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Glacier Pines Subdivision HOA
902 Apgar View
Columbia Falls, MT 59912

**3RD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF GLACIER PINES SUBDIVISION**

THIS AMENDMENT is made this 11th day of June, 2024 by not less than 67% of the owners at Glacier Pines Subdivision.

RECITALS

JA
*0518950, 0504536, 0504537, 0504538, 0504539, 0504540, 0504541, 0504541

- A. On January 2, 2008 a Declaration of Covenants, Conditions and Restrictions for Glacier Pines Subdivision ("CCRs") was recorded under Document No. 20080000010, records of Flathead County, Montana, establishing certain restrictions on the use of Lots 1 through 9 of Glacier Pines Subdivision situated in the SE1/4 of Section 8, Township 31 North, Range 19 West, M.P.M., Flathead County, Montana.
- B. A First Amendment to the CCRs was recorded with the Flathead County Clerk and Recorder of Flathead County, Montana on July 9, 2015 as Document Number 201500013883.
- C. A Second Amendment to the CCRs was recorded with the Flathead County Clerk and Recorder of Flathead County, Montana on October 1, 2015 as Document Number 201500023047.

D. The present owners of the lots subject to the CCRs are:

<u>Owner</u>	<u>Lot</u>
Jon F. Winkeller Jr. and Jenna K. Winkeller	1
James Nowakowski and Marsha Nowakowski	2
Cary Garvin and Natalie Garvin	3
Steven Marsman and Faith Marsman	4
Beverly Taylor	5
Katherine M. Butterfield	6
Janet A. Bali and John S. Bali Jr.	7,8,9

E. Article IX of the CCRs provides that the CCRs may be amended by an instrument signed by the Owners of not less than 67% of the Lots.

NOW THEREFORE pursuant to Article IX of the CCRs, the undersigned hereby amend the Declaration of Covenants, Conditions and Restrictions for Glacier Pines Subdivision as follows:

1. **ARTICLE IV, Section 1. Land Use:** is hereby amended by adding the following paragraph:

Short term rental of all or any portion of a Lot in the Glacier Pines Subdivision is prohibited. Short term rentals are defined as use for periods less than 30 days. Short term rentals include, but are not limited to, vacation home rentals such as VRBO and Airbnb.

Owners may lease their property subject to the provisions of the CCRs and the Association Rules. No Dwelling Unit or Lot or any portion of a Dwelling Unit or Lot may be used for vacation rental, timeshare, hotel, or transient purposes.

All leases must be in writing and must state that lessees are subject in all respects to the provisions of the CCRs, all amendments to CCRs and the Association Rules. Leases must be available for Board review upon request. Owners shall provide the lessee with copies of the CCRs and the Association Rules.

There shall be no subleasing of Lots or assignments of leases.

The Owner shall be personally liable for any breach of CCRs by lessees or any other person residing in the residence, their guests or invitees.

Any violation of this **ARTICLE IV, Section 1** shall result in a fine in an amount determined by the Board.

All remaining provisions in Article IV, Section 1 shall remain the same.

This Third Amendment supersedes all prior provisions of the CCRs, to the extent that there are any contradictory provisions. All remaining terms and conditions of the CCRs which have not been superseded remain in full force and effect.

THE UNDERSIGNED, being not less than 67% of the lot owners in the Glacier Pines Subdivision, hereby approve this Amendment.

Jenna K. Winkeller

Lot number 1

Jon F. Winkeller Jr.

Lot number 1

Marsha Nowakowski

Lot number 2

James Nowakowski

Lot number 2

Natalie Garvin

Lot number 3

Cary Garvin

Lot number 3

Faith Marsman

Lot number 4

Steven Marsman

Lot number 4

Beverly Taylor

Lot number 5

Katherine M. Butterfield

Lot number 6


Janet A. Bali

Lot numbers 7, 8, and 9

John S. Bali Jr.

Lot numbers 7, 8, and 9

Signature: 
Jon Winkeller (May 2, 2024 12:02 PDT)
Email: jwinkeller@gmail.com

Signature: 
Jenna Winkeller (May 2, 2024 12:24 PDT)
Email: jenna.winkeller@gmail.com


Signature: James Nowakowski
James Nowakowski (May 9, 2024 20:10 EDT)
Email: jfelix.nowakowski@gmail.com

Signature: Marsha Nowakowski
Marsha Nowakowski (May 9, 2024 19:37 EDT)
Email: nowakowski.marsha@gmail.com


Signature:
Email: cary.garvin@gmail.com

Signature:
Email: natalie.garvin@icloud.com

Signature: 
Steven Marsman (May 2, 2024 17:23 EDT)
Email: sfmarsmans@yahoo.com

Signature: 
Faith Marsman (May 9, 2024 21:56 EDT)
Email: sfmarsmans@yahoo.com

Signature: 
Cynthia Maselink Estate (May 3, 2024 12:56 EDT)
Email: pharmbev@yahoo.com

Signature: 
Katherine Butterfield (May 2, 2024 15:56 MDT)
Email: live4outdorz@icloud.com

Signature: Glacier Pines ABF LLC
Glacier Pines ABF LLC (May 4, 2024 10:51 MDT)
Email: jbali@anotherplumbingco.com

Signature: Glacier Pines ABF LLC
Glacier Pines ABF LLC (May 4, 2024 10:49 MDT)
Email: jaflury@safetycheckinc.com

I, Jon Winkeller, being the Secretary of the Glacier Pines Subdivision Homeowners Association, Inc., hereby certify that the above persons are not less than sixty-seven percent (67%) of the lot owners in the Glacier Pines Subdivision.

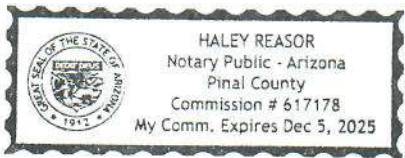
Glacier Pines Subdivision Homeowners Association, Inc

BY: [Signature]
Its: Secretary

Arizona
STATE OF ~~MONTANA~~)
HR
: SS
Maricopa
County of ~~Flathead~~)
HR

On this 11th day of JUNE, 2024, before me, a Notary Public for the State of Arizona ~~Montana~~ HR, personally appeared Jon F. Winkeller and acknowledged to me that (s)he executed the same as Secretary of and on behalf of the Glacier Pines Subdivision Homeowners Association, Inc

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



Haley
Notary Public for the State of Arizona ~~Montana~~ HR