

Upon recording return to:

Canyon Ferry Crossing Owners Association
3900 WaterDance Drive
Helena, Montana 59602

NOTICE OF CANYON FERRY CROSSING AMENDMENT TO COVENANTS, CONDITIONS, AND
RESTRICTIONS, AND ALSO BY-LAW CHANGES AND/OR ADDITIONS

NOTICE IS HEREBY GIVEN that pursuant to the Declaration of Covenants, Conditions and Restrictions for Canyon Ferry Crossing Owners Association, and any and all amendments and restatements thereto, the Declaration of Covenants, Conditions and Restrictions (after review of the votes and certification by the board of directors of the appropriate percentage to affect an amendment) the CC&R's and the real property subject thereto *have been amended in the particulars as set forth below*, being all the lots within the Canyon Ferry Subdivisions (Phases I, II, III, IV, and V,) which lots are located in Lewis and Clark County, Montana and are more particularly described as follows:

Lot 1 (now known as cave Bay condominiums), Lots, 2,4,5,6,7,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,27,28,29,30,31,32,33,34,35,36,39,40,41,42,43,44, and 45, as shown on the official Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the clerk and Recorder of Lewis and Clark County, Montana, under document No 583497.

Lots 8A and 13A, as shown on the amended Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 3249556.

Lots 2A, 2B, and 26B, as shown on the Amended Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 589007.

Lots 25A and 26A-1, as shown on the Amended Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document N. 3025806

Lots 3A and C as shown on the Amended Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 597067.

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12/12/2018 04:43 PM Pages: 1 of 3 Fees: 21.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



Lots 37A and 38A, as shown on the Amended Plat of Canyon Ferry Crossing Subdivision (Phase 1) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 3125156.

Lots 34B-1 and 35B-1, as shown on the amended Plat of Canyon Ferry Crossing Subdivision (Phases II & III) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County Montana, under Document No. 3088244.

Lots 1A through 22A and Lots 1B, 2B, 3B, 4B, 5B, and 7B through 33B, as shown on the official Plat of Canyon Ferry Crossing Subdivision (Phases II & III) on file and of record in the office of the Clerk and Recorder of Lewis and Clark Country, Montana, under document No. 601470.

Lot 6B-1, Canyon Ferry Crossing Subdivision (Phase III), as shown on the official Plat of Canyon Ferry Crossing Subdivision (Phase V) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document No. 3306616.

Lots 1C through 11C, as shown on the official plat of Canyon Ferry Crossing Subdivision (Phase IV) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County Montana, under Document no. 3036639.

Lots 1 through 19, as shown on the official Plat of Canyon Ferry Crossing Subdivision (Phase V) on file and of record in the office of the Clerk and Recorder of Lewis and Clark County, Montana, under Document no. 3306616.

COVENANTS, CONDITONS AND RESTRICTIONS

ARTICLE 2 OWNERS ASSOCIATION

The last sentence of said paragraph is amended to read as follows:

Notwithstanding the above, **lots 1 (also known as Cave Bay Condominiums)**, 2B, 39, and 45 Phase I shall not be included in the Association, shall not pay any Association dues and shall not have any Membership rights. **(emphasis portion added)**

ARTICLE 4.3

The second sentence was amended at the annual meeting of approximately August 8, 2007, to read as follows:

The Association shall maintain all of the roads within the property (except Canyon Ferry Road), including without limitation weed management, annual maintenance, roadway sign, and snow removal. The previous included, **Including Private Driveways**, (emphasis) verbiage is removed and of no further force or effect, same as if it had never been included.

BY-LAWS

As a matter of notice to the membership by way of recordation, the following by-law changes/additions have been properly voted on and enacted by the board of directors:

MEMBERSHIP 3.2 Voting Rights

The Members *in good standing* shall be entitled to vote..... **(emphasis portion added).**

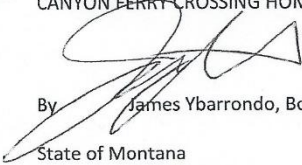
ALL THE FOLLOWING IS ADDED TO DEFINE GOOD STANDING AND VOTING RIGHTS

Good standing shall be defined as a member who is no more than two payments behind in dues (1 year) and if a member is more that 2 payments (1 year) behind they are not in good standing and shall not be entitled to vote, nor shall their lot be counted for inclusion in the totality of lots for determination of the 60% needed for any amendments to the Covenants, Conditions, and Restrictions governing the Association. (emphasis portion added).

BOARD OF DIRECTORS 4.1 General Powers

The business affairs of the corporation shall be managed by the Board of Directors consisting of **5 members, each serving a two year term. Two (2) directors elected one year and three (3) directors the next, (and yearly thereafter) thereby staggering the terms. (emphasis portion added).**

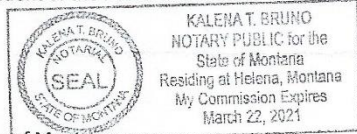
CANYON FERRY CROSSING HOMEOWNERS ASSOCIATION INC.


By James Ybarrondo, Board of Directors
State of Montana


T.J. Hull, Board of Directors

County of Lewis and Clark

This instrument was acknowledged before me, the undersigned, this 15th day of Nov, 2018, by JIM YBARRONDO as President of the Board of Directors CANYON FERRY CROSSING OWNERS ASSOCIATION, INC.

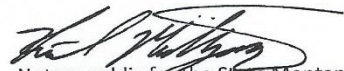


Notary public for the State of Montana

State of Montana

County of Lewis and Clark

This instrument was acknowledged before me, the undersigned, this 28th day of Nov, 2018 by T.J. HULL as Secretary of the Board of Directors of CANYON FERRY CROSSING OWNERS ASSOCIATION, INC.


Notary public for the State Montana

