

Return to:
Flying S Title and Escrow
P.O. Box 251
Helena, MT 59824

3429174 B: M63 P: 6819 COV
10/30/2024 09:43 AM Pages: 1 of 4 Fees: 32.00
Amy Reeves Clerk & Recorder, Lewis & Clark MT



**THIRD SUPPLEMENTAL DECLARATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

HIGHLAND MEADOWS, LLC, Developer, pursuant to authorization granted in Sections 14.2 of the Declaration of Covenants, Conditions, and Restrictions (Declaration), dated November 17, 2020, recorded December 16, 2020, under Document No. 3369090, records of Lewis and Clark County, Montana, pertaining to the following described property:

Highland Meadows Subdivision – Phase 1, Lewis and Clark County, Montana, according to the plats on record in the office of the County Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 3369086;

which Declaration was amended pursuant to the First Supplemental Declarations and Amendment to Declaration of Covenants, Conditions, and Restrictions, dated January 7, 2022, recorded January 10, 2022, under Document Number 3392643, records of the clerk and recorder of Lewis and Clark County, (First Amendment), to add Phase 2 to the property subject to the Declaration, and to make other changes more specifically described therein; and was amended pursuant to the Second Supplemental Declarations and Amendment to Declaration of Covenants, Conditions, and Restrictions, dated February 14, 2023, recorded February 15, 2023, under Document Number 3408493, records of the clerk and recorder of Lewis and Clark County, (Second Amendment), to

add Phase 3 to the property subject to the Declaration, and to make other changes more specifically described therein, in order to add Highland Meadows Subdivision, Phase 4 to the property subject to the Declaration, and to provide for certain additional provisions for lots in Phase 4, as hereinafter more specifically provided, does hereby amend the original Declaration described above, as amended by the First Amendment and as amended by the Second Amendment, as follows:

1. Exhibit A is amended to read as follows:

EXHIBIT 'A'

LEGAL DESCRIPTION

Plat of Highland Meadows Subdivision – Phase 1, recorded with the Lewis and Clark County recorder under Document No. 3369086, located in Lot 2 of the Dartman Minor Subdivision, Document No. 3330122, Located within the Northeast Quarter of Section 25, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana:

Phase 1 of the Highland Meadows Subdivision includes the following lots:

Lots 2 through 10, both inclusive, and Lots 12 through 30, both inclusive, Block 1;
Lots 2 through 27, both inclusive, Block 4.

Plat of Highland Meadows Subdivision – Phase 2, recorded with the Lewis and Clark County recorder under Document No. 3391080, located in Amended Plat of Lot 2-A of the Highland Meadows Subdivision – Phase 1, Document No. 3369086, Located within the Northeast Quarter of Section 25, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana:

Lots 31 through 50, both inclusive, and Lots 52 through 61, both inclusive, Block 1.
Lots 31 through 44, both inclusive, Lots 46 through 60, both inclusive, Block 4.

Plat of Highland Meadows Subdivision – Phase 3, recorded with the Lewis and Clark County recorder under Document No. 3408425, located in Amended Plat of Lot 2-A-1 of the Highland Meadows Subdivision – Phase 2, Document No. 3391080, Located within the Northeast Quarter of Section 25, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana:

Lot 1, Lots 3 through 12, both inclusive, and Lots 14 through 19,
both inclusive, Block 2.

Lots 61 through 63, both inclusive, Lots 65 through 79, both
inclusive, Lot 81, Lot 82, and Lot 84, Block 4.

Lots 1 through 6, both inclusive, Lots 8 through 12, both inclusive,
Lots 14 through 16, both inclusive, Lot 18, and Lots 20 through 31,
both inclusive, Block 5.

Plat of Highland Meadows Subdivision – Phase 4, recorded with the Lewis and
Clark County recorder under Document 3429170, located in
Amended Plat of Lot 2-A-1-A of the Highland Meadows Subdivision – Phase 3,
Document No. 3408425, Located within the Northeast Quarter of Section 25,
Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana:

Lots 20 through 35, both inclusive, and Lots 37 through 53, both
inclusive, Block 2

Lots 85 through 90, both inclusive, Block 4

Lots 32 through 34, both inclusive, Lots 36 through 43, both
inclusive, and Lots 45 through 55, both inclusive, Block 5.

2. Article XI, Section 11.4 is amended to read as follows:

11.4 Fencing.

Fencing is required on all Lots within Highland Meadows Subdivision -
Phase 1. The cost of the shared fence lines will be split equally between lot owners.

Fencing is optional for all lots in Highland Meadows Subdivision - Phase 2
and Highland Meadows Subdivision – Phase 3; Highland Meadows Subdivision –
Phase 4. For Phase 2, Phase 3, Phase 4 and subsequent phases, cost sharing of
shared fence lines is encouraged.

For all phases, whether required or optional, if fencing is installed, it must
be installed on the property line and shall not extend beyond the front of the
building and must connect to the dwelling unit. To ensure consistency throughout
the Property, all fencing must be installed by the approved fencing contractor, (as
determined by the Declarant), and shall be 6-foot-tall, tan vinyl privacy fencing.

In all other respects the original Declaration described above, as amended by the First Amendment and Second Amendment, remain as written.

DATED this 29th day of October, 2024.

HIGHLAND MEADOWS, LLC,

By _____


LANDY LEEP, Manager

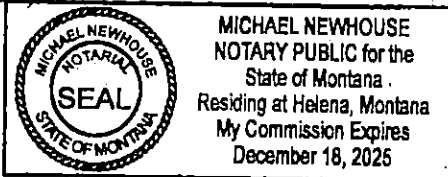
STATE OF MONTANA)

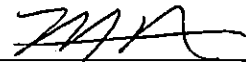
:ss.

County of Lewis and Clark)

This instrument was acknowledged before me on OCT. 29, 2024, by Landy Leep,
as Manager of HIGHLAND MEADOWS, LLC

(SEAL)





Notary Public for the State of Montana