exceeding one-ton capacity, trailers,

unsightly or inoperable vehicles, boats, recreational vehicles of any kind or type of equipment shall be parked or stored upon any Lot unless completely within an enclosed garage.

NEW LANGUAGE:

Motorized Vehicles. No vehicle or equipment may be parked overnight on or alongside the private roadways within the Property. Passenger automobiles and pickup trucks shall be parked in an enclosed garage or on the driveway serving the residence. No trucks exceeding one-ton capacity, utility trailers, construction trailers, any type of equipment, unsightly or inoperable vehicles shall be parked overnight or stored on any Lot unless completely within an enclosed garage. A variance may be requested for above stated trailers or equipment during remodeling/construction of residence.

One boat or recreational vehicle of any type will be allowed overnight parking alongside the residence or on the driveway for a maximum of 6 calendar days each month & no more than 6 consecutive days at any time, during the months of May through September only. No carryover of unused days from month to month is allowed. Said vehicle may return after a minimum of 2 consecutive calendar days. A fine of $50.00 per calendar day will be assessed to any property owner exceeding the 6 calendar days per month, or the 6 consecutive day limit for recreational vehicles.

Trailers used to transport winter outdoor equipment, such as snowmobiles, will be allowed overnight parking alongside residence or on the driveway during the months of December through April only.

2. Section 8.3 shall be amended as follows:

ORIGINAL LANGUAGE:

Further Subdivision. No Lot, other than Lots owned by the Declarant, shall be further subdivided.

NEW LANGUAGE:

Further Subdivision. No Lot shall be further subdivided; no Lot consolidation or merging of property is allowed. Each Lot shall have its own individual water & septic services.

3. Section 8.38.10 shall be amended as follows:

ORIGINAL LANGUAGE:

Trees throughout the subdivision shall be managed in a manner that selectively maintains healthy trees of varying diameters and heights at a twenty food (20') maximum spacing.

NEW LANGUAGE:

Trees throughout the subdivision shall be managed in a manner that selectively maintains healthy trees of varying diameters and heights at a twenty foot (20') maximum spacing. Any tree that poses an immediate danger to a structure or common area, or one that is in poor or failing health, may be removed provided the Board has been notified at least 24 hours prior to its removal.

4. Conflict.

To the extent that the provisions of this First Amendment conflict with the Original Declaration, the terms provided herein shall control. To the extent that the provisions of this First Amendment conflict with local, state and/or federal regulations, the governmental regulations shall control.

IN WITNESS WHEREOF, the undersigned Owners have executed this Amendment this 26 day of November 2025.

Timber Ridge
Homeowners' Association

By: Lyle Azevedo
As: President

State of Montana)
) :ss
County of Flathead)

This instrument was signed and sworn to before me on the 26 day of November 2025 by Lyle Azevedo, as President of Timber Ridge Homeowners' Association.

X Erika L Anderson

ERIKA L ANDERSON NOTARIAL SEAL STATE OF MONTANA

ERIKA L ANDERSON
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
June 12, 2029

EXHIBIT A

Legal description when Original Declaration was recorded:

A TRACT OF LAND SITUATED, LYING, AND BEING IN THE EAST ONE-HALF OF SECTION 11, T. 30 NORTH, R. 21 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel 1 of Certificate of Survey Number 19713 according to the map thereof on file and of record in the office of the Clerk and Recorder, County of Flathead, State of Montana containing 23.76+/- acres

AND

Parcel 1 of Certificate of Survey Number 20129 according to the map thereof on file and of record in the office of the Clerk and Recorder, County of Flathead, State of Montana containing 24.00+/- acres

Legal description at present:

A TRACT OF LAND SITUATED, LYING, AND BEING IN THE EAST ONE-HALF OF SECTION 11, T. 30 NORTH, R. 21 WEST, PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

~~Lots 1 through 40, and the Homeowners Park, Park/Water District, and Road~~, all of Timber Ridge, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

EXHIBIT B

CERTIFICATE OF TIMBER RIDGE HOA OFFICER

I, Lyle Azevedo, am the President of the Timber Ridge Homeowners' Association, and I hereby certify that the affirmative votes of 67% of the Owners were obtained in order to file this First Amendment.

Timber Ridge
Homeowners' Association

By: Lyle Azevedo
As: President

State of Montana)
) :ss
County of Flathead)

This instrument was signed and sworn to before me on the 26 day of November, 2025 by Lyle Azevedo, as President of Timber Ridge Homeowners' Association.

x Erika L Anderson

ERIKA L ANDERSON
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, MT
My Commission Expires
June 12, 2029