

WHEN RECORDED RETURN TO:
Carol Guenzler
16422 199th CT NE
Woodinville, WA 98077

2545213

Page: 1 of 8 05/16/2016 09:33:04 AM Fee: \$56.00
Charlotte Mills - Gallatin County, MT MISC



Amendment to Declarations and Bylaws for the Birch Place Condominium

Comes now the undersigned and amends the Declarations and Bylaws for Birch Place Condominium filed for record June 5th 1985 and recorded in Book 88 of Miscellaneous Page 71 in the office of the Clerk and Recorder of Gallatin County, Bozeman, Montana as follows:

The property described in the original Declarations and Bylaws shall be subject to the additional covenants herein contained as though this Amendment were part of the original Declaration and Bylaws for Birch Place Condominium.

Amend Page 8 – 3b. to read: “There shall be no obstruction, including fences, of the common elements nor shall anything be stored in or on the common elements without prior consent of the Association. Each owner shall be obligated to maintain and keep in good order and repair his own unit.”

Amend Page 8 – 3d. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, radio, television antenna or satellite dish shall be affixed to or placed upon the exterior walls or roof or walls or any part thereof, without prior written consent of the Association. Replacement of an existing satellite dish will require written approval by the HOA management prior to the removal and an inspection afterwards to assess any damage to the siding or roof. All expenses and repair costs will be assessed to the owner of the unit.

Amend Page 9. 3h. No rabbits, livestock, poultry or other animals of any kind shall be raised, bred or kept in any Unit, except that dogs, cats or other household pets may be kept in Units, subject to the rules and regulations adopted by the Association, provided they are not kept, bred or maintained for commercial purposes. Pets in the common area must be attended at all times and pet waste cleaned up immediately.

Amend Page 9 add 3L. Parking: Units A, B, C and D have parking space for two vehicles, one inside the garage, and one in the designated parking space in the parking lot. There is one additional guest parking space along the North edge of the parking lot to be shared and shall not be occupied on a regular basis by any individual. Unit E has parking in the garage and driveway in front of the garage for the exclusive

use of that unit. No RV parking at anytime is allowed anywhere on the premises. No derelict vehicles are to be parked or stored on the premises. City of Bozeman rules apply to on street parking.

Amend Page 23. 5. Service of Process:
Gary Thompson
45 Thompson Field Lane
Belgrade, MT 59714

Amend page 25 4C.: Notice of all meetings, regular or special shall be mailed or e-mailed, if an email address has been provided, to every Unit Owner and first lien holders of record at their address of record at least ten (10) days prior to the time for holding such meetings. Such notices shall specify the date, time and place of the meeting and shall make provision to allow for the voting of each Unit Owner's interest by proxy at the discretion of the owner. The mailing of a notice in the manner provided in this paragraph or the personal delivery of such notice by the Secretary of the Association shall be considered as notice served.

Except as herein specifically amended the original Declarations and Bylaws as recorded in Book 88 Miscellaneous Page 71 shall remain in full force and effect. The attached signatures are 75% or more of the votes of real property owners of the Birch Place Condominium Association

President; _____ Date _____

Printed Name

State of _____)
:ss
County of _____)

On this ____ day of _____, 2016, before me, a Notary Public for the State of _____, personally appeared _____, _____ (title) of _____ (Company) known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

Notary Public for the State of _____
Residing at _____,
My Commission expires ____ / ____ /20____

Agreements from Annual Meeting Birch Place Condominium Association 2016

Meeting March 7, 2016

The Birch Place Condominium Association dues is \$180.00 per month beginning April 1, 2016

Officers for the coming year:

Chairman: Gary Thompson

Secretary: Sandra DeCarlo

Treasurer: Property Manager to be hired

Services covered by the HOA:

- One 35 gallon garbage can per unit. Additional services (recycling), larger can, or extra garbage can be ordered at the owner's expense from City of Bozeman.
- Water
- Lawn and Landscape maintenance
- Snow removal from parking lot and sidewalk.
- Insurance – Studs Out structure, common elements and liability
- Property Management Company Services

Current Owner Information:

Unit A: Bethany Cunningham
1718 South Black Unit A
Bozeman, MT 59715
Phone: 406-219-3263

Unit B: Carol Guenzler
16422 199th CT NE
Woodinville, WA 98077
Phone: 206-660-4773

Unit C: Sandra DeCarlo
9291 Martinique Dr.
Cutler Bay, FL 33189
Phone: 305-975-9640

Unit D: Lynne Arthun
127 W 4th Ave N
Columbus, MT 59019
Phone: 406-322-5790

Unit E: Gary Thompson
45 Thompson Field Lane
Belgrade, MT 59714
Phone: 406-581-5472

date, time and place of the meeting and shall make provision to allow for the voting of each Unit Owner's interest by proxy at the discretion of the owner. The mailing of a notice in the manner provided in this paragraph or the personal delivery of such notice by the Secretary of the Association shall be considered as notice served.

Except as herein specifically amended the original Declarations and Bylaws as recorded in Book 88 Miscellaneous Page 71 shall remain in full force and effect. The attached signatures are 75% or more of the votes of real property owners of the Birch Place Condominium Association

President;

Date 5-12-16

Gary H. Thompson

Printed Name

GARY H. THOMPSON

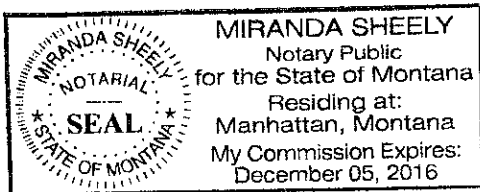
State of Montana)

:SS

County of Gallatin)

On this 12th day of May, 2016, before me, a Notary Public for the State of Montana, personally appeared Gary H. Thompson, President (title) of Birch Place Condo (Company) Assoc. known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

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



Miranda Sheely

Notary Public for the State of _____
Residing at _____
My Commission expires 1 / 1 / 20

Signatures

Unit A: _____
Signature Printed name

Unit B: Carol B. Guenzler _____
Signature Printed name
Carol B. Guenzler

Unit C: _____
Signature Printed name

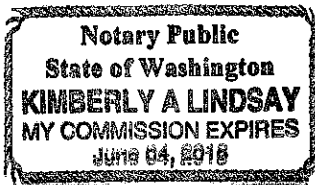
Unit D: _____
Signature Printed name

Unit E: _____
Signature Printed name

State of Washington
County of King) :SS

On this 3 day of May, 2016, before me, a Notary Public for the State of Washington personally appeared Carol B. Guenzler, owner (title) of Unit B (Company) known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

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



Kimberly A. Lindsay
Notary Public for the State of Washington
Residing at Snohomish
My Commission expires 6/4/2018

Signatures

Unit A: _____
Signature

Printed name

Unit B: _____
Signature

Printed name

Unit C: Sandra Kay DeCarlo
Signature

SANDRA KAY DECARLO
Printed name

Unit D: _____
Signature

Printed name

Unit E: _____
Signature

Printed name

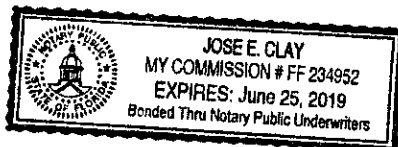
State of FL)

County of MIAMI-DADE :SS

On this 4th day of MAY, 2016, before me, a Notary Public for the State of FLORIDA personally appeared SANDRA KAY DE CARLO (title) of _____ (Company) known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

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

[Signature]
Notary Public for the State of FLORIDA
Residing at _____
My Commission expires ___/___/20___



Signatures

Unit A: _____
Signature Printed name

Unit B: _____
Signature Printed name

Unit C: _____
Signature Printed name

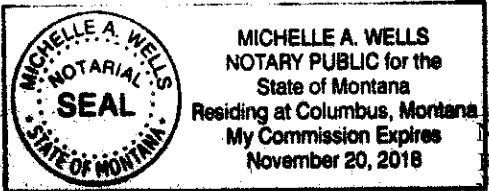
Unit D: *Lynne D. Arthur* _____
Signature Printed name
Lynne D. Arthur
Printed name

Unit E: _____
Signature Printed name

State of MT)
County of Stillwater)
:ss

On this 4th day of May, 2016, before me, a Notary Public for the State of Montana, personally appeared Lynne D Arthur, _____ (title) of _____ (Company) known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

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



Michelle Wells
Notary Public for the State of MT
Residing at Columbus, MT
My Commission expires 11 / 20 / 20 18

Signatures

Unit A: _____
Signature Printed name

Unit B: _____
Signature Printed name

Unit C: _____
Signature Printed name

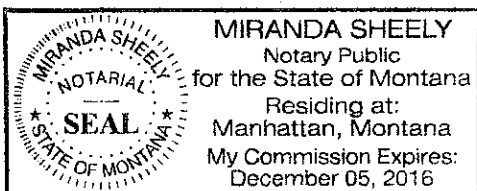
Unit D: _____
Signature Printed name

Unit E: Gary H. Thompson _____
Signature Printed name

State of Montana)
County of Gallatin)
:SS

On this 12th day of May, 2016, before me, a Notary Public for the State of Montana, personally appeared Gary H. Thompson, President (title) of Birch Place Milk Company) Assoc. known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of that company.

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



Miranda Sheely
Notary Public for the State of _____
Residing at _____
My Commission expires 1 / 1 / 20