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Northtown
Supplemental
Covenants

June 2,
2023

**DECLARATION OF SUPPLEMENTAL PROTECTIVE
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR NORTHTOWN MAJOR SUBDIVISION**

DECLARATION OF SUPPLEMENTAL PROTECTIVE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
NORTHTOWN MAJOR SUBDIVISION

THIS DECLARATION OF SUPPLEMENTAL PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTHTOWN MAJOR SUBDIVISION ("Covenants") is made this 2nd day of June, 2023, by Northtown Development Corp, a Montana corporation, ("Declarant").

These covenants shall supplement and be in addition to previously recorded Covenants; and, specifically, the Protective Covenants for Northtown Major Subdivision, Park County, Montana, which are on file and of record in the office of the Clerk and Recorder for Park County, Montana as Document No. 407567 filed on December 18, 2018 (hereinafter "Covenants"). Any capitalized terms not otherwise defined hereunder shall have the meaning to which they are given under the Covenants.

WHEREAS, pursuant to Section 9.01 of the Covenants, the Declarant desires to accomplish and make clear the annexation to the Covenants of all existing phases and all future phases of the property being described as Northtown Subdivision, including without limitation, Phases 1 of Subdivision Plat No. 617, Phases 2 and 3 of Subdivision Plat No. 622, Phases 4A, 4B, 5, and all future phases within the remainder of Lot 3A of Subdivision Plat No. 253, Park County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Park County, Montana, more particularly described in Exhibit A, attached hereto and incorporated herein by reference (collectively, "Property").

NOW THEREFORE, Declarant hereby declares and agrees as follows:

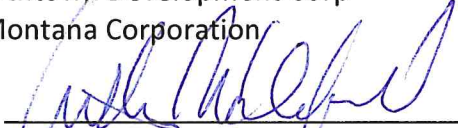
(1) Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the Covenants. The Covenants shall run with the Property and shall be binding upon all parties having or acquiring any right, title, or interest in the Property. The Owner(s) of any parcel of land constituting the Property shall enjoy all rights and benefits, and be subject to all of the obligations and burdens, of the Covenants. Each parcel of land which is a part of the Property shall constitute a Lot within the meaning of the Covenants.

(2) The Declarant hereby acknowledges, agrees and consents to the annexation of the Property to Northtown Subdivision, and to the Property's subjection to the Covenants as Declarant has so annexed and subjected in Paragraph 1 hereinabove.

IN WITNESS WHEREOF, the Declarant executes this Declaration of Supplemental Protective Covenants, Conditions, and Restrictions for Northtown Major Subdivision on this 2nd day of June, 2023.


DECLARANT:

Northtown Development Corp
a Montana Corporation

By: 
William Muhlenfeld, President

STATE OF MONTANA)
 : ss
COUNTY OF GALLATIN)

This instrument was acknowledged before me on June 2, 2023, by William Muhlenfeld as President of Northtown Development Corp., Declarant.

(SEAL): 
Notary Public for the State of Montana

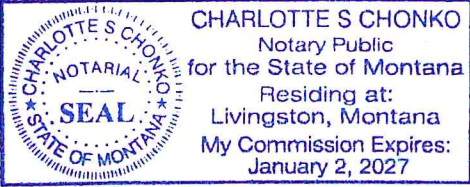


Exhibit A

Northtown Subdivision, Phase 1, Subdivision Plat No. 6,17, Phases 2 and 3, Subdivision Plat No. 622, Phases 4A, 4B and 5, remainder of Lot 3A, Subdivision Plat No. 253, according to the Official Plat thereof on file and of record in the Office of the County Clerk and Recorder, Park County, Montana.