



Return to:
Snyder Law Office, P.C.
P.O. Box 717
Bigfork, MT 59911

Taxes to:
Lake Pointe HOA
c/o Jes Management
439 Grand Ave. # 113
Bigfork, MT 59911

**DECLARATION OF ANNEXATION INTO LAKE POINTE
AND CONVEYANCE OF INCLUDED COMMON AREAS**

Whereas Rocky Mountain Recreational Communities, LLC, (hereinafter "RMRC") is the declarant that promulgated and filed for record the DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKE POINTE on October 25, 2005 as Reception No. 200529813580 in the Office of the Clerk and Recorder of Flathead County, Montana, and

Whereas said Declaration was amended by the filing of a Certificate of Amendment on April 4, 2007 as Reception No. 200700416010 in the Office of the Clerk and Recorder of Flathead County, Montana, (hereinafter the original Declaration and Amendment are referred to collectively as the "Declaration"), and

Whereas Article XVI, Section 3 of the Declaration provides a procedure for expansion of Lake Pointe Subdivision (hereinafter "Lake Pointe") to encompass additional land, and

Whereas Article XVI, Section 1 of the Declaration provides that RMRC, as the Declarant that created Lake Pointe, has the right to annex additional land into Lake Pointe pursuant to said procedure, and

Whereas Article XVI, Section 3 of the Declaration provides that annexation shall be accomplished by the recording of this Declaration of Annexation,

Now RMRC makes and publishes this Declaration of Annexation by which the property described below is hereby annexed into Lake Pointe:

0502073
0505053
★ ★
Yhrw 0502080, 0502076, 0942190
Yhrw 0505056, 0501058, 0501059



Land located in the South half of the Southwest quarter of Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana, described as Lots 1, 2, 3 and 4, and Common Area 2, and Lake Pointe Court of The Subdivision Plat of Harbor Village at Eagle Bend Phase 2BB reflected in Plat No. 04-06-46 filed as Document No. 200800012978 on May 12, 2008, in the office of the Clerk and Recorder of Flathead County, Montana;

Land located in the South half of the Southwest quarter of Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana, described as Lots 12 and 13 of the Amended Plat of Common Area 1 and Common Area 3 of Harbor Village at Eagle Bend Phase 2BB and Lot 12 and Lot 13 of Harbor Village at Eagle Bend Phase 2B, Plat No. 05-08-46 filed as Document No. 200800017720 on June 24, 2008, in the office of the Clerk and Recorder of Flathead County, Montana;

Land located in the South half of the Southwest quarter of Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana, described as Lots 2, 3, 4 and 5 and Lake Pointe Way of the Plat of The Harbor Village at Eagle Bend – Phase 2BA filed as Document No. 200616410400 on June 13, 2006, in the office of the Clerk and Recorder of Flathead County, Montana; and

Land located in the South half of the Southwest quarter of Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana, described as Lots 1 and 44 and Common Area No. 2 of the Amended Plat of Lot 1 of The Harbor Village at Eagle Bend – Phase 2BA and Lot 44 and Common Area No. 2 of the Harbor Village at Eagle Bend – Phase 2B filed as Reception No. 200619416080 on July 13, 2006 in the office of the Clerk and Recorder of Flathead County, Montana.

The meaning of capitalized words and phrases used herein shall be the same as the definitions in the Declaration.

The Lots and Common Areas within these annexed areas shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration.

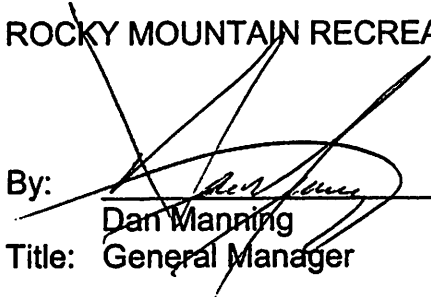
Declarant RMRC hereby grants, bargains and conveys all of the Roadway System and all Common Areas within the annexed areas to Lake Pointe



Homeowners' Association, Inc. as Association Land to have and to hold unto the Grantee and its successors and assigns, subject, however, to all reservations and exceptions in patents from the United States and the State of Montana and all zoning, building and land use restrictions imposed by the County, the State of Montana, or the United States, and subject to covenants, conditions, easements and restrictions of record, together with all tenements, hereditaments and appurtenances and Grantor's covenant that the Grantor is seized in fee simple of the property granted, that the property is free of all encumbrances except for the above items, and that the Grantor will defend title to the property against all lawful claims whatsoever.

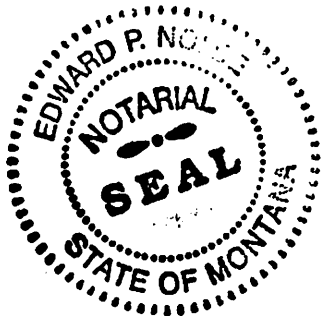
IN WITNESS WHEREOF, RMRC has, by its authorized agent, executed this Declaration of Annexation on this 6th day February, 2009.

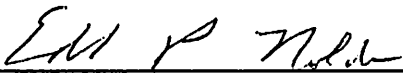
ROCKY MOUNTAIN RECREATIONAL COMMUNITIES, LLC

By: 
Dan Manning
Title: General Manager

STATE OF MONTANA)
 :SS
County of Flathead)

This Declaration of Annexation was signed and acknowledged before me, a notary public in and for the State of Montana, on February 6, 2009, by Dan Manning, as General Manager and agent of Rocky Mountain Recreational Communities, LLC.




Print name: EDWARD P. NOLDE
Notary Public for the State of Montana
Residing at: BIGFORK
My commission expires: 10-12-2012