

96145 13060

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SUNSET POINT

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Sunset Point, Phases I through V, is made and entered into on this 1st day of October, 1995, by the owners of the real property and improvements commonly described as Sunset Point, Phases I through V, set forth below.

WITNESSETH:

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Sunset Point (hereinafter "Declaration,") was executed on the 6th day of October, 1986, and recorded at the office of the Clerk and Recorder of Flathead County, Montana;

WHEREAS the subject real property and improvements commonly described as Sunset Point, Phases I through V, Flathead Montana,

WHEREAS the owners of the subject real property and improvements (hereinafter "Declarants,") desire to amend the "Declaration" for the benefit of said real property and improvements and for each owner thereof as provided herein;

NOW THEREFORE, the Declarants hereby declare that the "Declaration," and any and all previous amendments thereto, are amended as follows:

AMENDMENT TO ARTICLE IX

The Declarants hereby delete and entirely remove Article IX of the "Declaration," entitled RIGHT OF FIRST REFUSAL, found on page 12 therein. Further, any and all references to such right of first refusal contained elsewhere in the Declaration are hereby declared to be null and void, and without effect.

The Declarants further declare that the remaining provisions of the "Declaration" shall remain in full force and effect.

This amendment is executed by not less than seventy-five percent (75%) of the unit owners of Sunset Point Phases I through V, and shall be recorded with the Clerk and Recorder of Flathead County, Montana.

IN WITNESS WHEREOF, the undersigned Declarants have hereunto set their hands on the day and year set forth above.

0977363 Ann 0977368 0975805 Ann 0975810
0977945 Ann 0977951 0976609 Ann 0976615
0979192 Ann 0979196 0975804, 0264500, 0264470

1998

Amendment

8629009460

Gordon K. &
Lorraine Phillips
Owner (Please Print)

9614513000

Unit Owned : 2

Signature

Signature

STATE OF Montana
County of Cascade : ss.

On this 5 day of Oct, 1995, before me,
the undersigned, a notary public of MONTANA, personally
appeared GORDON K. PHILLIPS & LORRAINE PHILLIPS known
to me to be the persons whose names are subscribed to the within
instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my notarial seal the day and year in this certificate first above
written.



Margaret Schoenbach
Notary Public for the state of Montana
Residing at: Great Falls
My commission expires: July 27, 1996

✓ JOHN HARTMAN
JUNE B. HARTMAN
Owner (Please Print)

Unit Owned : ONE

Signature

Signature

STATE OF Montana
County of Flathead : ss.

On this 5th day of Oct, 1995, before me,
the undersigned, a notary public of Montana, personally
appeared JUNE B. HARTMAN and JOHN HARTMAN known
to me to be the persons whose names are subscribed to the within
instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my notarial seal the day and year in this certificate first above
written.



Shirley Janket
Notary Public for the state of Montana
Residing at: Bigfork
My commission expires: March 2, 1996

9614513060

Richard F. Burns
Owner (Please Print)

Unit Owned : 3

Miriam D. Burns
Signature

Richard F. Burns
Signature By M.D.B. (Part)

STATE OF Montana
County of Flathead : ss.

On this 25 day of October, 1995, before me, the undersigned, a notary public of Montana, personally appeared Miriam D. Burns & Miriam D. Burns w/p.a. for Richard F. Burns known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Patricia L. Salcis
Notary Public for the state of Montana
Residing at: Bigfork
My commission expires: 1-19-96

Edgar J. Guay
Eileen M. Guay
Owner (Please Print)

Unit Owned : 4

Edgar J. Guay
Signature

Eileen M. Guay
Signature

STATE OF Montana
County of Flathead : ss.

On this 16th day of October, 1995, before me, the undersigned, a notary public of Kalispell, personally appeared Edgar J. and Eileen M. Guay known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Emilie G. Nadeau
Notary Public for the state of Montana
Residing at: Kalispell
My commission expires: 9-20-99

DONALD L & PATRICIA C. CLARK

Owner (Please Print)

Unit Owned: #6

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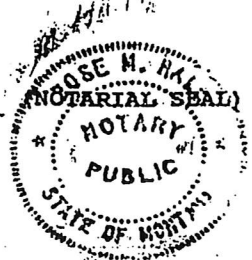
Donald L Clark
Signature

Patricia C Clark
Signature

STATE OF MONTANA)
:ss.
County of Flathead)

On this 29th day of September, 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Donald L. Clark & Patricia C. Clark, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Rose M. Hall
Notary Public for the State of Montana
Residing at: Bigfork
My commission expires: 1-11-96

MARILYN LOYCE WELLS
Owner (Please Print)

Unit Owned: 7

Marilyn Joyce Wells
Signature

Signature

STATE OF MONTANA)
:ss.
County of Flathead)

On this 14th day of September, 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Marilyn Joyce Wells, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Phyllis A. Ward
Notary Public for the State of Montana
Residing at: Bigfork
My commission expires: 3/1/98

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Alan F. & Judith I. CAIN
Owner (Please Print)

Unit Owned: 8+8A

[Signature]
Signature

[Signature]
Signature

STATE OF Montana)
County of Lewis & Clark) ss.

On this 17th day of October, 1995, before me, the undersigned, a notary public of Montana, personally appeared Alan F. Cain and Judith I. Cain known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Stuart J. Kellner
Notary Public for the State of
Residing at: Helena, MT
My commission expires: 8/1/99

KAREN L. KOCH
Owner (Please Print)

Unit Owned: #10

Karen L. Koch
Signature

Signature

STATE OF MONTANA)
County of Flathead) ss.

On this 22 day of September 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Karen L. Koch known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Phyllis Carter
Notary Public for the State of Montana
Residing at: 439 Broad Ave
My commission expires: 4-13-98

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✓ M/M OSCAR F. NOSS, JR.

Owner (Please Print)

Unit Owned: #12

Oscar F. Noss, Jr.
Signature

Bette Jean Noss
Signature

STATE OF MONTANA)
County of Flathead : ss.

On this 25th day of September, 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Oscar F. Noss & Bette Jean Noss, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Rachel J. Van Horn
Notary Public for the State of Montana
Residing at: Bozeman
My commission expires: 8-20-96

✓ WILLIAM R. & MARY L. CAMPBELL
Owner (Please Print)

Unit Owned : #13

William R. Campbell
Signature

Mary L. Campbell
Signature

STATE OF Montana)
County of Flathead : ss.

On this 10 day of October, 1995, before me, the undersigned, a notary public of Kalispell, personally appeared William R. & Mary L. Campbell known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Emilie G. Nadeau
Notary Public for the state of Montana
Residing at: Kalispell
My commission expires: 9-20-99

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✓ MOKSNES, STEPHEN & BILLIE

Owner (Please Print)

Unit Owned : #14

Stephen Moksnes
Signature

Billie Moksnes
Signature

STATE OF Wisconsin
County of Walworth : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of Wisconsin personally appeared Stephen and Billie Moksnes known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Barbara C. Schoppe
Notary Public for the state of WI
Residing at: Whitewater, WI
My commission expires: Dec 1, 1996

✓ Stanley C. LewisEula B. Lewis

Owner (Please Print)

Unit Owned: 15

Eula B. Lewis
Signature

Stanley C. Lewis
Signature

STATE OF MONTANA)
County of Flathead) : ss.

On this 21 day of September, 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Eula B. Lewis & Stanley C. Lewis, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Phyllis Cartow
Notary Public for the State of Montana
Residing at: 439 Bryant Ave
My commission expires: 9-13-98

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✓ RALPH R. KERCHNER, JR
Owner (Please Print)

Unit Owned : #16

Ralph R Kerchner Jr
Signature

Joan S. Kerchner
Signature

STATE OF Montana : ss.
County of Flathead

On this 26th day of October, 1995, before me, the undersigned, a notary public of Montana, personally appeared Ralph R. Kerchner, Jr. & Joan S. Kerchner known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Nancy M. Pratt
Notary Public for the state of
Residing at: Charlottesville
My commission expires: 1-30-99

✓ Paul & Rachael Onstad
Owner (Please Print)

Unit Owned : 17

Paul J. Onstad
Signature

Rachael H. Onstad
Signature

STATE OF Montana : ss.
County of Chouteau

On this 9th day of October, 1995, before me, the undersigned, a notary public of MT, personally appeared Paul J. & Rachael H. Onstad known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Edna J. [illegible]
Notary Public for the state of
Residing at: Fort Belvoir, MT
My commission expires: 5-9-96

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Mjm C Huston Bell
Owner (Please Print)

Unit Owned : 18

Signature

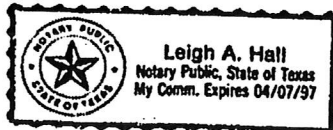
Signature

STATE OF TEXAS)
County of Dallas) : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of Dallas County, personally appeared C. Huston Bell and Kathleen L. Bell known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

(NOTARIAL SEAL)



Leigh A. Hall
Notary Public for the state of
Residing at: Dallas, Texas
My commission expires: 4/7/97

Donald S. / Gayle M. Hooper
Owner (Please Print)

Unit Owned : # 19

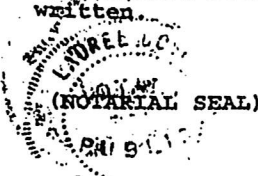
Signature

Signature

STATE OF South Dakota)
County of Minnehaha) : ss.

On this 2nd day of November, 1995, before me, the undersigned, a notary public of South Dakota, personally appeared Donald S. Hooper & Gayle M. Hooper known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Laurel Rose
Notary Public for the state of SD
Residing at: 27062 46th Ave Tea, SD
My commission expires: 2-1-99

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Robert N. ~~and Gladys Oak~~ and
Owner (Please Print)

Unit Owned: #20

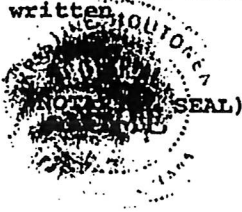
Gladys Oak
Signature

Robert N. Oak
Signature

STATE OF Montana
County of Cascade : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of MT, personally appeared Robert N. Oak and Gladys Oak known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



James H. Hedges
Notary Public for the state of MT
Residing at: 44 S. 1st
My commission expires: 6-21-98

Joseph B. Reber Family Trust Unit Owned: #21
Owner (Please Print)

Joseph B. Reber Family Trust
Joseph B. Reber Trustee
Signature

Signature

STATE OF MONTANA)
County of Flathead : ss.
Lewis & Clark

On this 25 day of Sept., 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared Joseph B. Reber known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Linda L. Beckstrom
Notary Public for the State of Montana
Residing at: Helena, MT
My commission expires: 7/14/98

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ENOLIA J. + ORVILLE G. BENTLEY Unit Owned : # 22
Owner (Please Print)

✓ Enolia J. Bentley
Signature

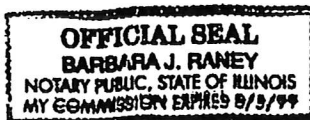
Orville G. Bentley
Signature

STATE OF Illinois)
County of Champaign) : ss.

On this 10th day of October, 1995, before me, the undersigned, a notary public of Illinois, personally appeared Enolia J. Bentley and Orville G. Bentley known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

(NOTARIAL SEAL)



Barbara J. Raney
Notary Public for the state of
Residing at: 2103 East Street, Urbana
My commission expires: 11-5-99

✓ Kathleen L. Bell
Owner (Please Print)

Unit Owned : 23

Signature

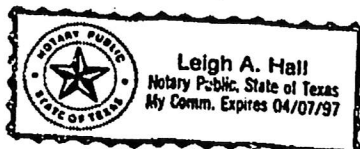
Kathleen L. Bell
Signature

STATE OF Texas)
County of Dallas) : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of Dallas County, personally appeared Kathleen L. Bell known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

(NOTARIAL SEAL)



Leigh A. Hall
Notary Public for the state of
Residing at: Dallas, Texas
My commission expires: 4/7/97

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✓ Lois Williams
Owner (Please Print)

Unit Owned : 26

Lois Williams
Signature

Signature

STATE OF ARIZONA)
County of Maricopa) : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of ARIZONA, personally appeared Lois Williams known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Lyn Roth
Notary Public for the state of AZ
Residing at: 8260 E. Raintree Dr. Scottsdale, AZ
My commission expires: 3-3-97

✓ Stan J. Hould Trust

by Stan J. Hould
Owner (Please Print)

Unit Owned : # 27

Stan J. Hould Trust
Stan J. Hould
Signature

Signature

STATE OF Montana)
County of Flathead) : ss.

On this 9th day of October, 1995, before me, the undersigned, a notary public of Montana, personally appeared Stan J. Hould known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Helen R. Jackson
Notary Public for the state of
Residing at: Kalispell, MT
My commission expires: 03-18-97

96145/3000

✓ Beverly H. and Richard N. Doyle
Owner (Please Print)

Unit Owned : #31

Richard N. Doyle
Signature

Beverly H. Doyle
Signature

STATE OF Montana)
County of Flathead) : ss.

On this 25th day of October, 1995, before me, the undersigned, a notary public of _____, personally appeared Beverly H. and Richard N. Doyle known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Angie C. Violette
Notary Public for the state of
Residing at: Missoula, MT
My commission expires: March 31, 1999

✓ ALLAN C. ALTER
L. CAROLYN ALTER
Owner (Please Print)

Unit Owned: 52

L. Carolyn Alter
Signature

Allan C. Alter
Signature

STATE OF MONTANA)
County of Flathead) : ss.

On this 4th day of October, 1995, before me, the undersigned, a notary public for the State of Montana, personally appeared L. Carolyn Alter & Allan C. Alter, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Rose M. Hall
Notary Public for the State of Montana
Residing at: Bigfork
My commission expires: 1-11-96

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Gorsuch Family Trust dated 8/11/94 Unit Owned: 33
Owner (Please Print)

Doris B. Gorsuch
Signature

Robert V. Gorsuch
Signature

STATE OF Montana)
County of Flathead) ss.

On this 4th day of October, 1995, before me, the undersigned, a notary public of Montana, personally appeared Doris B. Gorsuch & Robert V. Gorsuch known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.



Rose M. Hall
Notary Public for the state of Montana
Residing at: Bigfork
My commission expires: 1-11-96

For the proposal.

AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNSET POINT, PHASES I - V -- (Article IX)

STATE OF MONTANA) ss.
County of Flathead

Recorded at the request of Snyder et al on 24 day of May, 1996 at 106 o'clock.
At and to be recorded in the records of Flathead County, State of Montana.
For \$ 84.00 fee.

DOCUMENT NO. 96145/3060

Myron H. Haverquid
Flathead County Clerk and Recorder
Richard J. Welch
Deputy

Snyder et al Box 717 Bigfork MT 59911-0717