

## **Lazy J South - CC&R Summary**

*The purpose of the Covenants, Conditions, and Restrictions is to preserve the value of the land for each lot owner, to facilitate communication between owners and to provide a means for community decision-making. The following is a summary of the more germane items but in all cases the actual CC&R's supersede this summary.*

- Lazy J South is zoned Commercial-Light Industrial Mixed Use ("CI") in accordance with the Big Sky/Gallatin Canyon Zoning District.
- Buyers are required to start construction within one year of closing on the land and complete construction within two years.
- Developments in High Visibility areas have greater landscaping and architectural requirements than Low Visibility areas.
- Water is provided through individual water wells until a public water system is provided, after which wells may only be used for irrigation.
- Lot owners will provide their own septic tank, effluent pump, and connection to a common drain field.
- No septic drain fields are required or allowed on individual lots.
- All lot owners and tenants are members of the Business Owners' Association (BOA).
- The BOA is responsible for paying taxes, insuring, and maintaining all the common areas and facilities in the development.
- Each owner shall be responsible for the maintenance and repair of all parking areas, driveways, walkways and landscaping on the lot.

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Buyers Signature

Date

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Buyers Signature

Date