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Order No: R-381de3



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Page: 1 of 17 01/15/2015 03:39:17 PM Fee: \$119.00
Charlotte Mills - Gallatin County, MT MISC



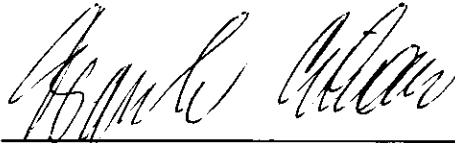
**EIGHTH AMENDMENT TO THE
SUPPLEMENTAL DECLARATION
FOR
SOUTH MEADOW CONDOMINIUM
(Phases 1-14B)**

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 1-14B, Units 1-100, 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: 10/14/2014



REGISTERED PROFESSIONAL ARCHITECT
Number: 1159

**EIGHTH AMENDMENT TO THE
SUPPLEMENTAL DECLARATION
FOR
SOUTH MEADOW CONDOMINIUM
(Phases 1-14B)**

By this Eighth Amendment to the Supplemental Declaration made this 21st day of October, 2014, 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, the First Amendment to the Supplemental Declaration, recorded March 24, 2010, as Document No. 2357022, the Second Amendment to the Supplemental Declaration, recorded April 21, 2010 as Document No. 2359145, the Third Amendment to the Supplemental Declaration, recorded August 3, 2011 as Document No. 2394102, the Fourth Amendment to the Supplemental Declaration, recorded May 21, 2012 as Document No. 2415986, the Fifth Amendment to the Supplemental Declaration, recorded October 3, 2012 as Document No. 2428176, the Sixth Amendment to the Supplemental Declaration, recorded February 10, 2014 as Document No. 2474230, and the Seventh Amendment to the Supplemental Declaration, recorded September 23, 2014 as Document No. 2492624. This Eighth 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 14B consist of One Hundred (100) separate units numbered 1 through 100, 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 Eighth 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-eight (48) 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 14B

UNIT NO.	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
1	1,820	.87531%
2	1,917	.92194%
3	1,917	.92194%
4	1,775	.85365%
5	1,917	.92194%
6	1,917	.92194%
7	1,820	.87531%
8	2,017	.97004%
9	1,917	.92194%
10	1,820	.87531%
11	2,017	.97004%
12	1,775	.85365%
13	2,230	1.07247%
14	2,118	1.01861%
15	2,230	1.07247%
16	2,118	1.01861%
17	1,975	.94983%
18	2,230	1.07247%
19	1,975	.94983%
20	1,775	.85365%
21	2,118	1.01861%
22	1,775	.85365%

23	2,230	1.07247%
24	2,118	1.01861%
25	2,230	1.07247%
26	1,975	.94983%
27	1,775	.85365%
28	2,118	1.01861%
29	1,975	.94983%
30	1,975	.94983%
31	2,230	1.07247%
32	2,118	1.01861%
33	1,775	.85365%
34	2,017	.97004%
35	2,118	1.01861%
36	1,975	.94983%
37	2,230	1.07247%
38	1,975	.94983%
39	1,975	.94983%
40	2,118	1.01861%
41	1,775	.85365%
42	1,660	.79834%
43	2,230	1.07247%
44	1,775	.85365%
45	1,975	.94983%
46	1,975	.94983%
47	2,118	1.01861%
48	1,975	.94983%
49	2,466	1.18597%
50	2,155	1.03640%
51	1,975	.94983%
52	2,230	1.07247%
53	1,695	.81517%
54	2,118	1.01861%
55	1,775	.85365%
56	1,775	.85365%
57	1,975	.94983%
58	2,118	1.01861%
59	2,230	1.07247%
60	2,118	1.01861%

61	1,975	.94983%
62	1,975	.94983%
63	1,975	.94983%
64	2,588	1.24464%
65	2,118	1.01861%
66	2,588	1.24464%
67	1,975	.94983%
68	2,118	1.01861%
69	1,975	.94983%
70	2,118	1.01861%
71	1,975	.94983%
72	2,118	1.01861%
73	1,975	.94983%
74	2,118	1.01861%
75	1,975	.94983%
76	1,975	.94983%
77	2,230	1.07247%
78	2,118	1.01861%
79	2,018	.97051%
80	1,695	.81517%
81	2,588	1.24464%
82	2,118	1.01861%
83	1,990	.95705%
84	2,588	1.24464%
85	2,588	1.24464%
86	2,588	1.24464%
87	2,118	1.01861%
88	1,990	.95705%
89	2,588	1.24464%
90	2,118	1.01861%
91	2,588	1.24464%

92	2,118	1.01861%
93	1,990	.95705%
94	2,588	1.24464%
95	1,978	.95128%
96	2,207	1.06141%
97	1,990	.95705%
98	2,588	1.24464%
99	2,588	1.24464%
100	<u>2,207</u>	<u>1.06141%</u>
TOTALS	207,931	100%*

* 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 one hundred (100) units shall have one vote per unit, for a total of one hundred (100) 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-eight (48) buildings and the real property described on **Exhibit A**, which contains a total of one hundred (100) 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 two (2) additional buildings with the additional four (4) 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 four (4) 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 Eighth Amendment to the Supplemental Declaration for South Meadow Condominium (Phases 1-14B) 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:

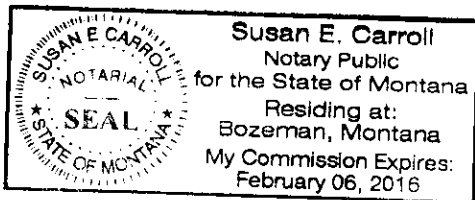


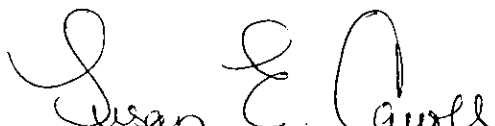
 Ken LeClair, President

STATE OF MONTANA)
) ss.
 County of Gallatin)

On this 21th day of October, 2014, 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.

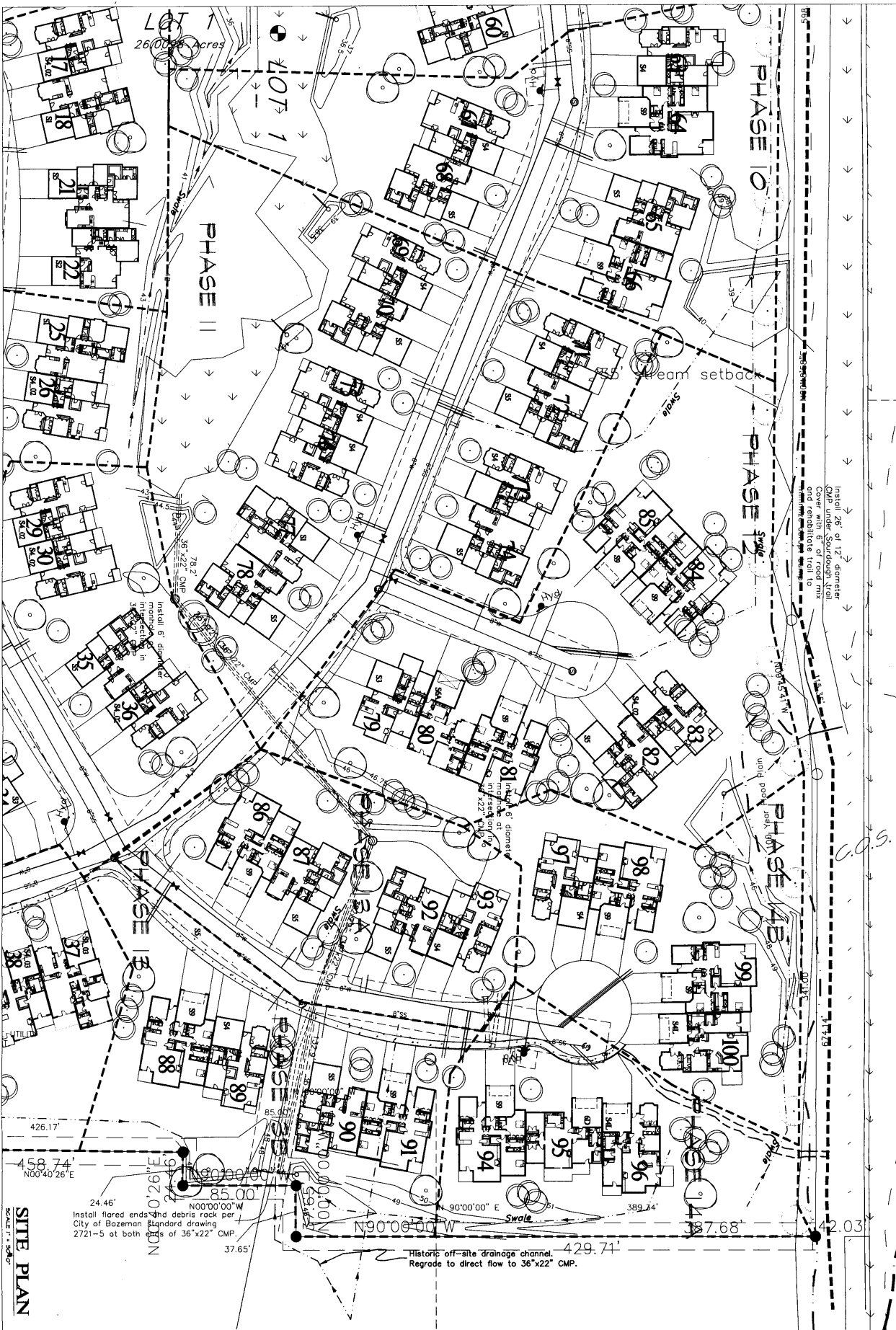




 Notary Public for the State of Montana
 Printed Name: Susan E. Carroll

EXHIBIT A

South Meadow Condominium, located on Lot 1 of Minor Subdivision No. 294 (South Meadow Minor Subdivision), located in the SW $\frac{1}{4}$ 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.



SITE PLAN
SCALE: 1" = 30'-0"

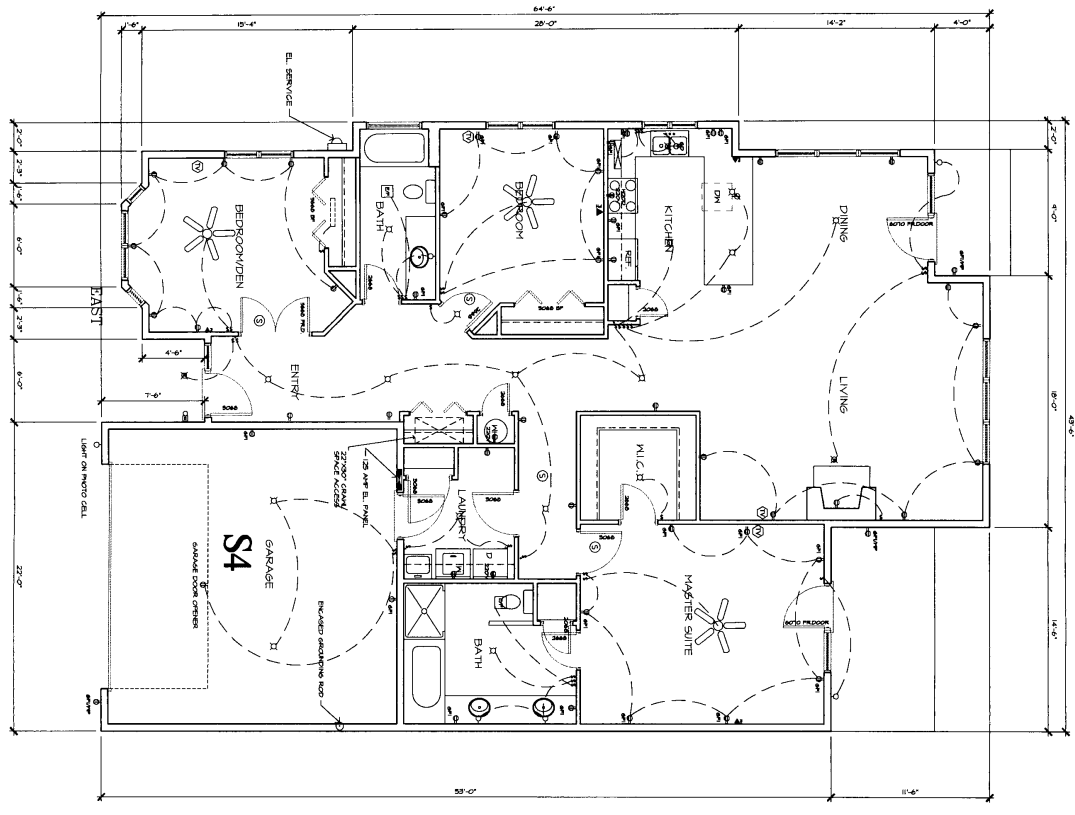
Install flared ends and debris rock per City of Bozeman Standard drawing 2721-5 at both ends of 36"x22" CMP.
24.46'
N00°00'00"W
85.00'
N00°00'00"W
37.65'

Historic off-site drainage channel.
Regrade to direct flow to 36"x22" CMP.
429.71'

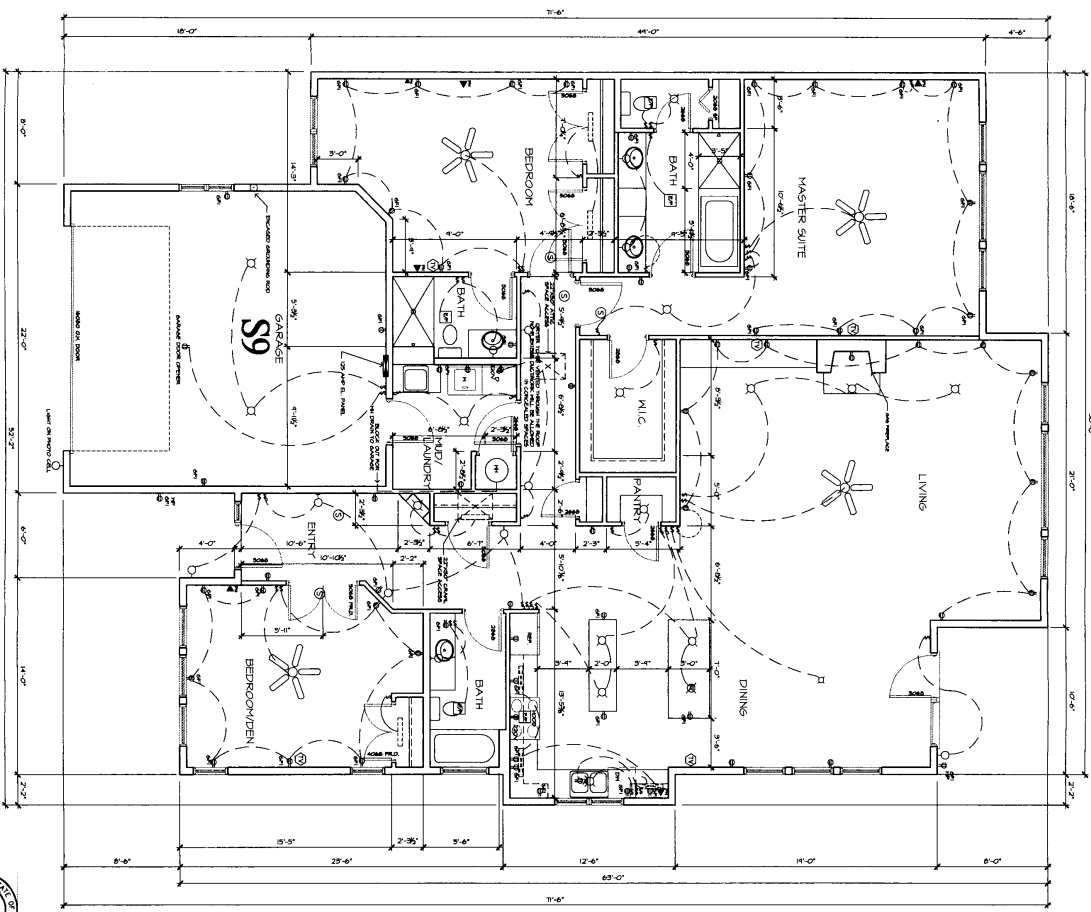
Install 26" dia. 12' diameter CMP under Sandrough Toll. Cover with 6" of road mix and rehabilitate to 10' and 12' wide.

C2		<p>CIKAN ARCHITECTS, P.C. 1807 N. DICKERSON, SUITE C BOZEMAN, MONTANA 59715 (406) 596 3624</p>	<p>PHASE 14B SOUTH MEADOW 3300 GRAF STREET, BOZEMAN, MONTANA</p>	<p>DATE: 01/15/2015 DRAWN BY: [unintelligible]</p>
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UNIT 97 - TYPE S4
MAIN AREA = 1,140 SF



UNIT 98 - TYPE S9
MAIN AREA = 2,288 SF



FLOOR PLAN AND ELECTRICAL LAYOUT



CIKAN ARCHITECTS, P.C.
1801 W. DICKERSON SUITE C
BOZEMAN, MONTANA 59715
(406) 586 3624

PHASE 14B
SOUTHMEADOW CONDOS
3300 GRAF STREET, BOZEMAN, MONTANA

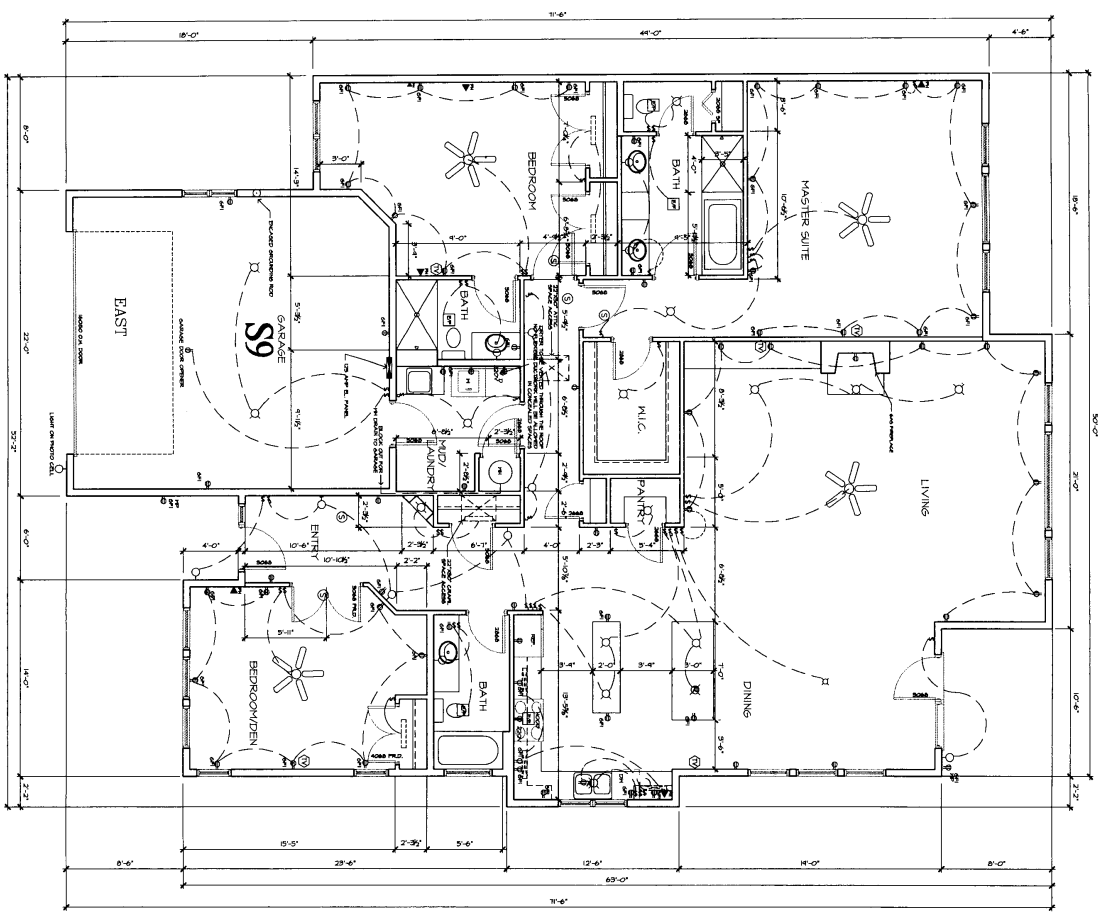
DATE	3/9/2015
JOB NO.	
REVISION	

JOB NO.	
JOB DATE	

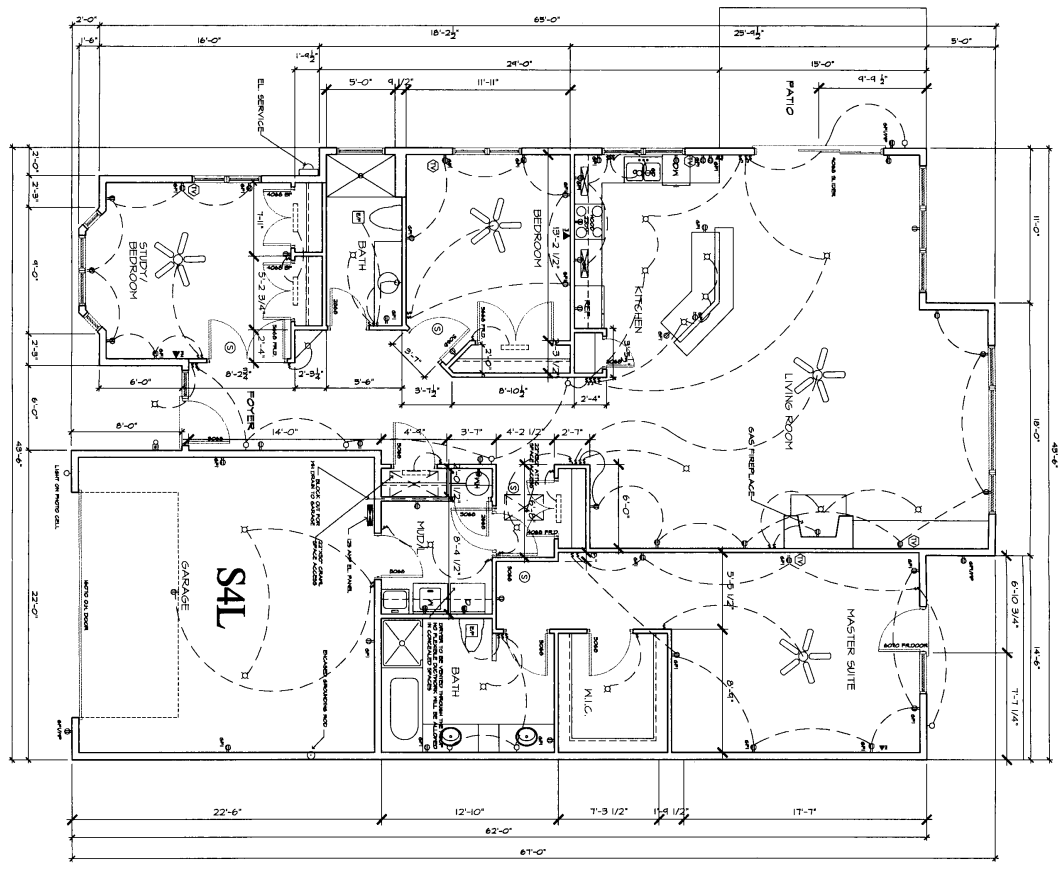
A2

REVISION
EXTENSIONS

UNIT 99 - TYPE S9
MAIN AREA = 2595 SF



UNIT 100 - TYPE S4L
MAIN AREA = 2207 SF



FLOOR PLAN AND ELECTRICAL LAYOUT



A2

REVISIONS
DATE
BY



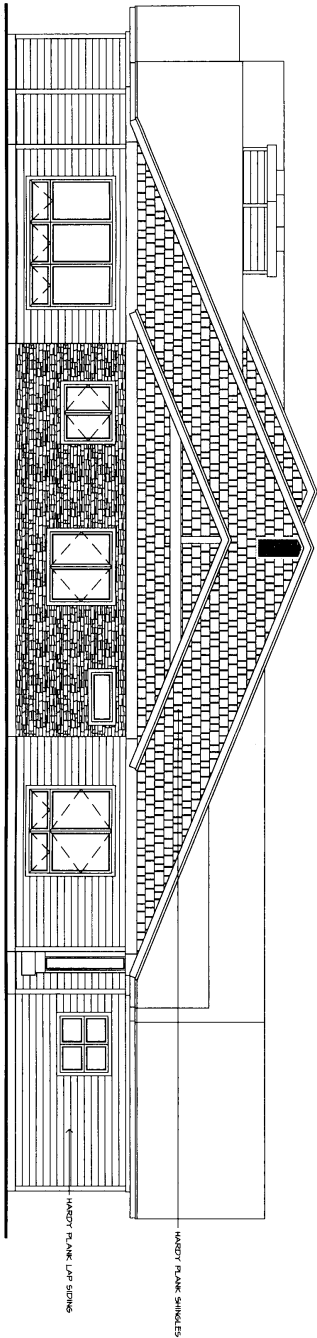
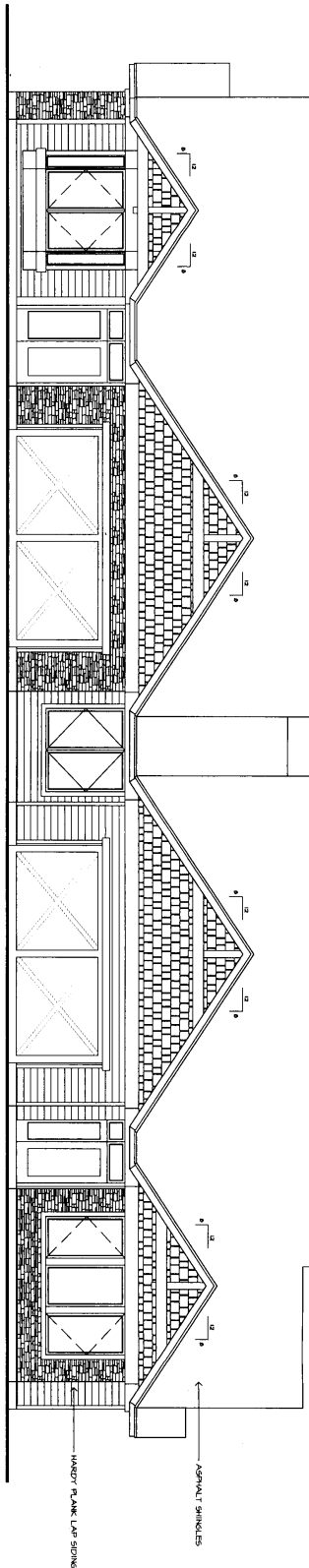
CIKAN ARCHITECTS, P.C.
1801 W. DICKERSON SUITE C
BOZEMAN, MONTANA 54715
(406) 586 3624

PHASE 14B
SOUTHMEADOW CONDOS
3300 GRAF STREET, BOZEMAN, MONTANA

JOB NO.
JOB DATE

REVISIONS

DATE
JOB NO.



GENERAL NOTE:
 CONVENTION OF EXTERIOR FINISH MATERIALS MAY VARY
 AS WELL THE EXTENT OF INDIVIDUAL FINISHES

GENERAL NOTE:
 INSTALLATION VALUES TO BE AS INDICATED.
 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2009 INTERNATIONAL BUILDING CODE (IBC)
 2009 INTERNATIONAL PLUMBING CODE (IPC)
 2009 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC)
 2009 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)
 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2009 INTERNATIONAL SMOKE ALARMS CODE (ISAC)
 2007 NFPA 72 FIRE ALARMS

PROJECT COMPLIES WITH THE CURRENTLY ADOPTED CODES:
 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2009 INTERNATIONAL BUILDING CODE (IBC)
 2009 INTERNATIONAL PLUMBING CODE (IPC)
 2009 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC)
 2009 INTERNATIONAL FIRE AND SAFETY CODE (IFSC)
 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 2009 INTERNATIONAL SMOKE ALARMS CODE (ISAC)
 2007 NFPA 72 FIRE ALARMS

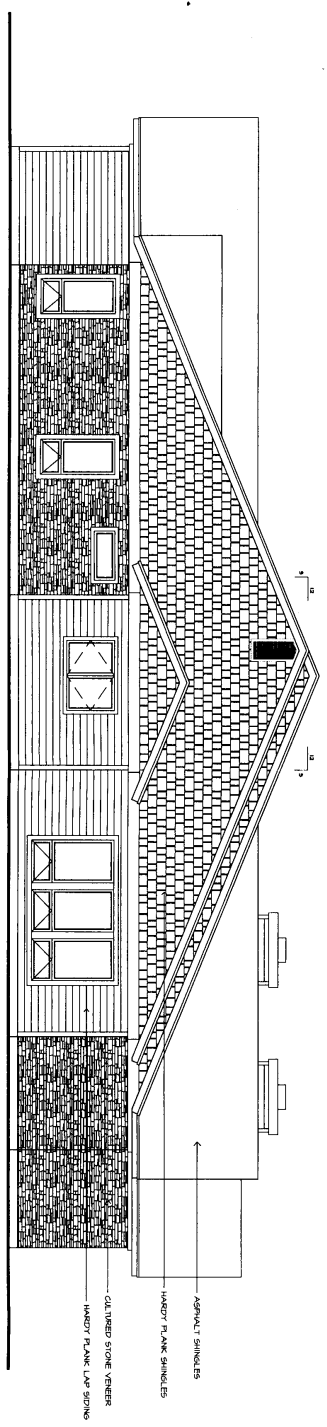


CIKAN ARCHITECTS, P.C.
 1807 W. DICKERSON SUITE C
 BOZEMAN, MONTANA 54715
 (406) 586 3624

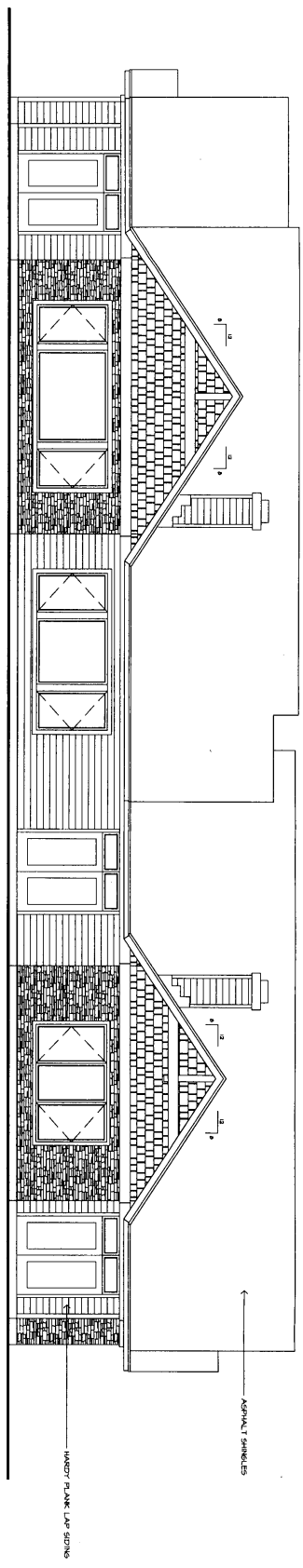
PHASE 14B
SOUTHMEADOW CONDOS
 3300 GRAF STREET, BOZEMAN, MONTANA

DATE: 9/9/2013
 JOB NO.:
 REVISED:
 JOB DATE:
 JOB NO.:

A3
 INT 54
 FLOOR
 PLAN



SIDE



BACK



A4

ROOF PLAN
1/15/15

CIKAN ARCHITECTS, P.C.
1807 W. DICKERSON SUITE C
BOZEMAN, MONTANA 59715
(406) 566 3624

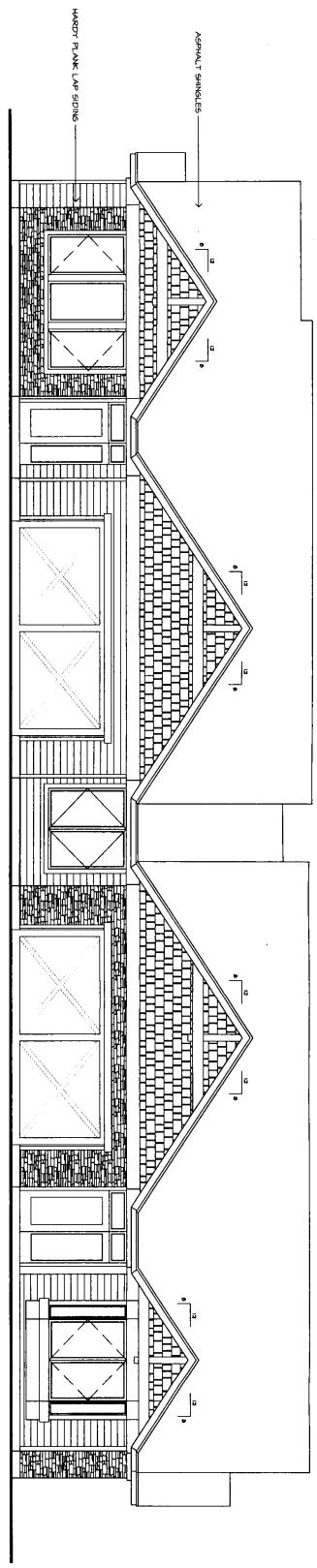
PHASE 14B
SOUTHMEADOW CONDOS
3300 GRAF STREET, BOZEMAN, MONTANA

JOB NO.
JOB DATE

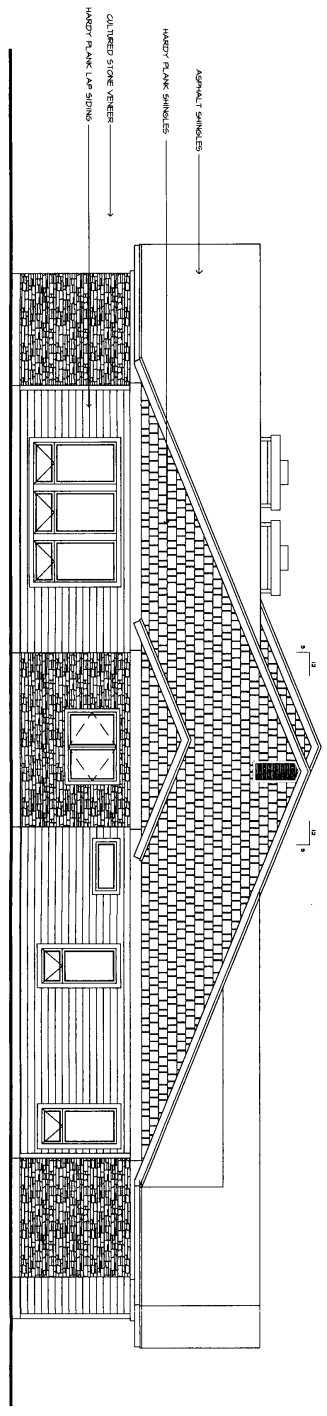
REVISION

JOB NO.
JOB DATE

JOB NO.
JOB DATE



FRONT



SIDE

GENERAL NOTE:
COMBINATION OF EXTERIOR FINISH MATERIALS MAY VARY
AS WELL THE EXTENT OF INDIVIDUAL FINISHES

GENERAL NOTE:
INSULATION VALUES TO BE AS INDICATED
CEILING SPACE: R-20
WALL SPACE: R-13
FLOOR SPACE: R-10
ATTIC SPACE: R-30
MINIMUM INSULATION VALUE FOR ROOF SHALL BE R-30
MINIMUM INSULATION VALUE FOR WALLS SHALL BE R-13
MINIMUM INSULATION VALUE FOR FLOORS SHALL BE R-10
MINIMUM INSULATION VALUE FOR ATTIC SHALL BE R-30
RECEPTACLES TO BE TAMPERPROOF NEC 400.1 AND NEC 199.2012
NOT WHITE HEATER, 50 GAL, 50/2000 BTU
PUMP: 10000 BTU/HRS, 5% EFFICIENT
2006 INTERNATIONAL RESIDENTIAL CODE (IRC)
2006 INTERNATIONAL BUILDING CODE (IBC)
2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2006 INTERNATIONAL FIRE AND CODE CONVENTION
2006 INTERNATIONAL PLUMBING CODE (IPC)
2006 INTERNATIONAL MECHANICAL AND ELECTRICAL
2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2007 NFPA 72, FIRE ALARMS



A3

JAN 5th
FLOOR
PLAN



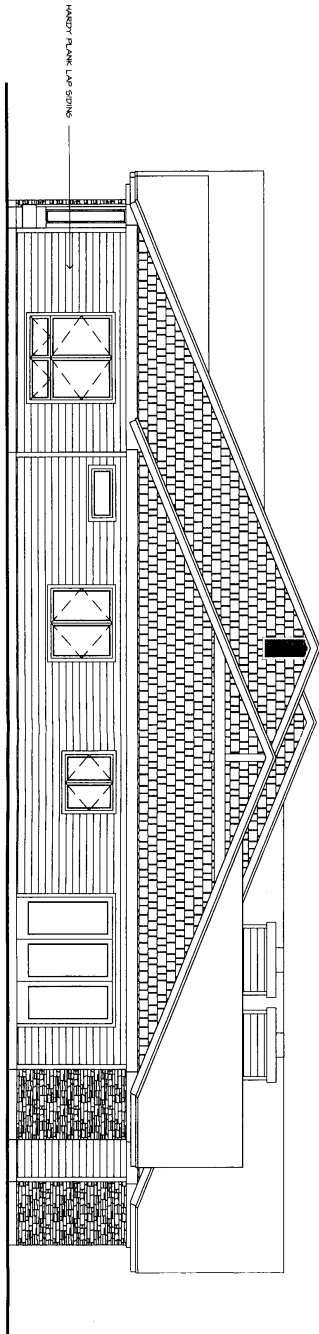
CIKAN ARCHITECTS, P.C.
1807 W. DICKERSON SUITE C
BOZEMAN, MONTANA 59715
(406) 586 3624

PHASE 14B
SOUTHMEADOW CONDOS
3300 GRAF STREET, BOZEMAN, MONTANA

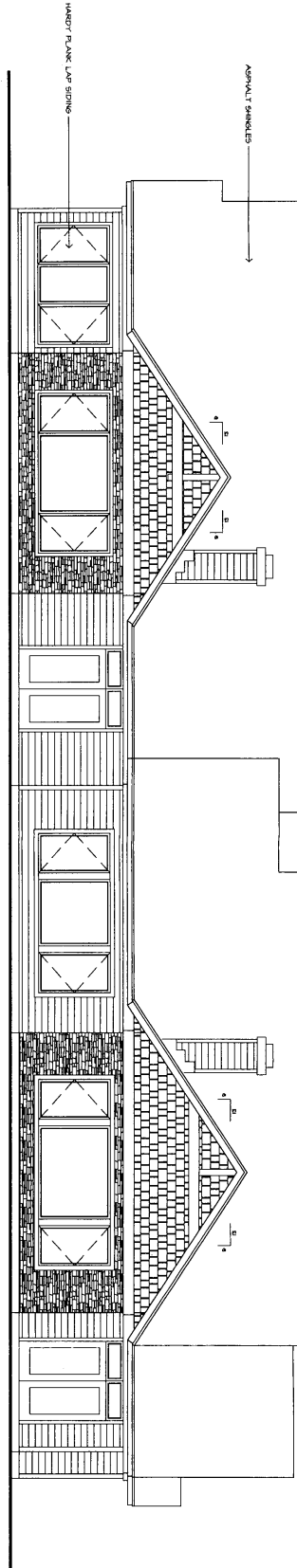
JOB NO.
JOB DATE

REVISED

DATE
9/9/2013
JOB NO.
REVISED



SIDE



BACK



A4

ROOF
PLANNING
PLAN



CIKAN ARCHITECTS, P.C.
 1807 W. DICKERSON, SUITE C
 BOZEMAN, MONTANA 59715
 (406) 586 3624

PHASE 14B
SOUTHMEADOW CONDOS
 3300 GRAF STREET, BOZEMAN, MONTANA

JOB NO.
JOB DATE

DESIGNED
JOB NO.
DATE



**CITY OF BOZEMAN
DEPARTMENT OF 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

Date: October 30, 2014

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 property legally described as Lot 1 of MiSub #294, SW ¼, Section 19, T2S, R6E, P.M.M, City of Bozeman, Gallatin County, Montana.

does not require subdivision review and has satisfied the exemption criteria.

has completed review as a subdivision.

If you have any questions or comments, please contact the City of Bozeman Planning Office at 582-2260. Thank you for your cooperation.

Wendy Thomas,
Director of Community Development