

Bozeman, Montana 59715 / 59771-0396
Order No. B-33884



2359145

Page: 1 of 22 04/21/2010 03:38:52 PM Fee: \$174.00
Charlotte Mills - Gallatin County, MT MISC



**SECOND AMENDMENT TO THE
SUPPLEMENTAL DECLARATION
FOR
SOUTH MEADOW CONDOMINIUM
(Phases 1-12)**

CERTIFICATE OF FLOOR PLAN

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

That the floor plans for SOUTH MEADOW CONDOMINIUM, Phases 1-12, Units 1-85, situated according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana, as duly filed with the Declaration and the Supplemental Declarations, fully and accurately depict the layout, location, unit designation and dimensions as built of the SOUTH MEADOW CONDOMINIUM and that such floor plans are an accurate copy of the plans filed with and approved by the officials and officers of the City of Bozeman having jurisdiction to issue building permits.

DATED: April 1, 2010



REGISTERED PROFESSIONAL ARCHITECT

Number: 1189



**CITY OF BOZEMAN
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

Alfred M. Stiff Professional Building
20 East Olive Street
P.O. Box 1230
Bozeman, Montana 59771-1230

phone 406-582-2260
fax 406-582-2263
planning@bozeman.net
www.bozeman.net

April 16, 2010

To Whom It May Concern:

Senate Bill 527 amending §76-3-203, M.C.A. was signed into law on April 17, 2007. This bill revised the exemption for the creation of new condominiums from the Subdivision and Platting Act. The amendment had an immediate effective date. The text of the amended section is now as follows:

Section 1. Section 76-3-203, M.C.A., is amended to read:

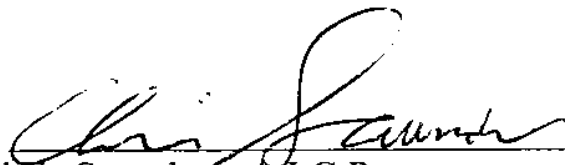
“76-3-203. Exemption for certain condominiums. Condominiums constructed on land subdivided in compliance with parts 5 and 6 of this chapter or on lots within incorporated cities and towns are exempt from the provisions of this chapter if:

- (1) the approval of the original subdivision of land expressly contemplated the construction of the condominiums and any applicable park dedication requirements in 76-3-621 are complied with; or
- (2) the condominium proposal is in conformance with applicable local zoning regulations when local zoning regulations are in effect.”

Pursuant to the above statute, the Department of Planning and Community Development has determined that the condominium development on Lot 1 of Minor Subdivision No. 294 (i.e., South Meadow Condominiums) located in the SW ¼ of Section 19, T2S, R6E, PMM, City of Bozeman, Gallatin County, Montana.

- does not require subdivision review and has satisfied the exemption criteria.
- has completed review as a subdivision.

This certification of exemption is based upon the plans and materials submitted to the City of Bozeman. Field verification of all zoning standards may not have been conducted. If you have any questions or comments, please contact the City of Bozeman Planning Office at 582-2260. Thank you for your cooperation.



 Chris Saunders, A.I.C.P.
 Interim Director of Planning and Community Development

**SECOND AMENDMENT TO THE
SUPPLEMENTAL DECLARATION
FOR
SOUTH MEADOW CONDOMINIUM
(Phases 1-12)**

By this Second Amendment to the Supplemental Declaration made this ~~31st~~ day of March, 2010, SOUTH MEADOW, INC., of Bozeman, Montana, the undersigned, amends the Declaration for South Meadow Condominium, recorded May 21, 2002, as Document No. 2069742, the Supplemental Declaration, recorded July 23, 2003, as Document No. 2116581, the Supplemental Declaration, recorded April 6, 2004, as Document No. 2145707, the Supplemental Declaration, recorded July 14, 2005, as Document No. 2194328, the Supplemental Declaration, recorded February 27, 2007, as Document No. 2257983, and the First Amendment to the Supplemental Declaration, recorded March 24, 2010, as Document No. 2357022. This Second Amendment to the Supplemental Declaration is made pursuant to Article IV and other appropriate provisions of said Declaration.

1. Article II. Real Estate, Description, is amended in the second paragraph, first sentence, as follows:

The condominium units in Phases 1 through 12 consist of eighty-five (85) separate units numbered 1 through 85, subject to the expansion provisions of Article IV below. The provisions of this Declaration and the Bylaws shall be construed to be covenants running with the land, and shall include every unit and shall be binding upon the Unit Owners, their heirs, successors and personal representatives and assigns for as long as this SOUTH MEADOW Second Amendment to the Supplemental Declaration is in effect.

2. Article II. Real Estate, Condominium Units, is amended in the first paragraph, second sentence, as follows:

Each Unit, together with the appurtenant undivided interest in the common elements of SOUTH MEADOW shall together comprise one condominium unit, shall be inseparable, and may be conveyed, leased, rented, devised or encumbered as a condominium unit. The Units comprising the condominium are contained in forty-one (41) buildings, subject to the expansion provisions of Article IV below.

3. The Percentage of Interest paragraph of Article IV. Ownership and Voting - Exhibits - Use, is amended by the substitution of a schedule of the percentage of undivided ownership of the specific units as follows:

PHASES 1 THROUGH 12

UNIT NO.	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
1	1,820	1.04786
2	1,917	1.10371
3	1,917	1.10371
4	1,775	1.02195
5	1,917	1.10371
6	1,917	1.10371
7	1,820	1.04786
8	2,017	1.16128
9	1,917	1.10371
10	1,820	1.04786
11	2,017	1.16128
12	1,775	1.02195
13	2,230	1.28392
14	2,118	1.21944
15	2,230	1.28392
16	2,118	1.21944
17	1,975	1.13710
18	2,230	1.28392
19	1,975	1.13710
20	1,775	1.02195
21	2,118	1.21944
22	1,775	1.02195
23	2,230	1.28392
24	2,118	1.21944
25	2,230	1.28392
26	1,975	1.13710
27	1,775	1.02195
28	2,118	1.21944
29	1,975	1.13710
30	1,975	1.13710

31	2,230	1.28392
32	2,118	1.21944
33	1,775	1.02195
34	2,017	1.16128
35	2,118	1.21944
36	1,975	1.13710
37	2,230	1.28392
38	1,975	1.13710
39	1,975	1.13710
40	2,118	1.21944
41	1,775	1.02195
42	1,660	.95574
43	2,230	1.28392
44	1,775	1.02195
45	1,975	1.13710
46	1,975	1.13710
47	2,118	1.21944
48	1,975	1.13710
49	2,466	1.41980
50	2,155	1.24074
51	1,975	1.13710
52	2,230	1.28392
53	1,695	.97589
54	2,118	1.21944
55	1,775	1.02195
56	1,775	1.02195
57	1,975	1.13710
58	2,118	1.21944
59	2,230	1.28392
60	2,118	1.21944
61	1,975	1.13710
62	1,975	1.13710
63	1,975	1.13710
64	2,588	1.49004
65	2,118	1.21944
66	2,588	1.49004

67	1,975	1.13710
68	2,118	1.21944
69	1,975	1.13710
70	2,118	1.21944
71	1,975	1.13710
72	2,118	1.21944
73	1,975	1.13710
74	2,118	1.21944
75	1,975	1.13710
76	1,975	1.13710
77	2,230	1.28392
78	2,118	1.21944
79	2,018	1.16186
80	1,695	.97589
81	2,588	1.49004
82	2,118	1.21944
83	1,990	1.14574
84	2,588	1.49004
85	<u>2,588</u>	<u>1.49004</u>
TOTALS	173,687	100.00000%*

* Subject to the expansion provisions below.

4. Article IV., Ownership and Voting - Exhibits - Use, Voting Interest, the last sentence in this paragraph shall be amended as follows:

For the present, each of the existing eighty-five (85) units shall have one vote per unit, for a total of eighty-five (85) votes.

5. Article IV., Ownership and Voting - Exhibits - Use, Expansion Provisions, the first sentence in the first paragraph shall be amended as follows:

The Declarant intends from time to time to construct additional Units on the property, for a final total not to exceed one hundred (100) units.

6. Article IV., Ownership and Voting - Exhibits - Use, Floor Plans and Exhibits, the first sentence of the first paragraph shall be amended as follows:

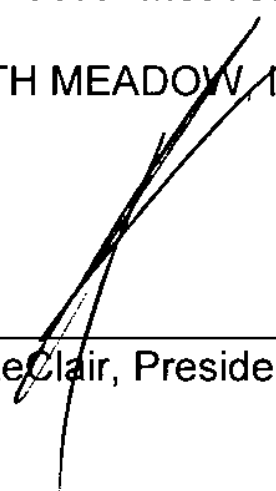
SOUTH MEADOW presently consists of forty-one (41) buildings and the real property described on **Exhibit A**, which contains a total of eighty-five (85) separate SOUTH MEADOW Units, as shown on the site plan, floor plans and elevations for the buildings and units as constructed and are attached hereto as **Exhibits B and C**.

7. The three (3) additional buildings with the additional seven (7) units contained therein are built as shown on the floor plans and site plan. The principal materials of construction are the same as listed in Article IV., Ownership and Voting - Exhibits - Use, under the paragraph entitled Construction Materials.
8. As to these seven (7) new units, there are no changes in the limited common elements contained in the existing Declaration.
9. Except as amended as set forth above, the Declaration for South Meadow Condominium shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Second Amendment to the Supplemental Declaration for South Meadow Condominium (Phases 1-12) to be made and executed according to and under the provisions of the Unit Ownership Act, Title 70, Section 23, M.C.A., and the Declaration for South Meadow Condominium.

SOUTH MEADOW, INC.

By:



Ken LeClair, President

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 31 day of March, 2010, before me, a Notary Public in and for the State of Montana, personally appeared Ken LeClair, the President of SOUTH MEADOW, INC., whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



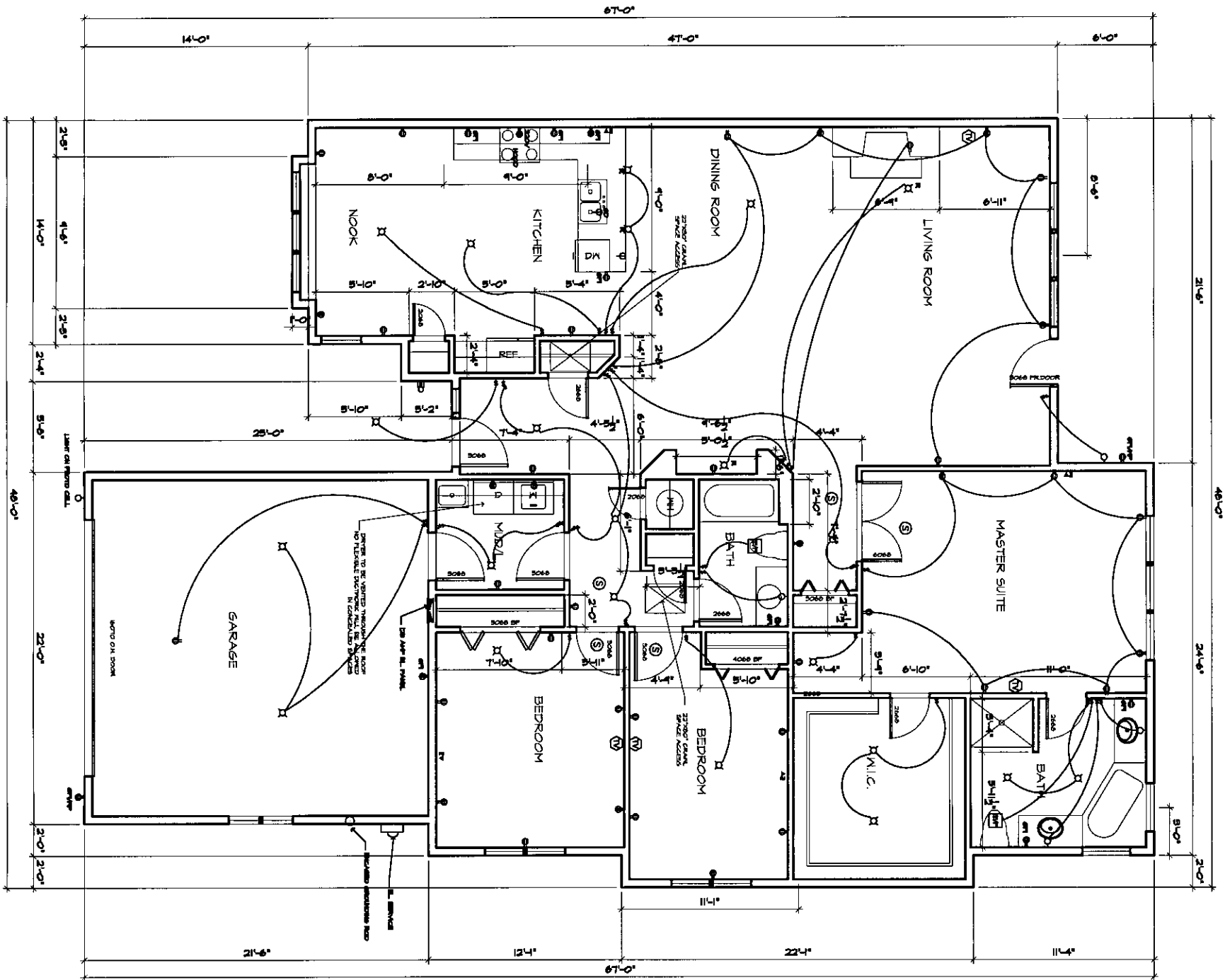
Susan E. Carroll

Notary Public for the State of Montana
Printed Name: Susan E. Carroll
Residing at Bozeman, MT
My Commission expires: 2-6-2012

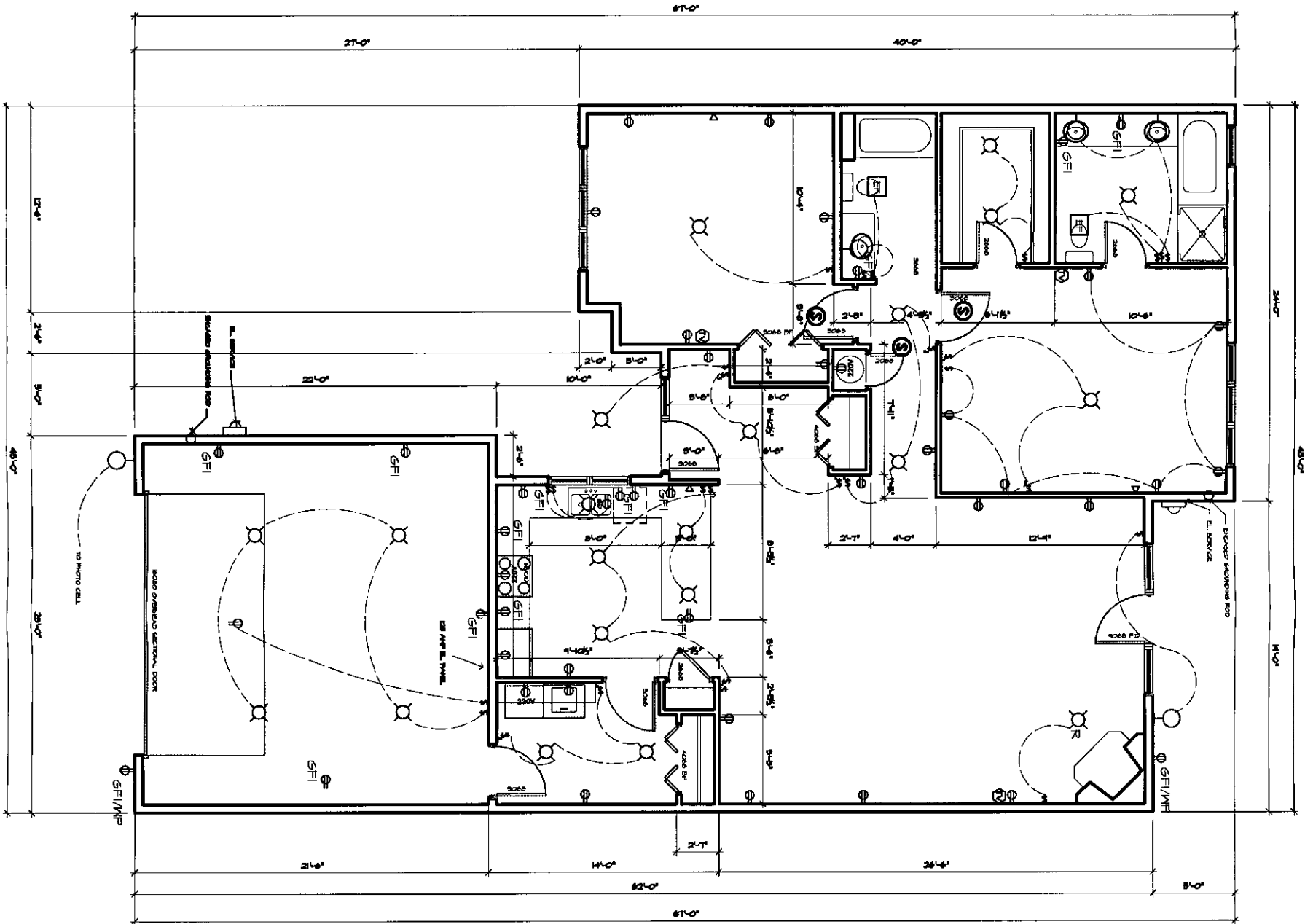
EXHIBIT A

South Meadow Condominium, located on Lot 1 of Minor Subdivision No. 294 (South Meadow Minor Subdivision), located in the SW¼ of Section 19, Township 2 South, Range 6 East, P.M.M., City of Bozeman, Gallatin County, Montana, the Declaration for which was recorded May 21, 2002 at 3:24 P.M., as Document No. 2069742, and Supplemental Declarations recorded July 23, 2003 at 3:34 P.M., as Document No. 2116581, and April 6, 2004 at 10:30 A.M., as Document No. 2145707, records of Gallatin County, Montana. The use of this condominium shall be for residential purposes only.

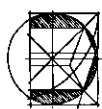
UNIT TYPE S5
MAIN AREA = 2118 SF



UNIT TYPE S6
MAIN AREA = 1875 SF



FLOOR PLAN
SCALE 1/4" = 1'-0"



CIKAN ARCHITECTS, P.C.
1807 W. DICKERSON, SUITE C
BOZEMAN, MONTANA 59715
(406) 586 9624

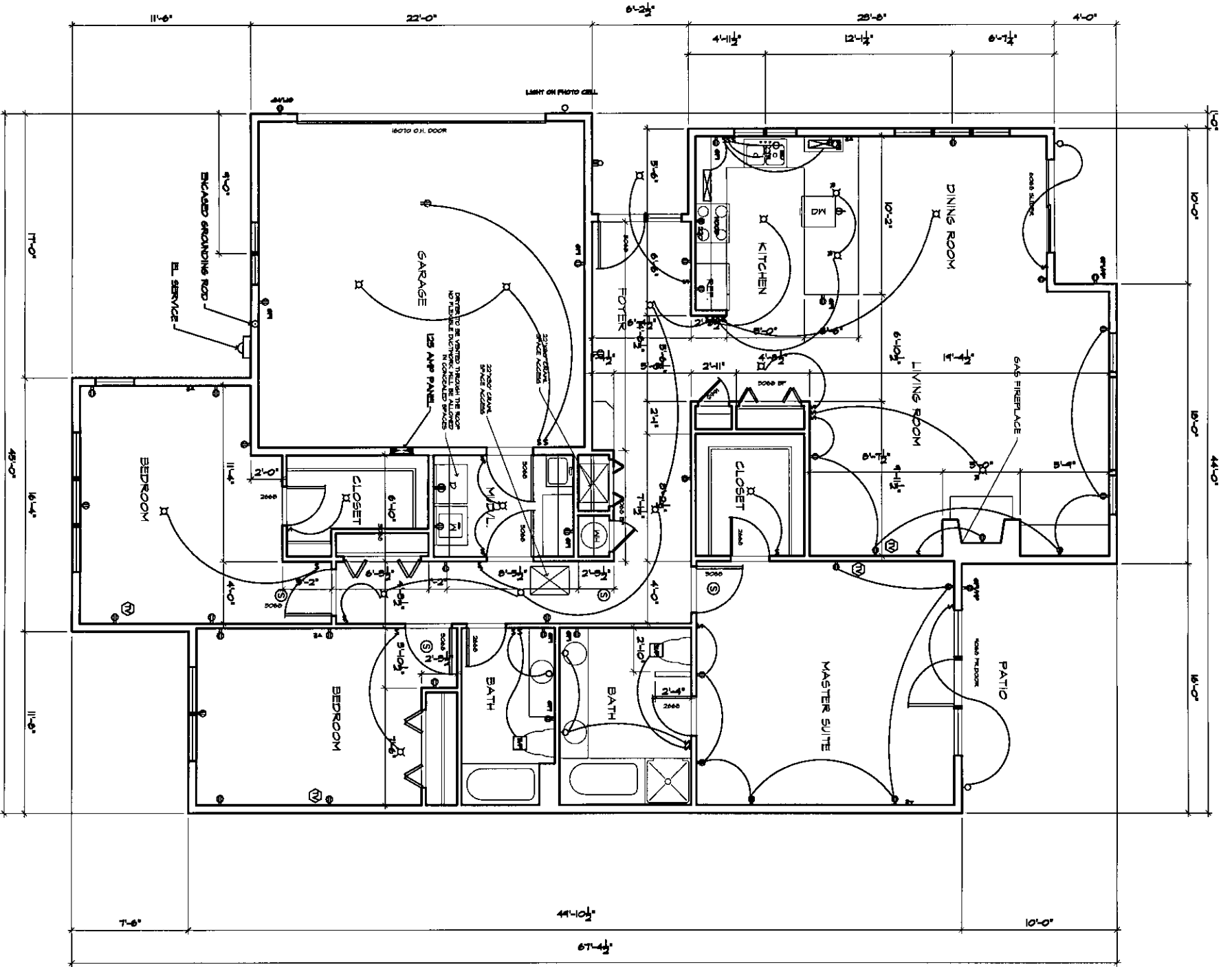
PHASE 12
SOUTHMEADOW CONDOS
9000 GRAF STREET, BOZEMAN, MONTANA

DATE: 02/12/2006
REVISED: 4/10/2008

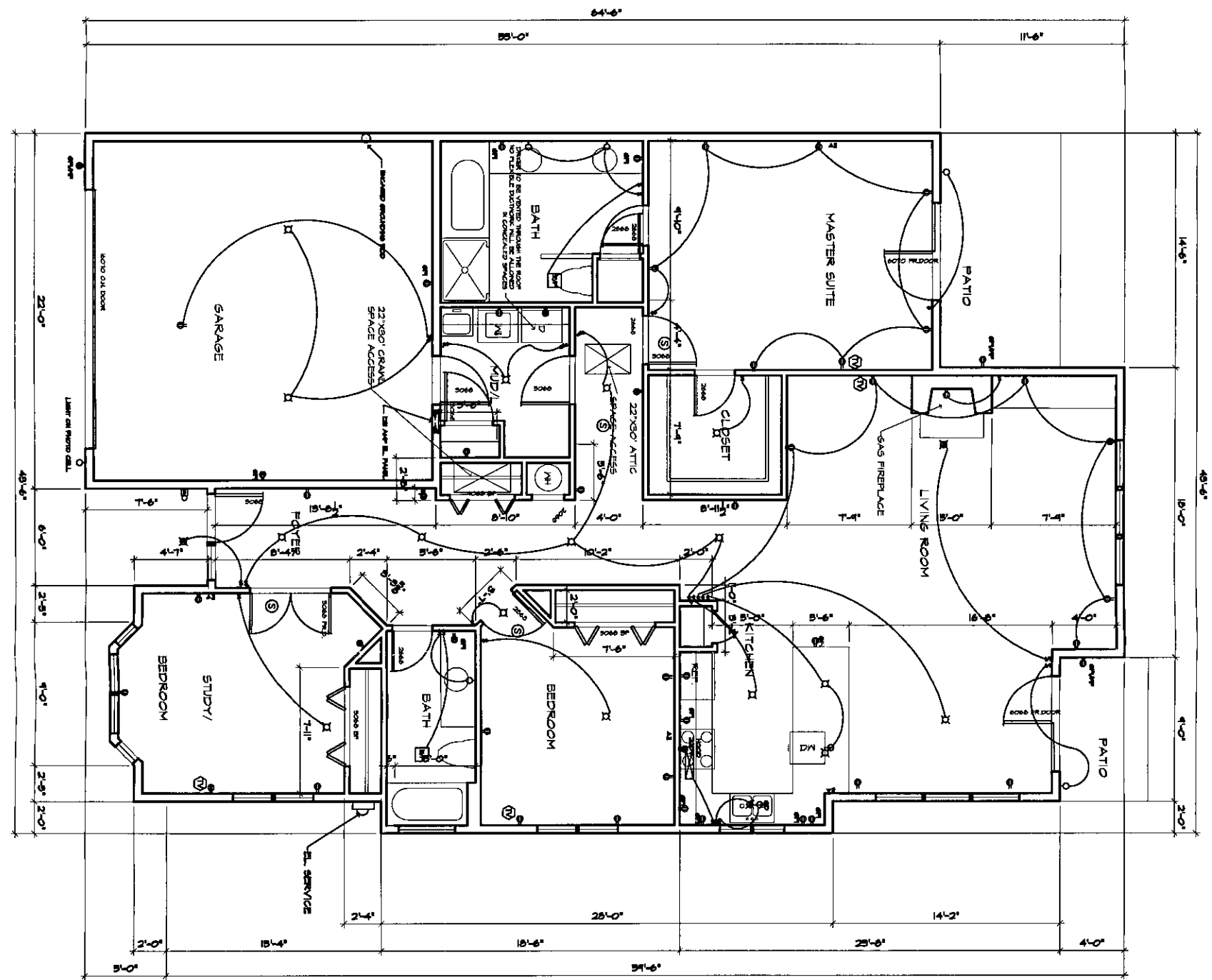
UNITS
S5 & S6

A2

UNIT TYPE S3
MAIN AREA = 2010 SF



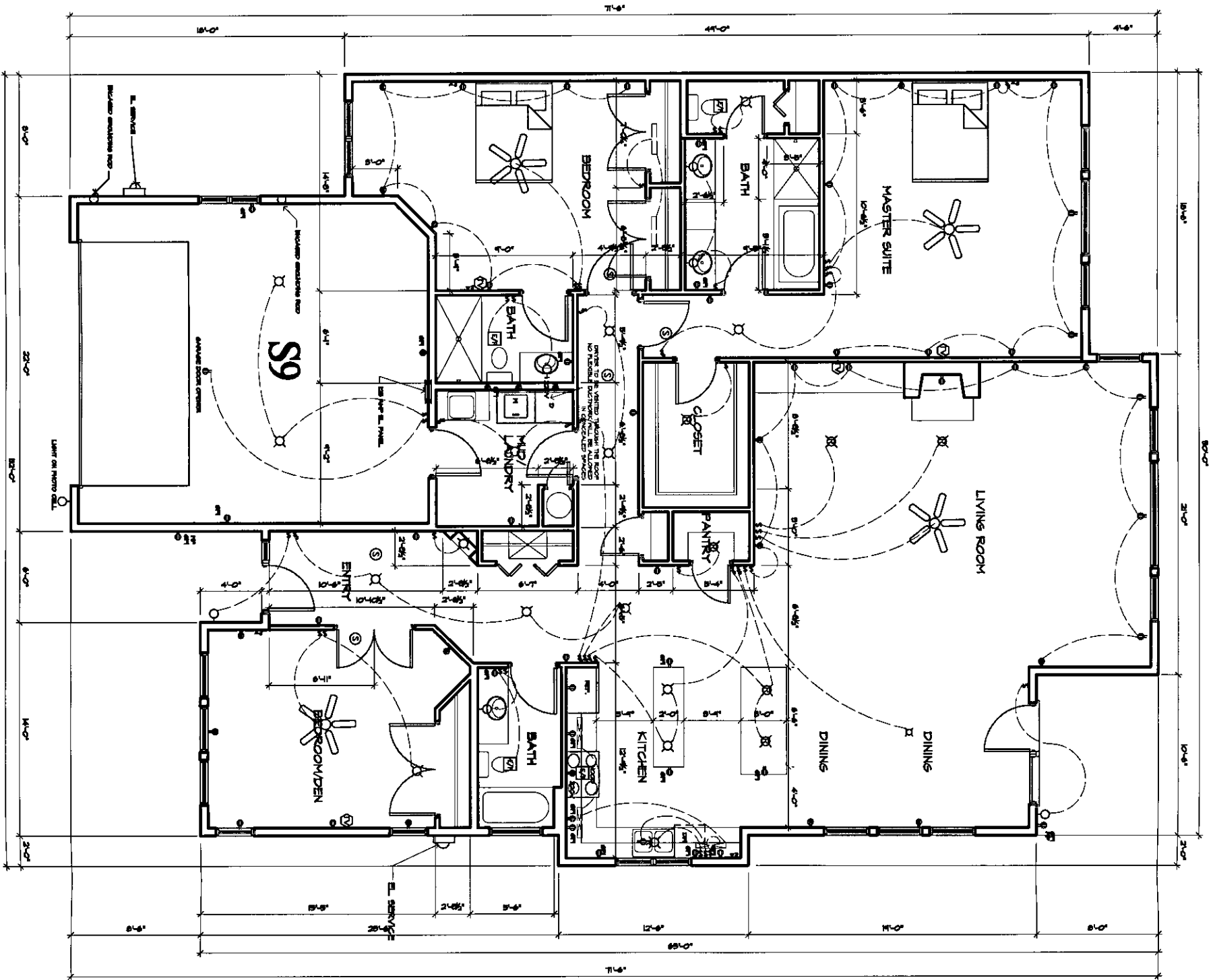
UNIT TYPE S4
MAIN AREA = 1890 SF



FLOOR PLAN
SCALE 1/4" = 1'-0"

<p>A1</p>	<p>UNITS 53 & 54</p>	<p>CIKAN ARCHITECTS, P.C. 1807 W. DICKERSON, SUITE C BOZEMAN, MONTANA 59715 (406) 586 9624</p>	<p>PHASE 12 SOUTHMEADOW CONDOS 9000 GRAF STREET, BOZEMAN, MONTANA</p>	<p>DATE 07/21/2006 REVISION</p>
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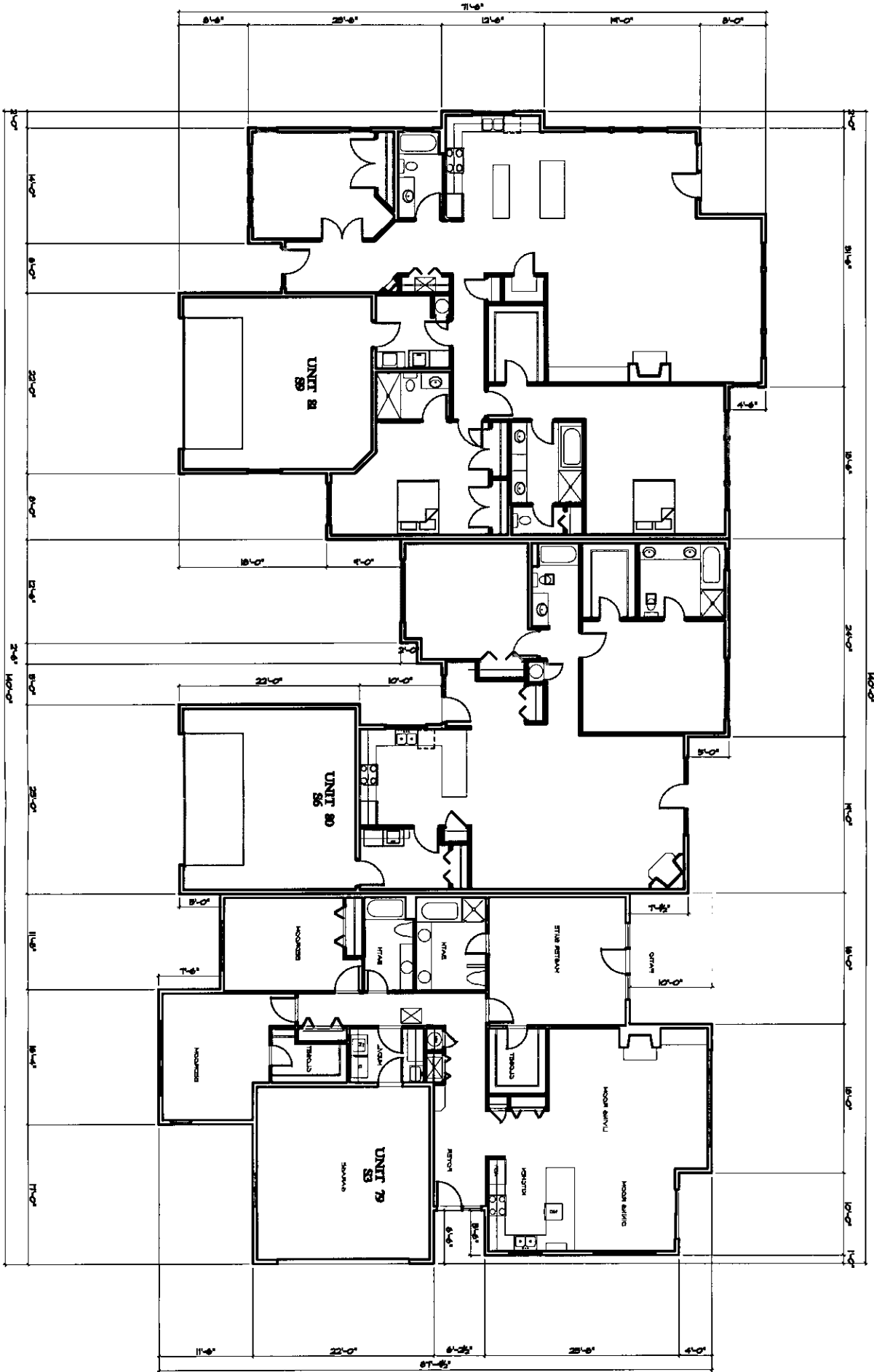
Exhibit C



UNIT TYPE S9
MAIN AREA = 2588 SF

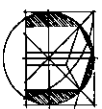
FLOOR PLAN
SCALE 1/4" = 1'-0"

A3	UNIT S4	 <p>CIKAN ARCHITECTS, P.C. 1801 W. DICKERSON, SUITE C BOZEMAN, MONTANA 59715 (406) 586 3624</p>	<p>PHASE 12</p> <p>SOUTHMEADOW CONDOS</p> <p>9000 GRAF STREET, BOZEMAN, MONTANA</p>		<p>DATE: 02/12/2006 REVISION: 4/24/2007</p>
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UNITS 79, 80, 81

FLOOR PLAN
SCALE 1/8" = 1'-0"



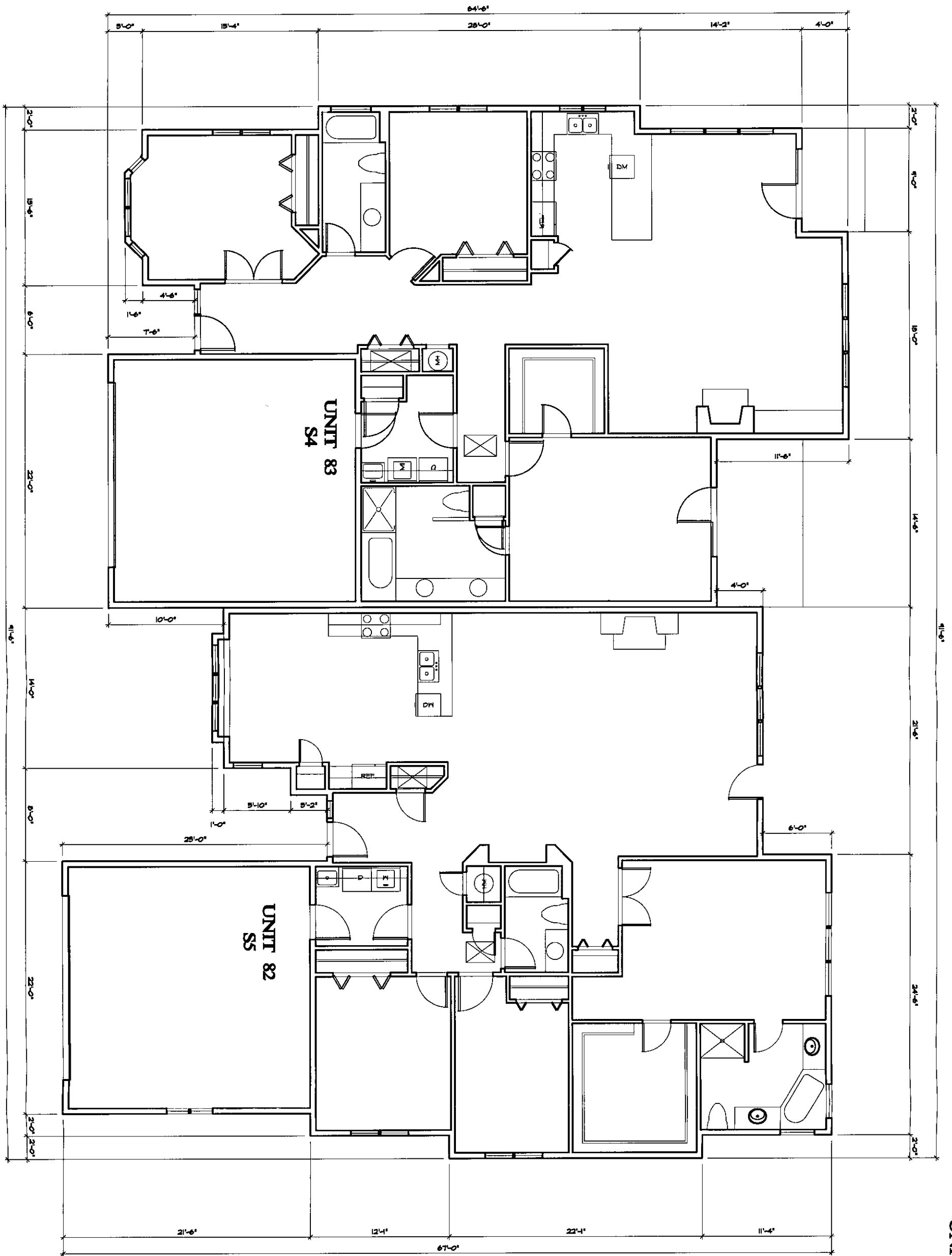
UNITS
79, 80, 81

CIKAN ARCHITECTS, P.C.
 1807 W. DICKERSON, SUITE C
 BOZEMAN, MONTANA 59715
 (406) 586 9624

PHASE 12
SOUTHMEADOW CONDOS
 9000 GRAF STREET, BOZEMAN, MONTANA

DATE
8/21/2006
 REVISION

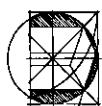
A4



UNITS 82, 83

FLOOR PLAN
SCALE 1/4" = 1'-0"

UNITS 82, 83



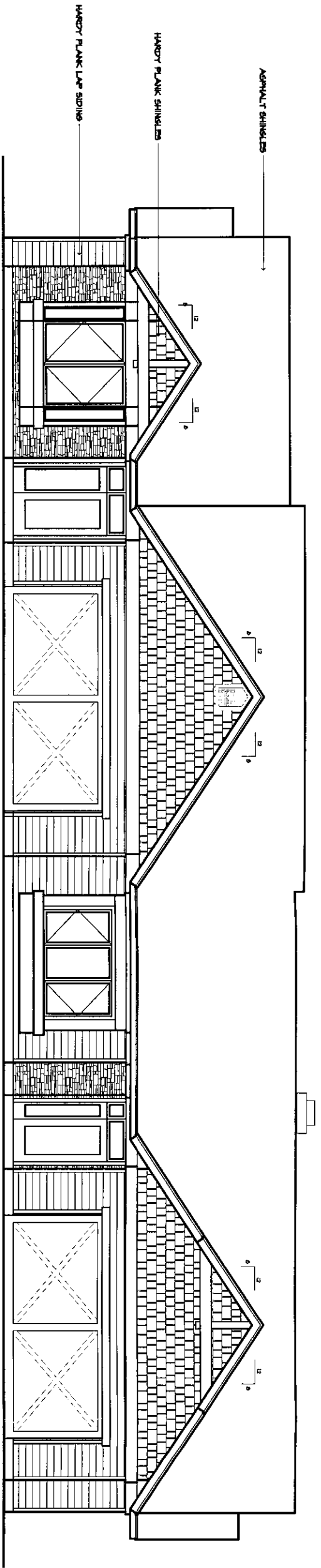
CIKAN ARCHITECTS, P.C.
 1807 N. DICKERSON, SUITE C
 BOZEMAN, MONTANA 59715
 (406) 586 5624

PHASE 12
SOUTHMEADOW CONDOS
 9000 GRAF STREET, BOZEMAN, MONTANA

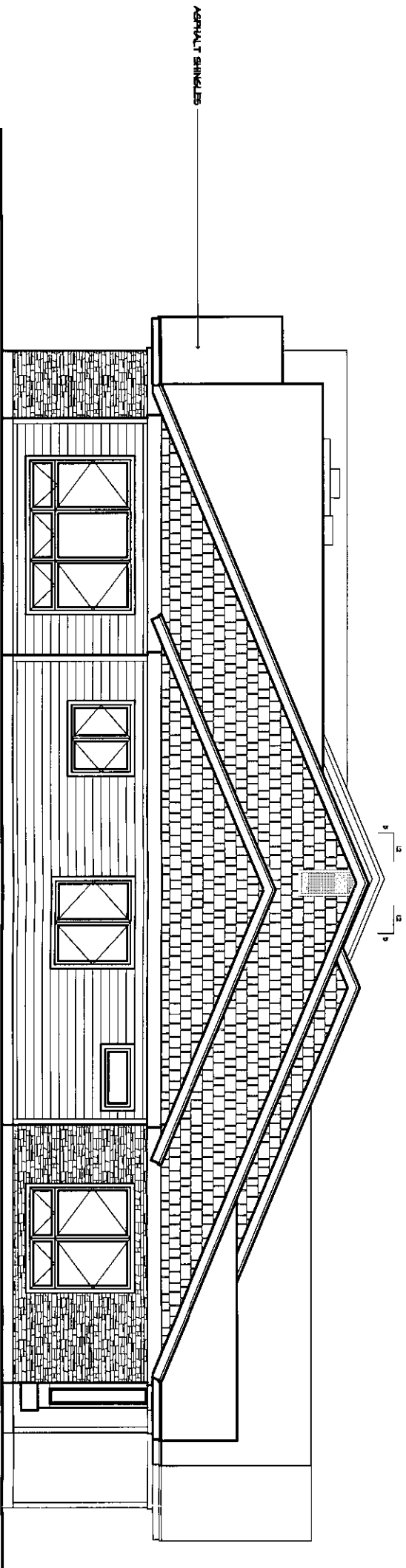
DATE
 7/21/2006
 REVIEWED

A5

UNIT 82, 83



FRONT



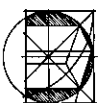
SIDE

GENERAL NOTE:
CONSTRUCTION OF EXTERIOR FINISH MATERIALS SHALL VARY
AS WELL THE SCOPE OF MATERIAL FINISHES

ELEVATIONS
SCALE 1/4" = 1'-0"

A8

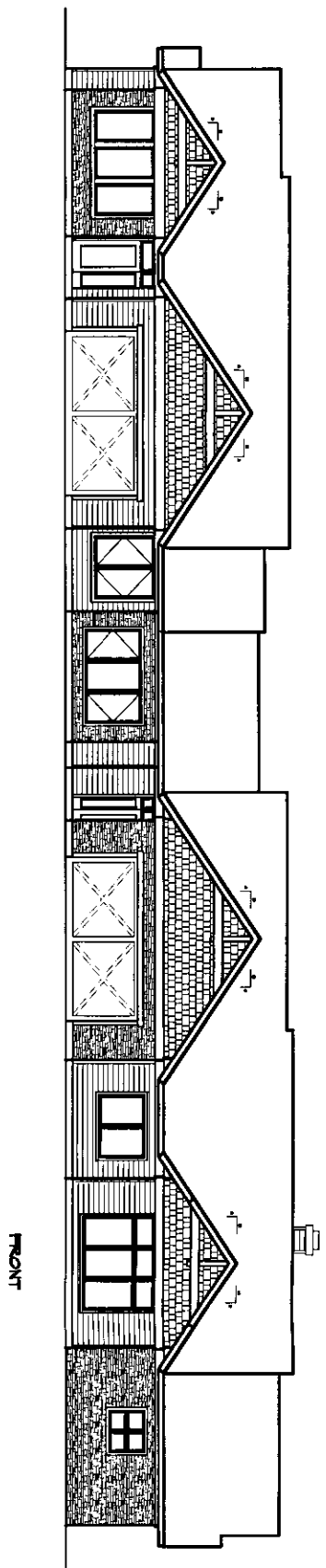
UNIT 82, 83
ELEVATIONS



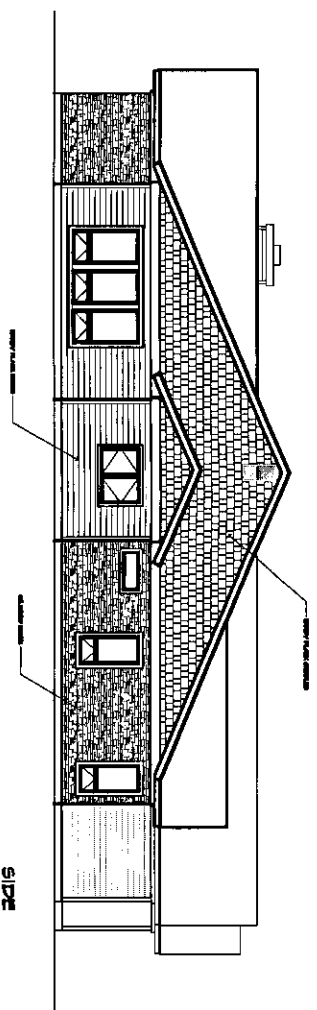
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SOUTHMEADOW CONDOS
9000 GRAF STREET, BOZEMAN, MONTANA

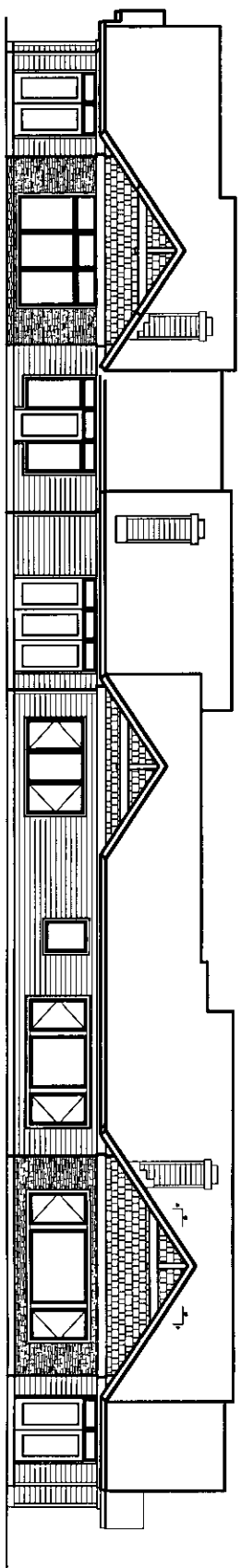
DATE
6/21/2009
REVISED



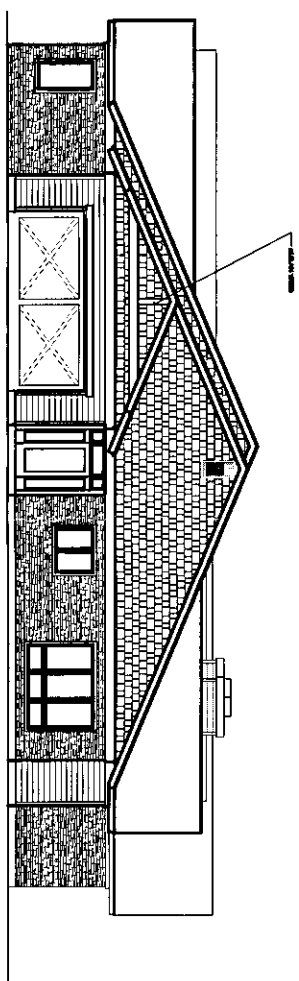
FRONT



SIDE



BACK



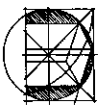
SIDE

UNITS 79, 80, 81

ELEVATIONS
SCALE 1/8" = 1'-0"

A7

UNITS
79, 80, 81
ELEVATIONS

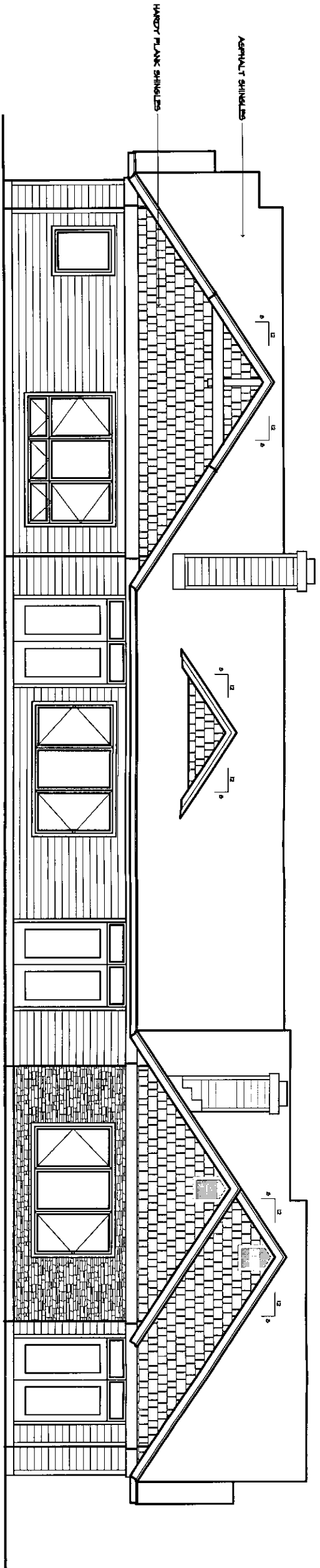


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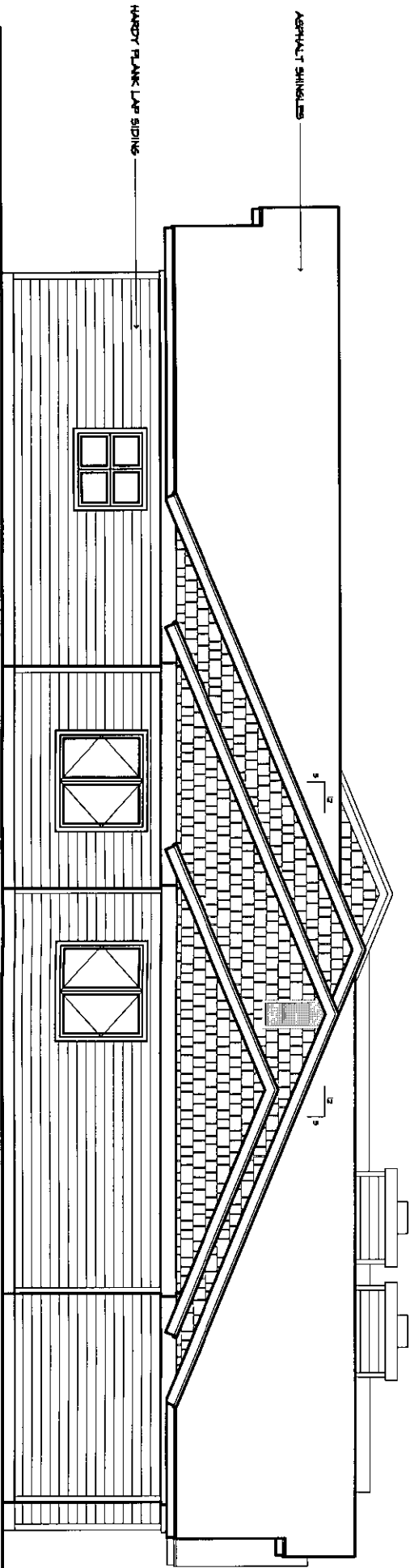
PHASE 12
SOUTHMEADOW CONDOS
9000 GRAF STREET, BOZEMAN, MONTANA

DATE
8/21/2006
REVISED

UNIT 82, 83



BACK



SIDE

GENERAL NOTE:
CONSTRUCTION OF EXTERIOR FINISH MATERIALS MUST VARY
AS WELL THE SCOPE OF EXTERIOR FINISHES

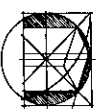
ELEVATIONS

SCALE 1/4" = 1'-0"

DATE
6/21/2006
REVISED

PHASE 12
SOUTHMEADOW CONDOS
9000 GRAF STREET, BOZEMAN, MONTANA

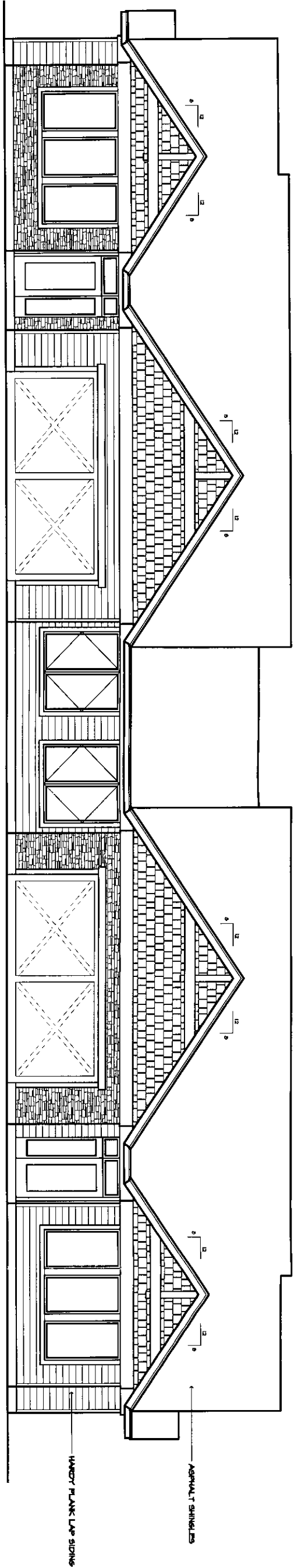
CIKAN ARCHITECTS, P.C.
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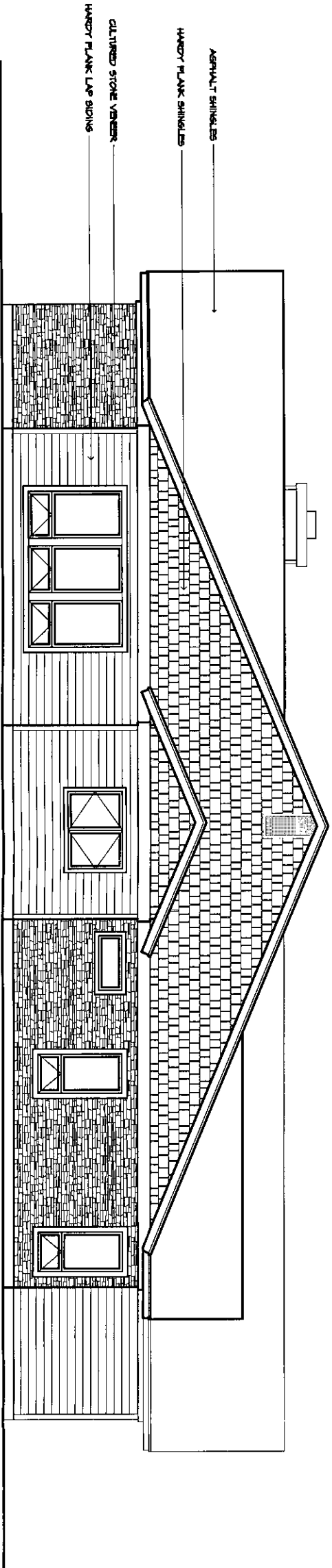
UNITS 82, 83
ELEVATIONS

A9

UNIT 84, 85



FRONT



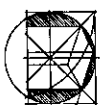
SIDE

GENERAL NOTE:
 COORDINATION OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

ELEVATIONS

SCALE 1/4" = 1'-0"

A10

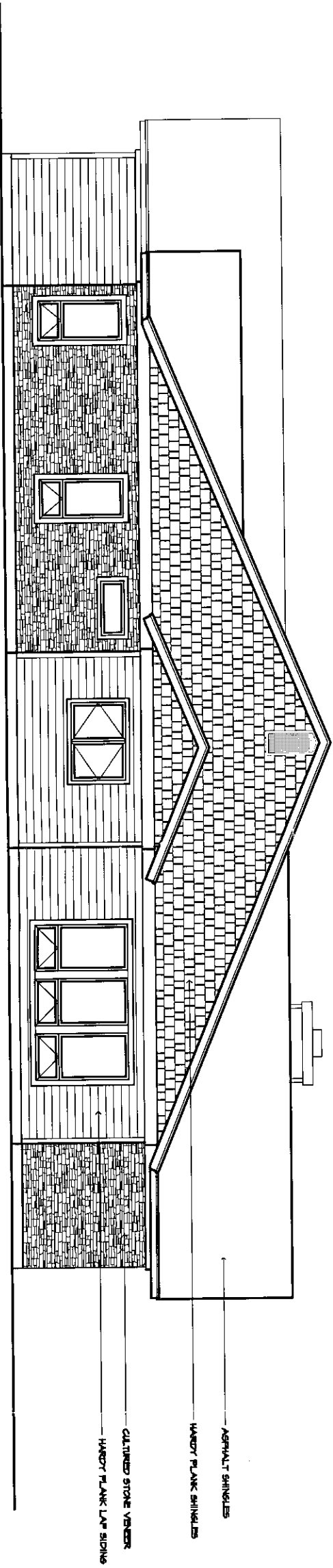
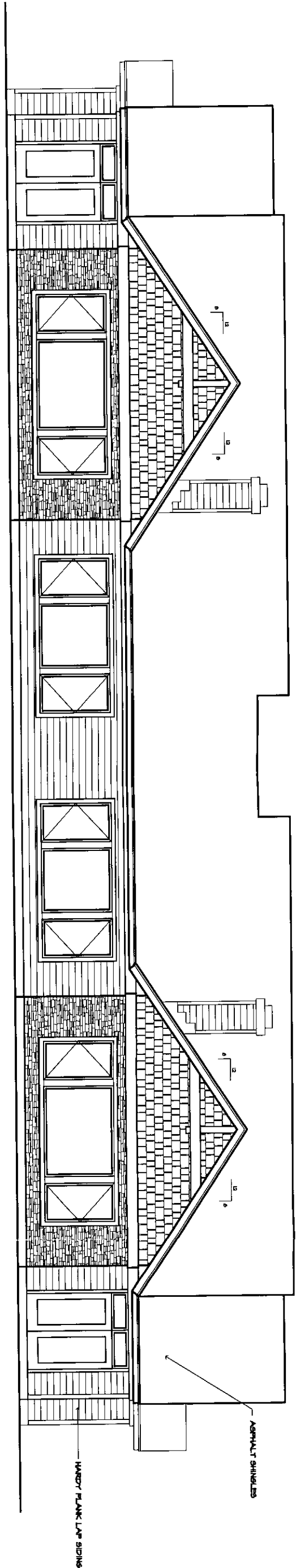


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 (406) 586 3624

PHASE 12
SOUTHMEADOW CONDOS
 9000 GRAF STREET, BOZEMAN, MONTANA

DATE
 6/21/2006
 REVISIONS

UNIT 84, 85



GENERAL NOTE:
 CONSULT THE ARCHITECT'S GENERAL NOTES FOR THE UNIT FOR THE MOST CURRENT REVISIONS TO THE GENERAL NOTES.

ELEVATIONS
 SCALE 1/4" = 1'-0"