

STATE OF MONTANA RAVALLI COUNTY

543842

Page 1 of 3

RECORDED: 10/21/2004 8:30 COVENANTS

*Ludra P. Taylor*

CLERK AND RECORDER BY: *Almchristian*

FEE: \$18.00

**Covenants  
Curtiss Lots No. 2  
Lots 1, 2 & 3**

*KW*

- (a) **Waiver of Protest to Creation of SIDIRSID.** Owners waive all rights in perpetuity to protest the creation of a city/rural improvement district for the purpose of improving and/or maintaining the roads that access the subdivision including related right-of-way, drainage structures, and traffic control signs and/or creating a wastewater treatment system and/or community water system.
- (b) **Stormwater Drainage.** Stormwater drainage will be collected on site by sheet flow and storm water detention basins.
- (c) **Wildlife and Wildlife Habitat.** Homeowners shall accept the responsibility of living with wildlife and be responsible for protecting their vegetation from damage, or plant only non-palatable vegetation. There is potential for vegetation damage by wildlife to lawns, gardens, flowers and ornamental shrubs located on or near the homesite. Homeowners shall keep the pets on the homeowner's land or under the immediate control of its owner. Harassment of big game animals and artificial feeding is prohibited. For more information in this regard, please refer to the Montana Fish, Wildlife and Parks at 542-5500.
- (d) **Primary Heat Source.** The primary heat source for any newly constructed residences in this subdivision shall be at least 75% efficient.
- (e) **Pets.** Homeowner's must keep pets on the homeowner's land or under the immediate control of their owner(s).
- (f) **Control of Noxious Weeds.** Lot owners shall control the growth of noxious weeds on their respective lot(s).
- (g) **Required Posting of County-Issued Addresses for Lots within this Subdivision.** Lot owners shall post County-issued addresses at the intersection of the driveway leading to the primary residence and the road providing access to the lot as soon as construction on the residence begins.
- (h) **Sewer/Water Easements.** All water and sewer lines on the property will be in no-build easements 15 feet wide.
- (i) **Corvallis Sewer District.** Lot owners agree to abide by all District rule prohibiting discharge of harmful materials including, but not limited to, stormwater, roof runoff, sub-surface drainage, unpolluted industrial process water, or any sewage that contains toxic materials, or viscous, fatty or solid materials that would be harmful to the system.
- (j) **Radon Exposure.** The owner understands and accepts the potential health risk from radon concentrations, which are presently at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into the structures.

*Per Curtis Construction  
843 Peppergrass Ln  
Corvallis MT 59828*

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Page 2 of 3

- (k) **Further Subdivision.** Lots 2 and 3 may be further subdivided. Lot 1 may not be further subdivided.
- (l) **Structures.** Each commercial lot will contain only one structure per lot and will not contribute more than 200 gpd per unit unless written permission is granted by the District.
- (m) **Land Use.** Lot 2 and 3 are proposed to be utilized for commercial use. Lot 1 is proposed for single family residential use. These lot uses can be further modified by permission from both the Corvallis Sewer District and the Montana Department of Environmental Quality.

*Tom Curtiss*

Tom Curtiss, Owner

9-2-04

Date

*Carolyn Curtiss*

Carolyn Curtiss, Owner

7/2/04

Date

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written

NOTARY PUBLIC

Residing at \_\_\_\_\_, \_\_\_\_\_

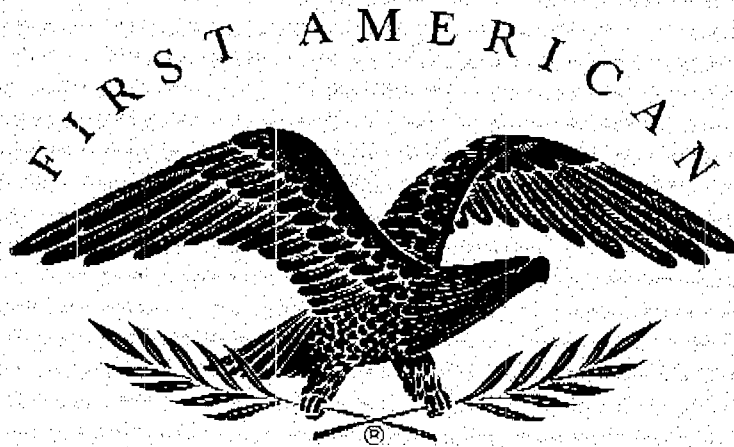
My commission expires \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

(NOTARY SEAL)

STATE OF MONTANA RAVALLI COUNTY  
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543842

Page 3 of 3




STATE OF CALIFORNIA  
COUNTY OF Santa Cruz

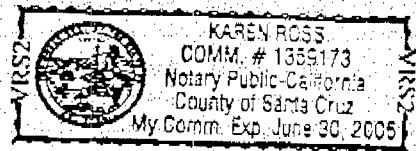
} ss.

On September 2, 2004, before me, Karen Ross, Notary Public,  
personally appeared Tom Curtiss and Carolyn Curtiss

\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

Title of Document	<u>Covenants</u>
Date of Document	<u>Sept. 2, 2004</u>
No. of Pages	<u>2</u>
Other signatures not acknowledged	<u>None</u>