

**2145707**

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Shelley Vance-Gallatin Co MT MISC 90.00



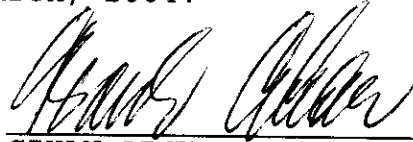
ALC-08

SUPPLEMENTAL DECLARATION  
FOR  
SOUTH MEADOW CONDOMINIUM

CERTIFICATE OF ARCHITECT

The Undersigned, being a duly registered architect in the State of Montana, and who prepared the floor plans for the SOUTH MEADOW CONDOMINIUM, herewith certifies that the floor plans for said condominium units #37-45 attached to this Supplemental Declaration are an accurate copy of the plans filed with and approved by the City of Bozeman and its duly authorized officers, agents and employees having jurisdiction to issue building permits.

DATED this 31 day of March, 2004.



CIKAN ARCHITECTS, P.C.  
STATE OF MONTANA NO. 1189



SUPPLEMENTAL DECLARATION

FOR

SOUTH MEADOW CONDOMINIUM

By this Supplemental Declaration made this \_\_\_ day of March, 2004, SOUTH MEADOW, INC., of Bozeman, Montana, the undersigned, supplements the Declaration for SOUTH MEADOW CONDOMINIUM filed May 21, 2002, as Document No. 2069742 and the Supplemental Declaration recorded July 23, 2003, as Document No. 2116581 filed with the Clerk and Recorder of Gallatin County, Montana, according to the records of the Clerk and Recorder of Gallatin County, Montana. This amendment is made pursuant to Article IV and other appropriate provisions of said Declaration.

1. The second section of Paragraph 1 of Article II of the Declaration, Description, is amended to read:

The condominium units in Phases 1, 2, 3, 4, 5 and 6 consist of forty-five (45) separate units numbered 1 through 45, subject to the expansion provisions of Paragraph 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, personal representatives and assigns for as long as this SOUTH MEADOW Supplemental Declaration and Bylaws are in effect.

2. Paragraph 2 of Article II of the Declaration is amended to read:

Condominium Units

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 twenty-two (22) buildings, subject to the expansion provisions of Paragraph IV below.

3. Paragraph 1 of Article IV of the Declaration, Percentage of Interest, is amended by the substitution of a schedule of the percentage of undivided ownership of the specific units as follows:

PHASES 1 THROUGH 6

UNIT NO.	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
1	1,820	2.03%
2	1,917	2.14%
3	1,917	2.14%
4	1,775	1.98%
5	1,917	2.14%
6	1,917	2.14%
7	1,820	2.03%
8	2,017	2.25%



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9	1,917	2.14%
10	1,820	2.03%
11	2,017	2.25%
12	1,775	1.98%
13	2,230	2.49%
14	2,118	2.37%
15	2,230	2.49%
16	2,118	2.37%
17	1,975	2.21%
18	2,230	2.49%
19	1,975	2.21%
20	1,775	1.98%
21	2,118	2.37%
22	1,775	1.98%
23	2,230	2.49%
24	2,118	2.37%
25	2,230	2.49%
26	1,975	2.21%
27	1,775	1.98%
28	2,118	2.37%
29	1,975	2.21%
30	1,975	2.21%
31	2,230	2.49%
32	2,118	2.37%
33	1,775	1.98%
34	2,017	2.25%
35	2,118	2.37%
36	1,975	2.21%
37	2,230	2.49%
38	1,975	2.21%
39	1,975	2.21%
40	2,118	2.37%
41	1,775	1.98%
42	1,660	1.85%
43	2,230	2.49%
44	1,775	1.98%
45	1,975	2.21%
<b>TOTAL</b>	<b>89,515</b>	<b>100.00%*</b>

\*Subject to the expansion provisions below.

4. The last sentence of paragraph 2 of Article IV, Voting Interest, shall be amended to read:

For the present, each of the existing 45 units shall have one vote per unit, for a total of 45 votes.

5. The first sentence of paragraph 3 of Article IV, Expansion Provisions, shall be amended to read:

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

6. The first sentence of Paragraph 4 of Article IV is amended to read:

Floor Plans and Exhibits

SOUTH MEADOW presently consists of 22 buildings and the real property described in Exhibit "A" which contains a total of 45 separate SOUTH MEADOW Units as shown on the floor plans.

The site plan and floor plans for the buildings and units as constructed are attached hereto.

7. The four additional buildings with the additional nine 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 Paragraph 5 of Article IV, Construction Materials.

8. As to these nine new units, there are no changes in the limited common elements contained in the existing Declaration.

9. Except as amended due to the construction of Phase 6 of SOUTH MEADOW, as set forth above, the Declaration and Supplemental Declaration for SOUTH MEADOW CONDOMINIUM shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Supplemental Declaration 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.

SOUTH MEADOW, INC.

BY: Ken LeClair, President

STATE OF MONTANA )  
 ) :ss  
County of Gallatin )

On this 2nd day of March, 2004, before me, a Notary Public in and for the State of Montana, personally appeared Ken LeClair, known to me to be the President of South Meadow, Inc., whose name is subscribed to the within instrument, and acknowledged to me that said corporation executed the same.

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



Thomas A. Cahill

Notary Public for the State of Montana  
Printed Name: Thomas A Cahill  
Residing at: Bozeman MT  
My commission expires: 8-18-2007



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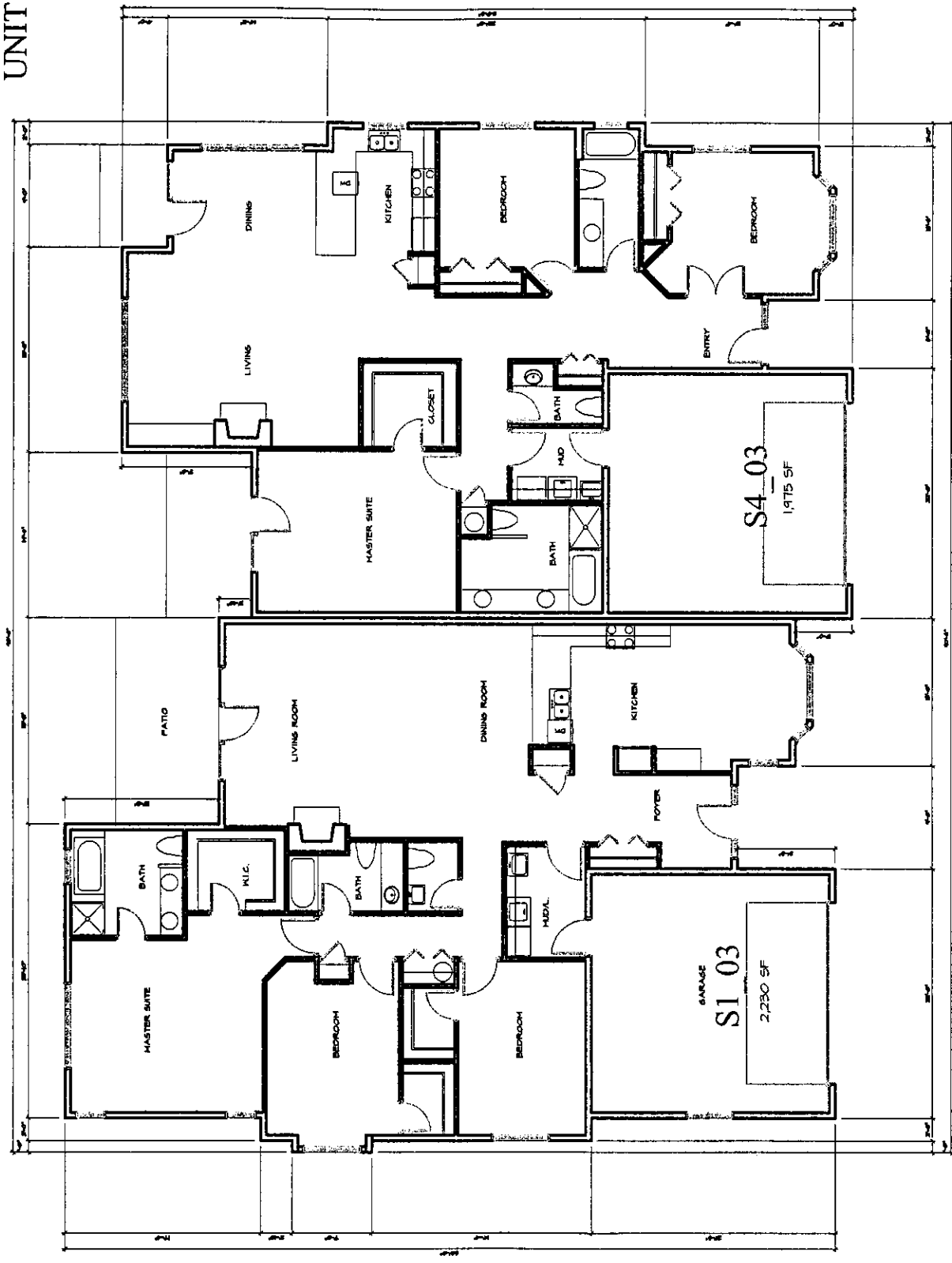
**EXHIBIT "A"**

**SOUTH MEADOW CONDOMINIUM**

**Legal Description**

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.

UNIT 37,38



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

  
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**EXHIBIT**  
 B  
 Floor Plan

DATE  
REVISION

PHASE 6  
**SOUTH MEADOW CONDOS**  
9000 GREAT STREET, BOZEMAN, MONTANA

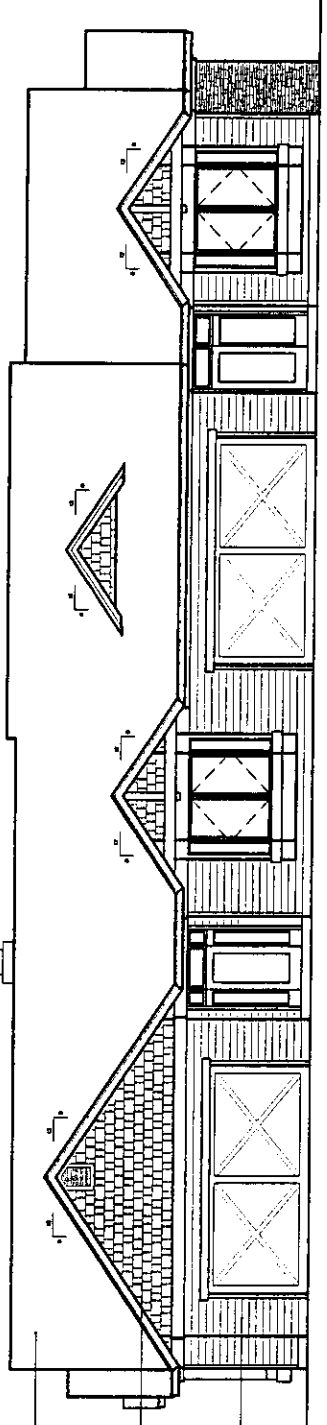
CRAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 556-9924



ELEVATIONS

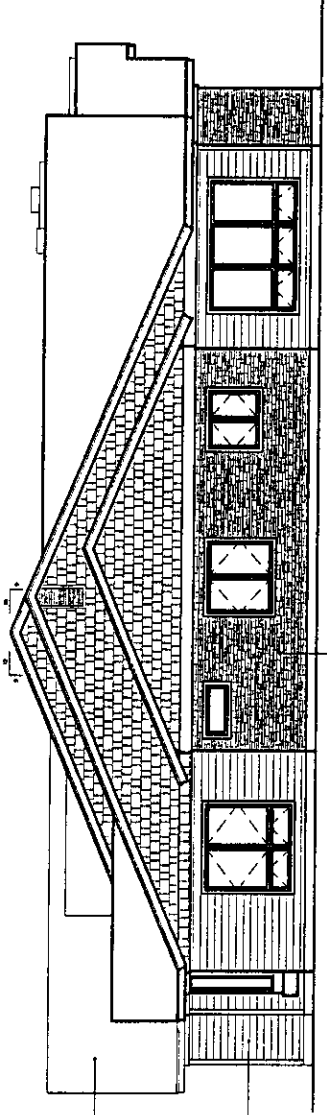
A5

UNITS NO. 37 (SL\_03) & 38 (S4\_03)



FRONT

FRONT

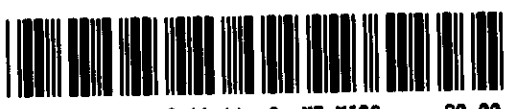


SIDE

SIDE

CRAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 556-9924

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



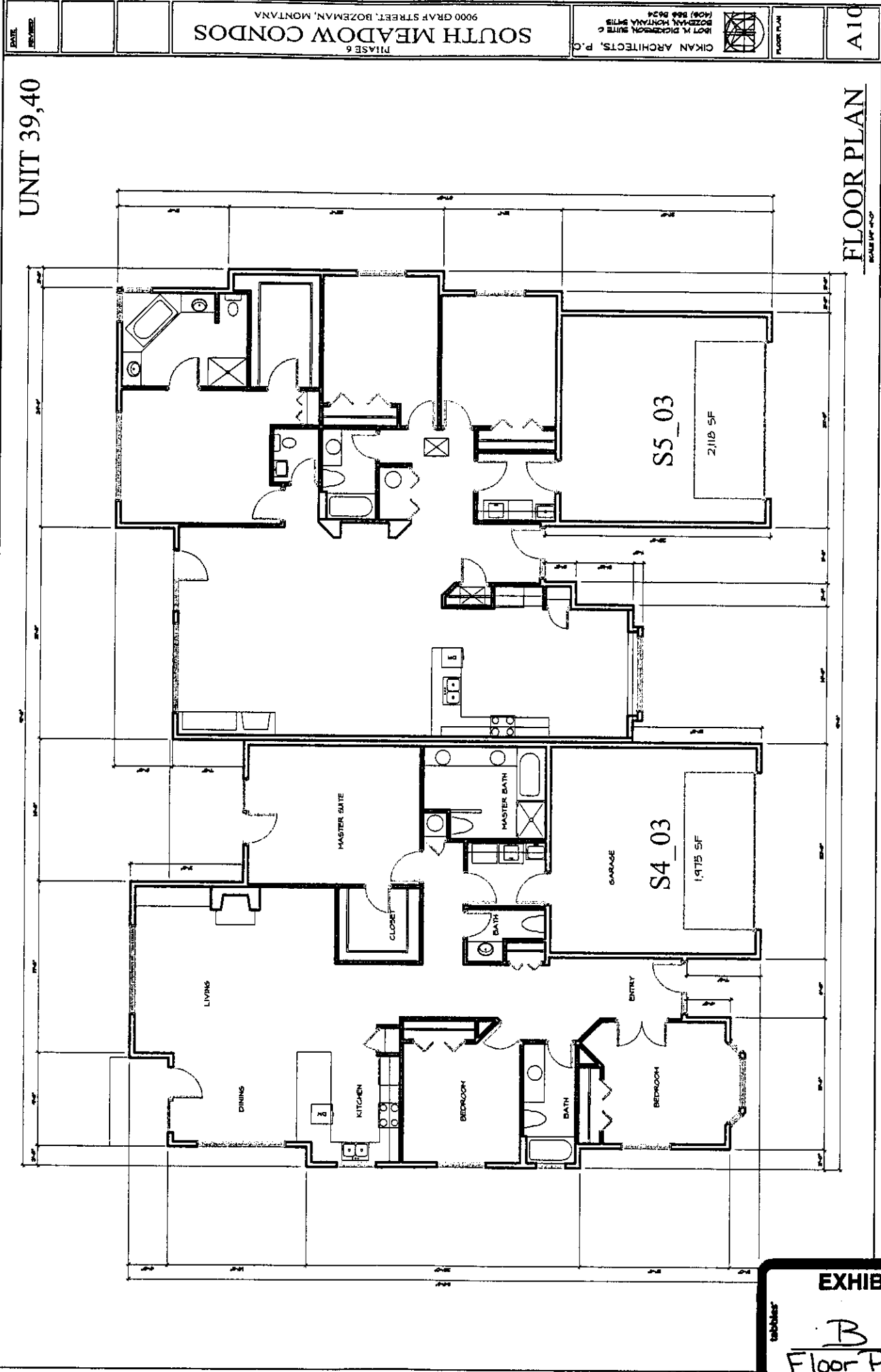
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EXHIBIT  
B  
Elevations



UNIT 39,40



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

A10

PHASE 6  
SOUTH MEADOW CONDOS  
9000 GRAF STREET, BOZEMAN, MONTANA

CIKAN ARCHITECTS, P.C.  
1001 N. PICKERSON SUITE C  
BOZEMAN MONTANA 59718  
(406) 552-8224



FLOOR PLAN

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Shelley Vancos-Gallatin Co MT MISC 90.00

tabbiter  
**EXHIBIT**  
B  
Floor Plan

DATE  
REVISED

**SOUTH MEADOW CONDOS**

900 GRAF STREET, BOZEMAN, MONTANA

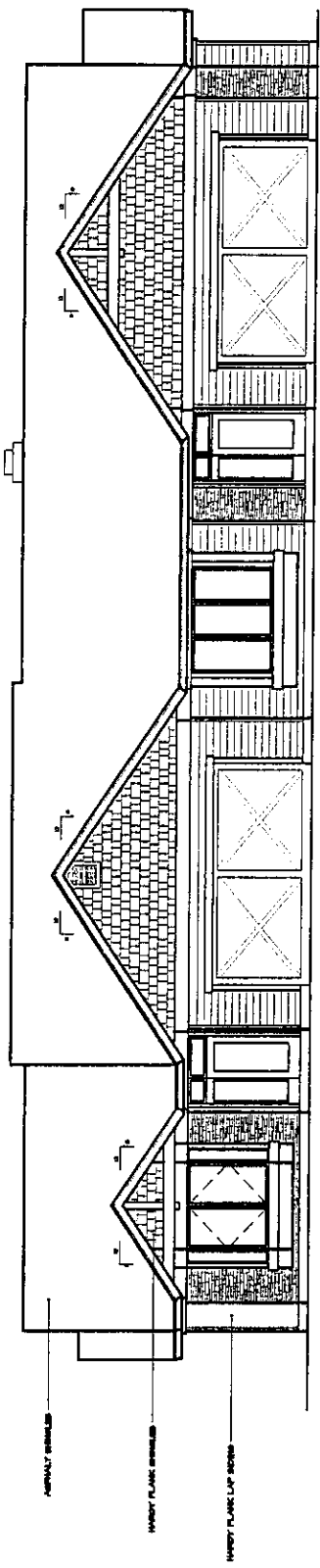
CREAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 596 8824



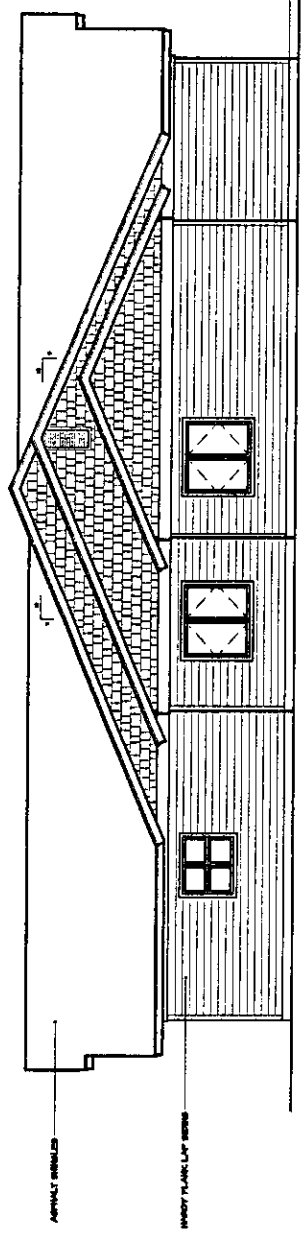
ELEVATIONS

All

UNITS NO. 39 (S4\_03) & 40 (S5\_03)



FRONT



SIDE

CREAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 596 8824

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

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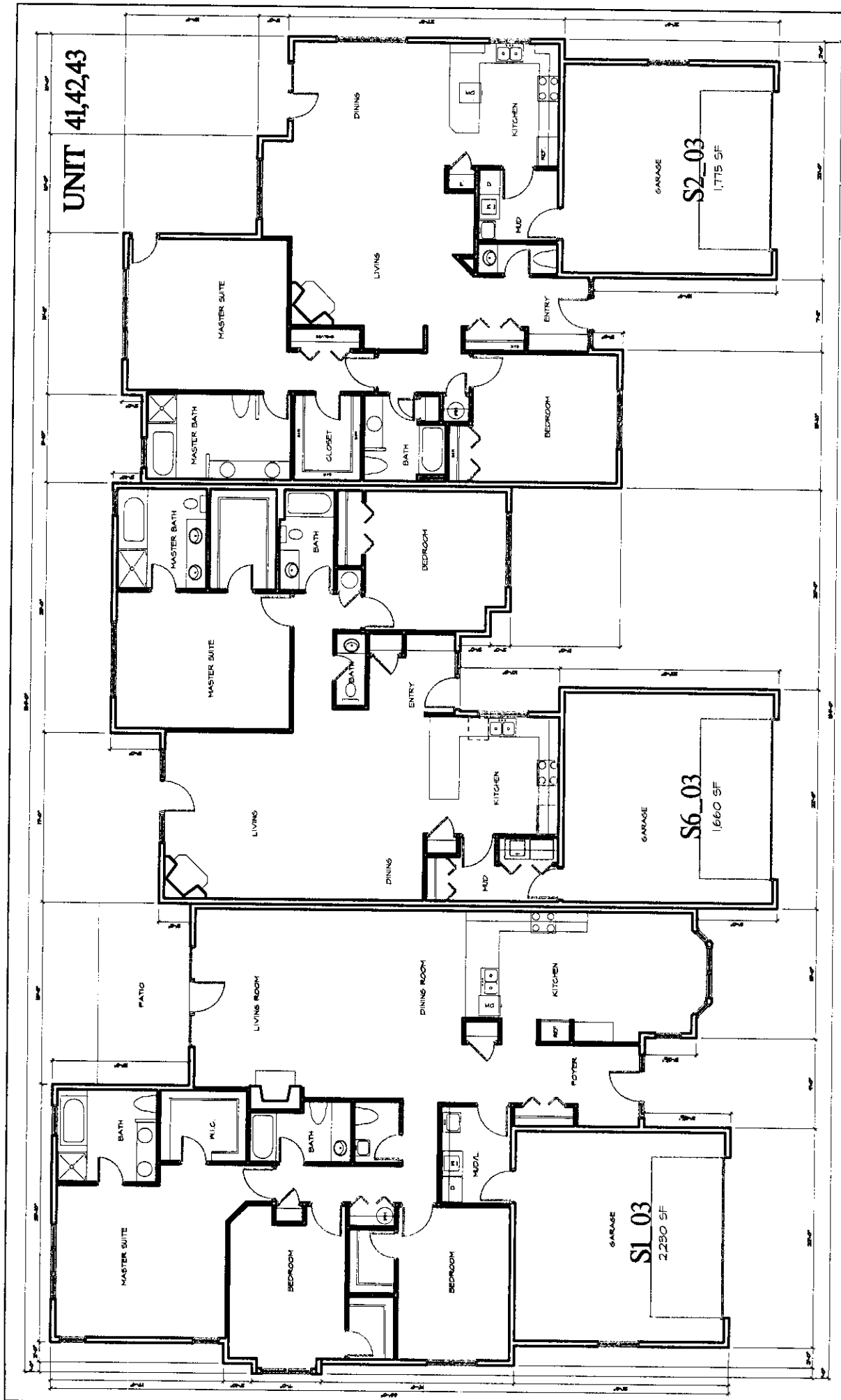
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EXHIBIT

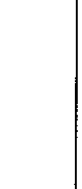
B  
Elevations



UNIT 41,42,43

FRASE 6  
**SOUTH MEADOW CONDOS**  
 3000 GREAT STREET, BOZEMAN, MONTANA

1001 K. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59718  
 (406) 556-5003



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

A16

**EXHIBIT**  
 B  
 Floor Plan

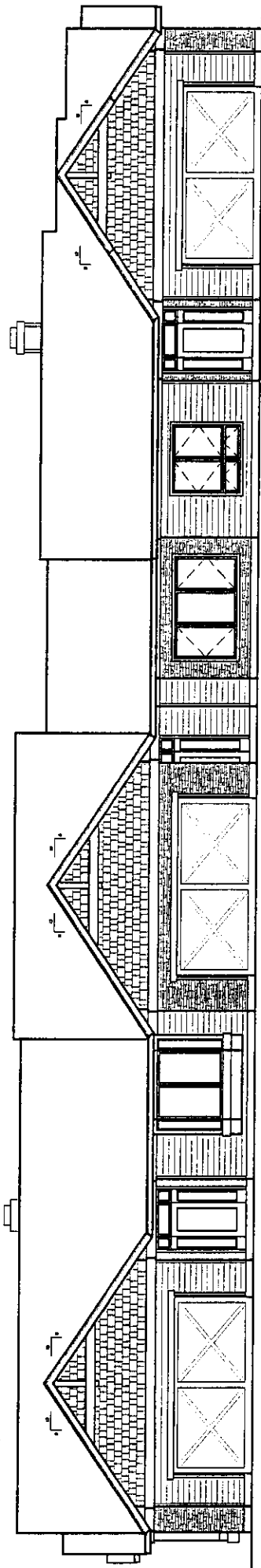
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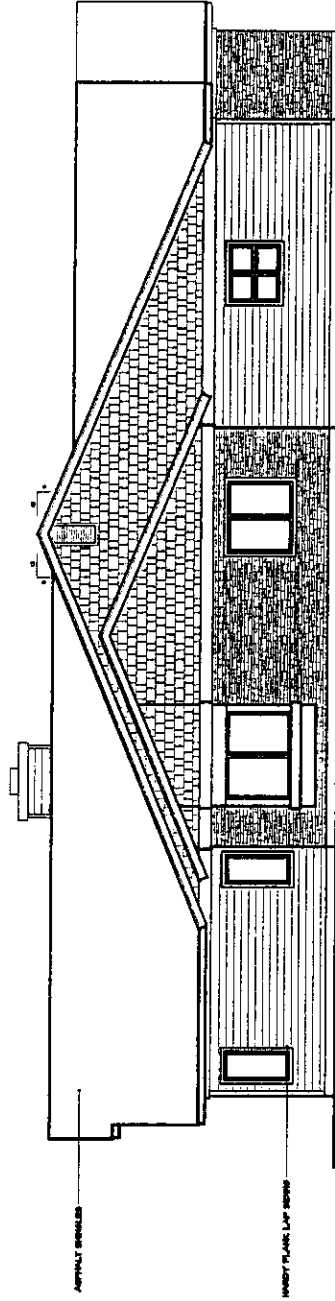


Shelley Vance-Gallatin Co MT MISC 90.00

UNITS NO. 41 (S2\_03) , 42 (S6\_03) & 43 (S1\_03)



FRONT



SIDE

EXHIBIT  
B  
Elevation

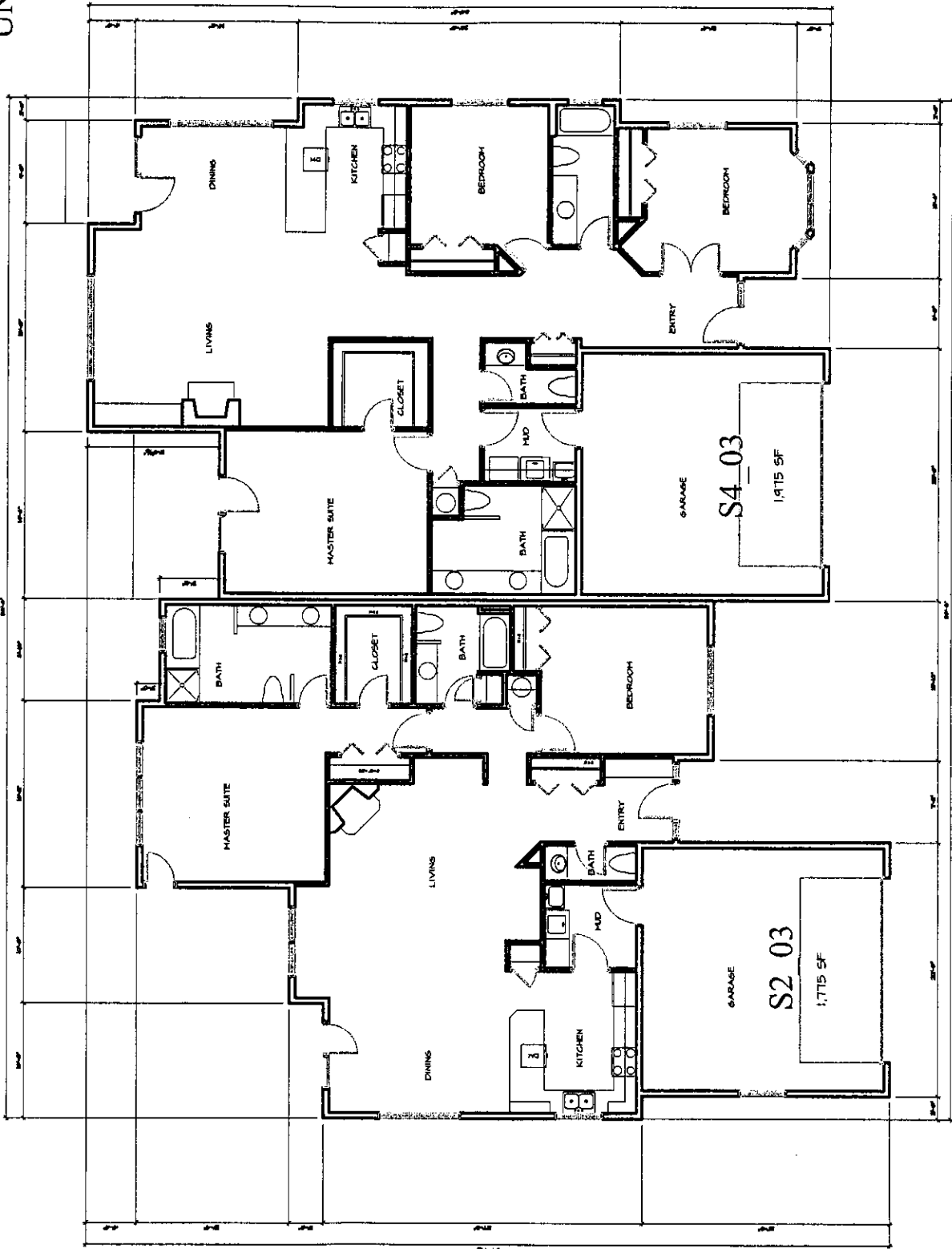

 MONTANA  
 PROFESSIONAL ENGINEER  
 MONTANA LICENSE NO. 10118  
 BOB J. DICKERSON, STATE C  
 10118  
 (406) 588-3624

PHASE C  
SOUTH MEADOW CONDOS  
5000 GREAT STEEPER, BOZEMAN, MONTANA

A17


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 Shelley Vance-Gallatin Co MT MISC 90.00

UNIT 44,45



PHASE 6 SOUTH MEADOW CONDOS 9000 GRAF STREET, BOZEMAN, MONTANA

CKAN ARCHITECTS, P.C. BOZEMAN MONTANA 59717 (406) 996 9634



FLOOR PLAN

A22

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

Barcode  
Shelley Vance-Gallatin Co MT MISC 90.00

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EXHIBIT  
B  
Floor Plan

DATE  
VISED  
REVISION

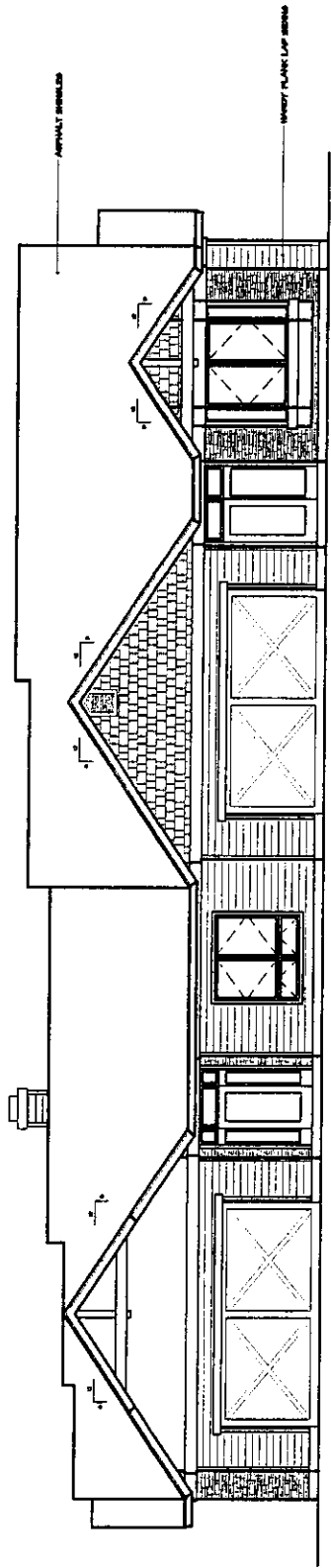
PHASE 5  
**SOUTH MEADOW CONDOS**  
9000 GREAT STREET, BOZEMAN, MONTANA

CREAN ARCHITECTS, P.C.  
107 N. PICKENS ST. #2  
BOZEMAN, MONTANA 59718  
(406) 598 8824

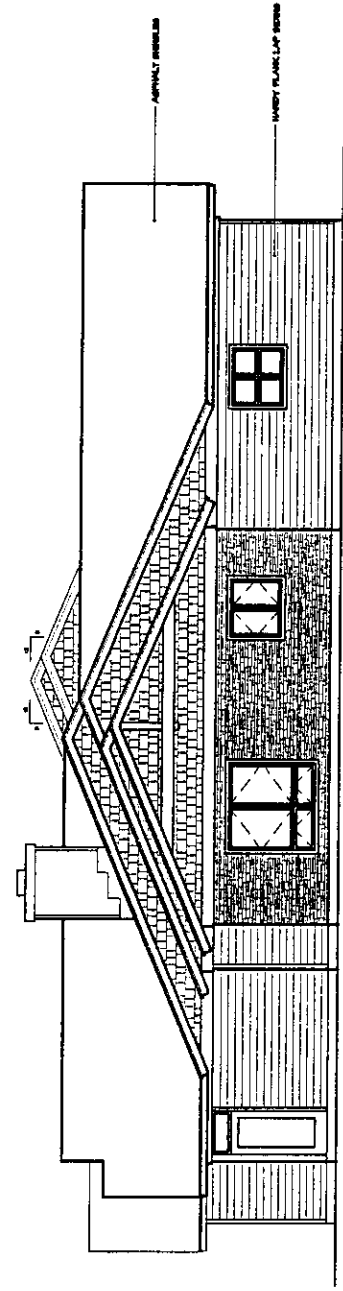


**A23**

UNITS NO. 44 (S2\_03) & 45 (S4\_03)



FRONT



SIDE

GENERAL NOTES  
SEE ELEVATION SHEETS FOR FINISHES

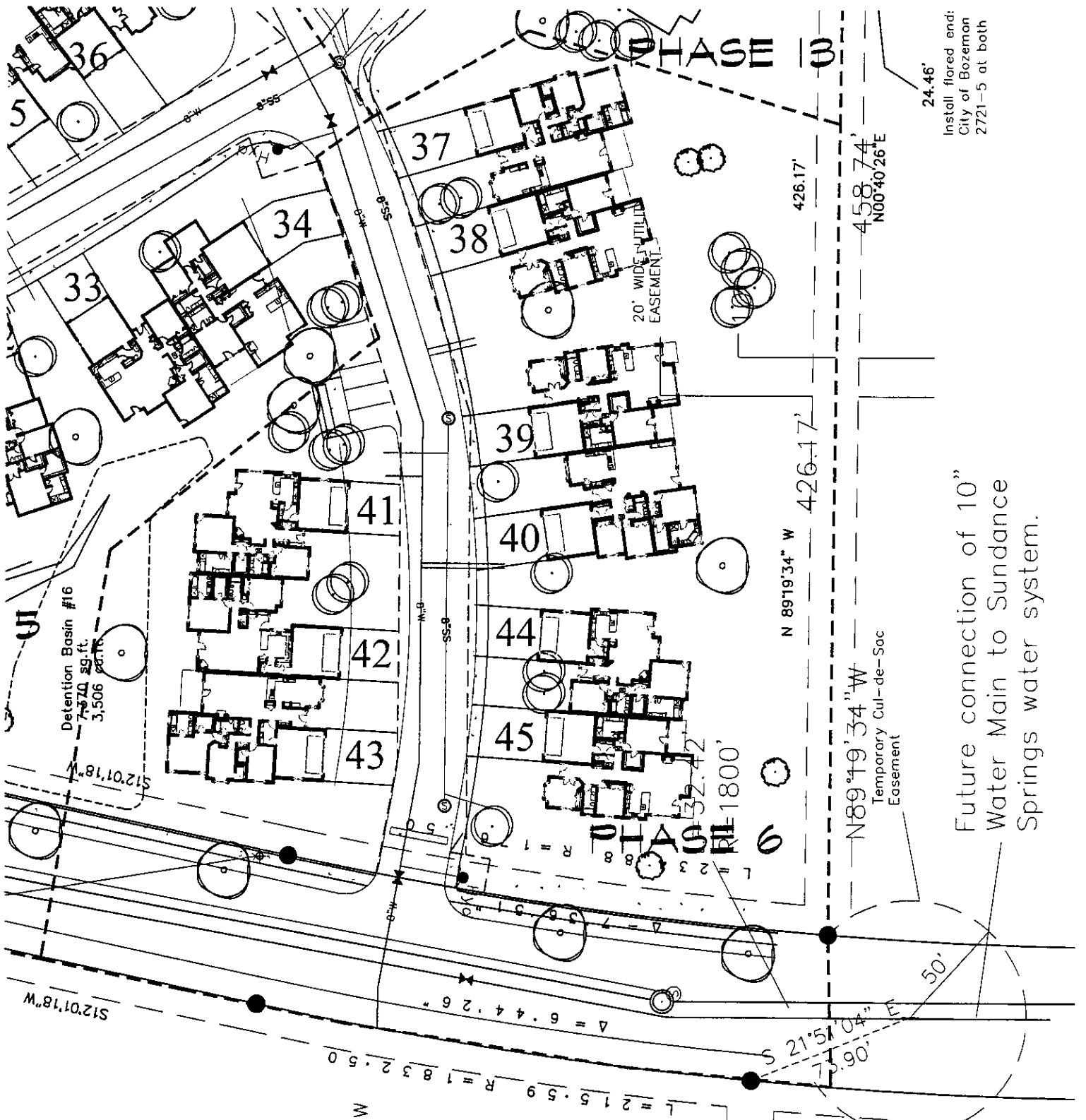
ELEVATIONS  
SCALE 1/4" = 1'-0"



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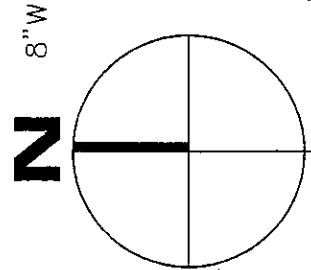
Shelley Vance-Gallatin Co MT MISC 90.00

**EXHIBIT**  
*B*  
Elevations



24.46'  
Install floored end:  
City of Bozeman  
2721-5 at both

Future connection of 10"  
Water Main to Sundance  
Springs water system.



# SITE PLAN

SCALE: 1" = 50'



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**EXHIBIT**

C

Site Plan