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CORRINA BROWN CLERK AND RECORDER

FEE: \$16.00 BY: Felicible Stockson

Deputy

TO:Flying S Title and Escrow - Libby 120 W 6th Street Ste 5, Libby, Montana 59923

## FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDIAN SPRINGS RANCH RV PARK SUBDIVISION

This First Amendment to the Amended and Restated Declaration to the Declaration of Covenants, Conditions and Restrictions for Indian Springs Ranch (this "Amendment") is made this 22 day of 2025 by Schickedanz Montana, LLC, a Montana limited liability company ("Declarant").

## RECITALS

- A. WHEREAS, on June 20, 2014, an Amended and Restated Declaration to the Declaration of Covenants, Conditions and Restrictions for Indian Springs Ranch RV Park Subdivision was recorded with the Clerk and Recorder of Lincoln County, Montana, under Document No. 252067 (hereinafter the "Declaration");
- B. WHEREAS, the Declaration provides that it entirely supersedes and replaces the Original Declaration for the Real Property;
- C. WHEREAS, Section 9(e) of the Declaration gives Declarant the right to "amend, modify, make additions to or deletions from this Declaration that it alone deems appropriate" during Declarant's Control Period;
- D. WHEREAS, pursuant to Section 2(b) of the Declaration, "Declarant's Control Period shall terminate upon the date which is sixty (60) days after conveyance of 80% of the Lots in all platted and planned phases of the Real Property to Owners other than Declarant, or December 31, 2025";
- E. WHEREAS, Declarant has not yet conveyed the requisite number of Lots set forth in Section 2(b) of the Declaration to trigger the end of its Control Period;
- F. WHEREAS, Declarant wishes to amend the Declaration as hereinafter set forth; and
- NOW, THEREFORE, Declarant, being within the Control Period, hereby amends the Declaration, as follows, according to the definitions of terms contained in the Declaration and without otherwise altering the Declaration's contents except as explicitly stated:
  - 1) Extension of Control Period. The Declarant hereby revokes the second sentence of the second paragraph of Section 2(b) and replaces it with the following sentences. "The Declarant's

Control Period shall terminate upon the earlier of i) that date which is sixty (60) days after Declarant's conveyance, to Owners other than Declarant, of 100% of the Lots in all platted and planned phases of Indian Springs Ranch RV Park Subdivision, or ii) Declarant's unilateral filing with the Clerk and Recorder of Lincoln County, Montana of a termination of its Control Period hereunder."

- 2) Animal Restrictions. A new Section 7(r) is hereby added at the end of Section 7, as follows:
  - r) Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except for dogs, cats and other common animals kept as household pets, but not for breeding purposes. Each Lot shall be limited to a maximum of three (3) household pets, no more than two (2) of which may be dogs. The owner of any pet shall immediately remove any bodily waste deposited by its pet on any Lot, Common Area, parkways, cul-de-sac islands or dedicated streets.
- 3) Continuation. The Declaration, as modified herein, shall continue in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Amendment to be effective as of the date first shown above.

By: Manfred Schickedanz

As: Manager of Schickedanz Montana, LLC

STATE OF MONTANA

ss.:

County of Lincoln

This instrument was acknowledged before me on the Alamanfred Schickedanz as the Manager of Schickedanz Montana, LLC

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SEAL Res

KAYLEENA PERESLETE NOTARY PUBLIC for the State of Montana Residing at Eureka, Montana My Commission Expires October 19, 2025

Yotary Public for the State of Montana

MANACER