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Film 86 Page 3031

**JOINDER IN DECLARATION OF COVENANTS  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
OF  
LITTLE BEAR SUBDIVISION**

THIS Joinder Agreement made this 5<sup>th</sup> day of February, 1985, by LARRY W. MORAN and ROBERT R. REISER, hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of real property situate in the County of Gallatin, and State of Montana, described as follows:

Lots 27 and 28, Little Bear, a Subdivision of a part of Gallatin County, Montana, according to the recorded plat thereof, on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana

which lots constitute a portion of the real property described in the Declaration of Covenants, Conditions, Easements and Restrictions on Lots 1 to 48 inclusive, and park land dedication of Little Bear, dated May 21, 1979, recorded May 25, 1979, in Book 50 of Miscellaneous, Page 817, in the Office of the County Clerk and Recorder of Gallatin County, Montana; and

WHEREAS, Article II thereof excluded Lots 27 and 28, along with Lot 48 from the provisions thereof, while owned by the Declarant; and

WHEREAS, the Declarant is desirous of making Lots 27 and 28 subject to the above referred to Declaration, except for certain provisions thereof as hereinafter set forth.

NOW, THEREFORE, the Declarant does hereby subject Lots 27 and 28 to the above referred to Declaration of Covenants, Conditions, Easements and Restrictions, except for the provisions of Sections 6, 7 and 12 of Article. VII thereof. The following Sections shall be substituted and apply to Lots 27 and 28 thereof:

"Section 6. Lots 27 and 28 shall not be subdivided into more than two parcels, but each individual parcel will have no specific acreage requirement."

"Section 7. No animals or poultry of any kind other than house pets belonging to the occupants of the premises, horses or cattle, shall be kept or maintained on any part of the real property subject to these covenants."

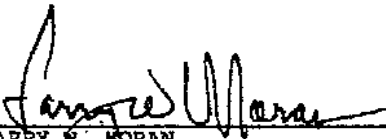
"Section 12. No elevated tanks of any kind shall be erected, placed or permitted upon any portion of Lots 27 or 28 that can be observed from any portion of Lot 1 of Little Bear Subdivision."

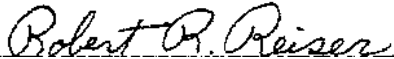
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 5<sup>th</sup> day of February, 1985.

**<<< NEXT AND LAST PAGE IS SIGNATURE PAGE >>>**

This original Joinder was notarized on February 5, 1979 and filed for record at the Office of County Recorder on February 7, 1979, in Book 86 Miscellaneous Records, Page 3031.

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LARRY N. MORAN

  
Robert R. REISER

STATE OF MONTANA )

) SS

COUNTY OF GALLATIN)

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day  
of February, 1985. Witness my hand and official seal.