

DECLARATIONS, RESTRICTIONS,  
PROTECTIVE COVENANTS AND CONDITIONS  
FOR THE PIONEER LOOKOUT SUBDIVISION

This declaration is made this \_\_\_\_ day of \_\_\_\_\_, 1994, by the undersigned hereinafter referred to as the "Declarant":

WHEREAS, Declarant is the owner of certain real property consisting of 43 Lots in the Pioneer Lookout Subdivision in the County of Beaverhead, State of Montana, hereinafter referred to as the "Property", more particularly described as follows, to-wit:

Lots 1 through 43, inclusive, of the Pioneer Lookout Subdivision, a subdivision of Beaverhead County, Montana, together with all Roadways, Park Land, and Improvements situated thereon, according to the Final Plat thereof on file and of record in the office of the Clerk & Recorder of Beaverhead County, Montana; and

WHEREAS, Declarant desires to establish on the Property a residential community of country homes designed to maintain the natural beauty and environmental integrity of the Property, and to preserve, protect and enhance such values and amenities for the benefit of individual lot owners, and

WHEREAS, Declarant desires to assure the attractiveness of the individual lots; to prevent any future impairment thereof; to prevent nuisances; to provide long-term predictability for lot purchasers as to the character and setting of the residential community, and to protect the sizable financial investments which lot purchasers and owners have in the establishment of their individual residences on the Property, and

WHEREAS, Declarant desires to subject said Property to certain protective covenants, conditions, restrictions, reservations, easements, liens, and charges for the benefit of the Property and its present and subsequent Owners as hereinafter specified, and will convey the Property subject thereto,

NOW, THEREFORE, Declarant hereby declares that all of the Property is and shall be held and conveyed upon and subject to the easements, conditions, covenants, restrictions, and reservations hereinafter set forth. These easements, covenants, restrictions, conditions and reservations shall constitute covenants to run with the land and shall be binding upon all persons having any right, title, or interest in the described Property or in any part thereof, their heirs, successors, and assigns, and shall apply to each present and future Owner thereof.

ARTICLE I

DEFINITIONS

Whenever used in this Declaration, the following terms shall have the following meanings:

1. "Association" shall mean the Pioneer Lookout Home Owners Association, its successors and assigns, which may be incorporated as a Montana non-profit corporation, with its members as the lot owners.

2. "Declarant" shall mean Jean K. Stewart, her successors and assigns.

3. "Lot" shall mean any numbered parcel of land shown by any recorded survey of the Property.

4. "Member" shall mean all those Owners who are members of the Association and agree to abide and be bound by these covenants and the Articles of Incorporation, By-laws and Resolutions of the Association as provided in Article II, Section I, hereof.

5. "Owner" shall mean the record owner, whether one or more persons or entities, of fee simple title to any Lot situated upon said Property, or a contract purchaser if the record owner retains title merely to secure an obligation. Owner does not include those having any interest merely as security for the performance of an obligation to a mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

6. "Property" or "The Property" shall mean and refer to the above described real property and such additions thereto as may be hereafter brought within the jurisdiction of the Association by recorded declaration in the manner hereinafter set forth.

7. "Roadway" and "Common Improvements" mean any street, road, path, bikeway or other thoroughfare as shown on the recorded plat of the property and all development entrance signs and landscaping, park land and associated improvements, and street lighting.

8. "Manufactured Home" shall mean a transportable, single-family dwelling built on a steel undercarriage with wheel assembly intended for permanent occupancy contained in one unit, or in two units designed to be joined into one integral unit, which arrives at a site complete and ready for occupancy except for minor or incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation and with or without removal of its undercarriage or wheel assembly.



9. "Modular Home" shall mean a transportable, single-family dwelling intended for permanent occupancy contained in one unit, or in two or more units designed to be joined into one integral unit incapable of again being separated for repeated transport, which arrives at a site complete and ready for occupancy except for minor or incidental unpacking and assembly operations, and constructed so that it may be fixed permanently to a foundation with removal of any undercarriage and wheel assembly.

10. "Manufactured Kit Homes" shall mean integrated housing component or panel systems manufactured off-site for assembly on-site, and may include prepackaged material kit homes, factory constructed panel systems, or pre-cut log homes capable of meeting traditional stick-built Uniform Building Code construction requirements including the Montana Energy Code for stick-built residences. "Manufactured Kit Homes" shall not include those structures as previously defined as "Manufactured Homes" or "Modular Homes."

11. "May" is permissive.

12. "Shall" is mandatory.

13. "Water Users Committee" shall mean that committee composed of one representative from each lot which has assigned water shares and joint ownership in the Pioneer Lookout community irrigation system as specified in Article VIII below.

## ARTICLE II

### AGRICULTURAL SETTING

The Pioneer Lookout Subdivision is situated in an unzoned, rural area and may be subjected to conditions resulting from non-residential use, including agricultural use, of neighboring lands. Such use includes the cultivation, harvesting, and storing of crops; the raising, breeding, and husbanding of livestock; the application of chemicals; the operation of heavy equipment, machinery, and trucks; the application of irrigation water, as well as other customary agricultural activities. Activities incident to such use produce odors, noise, dirt, smoke, and other conditions some may find offensive or incompatible with permitted land uses within the Subdivision. Normal and necessary resource management activities, legally conducted on neighboring lands, must be an expected aspect of residence within the Subdivision.

## ARTICLE III

### HOME OWNERS ASSOCIATION

Section 1. Association: It is the intention of the undersigned that an Association be formed and be called Pioneer

Lookout Home Owners Association, but for convenience shall be referred to in this document as the "Association". Ownership of shares of the Association shall be transferred to purchasers of lots within the Property. The purpose of the Association is to care for, protect, and maintain the roadways and other common improvements and any other matters which may serve the Property so that the same will be maintained for the benefit of the Property and the owners of the individual lots therein.

Each member of the Association shall have the right to vote as provided by the By-laws of the Association. The By-laws of the Association are incorporated by reference and expressly made a part of the covenants.

Section 2. Membership: Every person or entity who is the owner of fee title or equitable title in a lot, or who is subject to an assessment, either present or future, by the Association, pursuant to the provisions of any instrument relating to such assessment, shall automatically become a member of the Association.

For the purpose of determining membership, such membership shall be deemed to have vested upon delivery of a duly executed deed or contract for deed to the owner.

Foreclosure of a contract, mortgage, trust indenture, or other security device and repossession of a lot shall terminate an owner's membership, whereupon all rights to such membership shall vest in the secured party.

Membership shall terminate upon the transfer of an owner's interest in a lot to a purchaser.

Section 3. Voting Rights: Members shall be entitled to one vote for each lot in which they hold the interest required for membership by Section 1. When more than one person or entity holds such interest or interests in any lot, such persons or entities shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such lot on any one issue.

Section 4. First Annual Meeting: Not later than twelve months after five lots have been conveyed, the Declarant shall call a meeting of all owners to be held within forty-five (45) days of said notice for the purpose of holding the Association's first Annual meeting and establishing the administrative operation of the Association.

Section 5. Quorum: A quorum for the transaction of any business of the Association shall be those members comprising at least 35% of the members of the corporation. Meetings of the Members shall be preceded by written notice mailed to each Member at his most recent known address not less than ten (10) days prior



to the time appointed for a meeting. Notice of any meeting may be waived by a Member provided the waiver is in writing. A written record of any meeting shall be maintained by the Association. Any issue affecting the rights of the Members shall be submitted to a vote, and the majority of those voting on any issue shall prevail, except as may be provided otherwise herein.

#### ARTICLE IV

Section 1. Member's Easement of Enjoyment. Every member of the Association shall have a right and easement of enjoyment in and to any Improvements and Roadways as appear on the Final Plat of the Pioneer Lookout Subdivision as filed for record in the office of the Clerk & Recorder of Beaverhead County, Montana. Such easement shall be appurtenant to and shall pass with the title to every lot subject, however, to the following provisions:

A) The right of the Association to provide reasonable restrictions for the overall benefit of the Members;

B) The right of the Association to dedicate or transfer all or any part of the Improvements or Roadways to any public agency, authority, or utility for such purposes and subject to such considerations as may be agreed to by the Members. No such dedication shall be effective unless an instrument, signed by the Secretary of the Association evidencing the fact that at least two-third (2/3) of the Lot owners concur, has been recorded in the appropriate records of Beaverhead County, Montana.

C) The right of the Association to suspend the voting rights and the rights and easements of a Member for any period during which any assessment against his Lot remains delinquent.

D) The Association shall not sell any portion of the dedicated park land.

#### ARTICLE V

##### PROTECTIVE COVENANTS

##### RESTRICTIONS OF USE OF Property

Section 1. Land Use: No Lot shall be used except for one single-family residential dwelling and for agricultural purposes as herein provided. No manufacturing, commercial, or industrial enterprise, nor mining of any type, shall be carried on, upon, in front of, or in connection with the said real property or any tract, lot or portion thereof; provided, however, that any owner or occupant of said real property or any tract, lot or portion thereof, may carry on in his home a home occupation, or professional occupation which does not disrupt the tenor of the said real property as quiet residential country estates.



Section 2. Residential Density and Re-subdivision: No Lot shall be re-subdivided to create an additional lot. "Boundary line adjustment" may occur between adjacent lots for purposes of correcting construction errors or for owner convenience, but in no case can a "boundary line adjustment" result in the creation of a lot less than one acre in size.

Section 3. Buildings - General: No building shall be erected, altered, placed or permitted to remain on any tract except those buildings or structures that are of permanent construction and are newly constructed, provided, however, that suitable used materials may be utilized in such new construction. All structures shall be completed within two (2) years of commencement of construction. No structures of a temporary character, including but not limited to trailers, mobile homes, converted buses or trucks shall be used at any time on the property. Only one principal dwelling shall be permitted on one Lot, but in addition to the dwelling unit, each Lot owner may provide a maximum of two other structures to be used as a garage, workshop, storage shed, animal shelter, stable, or barn. All dwellings and structures within the District shall conform to the following standards:

(a) Primary residences must be larger than 1200 square feet, exclusive of any attached garage, and occupied as single family dwellings.

(b) All residences shall be not less than twenty feet (20') in width.

(c) All residences shall have roofs with pitches of not less than one foot (1') of rise for every four feet (4') of horizontal run.

(d) All residences shall conform to applicable Department of Housing and Urban Development (HUD) regulations if manufactured off site.

(e) All residences shall be constructed on mortared-block or concrete foundations with adequate openings for access and ventilation.

(f) Metal siding on all residences shall run in a horizontal or diagonal direction and shall be lapped. Wood siding may run in either a horizontal, vertical, or diagonal direction.

(g) Structures shall not have reflective siding or roofing.

(h) Manufactured Kit Homes may be constructed if approved by the Association's Architectural Review Committee.

(i) Modular Homes shall not be installed or erected except on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, or 11.

(j) Manufactured Homes shall not be installed or erected on any lot.

Section 4. Architectural Controls: All residential structures are to be architecturally designed and custom built or established as Manufactured Kit Homes or Modular Homes of high quality. No residential structure is to contain less than 1,200 sq. ft. of floor space, non-inclusive of any attached garage or workshop. All



residential structures are to be a complementary enhancement of the Lot and the residential development at large, and shall blend with the landscape in such a fashion as to be unobtrusive. Exterior building materials and painted surfaces are to be earth tone or muted in character, and no exterior surface is to be bright or obtrusive including, but not limited to, such colors as sharp yellow, purple, pink, or other non-earth tone hues. No shiny metal roofs or shiny metal siding, and asphalt siding, shall be allowed on any building. Colored Terne style metal roofing is permitted.

All residential building plans shall be submitted prior to initiation of any construction activity to the Homeowners' Architectural Review Committee for review and approval.

All structures shall maintain the following minimum setbacks from property boundaries:

Front yards: 50 feet  
 Side yards: 50 feet  
 Rear yards: 50 feet

No residential structure shall exceed a building height of thirty-two feet measured from the highest grade elevation on the perimeter of the building foundation. No out-building or other structure shall exceed a height of twenty-four feet measured from the highest grade elevation on the perimeter of the structure.

Section 5. Outbuildings: Outbuildings may be of stone, brick or wood construction, designed and constructed in an architecturally complimentary fashion. Outbuildings which encompass less than 150 sq. ft. may be constructed of non-reflective, new metal building material. No reflective metal may be used on any buildings, roofs, or sidewalls; nor may it be used in any outdoor capacity in the development, except that factory painted Terne style ribbed metal roofing may be permissible. All residential building plans for outbuildings and fencing shall be submitted to the Homeowner Architectural Review Committee for review and approval, prior to initiation of construction.

Section 6. Visible Objects: All clotheslines, garbage and trash containers, storage piles, storage tanks, trucks, trailers, truck campers, detached camper unit, RV's, and boats shall be kept screened from general public view by adequate plantings, or other form of concealed storage so as not to be highly visible from neighboring lots. Except, that a 3/4 ton or small truck shall not be considered a truck under these provisions.

Section 7. Signs: No signs, billboards, posters or advertising displays of any kind or character shall be displayed on any part of a Lot or the Development except: development entrances signs which may be maintained by the Home Owners Association, a single Lot entrance sign indicating the number of the Lot and the



name of the Owner and property, or a single sign of customary and reasonable dimensions advertising any Lot for sale.

**Section 8. Nuisances:** No noxious or offensive activity shall be carried on or permitted on any Lot nor shall the property be used in any way which may endanger the health or safety of or unreasonably disturb the owners of Lots located in the Development. No loud or offensive noises shall be permitted on any Lot which impacts the peaceful enjoyment of other Lot owners within the subdivision. No lot shall be maintained as a dumping ground, nor shall any rubbish, trash, garbage or other waste be allowed to accumulate, and all garbage and waste shall be stored in sanitary conditions until disposal. Scrap, junk vehicles, and the like shall not be placed on the real property or any portion thereof. No motor vehicle which cannot be moved under its own power may be left or stored on the real property or any portion thereof for longer than 15 days, except in an enclosed building on an Owner's Lot. Motor bikes, ORV's, and associated vehicles may not be driven on the real property or any portion thereof in any recreational context, except that such vehicle types may be utilized on a limited basis as work vehicles for agricultural, snow removal, material hauling, and road grading purposes.

**Section 9. Sanitary Restrictions:** All water and sewage disposal systems must be located, constructed and approved in accordance with all of the laws, rules and regulations of the State of Montana and of Beaverhead County. No outside toilets or privies shall be permitted. All toilet facilities must be part of the residence or garage and connected with a proper septic tank system or municipal sewer system.

**Section 10. Approval of Driveways:** All driveways connecting residences or garages to Roadways depicted on the Final Plat of the Pioneer Lookout Subdivision shall be reviewed and approved by Beaverhead County prior to their construction.

**Section 11. Landscaping and Wildlife Resources:** In order to maintain the natural environment and rural atmosphere and to maintain and enhance the visual appearance of the Lots, landscaping of lots with appropriate hardy tree and bush species well suited to the area's climatic and site conditions, is highly recommended. All lots and associated structures shall be kept in a neat and attractive state. Attractive landscaping shall be established and maintained on every lot. Each Lot owner shall establish and maintain a minimum of five healthy landscape trees per Lot. Lot owners must control or eliminate noxious weeds upon their ownership.

There shall be no disturbance of area wildlife or nesting animals or discharge of firearms into or from within the Property, except that animal nests or dens may be removed insofar as necessary for location of a residence, utility lines or



outbuildings. On rare occasions, the removal of an animal or animals may be necessary due to unusually high animal damage circumstances which exceeds reasonable animal damage levels expected in a rural environment, or as a result of safety or nuisance factors. In such circumstances a request for wildlife removal shall be presented to the Association Board of Directors for approval, and conducted in a fashion which complies with the game laws of the State of Montana.

Section 12. Livestock and Pasture Management: The purpose of this covenant is to prevent overgrazing of land which would cause dust, erosion, and visual impacts to other Lot owners. In no case shall any part of the Property be so maintained that the natural vegetative cover is destroyed, except as is necessary for the location of utility lines, buildings or for lawns, gardens, and cultivations, or replanting purposes. Overgrazing of pastures is prohibited. Noxious weeds are to be controlled and not permitted to impact any adjoining property. Only one large animal (horse or cow) shall be permitted per full three acre Lot increment, provided however, that no stallion over two years old shall be allowed on the Property. Lots which are smaller than three acres shall not maintain large livestock. Livestock shall be confined during critical time periods and during enough of the calendar year to insure that pastures remain in a healthy condition which are not over grazed.

Only a reasonable number of domestic poultry, limited small livestock, dogs and other household pets may be kept, so long as the Lot's carrying capacity is not exceeded. Owners of small lots are encouraged to utilize the community barn facility for 4-H related animal projects and hobbies.

All animals and fowl shall be kept under control at all times and confined to the property owned or occupied by the owners of said animals or fowl. Nor shall said owners allow any animals or fowl to become a hazard or nuisance to other persons or wildlife residing in the area.

Section 13. Swales and Drainages: No structures, landfill, debris, or other obstructions shall be erected, deposited, or otherwise located with the swales, drains, or storm drainages approximately located on the Final Plat of the Pioneer Lookout Subdivision, and all such swales, drains, and storm drainages shall be preserved in the natural state for purposes of draining surface water from The Property.

Section 14. Enforcement: Failure to enforce any of the restrictions, rights, reservations, limitations and covenants contained herein shall not in any event be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof. All deeds shall be given and accepted upon the express understanding that the said real property has been planned



as an exclusive country estates area and to assure owners that under no pretext will there be an abandonment of the original plan to preserve the property as a choice rural tract area. Upon the breach of any of the said covenants and restrictions, anyone owning land in the real property or the Association may bring a proper action in the proper court to enjoin and restrain said violation or to collect damages or other dues on account thereof. In the case the violation results from a failure to take affirmative action required by these covenants and restrictions, then the use for any purpose of the tract on which such violation occurs may be enjoined. In the event of litigation, the prevailing party shall be entitled to a reasonable attorney's fee.

The covenants are understood and agreed to be and shall be taken and held for the benefit of all Lot Owners, now and in the future, and all covenants herein contained shall attach to the land and run with the title thereto and shall be binding on all Owners of Lots on the said Property.

The Association, or any Owner, or the Owner of any recorded mortgage upon any part of said Property, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. If the Owner constructs or permits to be constructed on his Property any improvement or allow the conditions of his Property to violate any provision of this declaration, the Association may not sooner than sixty (60) days after delivery to such Owner of written notice of the violation enter upon the offending property and remove the cause of such violation, or alter, repair, or change the item which is in violation of such declaration in such manner as to make it conform thereto with the reasonable cost of such action to be a charge against the Owner's Land.

Section 15. Change and Amendment: The covenants and restrictions of this Declaration shall run and bind the land from the date this Declaration is recorded for a period of thirty-five years, after which they shall automatically be renewed for successive periods of ten (10) years unless otherwise modified as hereafter provided. Provisions of these Declarations may be amended by the written agreement of the persons owning two-thirds (2/3) of the Lots within the Property.

## ARTICLE VI

### ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments: The Association shall maintain the Common Improvements of the Development including roadways and entrance signs, parks, and landscaping. Declarant covenants, and by acceptance of a deed conveying, or by contracting to purchase a



Lot, each Owner covenants, whether or not expressed in any such deed or other conveyance, to be a Member of the Association and to be subject to the terms and conditions of this Declaration, particularly with respect to the assessments of the Association. All assessments of the Association, together with interest thereon at the rate of ten percent (10%) per annum from the date of assessment until paid, and costs of collection, including a reasonable attorney's fee, shall be a charge on the land and shall constitute a lien upon the Lot against which the assessment is made. Such lien shall be deemed perfected upon filing with the Beaverhead County Clerk and Recorder of an account of the assessments due, together with a correct description of the Lot to be charged with such lien, verified by affidavit, but any error or mistake in the account of description shall not affect the validity of the lien if the property can be identified by the description. The priority of such lien shall be determined as of the time of filing with the Clerk and Recorder, and it shall be deemed subordinate to all previously recorded or filed interests. Each such assessment, together with interest thereon, and all costs of collection, as mentioned above, shall also be the personal obligation of the owner of such Lot at the time when such assessment became due. The Association may establish additional rules concerning the collection of assessments.

Section 2. Purpose and Amount of Annual Assessments: Assessments may be levied by the Association for the following purposes:

- A. Roadway maintenance.
- B. Snow Removal.
- C. Insurance and fire protection.
- D. Taxes.
- E. Common Area Maintenance and Enhancement.
- F. Collection and enforcement costs.
- G. Utility expenses unrelated to the activities of the "Water Users Committee".
- H. Expenses related to the distribution of water to the Water Lots.
- I. Legal and accounting expenses.
- J. Association social functions.

Section 3. Assessments shall be used for the purpose of providing the services mentioned in Article V. All Lots shall be subject to assessments by the Association, except that lots which are not Water Lots shall not be subject to water assessments. On demand a Member shall be entitled to written notice of the assessments against all Lots and the due dates of all assessments.

Section 4. Assessment Amounts: Annual assessments (which exclude water assessments) per Lot shall be established initially at the rate of one-hundred fifty (150) dollars to be assessed in seventy-five (75) dollar installments twice a year. Annual



assessments per Lot may thereafter be increased by the Association Board of Directors by not more than fifteen percent (15%) annually without the written approval of at least two-thirds (2/3) of the Lot owners.

ARTICLE VII

GENERAL PROVISIONS

Section 1. Severability: Invalidation of any one of these covenants or restrictions by judgment or Court order shall not affect any other provisions which shall remain in full force and effect.

Section 2. No Right of Reversion: Nothing herein contained in this Declaration, or in any form of deed which may be used by Declarant in selling said Property, or any part thereof, shall be deemed to re-vest or reserve in Declarant or the Association any right of reversion or re-entry for breach or violation of any one or more of the provisions hereof.

Section 3. Books and Records: The books and records of the Association, upon demand, in writing, stating the purpose thereof, may be inspected by a Member, or his attorney or agent, for any proper purpose, at any reasonable time.

ARTICLE VIII

PIONEER LOOKOUT WATER USERS COMMITTEE

Section 1. Membership: The Pioneer Lookout Water Users Committee shall be comprised of one representative from each of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 33, 34, 36, 37, 38, 39, 40, 41, 42, and 43 of the Pioneer Lookout Subdivision (hereinafter the "Water Lots"). For a lot owner or his representative to be a voting member of the Pioneer Lookout Water Users Committee, he shall be a "member" in good standing in the Pioneer Lookout Home Owners Association.

Section 2. Committee Duties: The Pioneer Lookout Water Users Committee shall have the sole responsibility for maintaining, managing, and financing the operation and maintenance of the irrigation system benefiting the Water Lots. The Committee shall select a "System Manager" who shall be solely responsible for the daily operation and management of the system including all aspects of water distribution to individual lots of Committee Members. The Committee shall conduct itself in accordance with all requirements as specified in the By-laws of the Association. The Committee shall have the power to establish assessments against Committee lot owners for the purpose of financing the annual operational and maintenance costs associated with the system.



The system shall be operated in a prudent manner, and in no case shall operation of the system pose a threat or nuisance to any lot within the subdivision or subdivision improvement.

Section 3. Water Assessments: Water assessments levied by the Committee against Committee members during any calendar year shall be sufficient to pay reasonable expenses related to distribution of water during the calendar year. In no case shall the Committee have the power to establish assessments against lots which are not Water Lots; or to in any fashion encumber or create financial liability for the Pioneer Lookout Home Owners Association.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

\_\_\_\_\_  
Jean K. Stewart, Declarant

STATE OF MONTANA )  
                          )ss.  
County of Beaverhead)

On this \_\_\_\_\_ day of \_\_\_\_\_, 1994, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Jean K. Stewart, Declarant, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

\_\_\_\_\_  
Notary Public for State of Montana  
Residing at Dillon  
My commission expires July 18, 1998