

After recording, return to:

Headwaters Community Housing Trust, Inc.
P.O. Box 12013
Bozeman, Montana 59719

2789361

Page: 1 of 17 10/24/2022 09:25:14 AM Fee: \$146.00
Eric Semerad - Gallatin County, MT MISC



**SECOND AMENDMENT TO
DECLARATION FOR THE BRIDGER VIEW NEIGHBORHOOD**

This Second Amendment to Declaration for the Bridger View Neighborhood (this “**Second Amendment**”) is made by Headwaters Community Housing Trust, Inc. a Montana nonprofit corporation (the “**Declarant**”). This Second Amendment amends the Declaration for the Bridger View Neighborhood which was recorded in the office of the Clerk and Recorder of Gallatin County, Montana on July 21, 2021, as Document No. 2742257 and as subsequently amended by the First Amendment to Declaration for the Bridger View Neighborhood which was recorded in the office of the Clerk and Recorder of Gallatin County, Montana on October 19, 2021, as Document No. 2755270 (collectively, the “**Declaration**”). Declarant is the Declarant under the Declaration.

The Declaration is hereby amended as follows:

1. The following text is hereby added immediately after the existing last sentence of Section 1.3 of the Declaration:

The Homes shall be built in phases. The first phase shall consist of 22 Homes, 10 of which are Condominium Units. The Homes that Declarant currently anticipates building in each phase are shown in Exhibit E. Declarant may change which Homes are built in each phase without the consent of any other person or entity. After the construction of each phase is complete, the Declarant shall amend Exhibit C to the Declaration to the extent required by the Unit Ownership Act. Declarant may make such amendments without the consent of any other person or entity.

2. The existing Exhibit E to the Declaration (filed with the First Amendment) is hereby deleted in its entirety and is replaced by the document attached to this Second Amendment titled Exhibit E. In the event any of the images or text of the Declaration show conflicting information regarding which buildings will be built in each phase, the document attached to this Second Amendment titled Exhibit E shall control.

3. The following text is hereby added immediately after the existing Section 4.10 of the Declaration as Section 4.11:

4.11 Legal Status. The legal status of the BV Condominium may be terminated by Priority Mortgagees of the Condominium Units in the event that the following requirements are met:

A.

- i. There is substantial damage or destruction to the Condominium Property;

- ii. A substantial portion of Condominium Property, shall be taken for any public or quasi-public use, under any statute, by right of eminent domain or by purchase in lieu thereof, or
- iii. Any other reason agreed to by at least 90% of the Priority Mortgagees of the Condominium Units.

B. At least 90% of the Priority Mortgagees of the Condominium Units agree to the termination of the legal status of the BV Condominium.

4. The existing image that immediately follows the text of Section 1.6 of the Declaration is hereby deleted in its entirety and is replaced by the image attached to this Second Amendment titled Exhibit A.

5. **6.6 No Build Negative Easements.** The first sentence of this paragraph is hereby deleted as shown, and replaced with and superseded by the following:

~~6.6 No Build Negative Easements. The No Build Easement diagram in the Design Guidelines depicts the strips of Land on Minimum Set Back Lots and Adjacent Lots that will serve as fire protection buffer zones (those areas, the "No Build Easement Areas").~~

6.6 No Build Negative Easements. The No-Build Easement diagram **shown below** depicts the strips of Land on Minimum Set Back Lots and Adjacent Lots that will serve as fire protection buffer zones (those areas, the "No-Build Easement Areas").



6. **Revised Exhibit B, Property Percentages.** Exhibit B, outlining the percentage of each Owner's share of assessments, is hereby deleted and replaced with and superseded by the Exhibit B attached to this Second Amendment.

7. **Revised Exhibit C for Condominium Site Plans.** Paragraph 4.1 of the First Amendment states that "Declarant shall amend Exhibit C from time to time as construction of Condominium Units are completed after the date of recording of this First Amendment to the extent required by the Unit Ownership Act." An updated Exhibit C, showing the Floor Plans of the Condominium Units, is attached to this Second Amendment, and replaces the Exhibit C in the First Amendment.

Except as modified in this Second Amendment, all terms and conditions of the Declaration remain in full force and effect. Unless specifically defined herein, all capitalized terms used herein shall have the meanings given in the Declaration. The undersigned Declarant makes and approves this Second Amendment and certifies that this Second Amendment amends the Declaration in accordance with Section 13.11 of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Second Amendment on the 21 day of OCTOBER, 2022.

DECLARANT

Headwaters Community Housing Trust, Inc.

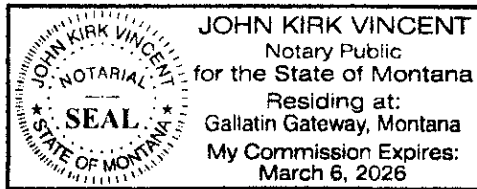
By: [Signature]
Name: RANDY CARPENTER
Its: EXECUTIVE DIRECTOR

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 21 day of OCTOBER, 2022, before me the undersigned, a Notary Public for the State of Montana, personally appeared, RANDY CARPENTER, known to me to be the EXECUTIVE DIRECTOR of Headwaters Community Housing Trust, Inc., and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the within instrument for and on behalf of Headwaters Community Housing Trust, Inc.

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

(SEAL)



[Signature]
Notary Public for the State of Montana
JOHN KIRK VINCENT
(Printed Name)
Residing in GALLATIN GATEWAY MT
My Commission Expires 3/6/2022

Exhibit B
Property Percentages

Address	Lot number	Fee Percentage	Address	Lot number	Fee Percentage
2409 Blue Silos Way	1	1.66%	911 Hillside Lane	27	1.66%
2405 Blue Silos Way	2	1.51%	905 Hillside Lane	28	1.66%
2401 Blue Silos Way	3	1.51%	2402 Blue Silos Way	29	1.81%
2327A Blue Silos Way	4	1.58%	2406 Blue Silos Way	30	1.66%
2327B Blue Silos Way	4	1.89%	2410 Blue Silos Way	31	1.66%
2323A Blue Silos Way	5	1.58%	2330 Blue Silos Way	32	1.51%
2323B Blue Silos Way	5	1.89%	2326 Blue Silos Way	33	1.36%
2311A Blue Silos Way	6	1.58%	2320 Blue Silos Way	34	1.51%
2311B Blue Silos Way	6	1.89%	907 Millworks Way	35	1.51%
2307A Blue Silos Way	7	1.43%	909 Millworks Way	36	1.36%
2307B Blue Silos Way	7	1.89%	911 Millworks Way	37	1.51%
2301A Blue Silos Way	8	1.58%	915 Millworks Way	38	1.81%
2301B Blue Silos Way	8	1.89%	919 Millworks Way	39	1.66%
2312 Blue Silos Way	9	1.66%	921 Millworks Way	40	1.66%
2308 Blue Silos Way	10	1.51%	925 Millworks Way	41	1.81%
918 Millworks Way	11	1.66%	929 Millworks Way	42	1.51%
914 Millworks Way	12	1.36%	933 Millworks Way	43	1.36%
910 Millworks Way	13	1.51%	937 Millworks Way	44	1.51%
920 Millworks Way	14	1.51%	1003 Millworks Way	45	1.51%
924 Millworks Way	15	1.36%	1005 Millworks Way	46	1.51%
928 Millworks Way	16	1.66%	1009 Millworks Way	47	1.36%
2313 Flourhouse Way	17	1.66%	2425 Flourhouse Way	48	1.66%
2309 Flourhouse Way	18	1.36%	2429 Flourhouse Way	49	1.66%
2305 Flourhouse Way	19	1.51%	2433 Flourhouse Way	50	1.81%
1017 Hillside Lane	20	1.81%	2422 Flourhouse Way	51	1.96%
1011 Hillside Lane	21	1.66%	2418 Flourhouse Way	52	1.66%
1005 Hillside Lane	22	1.81%	2414 Flourhouse Way	53	1.66%
935 Hillside Lane	23	1.81%	2410 Flourhouse Way	54	1.66%
929 Hillside Lane	24	1.66%	2310 Flourhouse Way	55	1.51%
923 Hillside Lane	25	1.51%	2306 Flourhouse Way	56	1.51%
917 Hillside Lane	26	1.51%	2302 Flourhouse Way	57	1.66%

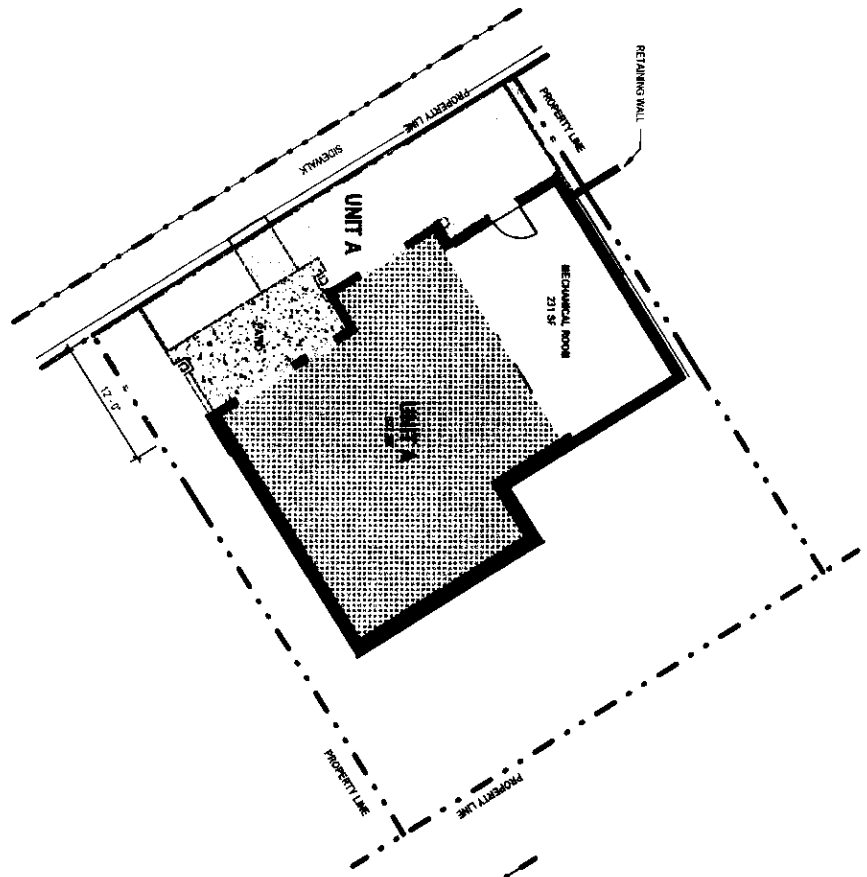
Exhibit A Parking Plan

- OFF-LOT PARKING
- GARAGE SPACE
- COVERED OPEN-AIR SPACE
- ON-LOT PARKING
- GARAGE SPACE
- DRIVEWAY OPEN-AIR SPACE
- ADDITIONAL PARKING
- PAVING
- ACCESSIBLE PARKING SPACE
- TEMPORARY / STORAGE

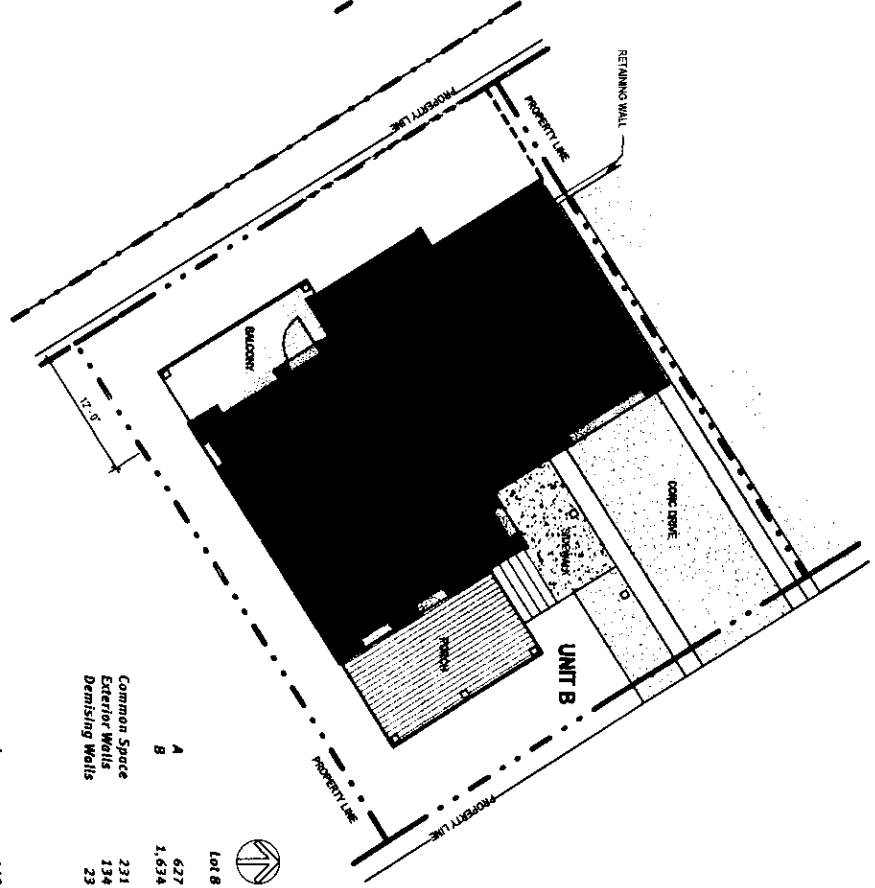


EXHIBIT C

1 2301 BLUE SILOS WAY - PARK LEVEL
1/8" = 1'-0"



2 2301 BLUE SILOS WAY - LEVEL 1
1/8" = 1'-0"



Common Space
Exterior Walls
Demising Walls

A	112	231
B	242	134
A	369	23
B	885	
Lot B	627	1,634

- - - - - PROPERTY LINE
 - - - - - EXCLUSIVE USE LIMITED COMMON ELEMENTS - UNIT B
 - - - - - COMMON ELEMENTS - UNIT B
 - - - - - EXCLUSIVE USE LIMITED COMMON ELEMENTS - UNIT A
 - - - - - COMMON ELEMENTS - UNIT A
 - - - - - LIMITED COMMON ELEMENTS COMMON ELEMENTS
 - - - - - DEMISING WALLS
 - - - - - CONDOMINIUM UNIT A
 - - - - - CONDOMINIUM UNIT B

LOT PLAN
2301
BLUE SILOS WAY
GRAPHIC SCALE: 1/4" = 1'-0"

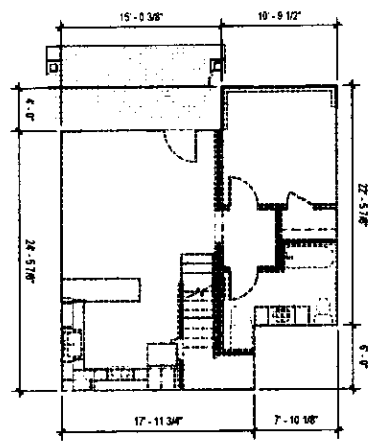
PROJECT # 19-02
EXHIBIT
DATE 10-19-2022

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST

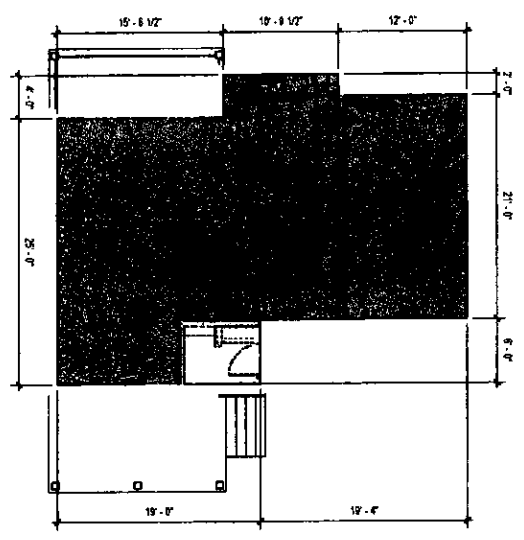


888 SOURCE19-02 - Bridger View01 - 2d Plan - Condo Unit01.dwg

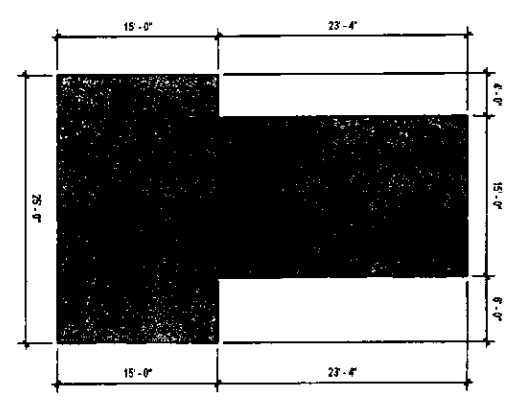
1 2301 BLUE SILOS WAY - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



2 2301 BLUE SILOS WAY - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



3 2301 BLUE SILOS WAY - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



UNIT A
628 SF

UNIT B
808 + 725 =
1,533 SF

CONDOMINIUM BOUNDARY

EXCLUSIVE USE LIMITED COMMONS
COMMON ELEMENTS - UNIT A

EXCLUSIVE USE LIMITED COMMONS
COMMON ELEMENTS - UNIT B

CONDOMINIUM UNIT A

CONDOMINIUM UNIT B

DEFINING WALLS

FLOOR PLAN

2301 A + B

BLUE SILOS WAY

ORIGINAL DRAWING SET: 10.8.17

PROJECT # 19-02

EXHIBIT

DATE: 10-19-2022

BRIDGER VIEW CONDOMINIUMS

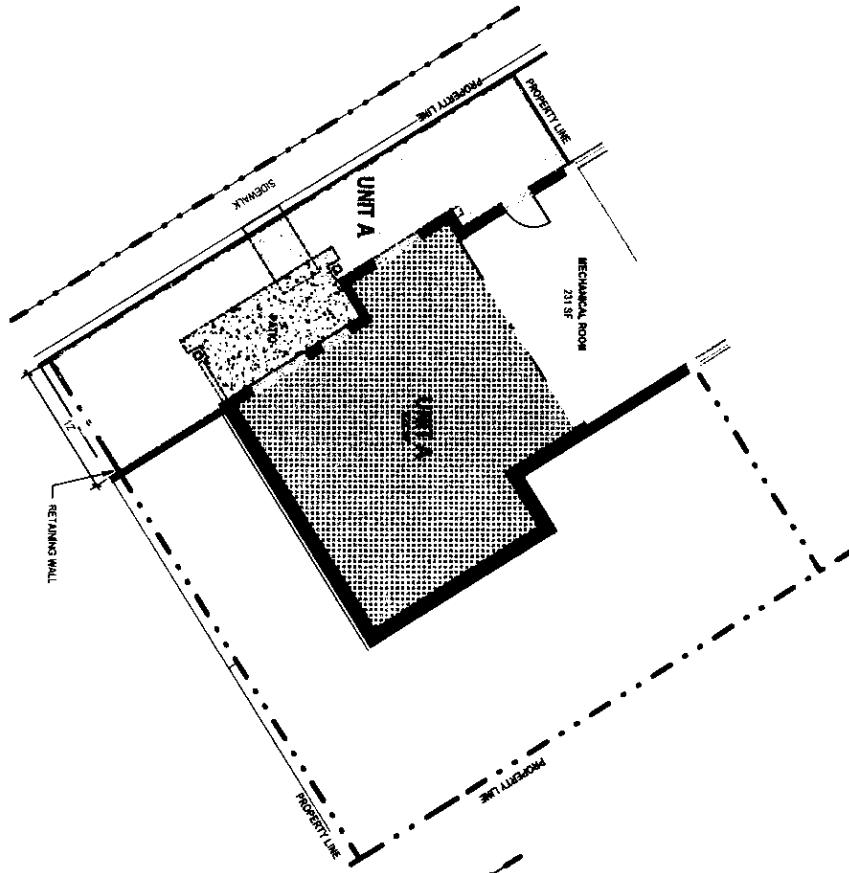
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715

HEADWATERS COMMUNITY HOUSING TRUST

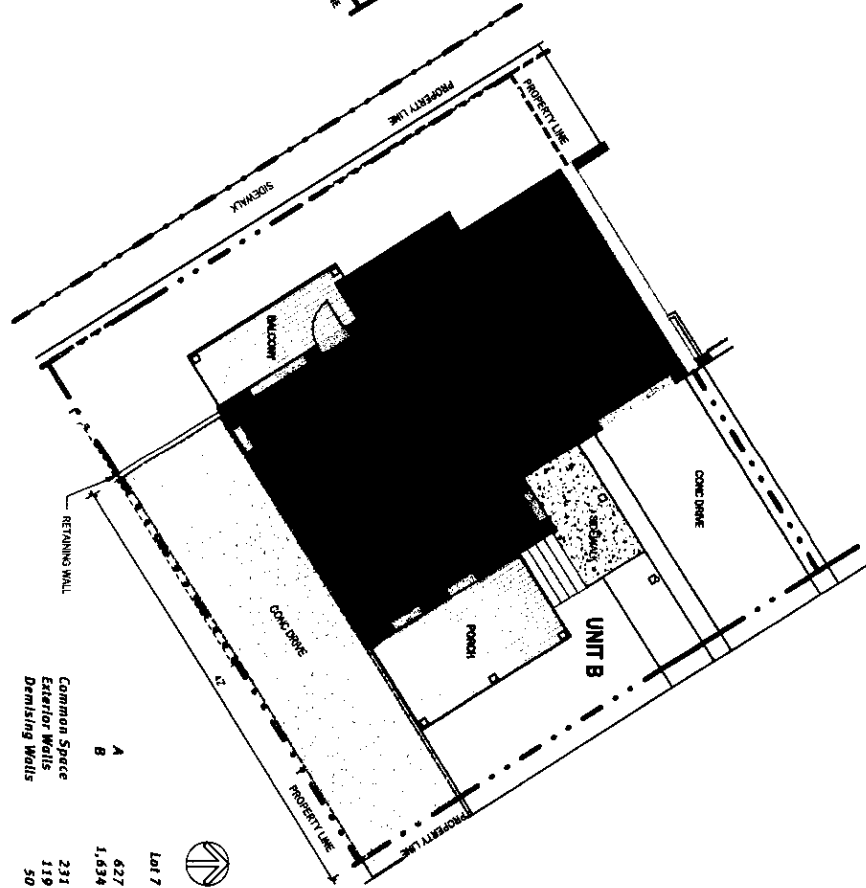


10/24/2022 09:25:14 AM - Bridger Valley - 10/24/2022 09:25:14 AM

1
2307 BLUE SILOS WAY - PARK LEVEL
1/8" = 1'-0"



2
2307 BLUE SILOS WAY - LEVEL 1
1/8" = 1'-0"



Common Space	Area
Common Space	231
Exterior Walls	119
Demising Walls	50

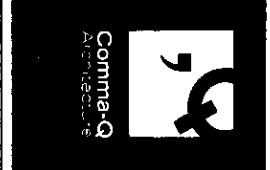
Lot 7	Area
A	627
B	1,634
A	928
B	614

<ul style="list-style-type: none"> PROPERTY LINE EXCLUSIVE USE LIMITED COMMON/COMMON ELEMENTS - UNIT B EXCLUSIVE USE LIMITED COMMON/COMMON ELEMENTS - UNIT A LIMITED COMMON/COMMON ELEMENTS DEMISING WALLS 	<ul style="list-style-type: none"> CONDOMINIUM UNIT A CONDOMINIUM UNIT B
---	--

LOT PLAN
2307
BLUE SILOS WAY
CONDOMINIUM UNIT A & B

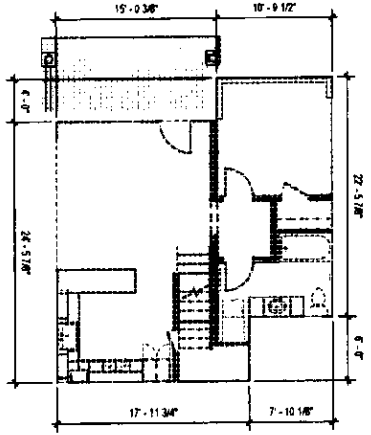
PROJECT # 19-02
EXHIBIT
DATE: 10-19-2022

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST

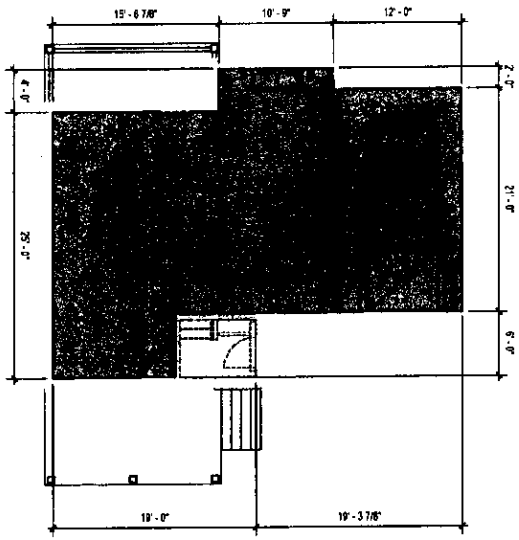


884 363 P219-02 - Bridger View/IV - Site Plan - Condo Condominium

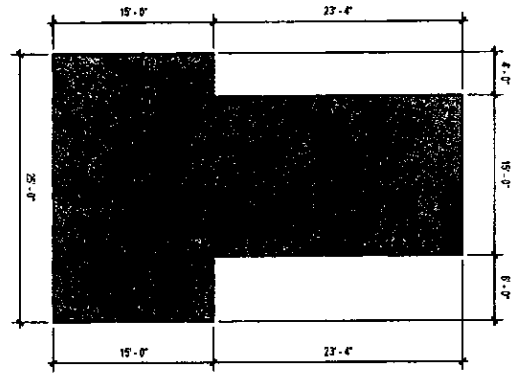
1 2307 BLUE SILOS WAY - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



2 2307 BLUE SILOS WAY - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

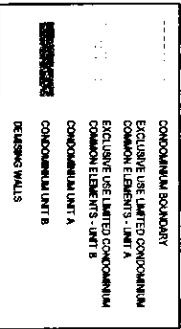


3 2307 BLUE SILOS WAY - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



UNIT A
628 SF

UNIT B
986 + 725 =
1,711 SF



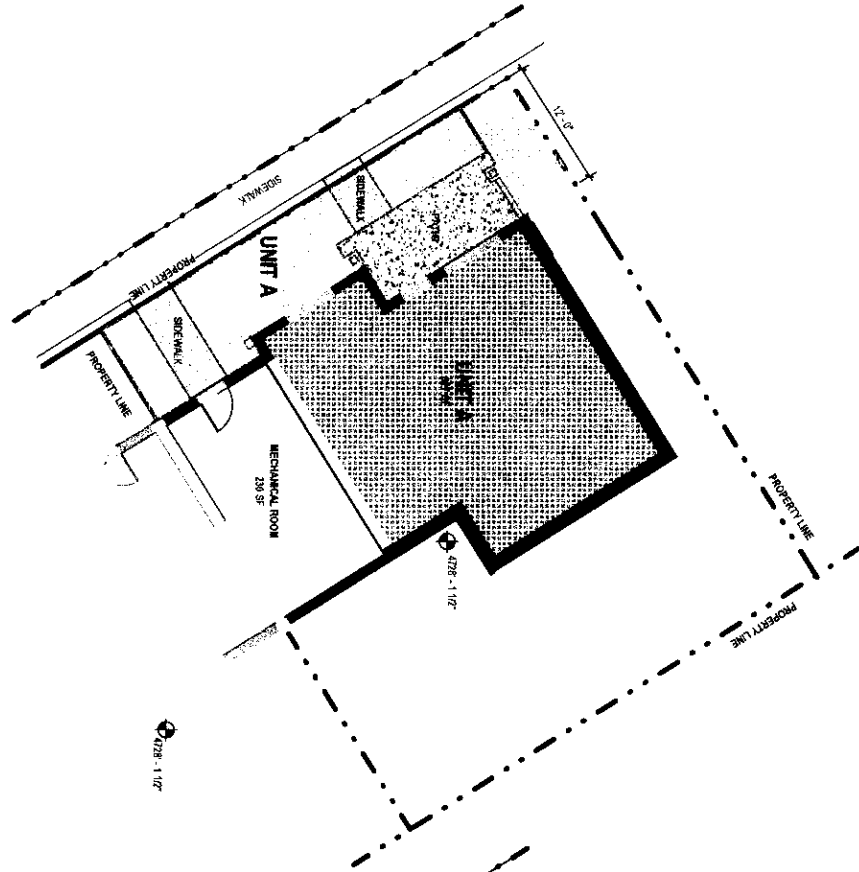
2307 A + B
BLUE SILOS WAY
ORIGINAL DRAWING DATE: 10-19-22

PROJECT # 19-02
EXHIBIT
DATE: 10-19-2022

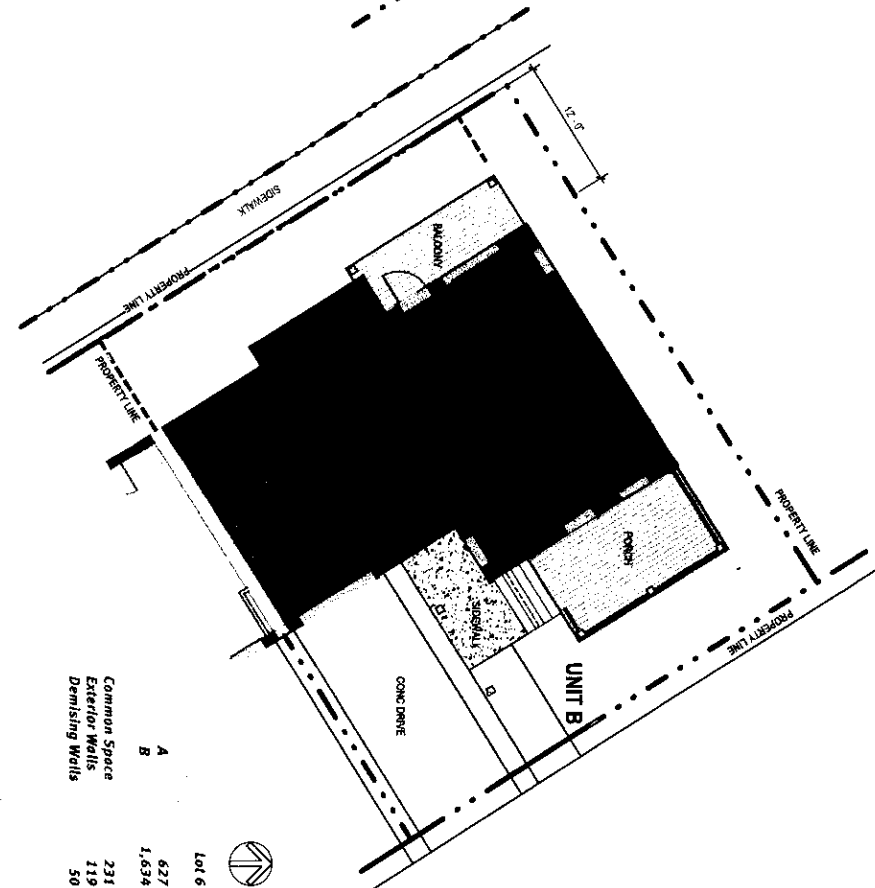
BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST



1 2311 BLUE SILOS WAY - PARK LEVEL
1/8" = 1'-0"



2 2311 BLUE SILOS WAY - LEVEL 1
1/8" = 1'-0"



Common Space	231
Exterior Walls	119
Demising Walls	50

Lot 6	627
A	1,634
B	242

A	112
B	242
A	351
B	835

PROPERTY LINE	EXCLUSIVE USE LIMITED COMMON	CONDOMINIUM UNIT A
EXCLUSIVE USE LIMITED COMMON	COMMON ELEMENTS UNIT B	CONDOMINIUM UNIT B
EXCLUSIVE USE LIMITED COMMON	COMMON ELEMENTS UNIT A	
EXCLUSIVE USE LIMITED COMMON	COMMON ELEMENTS	
EXCLUSIVE USE LIMITED COMMON	DEMISING WALLS	

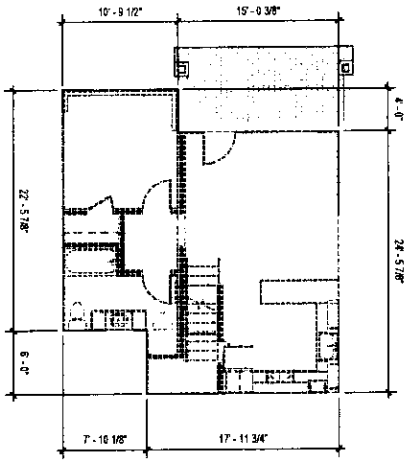
LOT PLAN
2311
BLUE SILOS WAY
OPTIONAL UNIFORMS: 19-17-17

PROJECT # 19-02
EXHIBIT
DATE 10-19-2022

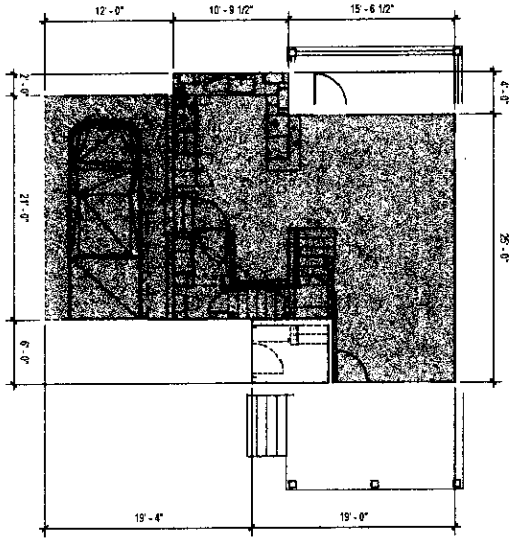
BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST



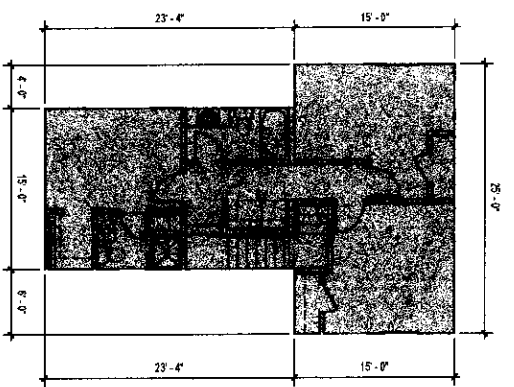
1 2311 BLUE SILOS WAY - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



2 2311 BLUE SILOS WAY - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



3 2311 BLUE SILOS WAY - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



UNIT A
628 SF
UNIT B
899 + 725 =
1,624 SF

CONDOMINIUM BOUNDARY
EXCLUSIVE USE LIMITED CONDOMINIUM COMMON ELEMENTS - UNIT A
EXCLUSIVE USE LIMITED CONDOMINIUM COMMON ELEMENTS - UNIT B
CONDOMINIUM UNIT A
CONDOMINIUM UNIT B
DEMISING WALLS

FLOOR PLAN
2311 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 11" X 17"

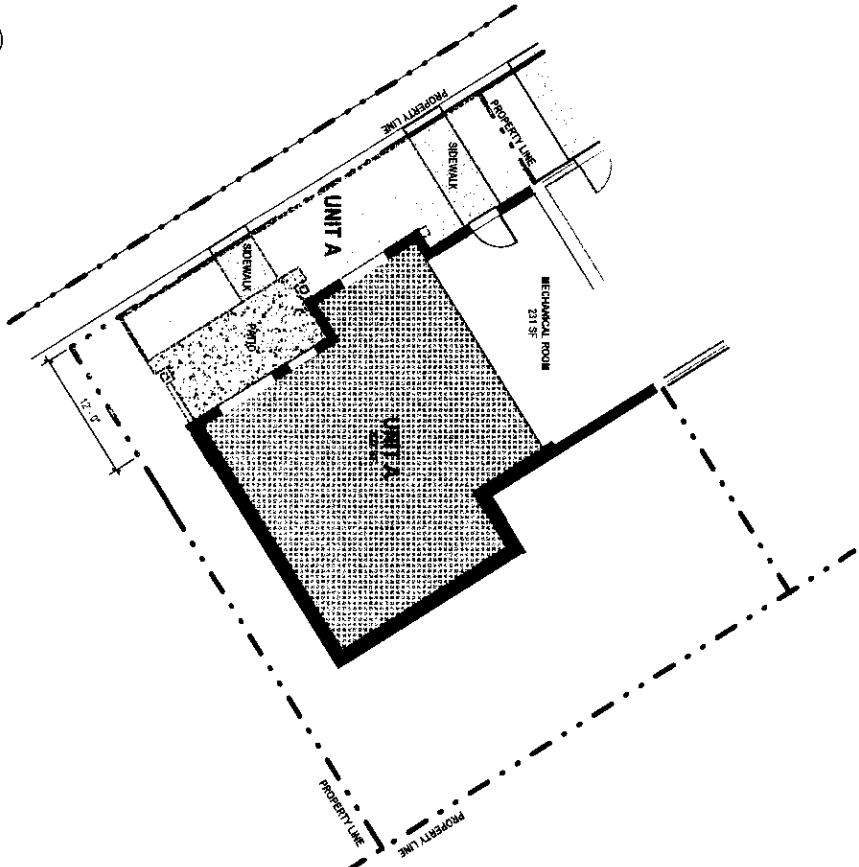
PROJECT # 19-02
EXHIBIT
DATE: 10-19-2022

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST

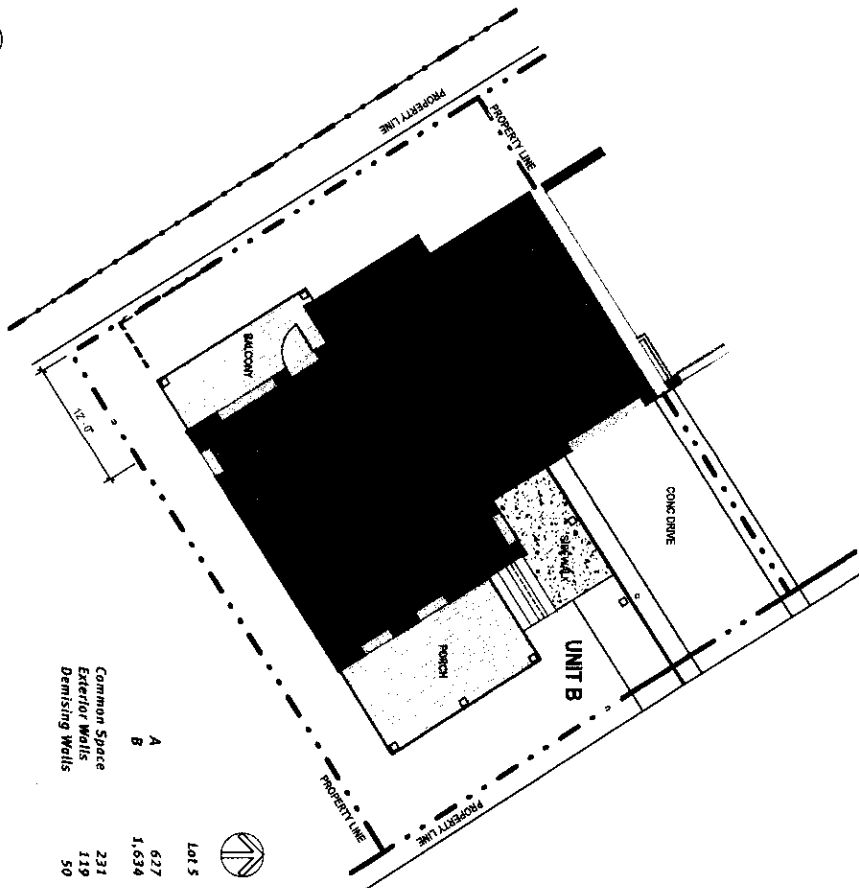


BM 202402 5-02 - Bridger View 19 - Site Plan - Condo Distribution

1
2323 BLUE SILOS WAY - PARK LEVEL
1/8" = 1'-0"



2
2323 BLUE SILOS WAY - LEVEL 1
1/8" = 1'-0"



Common Space	231
Exterior Walls	139
Demising Walls	50

A	627
B	1,634

Lot 5



--- --	PROPERTY LINE	.....	CONDOMINIUM UNIT A
-----	EXCLUSIVE USE LIMITED CONDOMINIUM COMMON ELEMENTS - UNIT B	.....	CONDOMINIUM UNIT B
-----	EXCLUSIVE USE LIMITED CONDOMINIUM COMMON ELEMENTS - UNIT A	.....	CONDOMINIUM UNIT A
-----	LIMITED CONDOMINIUM COMMON ELEMENTS	.....	CONDOMINIUM UNIT B
-----	DEMISING WALLS	.....	CONDOMINIUM UNIT A

LOT PLAN
2323
BLUE SILOS WAY
GENERAL DRAWING SIZE: 11" x 17"

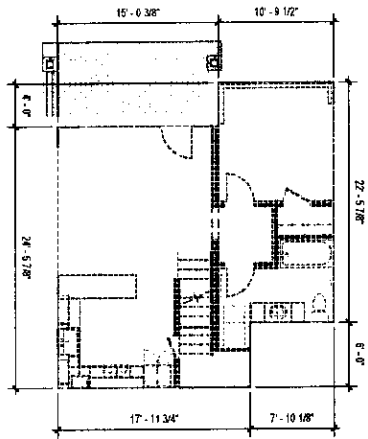
PROJECT #: 19-02
EXHIBIT
DATE: 10-19-2022

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST

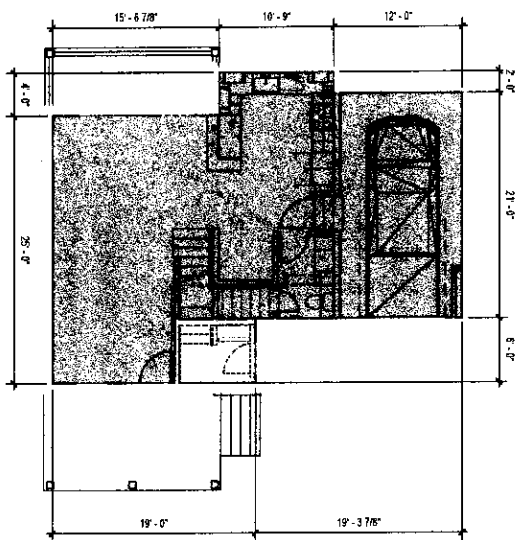
Gamma-Q
Architecture

Rev 303/C019-01 - Scope Item 01 - See Plan - Common Information

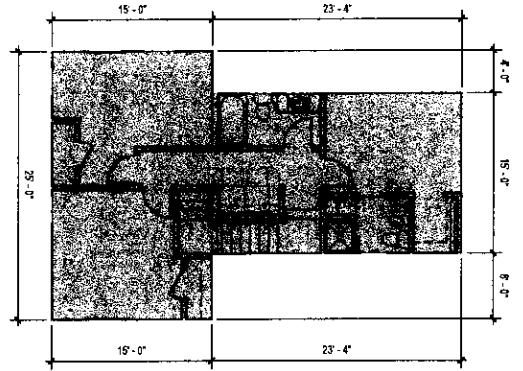
1
1/8" = 1'-0"



2
1/8" = 1'-0"

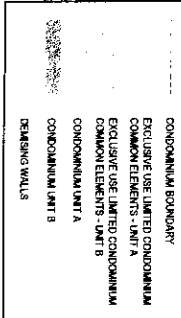


3
1/8" = 1'-0"



UNIT A
028 SF

UNIT B
699 + 725 =
1,424 SF



FLOOR PLAN

2323 A + B

BLUE SILOS WAY

ORIGINAL DRAWING SIZE: 18" X 24"

PROJECT #: 19-02

EXHIBIT

DATE: 10-19-2022

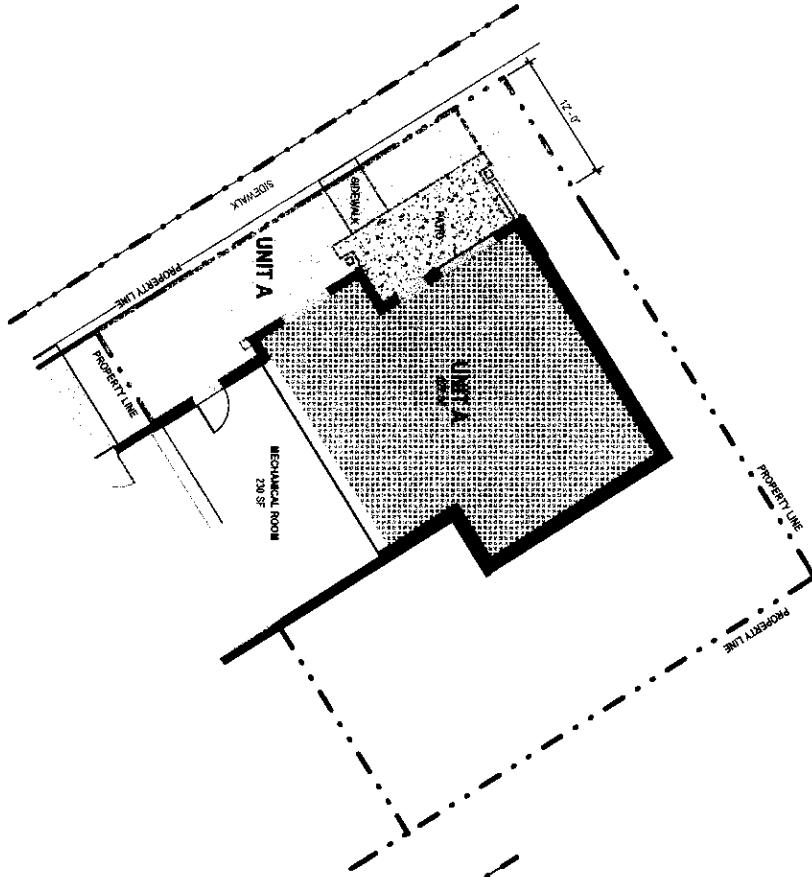
BRIDGER VIEW CONDOMINIUMS

STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715

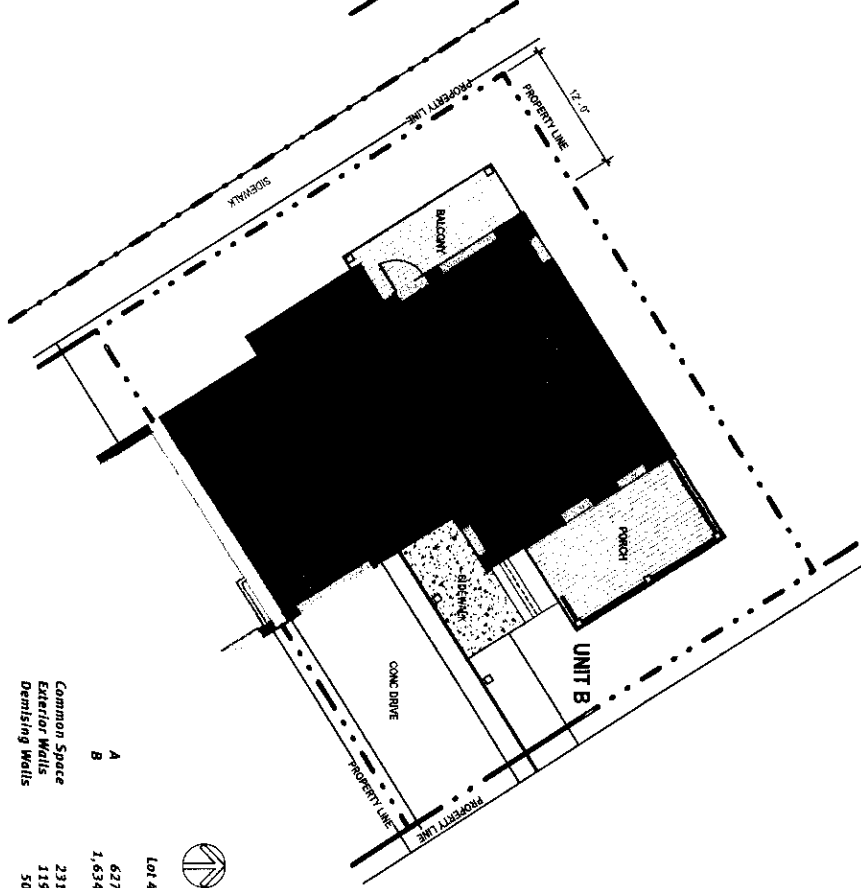
HEADWATERS COMMUNITY HOUSING TRUST



1 2327 BLUE SILOS WAY - PARK LEVEL
1/8" = 1'-0"



2 2327 BLUE SILOS WAY - LEVEL 1
1/8" = 1'-0"



Common Space	231
Exterior Walls	119
Demising Walls	50

Lot 4	627
A	1,534
B	

A	112
B	242
A	354
B	835

- - - - - PROPERTY LINE
 - - - - - EXCLUSIVE USE UNITED CONDOMINIUM
 - - - - - COMMON ELEMENTS - UNIT B
 - - - - - EXCLUSIVE USE LIMITED COMMON
 - - - - - COMMON ELEMENTS - UNIT A
 - - - - - UNITED CONDOMINIUM COMMON ELEMENTS
 - - - - - DEMISING WALLS
 - - - - - CONDOMINIUM UNIT A
 - - - - - CONDOMINIUM UNIT B

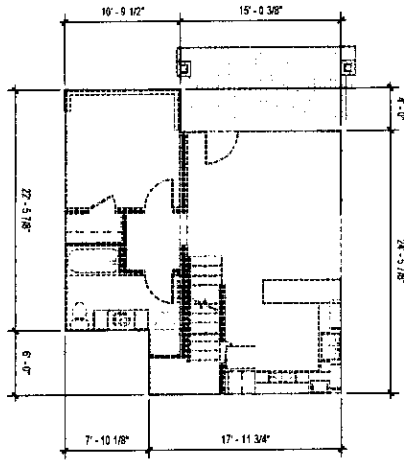
LOT PLAN
2327
 BLUE SILOS WAY
GENERAL DRAWING SHEET - 17' X 24'

PROJECT #: 19-02
EXHIBIT
 DATE: 10-19-2022

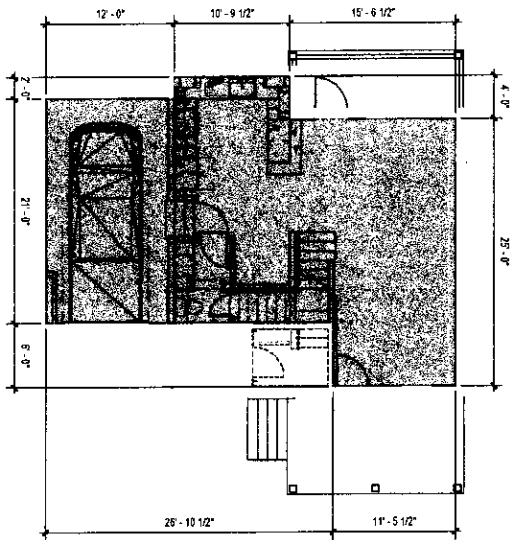
BRIDGER VIEW CONDOMINIUMS
 STORY MILL ROAD & BRIDGER DRIVE
 BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST

Comma-G
 Architecture
200 N. GARDEN STREET, SUITE 100, BOZEMAN, MT 59717

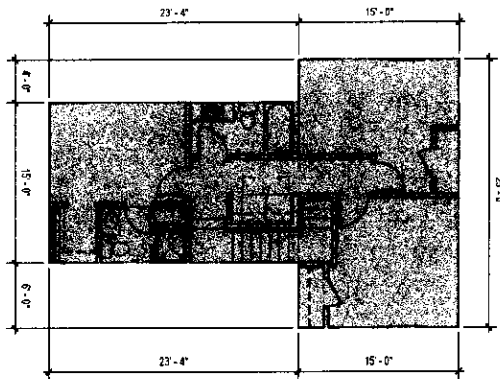
1 2327 CONDOMINIUM - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



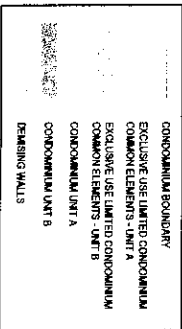
2 2327 CONDOMINIUM - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



3 2327 CONDOMINIUM - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



UNIT A
628 SF
UNIT B
809 + 725 =
1,534 SF



2327 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SET: 10.1.22

PROJECT # 19-02
EXHIBIT
DATE 10-19-2022

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST



SEE 20190101-141 - Bridge Family - 2019-10 - Condo Conversion Set

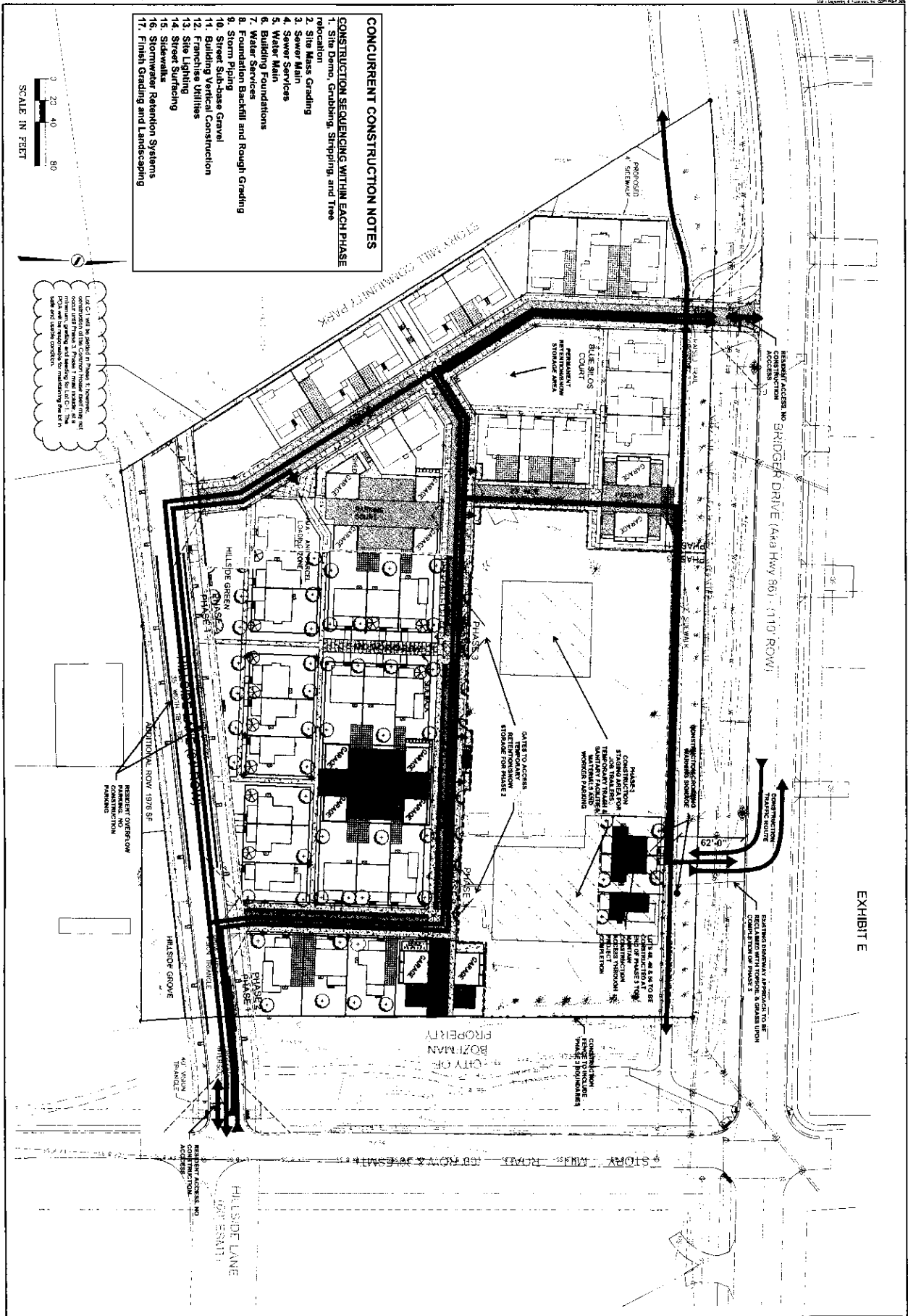


EXHIBIT E



STAHLY
ENGINEERING
& ASSOCIATES
PROFESSIONAL
SERVICES

2223 5TH ST. AVE.
BOZEMAN, MT 59702
Ph: (406) 552-4457
Fax: (406) 552-4457
5523 CHITMAN BL.
BOZEMAN, MT 59702
Ph: (406) 552-8557
Fax: (406) 552-8557
881 BRIDGER DR. STE. 1
BOZEMAN, MT 59702
Ph: (406) 552-8557
Fax: (406) 552-8557

No.	DATE	BY	DESCRIPTION
1	10-26-18	JF	PRELIM PLAT SUBMITTAL
2	12-20-20	CP	PRE-PLAT RE SUBMITTAL

No.	DATE	BY	DESCRIPTION
1	10-26-18	JF	PRELIM PLAT SUBMITTAL
2	12-20-20	CP	PRE-PLAT RE SUBMITTAL

BRIDGER VIEW REDEVELOPMENT
HRDC
BOZEMAN MONTANA

PHASE 3 (PHASE 1 & 2 OCCUPIED) SITE UTILIZATION & ACCESSIBILITY PLAN
BRISQING, CP
DRAWN: JWF
DATE: 11-21-20
SHEET
C 10