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Debbie Pierson, Flathead County MT by NC

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Fees: \$21.00  
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**THIRD AMENDMENT TO  
DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS  
OF FAIRWAY BOULEVARD TOWNHOUSES**

**THIS THIRD AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF FAIRWAY BOULEVARD TOWNHOUSES** is executed this 10th day of May, 2019 by the **FAIRWAY BOULEVARD TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.** (hereinafter "Association")

**WHEREAS**, the Association caused to be filed the Declaration of Conditions, Covenants and Restrictions of Fairway Boulevard Townhouses on February 29, 1980 as Document No. 2579, Book 688, Page 532, records of Flathead County, Montana; and

**WHEREAS**, the Amendment of Declaration of Covenants, Conditions and Restrictions Fairway Boulevard Townhouses was recorded on August 7, 1995 as Document No. 9521910450, records of Flathead County, Montana; and

**WHEREAS**, the Second Amendment to Declaration of Covenants, Conditions and Restrictions of Fairway Boulevard Townhouses was recorded August 17, 2006 as Document No. 200622909500, records of Flathead County, Montana; and

**WHEREAS**, the Declaration of Conditions, Covenants and Restrictions of Fairway Boulevard Townhouses, as amended, is referred to herein as "Declaration"; and

**WHEREAS**, Article XVI, Section 4 of the Declaration provides that it may be amended with the consent of at least 65% of the lot owners; and

**WHEREAS**, the Association desires to amend said the Declaration to add provisions regarding short-term rentals.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the amendment powers set forth in the Declaration, the Association hereby amends the Declaration as follows:



**Article X is hereby amended to add a new paragraph as follows:**

**ARTICLE X**

**USE RESTRICTIONS**

\* \* \* \*

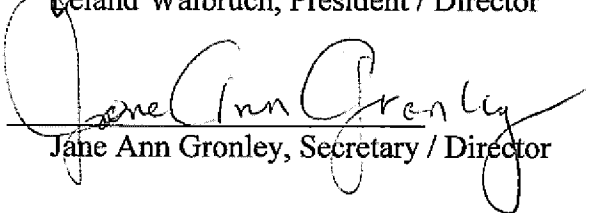
13. **Short-term Rental Policy.** The owner of any townhouse may rent such townhouse for a period of at least thirty (30) consecutive days. As used herein the term "rental" shall include home sharing, home exchanges and any similar arrangements including, but not limited to, use of a formal or informal listing process that allows a third party to occupy the townhouse in exchange for occupation of the third party's property or any other exchange of value. All leases should have a provision against subletting, as the owner of any townhouse shall be responsible to comply with this section if his or her tenant sublets to townhouse for periods that do not comply with the short-term rental policy.

The Board of Directors may adopt, publish, amend and terminate rules and regulations regarding the short-term rental policy so long as such decision is made by a majority of the Directors present at a duly held meeting at which a quorum is present, all as set forth in the Bylaws.

**IN WITNESS WHEREOF**, the undersigned Directors/Officers, hereby certify that the foregoing Amendment was presented at a duly called meeting of the members on May 9, 2019 and that the foregoing amendment was approved by the Owners of 74.7% of the Lots and have executed this Amendment to be effective on the day and year first above written.

FAIRWAY BOULEVARD TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.

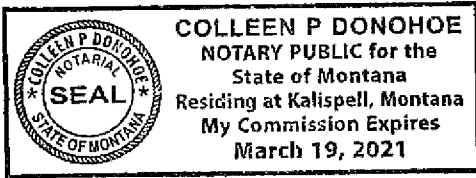
By:   
Eland Walbruch, President / Director

By:   
Jane Ann Gronley, Secretary / Director



STATE OF MONTANA       )  
                                      ) ss.  
County of Flathead       )

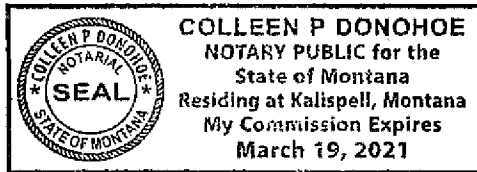
This instrument was acknowledged before me on the 10th day of May, 2019 by Leland Walbruch, President and Director of FAIRWAY BOULEVARD TOWNHOUSES ASSOCIATION, INC.



Colleen Donohoe  
Notary Public for the State of Montana

STATE OF MONTANA       )  
                                      ) ss.  
County of Flathead       )

This instrument was acknowledged before me on the 10th day of May, 2019 by Jane Ann Gronley, Secretary and Director of FAIRWAY BOULEVARD TOWNHOUSES ASSOCIATION, INC.



Colleen Donohoe  
Notary Public for the State of Montana