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Eric Semerad - Gallatin County, MT MISC



**FIRST AMENDMENT TO THE
BYLAWS OF THE
LAZY TH ESTATES OWNER'S ASSOCIATION**

WHEREAS, Lazy TH Estates is an existing subdivision in Gallatin County, Montana,

WHEREAS, this Amendment amends the Lazy TH Owner's Association Bylaws, recorded as Document No. 2628017 on October 2, 2018 with the office of the Clerk and Recorder for Gallatin County, Montana, and any subsequent amendments;

WHEREAS, according to the Lazy TH Owner's Association Bylaws, recorded as Document No. 2628017 on October 2, 2018 with the office of the Clerk and Recorder for Gallatin County, Montana (Hereinafter referred to as "Declaration"), Article VII, Section 7.2 of the Bylaws, the Bylaws the Board may amend any portion of these Bylaws, except Article VII.

WHEREAS, the Amendment shall be effective on the date the same is recorded in the office of the Gallatin County Clerk and Recorder;

NOW THEREFORE, THE BYLAWS ARE AMENDED AS FOLLOWS:

Article III, Section 3.6 Savings: At least \$45,000 shall be retained in a Savings/CD account for potential neighborhood and fire pond expenditures.

Article II, Section 2.5 Attendance and Additional Voting Options : Homeowners may participate in the Annual Meeting and all Special Meetings in person, by proxy, by video or telephone conference (i.e. Zoom or equivalent), or by casting an absentee ballot. Participation in the Annual Meeting or any Special Meeting in any of these forms shall constitute presence in person at the meeting for purposes of establishing a quorum. Ballots will be delivered to homeowners primarily by email, however, a homeowner may request a ballot be delivered by U.S. Postal Service. In order to be counted, ballots must be returned to the HOA management company within two (2) days following the Annual or Special Meeting date. Ballots may be submitted in person at the Annual or Special Meeting, by proxy, by U.S. Postal Service addressed to the HOA management company or by email submission to the HOA management company or by an online voting platform adopted by the HOA or HOA management company.

Article 6.2 Parks: Every year, before the last day of April, the Association shall hire professional weed control contractors to evaluate park lands for noxious weeds and to spray necessary agents to control any noxious weeds. The Association may use other means to control and eliminate noxious weeds if such means have been demonstrated by agricultural research to be effective. The Association shall mow all park lands to a height no greater than six (6) inches every year by August 15. ~~The Association shall obtain pine beetle aggregation-disruption pheromones to hang in the Ponderosa pine trees in the park before May 31 every year.~~ EB 2.8.23

Signatures on the following pages:

IN WITNESS WHEREOF Declarant has executed this Community Declaration on the day and year first written above.

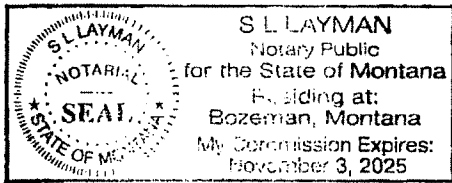
President: Lazy TH Estates Owner's Association,
a Montana corporation

By: [Signature]

STATE of montana)
 : ss.
County of Gallatin)

On this 7th day of February, 2023, before me, a Notary Public in and for said State, personally appeared Brice Pofahl as the President for Lazy TH Estates Owners Association, a Montana corporation, and acknowledged to me that (s)he executed the same on behalf of the limited liability company pursuant to the power and authority vested in him/her.

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



S. L. Layman
S L Layman [print name]
Notary Public for the State of Montana
Residing at: Bozeman
My commission expires: 11/03/2025 [mm/dd/yyyy]

ATTEST:

[Signature]
Dana Cardwell, Secretary of
~~_____~~ Owners Association, Inc.

~~_____~~ Lazy TH Estates
SLL 02/07/2023

STATE of montana)
 : ss.
County of Gallatin)