

Upon Recording, please
return to:

Security Title Company of Montana
600 South 19th
Bozeman, Montana 59718

2585733

Page: 1 of 7 07/17/2017 11:29:36 AM Fee: \$49.00
Charlotte Mills - Gallatin County, MT MISC

Accomodation Recording Only
STC# 62017

**SECOND AMENDMENT TO DECLARATION FOR
EMIGRANT PEAK CONDOMINIUMS**

The undersigned, Kevin Swain and Christopher P. Lander, as the members in Gallatin Peak Ventures, LLC (the "Declarant"), and the directors of the Owners' Association of the Emigrant Peak Condominiums, do hereby adopt the following amendment to the Declaration for Emigrant Peak Condominiums, which was recorded on May 1, 2017, as document number 2578594, records of Gallatin County, Montana (the "Declaration"). This Amendment does not affect the number of units, or change the right of any Owner to use such common elements, but is intended merely to substitute floor plans for those originally recorded with the Declaration and therefore does not require approval of the City of Bozeman Planning Department. The Declarant is the owner of all of the units within the Emigrant Peak Condominiums and the undersigned are the directors of the Owners' Association of the Emigrant Peak Condominiums

Therefore, the Declarant and the directors do declare that the above-described Declaration is amended as follows:

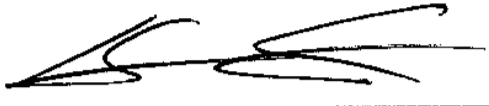
1. That Exhibit B attached to the Declaration referenced above, depicting the floor plans for the units in the initial phase, shall be deleted in its entirety and the following substituted in its place:

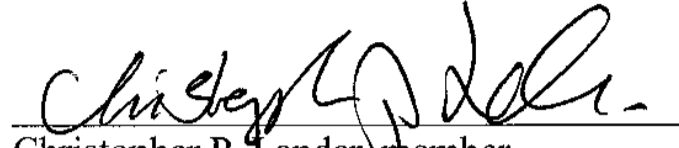
Exhibit B-1: Showing the floor plans recorded simultaneously with this Amendment, which fully and accurately depict the layout of the units and floors of the buildings, the last of which was completed on June 20, 2017. Accompanying the floor plans is an Amended Architect's Certificate verifying the accuracy of the floor plans.

2. Except as modified, altered or amended by the provisions of this Amendment, the Declaration described above, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed this 11th day of July 2017.

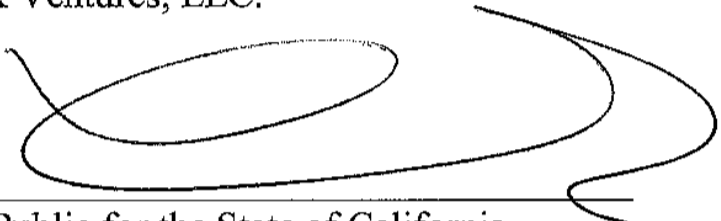
GALLATIN PEAK VENTURES, LLC


Kevin Swain, member


Christopher P. Lander, member

STATE OF CALIFORNIA)
SAN MATEO : ss.
County of ~~Santa Clara~~)

This instrument was acknowledged before me this 11th day of July 2017, by Kevin Swain and Christopher P. Lander, members of Gallatin Peak Ventures, LLC.


Notary Public for the State of California
Printed name: LINH DO
Residing at Menlo Park, California
My Commission Expires: August 7 2017.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO

On July 11 2017 before me, LINH DO (Notary Public)
(Date) (Here Insert Name and Title of the Officer)

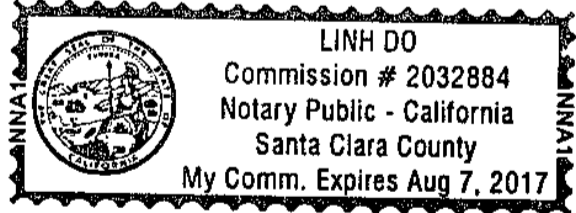
personally appeared Kevin Swain AND CHRISTOPHER P. LANDER
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)



AMENDED ARCHITECT'S CERTIFICATE

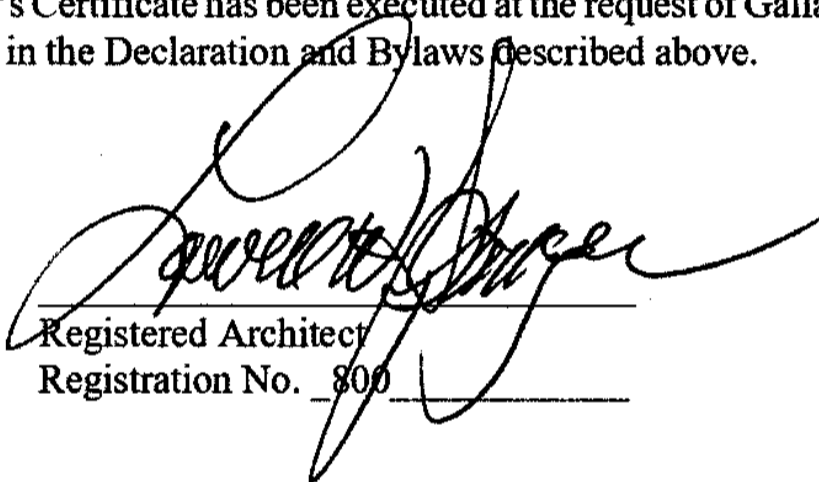
The undersigned, being a duly registered architect in the State of Montana, herewith certifies the following:

That pursuant to the provisions of MCA 70-23-306(2), the attached floor plans for Units 2926A, 2926B, 2928A, 2928B, 2928C, 2928D of Emigrant Peak Condominiums, located on:

Lot 3, Block 5 of Cattail Creek Subdivision, Phase I, City of Bozeman, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Gallatin County, Montana. [Plat no. J-340]

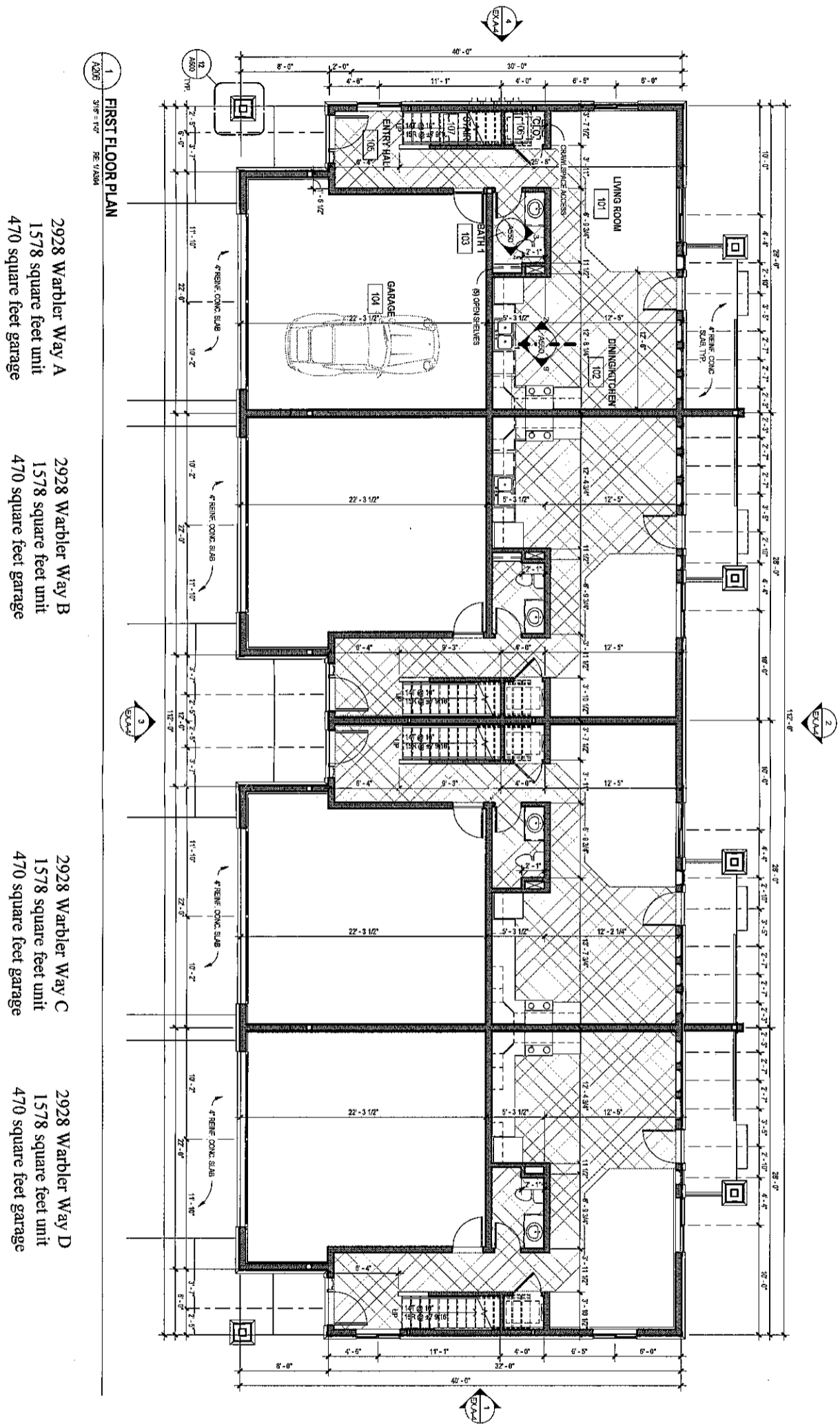
are amendments to the floor plans duly filed with the Declaration thereof, which was recorded on May 1, 2017, as document number 2578594, records of Gallatin County, Montana, and fully and accurately depict the layout of the units and floors of the buildings, the last of which was completed on June 20, 2017. This Amended Architect's Certificate has been executed at the request of Gallatin Peak Ventures, LLC, the Declarant named in the Declaration and Bylaws described above.

Dated 7/7/2017



Registered Architect
Registration No. 800

6/28/2017 5:28:48 PM



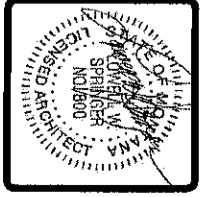
1 FIRST FLOOR PLAN
ASB
3/16/14
RE: 1/4/04

- 2928 Warbler Way A
1578 square feet unit
470 square feet garage
- 2928 Warbler Way B
1578 square feet unit
470 square feet garage
- 2928 Warbler Way C
1578 square feet unit
470 square feet garage
- 2928 Warbler Way D
1578 square feet unit
470 square feet garage

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

SGA
ARCHITECTS & LAND USE PLANNERS
655 E. COTTONWOOD ST., STE. A BOZEMAN, MONTANA 59715
406.585.4400
info@springer.com

EMIGRANT PEAK CONDOMINIUMS
FOUR PLEX
2928 WARBLER WAY
BOZEMAN, MT 59718



10/3/2016

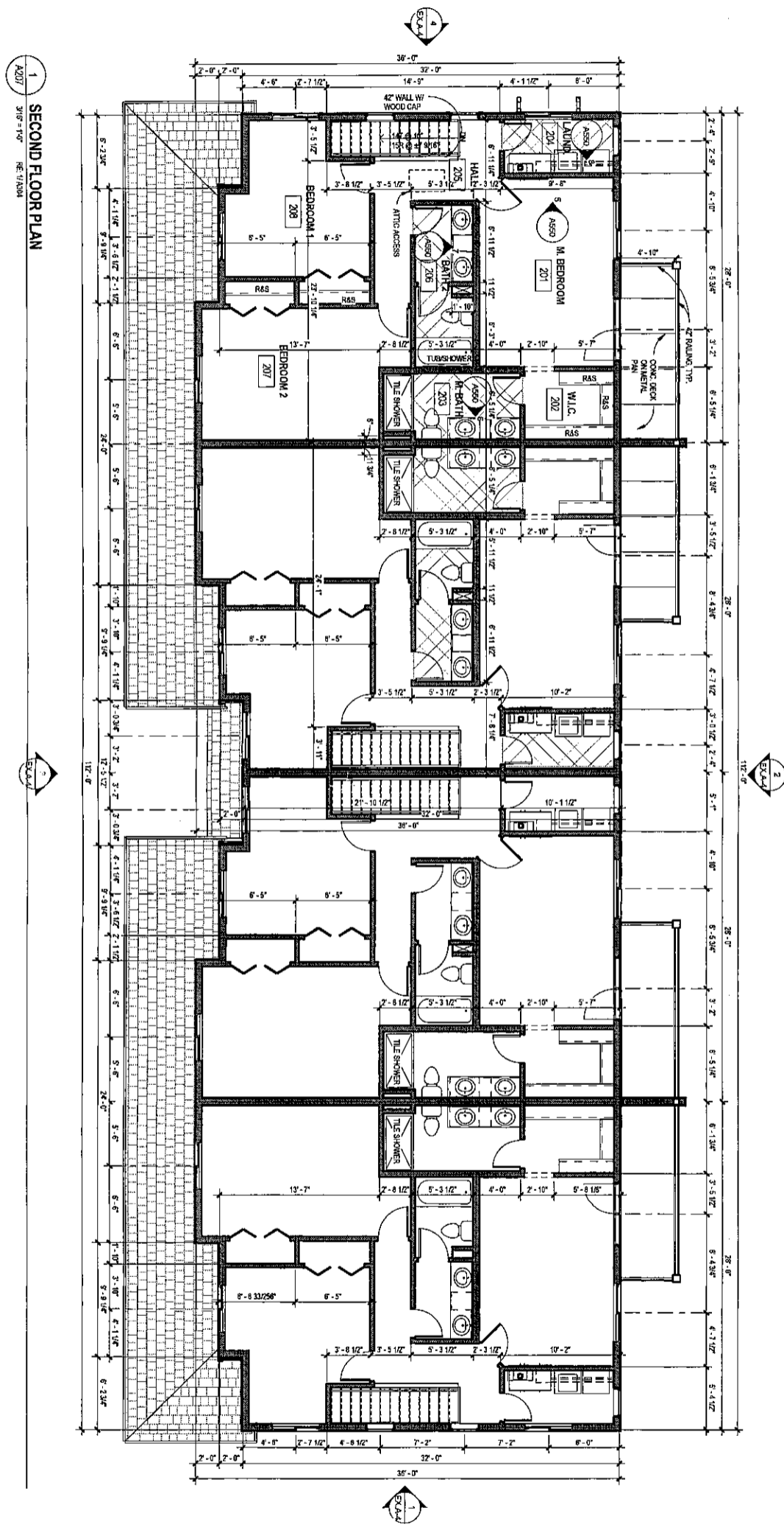
EMIGRANT PEAK
EXHIBIT B1-1
FIRST FLOOR PLAN
FOURPLEX



PROJECT NORTH

Copyright © 2016 by Springer Group, Inc.

6/28/2017 7:30:48 PM



1 SECOND FLOOR PLAN
ASPT 3/16-1/17 REC 11/16/16

2928 Warbler Way A

2928 Warbler Way B

2928 Warbler Way C

2928 Warbler Way D

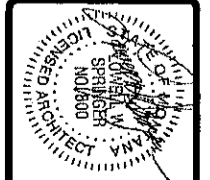


EMIGRANT PEAK CONDOMINIUMS
FOUR PLEX
2928 WARBLER WAY
BOZEMAN, MT 59718

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

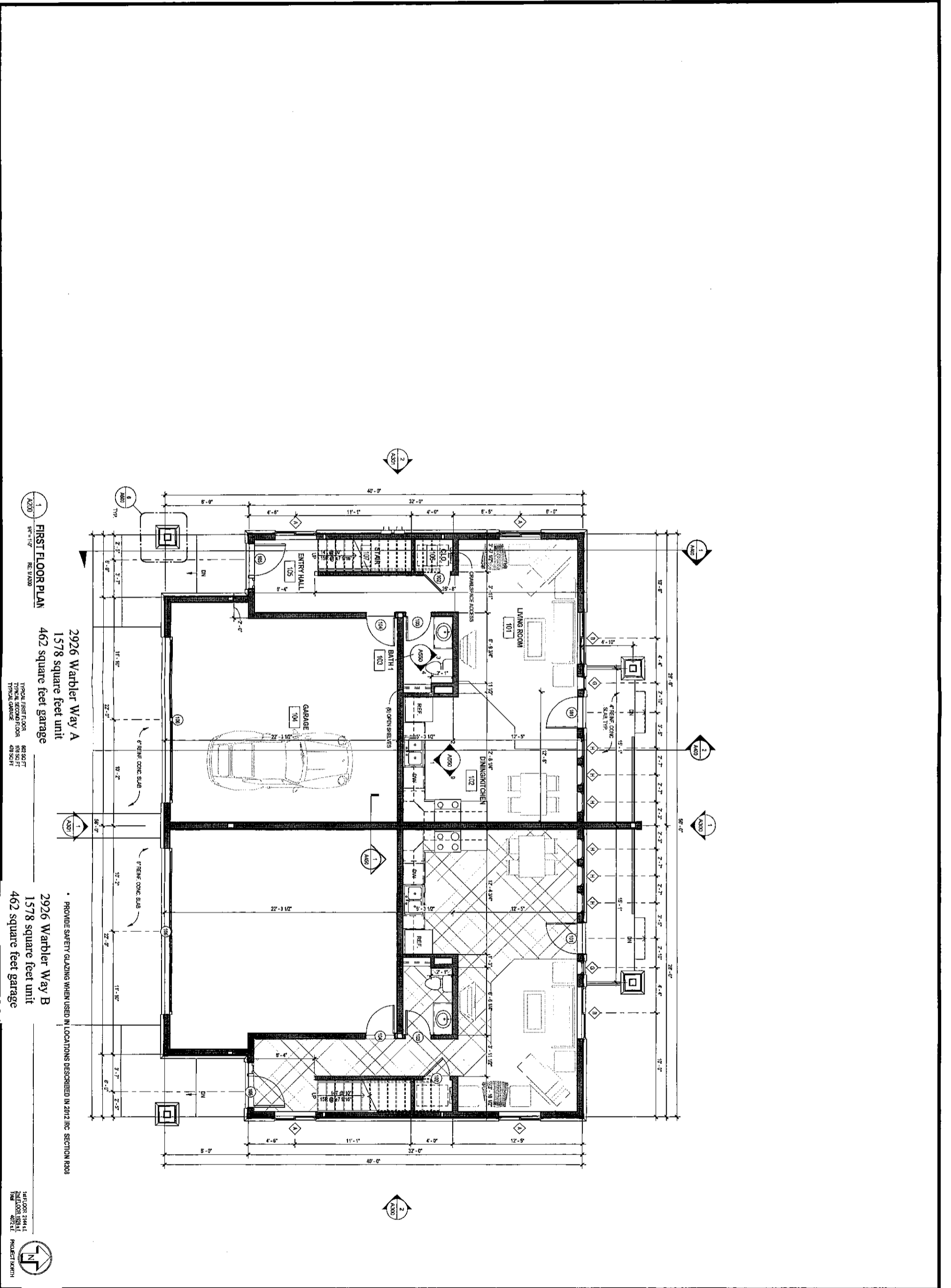


10/3/2016



EMIGRANT PEAK
EXHIBIT B1-2
SECOND FLOOR PLAN -
FOURPLEX

T12/2017 3:42:43 PM



1
AS20
1/8" = 1'-0"
REVISION

2926 Warbler Way A
1578 square feet unit
462 square feet garage

2926 Warbler Way B
1578 square feet unit
462 square feet garage

• PROVIDE SAFETY GLAZING WHEN USED IN LOCATIONS DESCRIBED IN 2012 IRC SECTION R608

TYPICAL FIRST FLOOR
TYPICAL SECOND FLOOR
TYPICAL GARAGE

1st FLOOR: 2144 SL
2nd FLOOR: 1728 SL
1728
462 SF
PROJECT NORTH

GALLATIN PEAK CONDOMINIUMS

DUPLEX

2926 WARBLER WAY
BOZEMAN, MT 59718

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY:

SGA
ARCHITECTS & LAND USE PLANNERS
888 E. GUTTENWOOD ST., STE. A, BOZEMAN, MONTANA 59718
406.585.2400
info@pronggroup.net

10/3/2016

EMIGRANT PEAK
EXHIBIT B1-3
FIRST FLOOR PLAN - DUPLEX

Copyright 2016, SGA Group, Inc. All Rights Reserved.

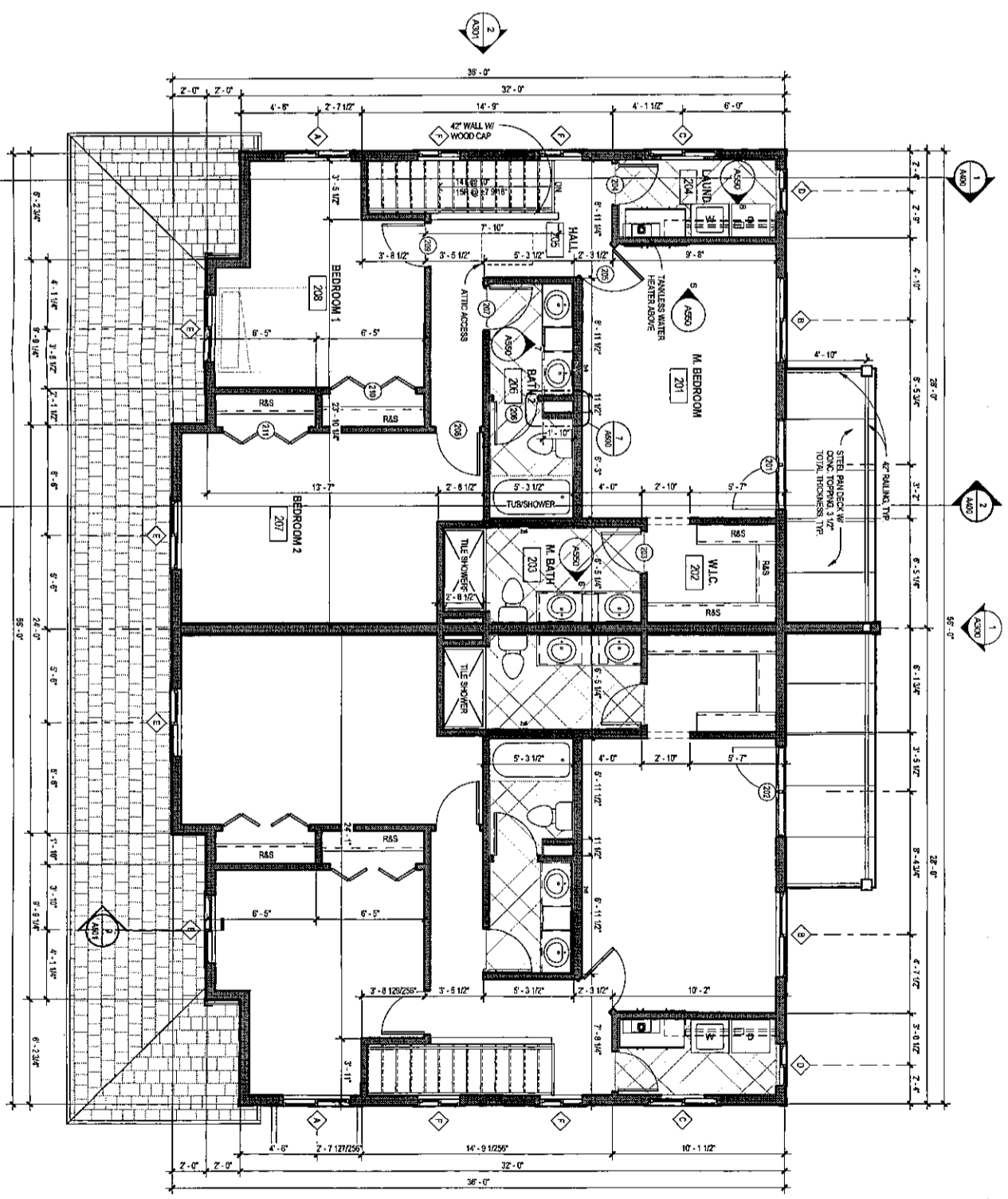
7/2/2017 3:42:44 PM

1
A201
SECOND FLOOR PLAN
DATE: 11-17-16
RE: 7/16/16

2926 Warbler Way A

2926 Warbler Way B

• PROVIDE SAFETY GLAZING WHEN USED IN LOCATIONS DESCRIBED IN 2012 IRC SECTION R303



1st FLOOR 214-41
2nd FLOOR 214-41
3rd FLOOR 214-41
4th FLOOR 214-41
PROJECT MONTH



GALLATIN PEAK CONDOMINIUMS

DUPLEX

2926 WARBLER WAY
BOZEMAN, MT 59718

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	BY

SGA
ARCHITECTS & LAND USE PLANNERS
626 E. GUTTENWOOD ST., STE. A, BOZEMAN, MONTANA 59715
406.365.6400
info@sgaproject.com

EMIGRANT PEAK
EXHIBIT B1-4
SECOND FLOOR PLAN -
DUPLEX

10/3/2016