

EXHIBIT "A"  
SCHREIBER SUBDIVISION  
PROTECTIVE COVENANTS

1. All tracts in the subdivision shall be known and described as residential tracts and shall be used only for residential homes. This excludes the Schreiber Homestead and the Ed Clark Corral. Only one dwelling, one or two family homes are permitted. Home structures not to be over two stories in height, and other buildings not to be over one story. Mobile homes must be a minimum of 24 feet in width, house type siding, shingle roof, and placed on a foundation. No large trucks will be permitted on subdivision except for deliveries.

2. Sewage shall first be approved by the County Sanitarian in accordance with Montana State Board of Health. No septic tank or field system shall be nearer than 50 ft to any property line. No waste water, sewage, trash, garbage or debris shall be permitted to drain into any body of water in or adjacent to the subdivision.

3. The said premises shall at all times be kept clean, sightly and in a wholesome condition, and no trash, litter, junk or other debris shall be permitted to remain exposed upon the premises. No burning of garbage will be permitted. Cows, goats, hogs and horses are permitted provided that the total animals do not exceed one animal per acre or fraction thereof and that they are properly fed and confined, on individual property.

4. No water shall be taken out of Irrigation ditches by any means, including holes dug within 100 ft of the ditches. No debris whatever will be permitted in the ditches and no obstruction of the water will be permitted.

5. No subdivision of lots will be permitted.

6. A 10 ft utility easement will be provided on all side and back lot lines, if needed.

7. These covenants and restrictions are to run with the land, and they shall be a part of all contracts of conveyance for any and all persons claiming under them until May 1, 1987 at which time said covenants and restrictions shall terminate; provided, however, they may be extended for additional periods of ten years by agreement of the majority of the property owners in this subdivision.

5. APPLICATION FOR APPROVAL OF FINAL OR MINOR SUBDIVISION PLAT

1. Name of Subdivision Suburban Subdiv. Co.

2. Location:

a. Nearest Town Alton

b. Number of nearest State or Federal Highway 211

c. Legal Description (to 1/4 Section ) Section \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_

3. Name, Address and Telephone Number of Subdivider.

Ray J. Schreiber 655 2511

4. Name, address and telephone of each person or firm providing professional services and information to the subdivider (e.g. attorneys, engineers, and land surveyors).

\_\_\_\_\_  
\_\_\_\_\_

5. a. Gross Area of Subdivision in Acres 44.20

b. Number of Lots 21

c. Date Preliminary Plat Approved: March 24, 1977  
Any Conditions? \_\_\_\_\_ (If yes, attach list of conditions.)

d. Any Deed Restrictions? yes (Attach Copy if Yes)

e. Any Covenants? yes (Attach Copy if Yes)

f. All improvements installed? no  
(If No, attached a subdivision improvements agreement.)

6. List of materials submitted with this application:

- a. Copy of Plat
- b. Subdivision map
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_
- f. \_\_\_\_\_
- g. \_\_\_\_\_
- h. \_\_\_\_\_

I do hereby depose and say that all the statements and information and the statements and information contained in all exhibits transmitted herewith are true. I hereby apply to the (governing body) of (city or county of subdivision) Subdivision.

*Stephen D. Schuchert*  
(Signature of subdivider or agent)

FOR OFFICIAL USE ONLY

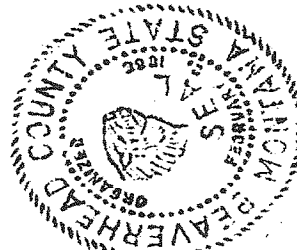
1. Application Number \_\_\_\_\_
2. Date Application Submitted \_\_\_\_\_
3. Date by which Final Plat must be approved or rejected  
\_\_\_\_\_

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INDEXED

BOOK 225 1564

STATE OF MONTANA - COUNTY OF BEAVERHEAD  
 Recorded on the 16th day of April  
 A. D. 1981 at 10:15  
 of clock by M. Book 165 reg 1564  
*[Signature]* County Recorder  
*[Signature]* Deputy Recorder  
 August February  
 2625 Schuler Lane  
 Billon, MT.



SCHREIBER SUBDIVISION  
 PROTECTIVE COVENANTS  
 APRIL 5, 1978

1. All tracts in the Subdivision shall be known and described as residential tracts and shall be used only for residential homes. This excludes the south-east corner lot in the subdivision, the Schreiber homeplace and the Ed Clark Corral. Only one dwelling, one or two families are permitted. Home structures not to be over two stories in height, and other buildings not to be over one story. Mobile homes must be no less than double width and placed on a foundation. No large trucks will be permitted except for deliveries. Lots must be fenced.
2. Sewage shall first be approved by County Sanitarian in accordance with Montana State Board of Health. No septic tank or field system shall be nearer than 50ft. to any property line. No waste water, sewage, trash garbage or debris shall be permitted to collect or drain into any body of water in or adjacent to subdivision.
3. The said premises shall at all times be kept clean, sightly and in a wholesome condition, and no trash, litter junk or other debris shall be permitted to remain exposed upon the premises. No burning of garbage will be permitted. Cows, goats, hogs and horses are permitted provided that the total animals do not exceed one animal per acre or fraction thereof and that they are properly fed and contained on individual property. Dogs must be controlled.
4. No water shall be taken out of Irrigation ditches by any means, including holes dug within 100ft. of the ditches. No debris or obstruction of ditches will be permitted. The seller retains all irrigation rights and one-half of oil rights.
5. These covenants and restrictions are to run with the land, and they shall be a part of all contracts of conveyance for any and all persons claiming under them until April 1, 1988 at which time said covenants and restrictions shall terminate; provided, they may be extended for additional periods of ten years by agreement of the majority of the property owners in the subdivision.

SIGNED:  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*