

Exemption

The Montana legislature passed Senate Bill 300 ("SB 300"), a bill designed to prevent homeowners' associations ("HOA") from imposing new covenants, conditions, and restrictions ("CCRs") on certain types of use of property.

The bill, which became law on May 8, 2019, does not prevent an HOA from passing CCRs to change the acceptable uses of property, but rather prevents an HOA from imposing certain types of new use restrictions against owners who purchased their properties before the restrictions went into effect and do not wish to be-bound by them.

The Madison River RCH Association, Inc. (HOA) recorded Document # 212657 with the State of Montana Madison County on 11/29/23 and replaced the Paragraph 6.4 of the prior Declaration of Covenants, Conditions, and Restrictions recorded as document No. 131318 as referenced in the recorded Document #212657.

The new document #212657 recorded 11/29/23 replaced the paragraph from the prior Declaration of Covenants, Conditions, and Restrictions that is noted below:

6.4 Business Uses. The Tracts shall be used primarily for single-family residential purposes. No more than two (2) single-family residences may be constructed on any Tract. Each residence may also have an appurtenant noncommercial guesthouse. Noncommercial garages, small sheds, corrals, barns and horse facilities are also permitted on the Property. No Tracts within the Property shall ever be occupied or used for any commercial or business purposes, except for an office or studio contained within the Owner's residence, as long as such office or studio does not entail regular visits by members of the public. However, nothing in this Paragraph 6.4 shall be deemed to prevent: (a) Declarant or its duly authorized agent from using any Tract owned by Declarant as a sales office, sales model, property management office or rental office; or (b) any Owner or his duly authorized agent from renting or leasing any residential building for residential uses from time to time, subject to all of the provisions of this Declaration.

Dayne and Molly LaHood owns property located at **70 Flatiron Trail, Cameron, MT 59720 (lot 45)** and elects to be grandfathered and exempt from the new CCR Section 6.4 as recorded in Document #212657, and desires to continue to abide by section 6.4 (noted above) that was in effect when **70 Flatiron Trail, Cameron, MT 59720 (lot 45)** was purchased by **Dayne and Molly LaHood** and desires to continue to do so for as long as **Dayne and Molly LaHood** owns the property.

Dayne and Molly LaHood will personally record this document memorializing their exemption at the county clerk and recorder's office in Madison County Montana.

Signature

Dayne LaHood *Molly LaHood*

Date

5/31/24

Dayne and Molly LaHood



Doc #: 215245 Pages: 1 Book: Page:

STATE OF MONTANA MADISON COUNTY

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Paula McKenzie, CLERK & RECORDER

Fee: \$ 5.00

To: DAYNE M LAHOOD, 5546 WABASH ST, DENVER CO 80238

BY: *Megan Ellis* Deputy