

After recording, return to:

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



2755270

Page: 1 of 21 10/19/2021 03:26:24 PM Fee: \$178.00
Eric Semerad - Gallatin County, MT MISC



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

This First Amendment to Declaration for the Bridger View Neighborhood (this “**First Amendment**”) is made by Headwaters Community Housing Trust, Inc. a Montana nonprofit corporation (the “**Declarant**”). This First 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 (the “**Declaration**”). Declarant is the Declarant under the Declaration.

The Declaration is hereby amended as follows:

1. Section 4.1 of the Declaration is hereby deleted in its entirety and replaced with and superseded by the following:

4.1 Condominium Declaration. To create the Condominium Units this Declaration submits the Condominium Property to the condominium form of ownership and use under the Unit Ownership Act. The legal description of the Condominium Property is included for convenience below:

Lots 4 through 8, Block 1, Bridger View Redevelopment P.U.D.
according to the official plat thereof on file and of record in the office of
the Clerk and Recorder of Gallatin County, Montana.

The Architectural Site Plan and Unit Design Plan reflect the layout, dimensions, and the principal construction materials of the Condominium Units. The Addressing Plan, which is attached hereto as Exhibit E, reflects the location of the Condominium Units. The Declaration incorporates the following items by reference, which makes them a part of this Declaration for purposes of the Unit Ownership Act (1) the part of Plan Sheets designated as the Addressing Plan, showing the unit designation and address of each Condominium Unit, (2) the floor plans of the Condominium Units currently intended to

First Amendment to
Declaration for the Bridger View Neighborhood

be constructed in the Neighborhood attached hereto as Exhibit C, and (3) the certificate of name from the Montana Department of Revenue indicating BV Condominiums as the name of the Condominium Property, which is attached hereto as Exhibit D. 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. Declarant may make such amendments without the consent of any other person or entity

2. The following text is hereby added as Section 4.11 of the Declaration:

4.11 Montana Sanitation Act. The Condominium Units were approved by a Municipal Facilities Exclusion provided by the Montana Department of Environmental Quality, which was recorded as Document No. 2742256 with the Office of the Clerk and Recorder of Gallatin County on July 21, 2021. The subdivision within which the Condominium Units exist is exempt from subdivision review under MCA 76-4-125(1)(d), which reads:

A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review:...

(d) as certified pursuant to 76-4-127:

- (i) new divisions subject to review under the Montana Subdivision and Platting Act;
- (ii) divisions or previously divided parcels recorded with sanitary restrictions; or
- (iii) divisions or previously divided parcels of land that are exempt from the Montana Subdivision and Platting Act review under 76-3-203 or 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), or (1)(f);...

The Condominium Units are exempt from Chapters 5 and 6 of MCA Title 76 under MCA 76-3-203, which reads:

Condominiums, townhomes, townhouses, or conversions, as those terms are defined in 70-23-102, 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, townhomes, or townhouses and any applicable park dedication requirements in 76-3-621 are complied with; or

(2) the condominium, townhome, or townhouse proposal is in conformance with applicable local zoning regulations when local zoning regulations are in effect.

- 3. The document attached to this First Amendment titled Exhibit C and all attachments thereto will be added as Exhibit C to the Declaration.
- 4. The document attached to this First Amendment titled Exhibit D and all attachments thereto will be added as Exhibit D to the Declaration.

5. The document attached to this First Amendment titled Exhibit E and all attachments thereto will be added as Exhibit E to the Declaration.

Except as modified in this First 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 First Amendment and certifies that this First Amendment amends the Declaration in accordance with Section 13.11 of the Declaration.

[signature page follows]

Exhibit C

Floor Plans of Condominium Units

[see attached]

First Amendment to
Declaration for the Bridger View Neighborhood

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



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



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

		Lot 8	
Light	A	2,261	1,634
	B	627	627
Common Space		231	231
Exterior Walls		134	134
Demising Walls		23	23
CSF		2,549	
Exterior Balcony		354	
	A	242	
	B	112	
Yard and Paving		12,254	
	A	885	
	B	369	

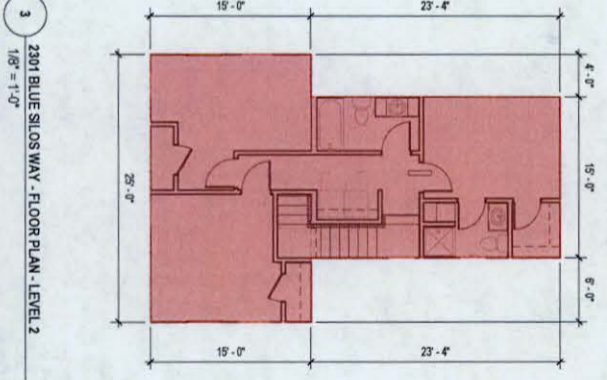
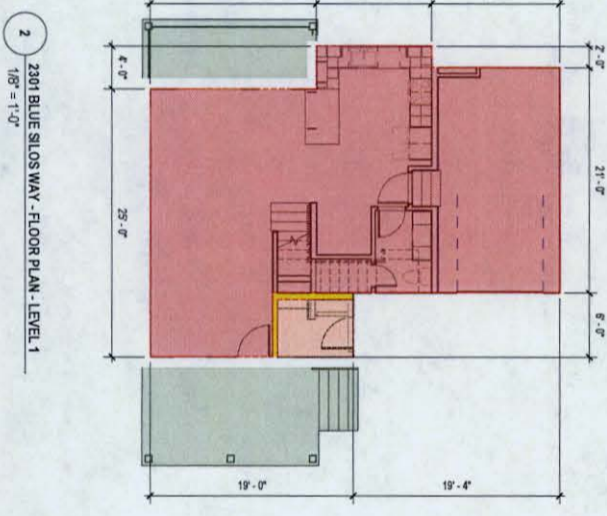
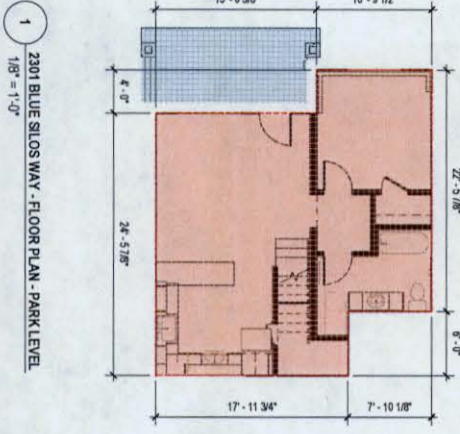
LOT PLAN
2301
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 24"

PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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



BM 9630C19-02 - Bridger View/1 - Site Plan - Condo Declaration.dwg



UNIT A
969 + 725 =
1,594 SF

UNIT B
628 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
2301 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 24"

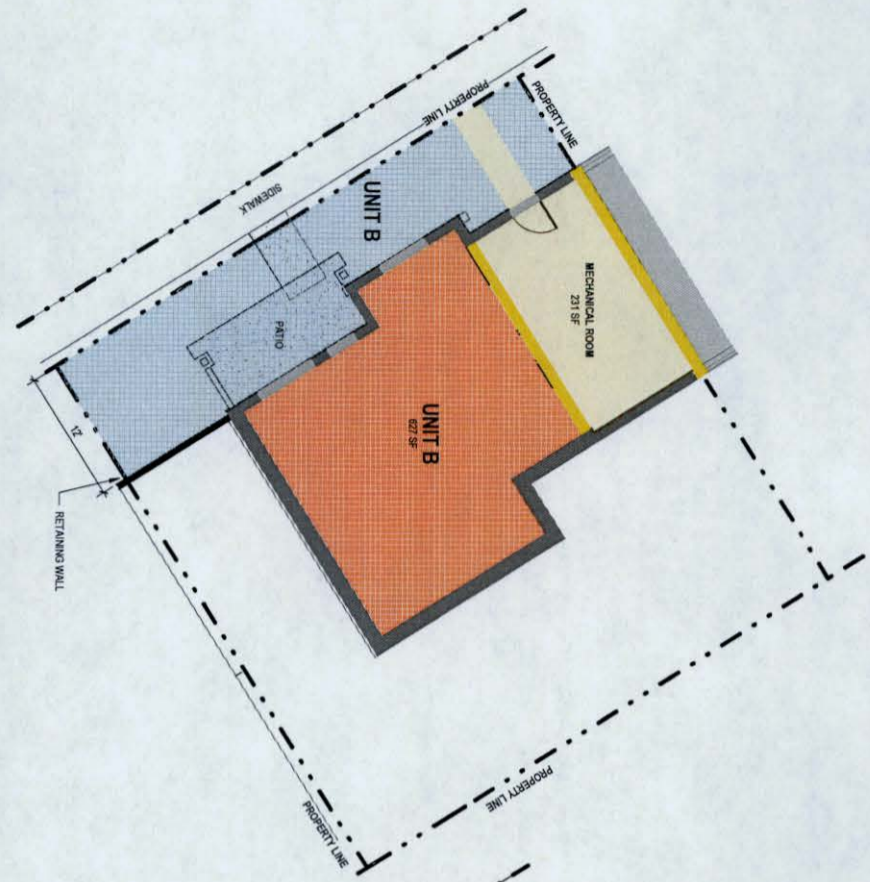
PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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

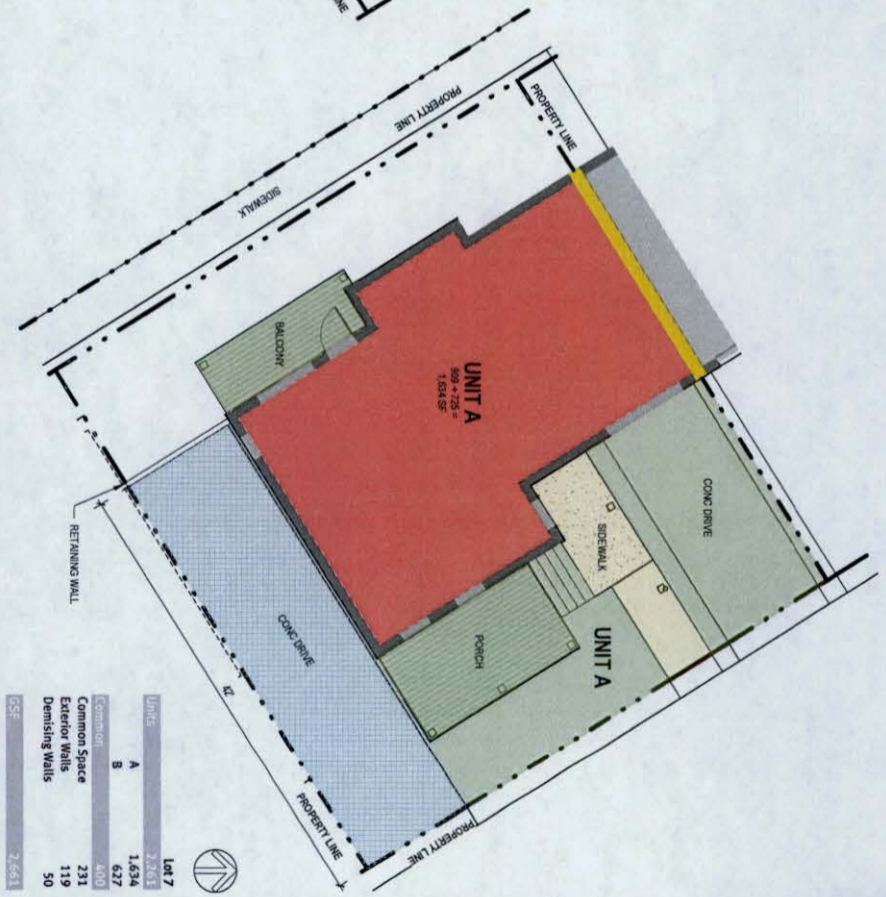
Comma-Q
Architecture
103 N. Broad Ave., Suite 101
Bozeman, MT 59717
406.552.1172
www.comma-q.com

BM 3030219-02 - Bridger View BV - Site Plan - Condo Declaration.Mxd

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



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



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

Unit	Lot 7
A	2,651
B	1,634
Common	627
Common Space	231
Exterior Walls	119
Demising Walls	50
OSF	2,651
Exterior Balcony	354
A	242
B	112
Yard and Porch	1542
A	614
B	928

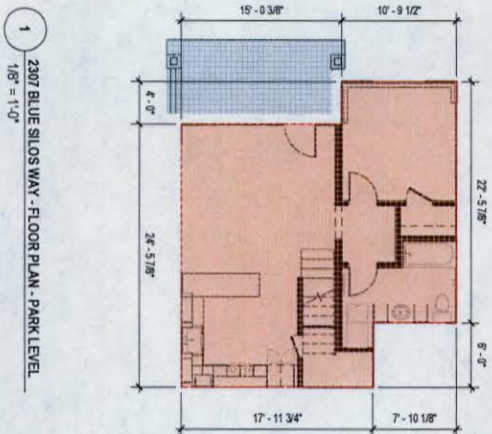
LOT PLAN
2307
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 36" x 48"

PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

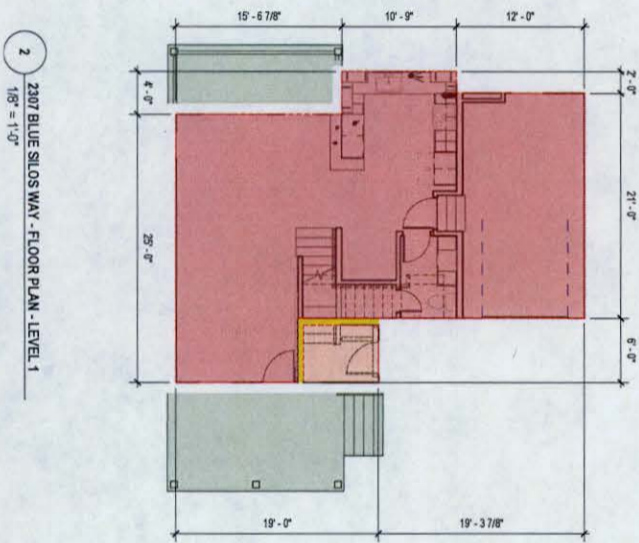
BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715
HEADWATERS COMMUNITY HOUSING TRUST



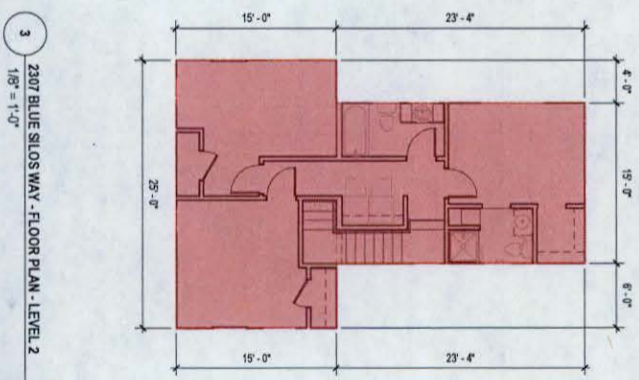
BM 30600219-02 - Bridger View#1 - Site Plan - Condo Determination



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
909 + 725 =
1,634 SF

UNIT B
628 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
2307 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" x 24"

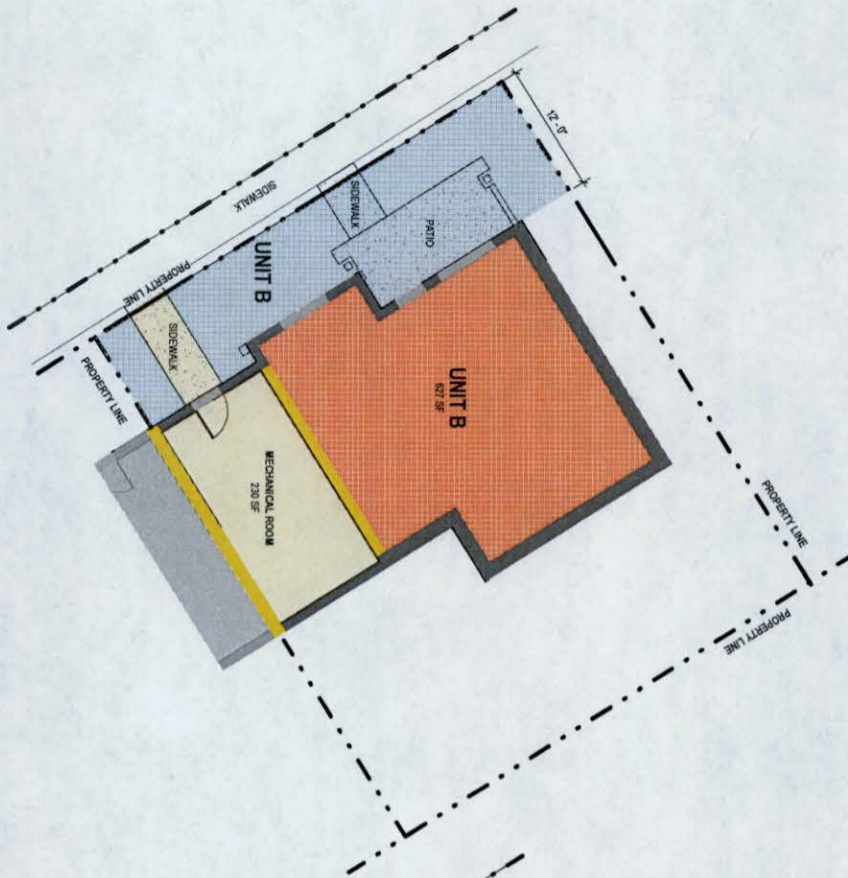
PROJECT # 19-02
EXHIBIT
DATE: 08-18-2021

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



BM 20210219-02 - Bridger View IV - Site Plan - Condo Declaration.dwg

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



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



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

Lot 6	
UNIT A	1,634
B	627
GROSSING	
A	2,261
B	1,170
Common Space	
Common Space	231
Exterior Walls	119
Demising Walls	50
G.S.F.	
	2,661
Exterior Balcony	
A	344
B	242
Yard and Parking	
A	112
B	118
	835
	351

LOT PLAN
2311
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 24"

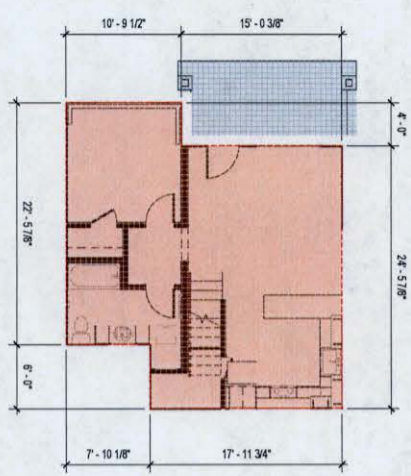
PROJECT # 19-02
EXHIBIT
DATE: 08-18-2021

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

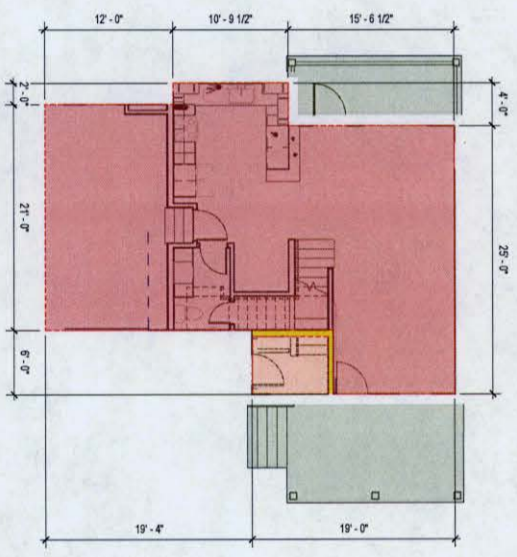


BM20190118-02 - Bridger View IV - Site Plan - Condo Declaration.rvt

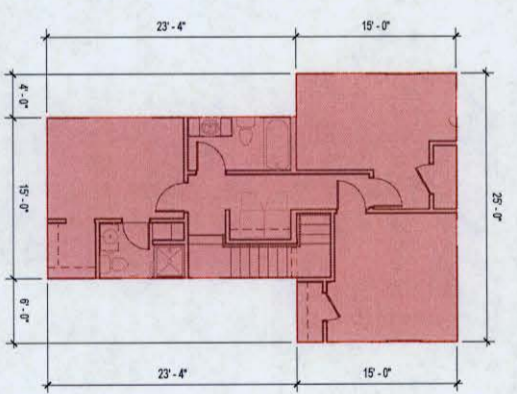
1 2311 BLUE SILOS WAY - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



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
969 + 725 =
1,694 SF

UNIT B
628 SF

FLOOR PLAN
2311 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 24"

PROJECT #: 19-02

EXHIBIT

DATE: 08-18-2021

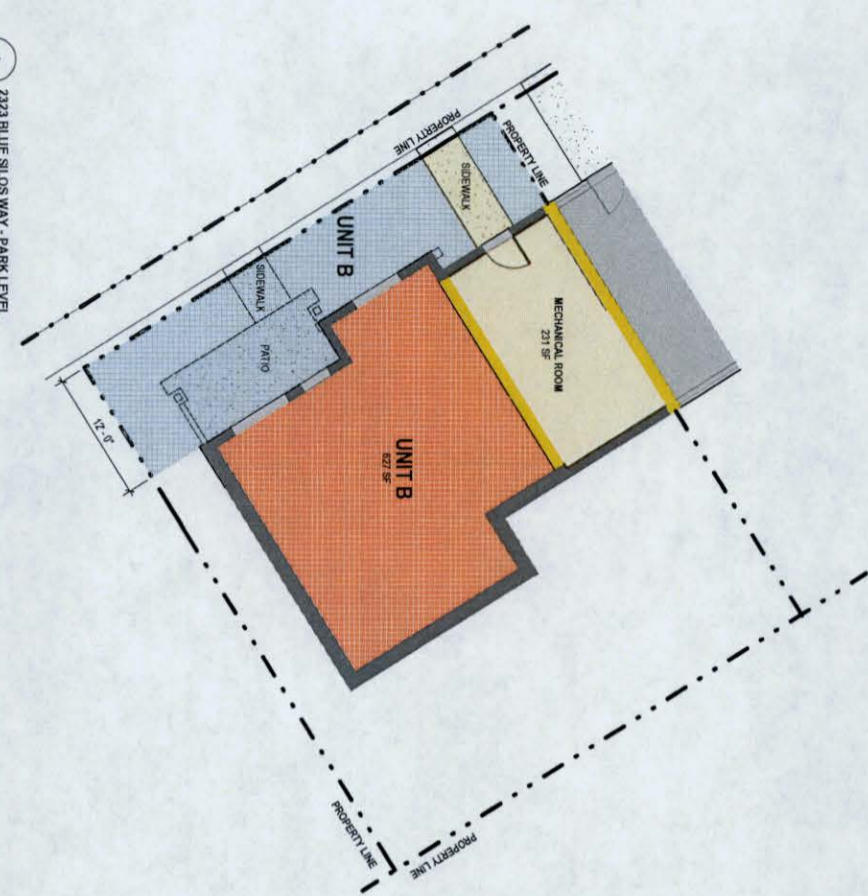
BM 360JC019-02 - Bridger View#1 - Site Plan - Condo Declaration.rvt

BRIDGER VIEW CONDOMINIUMS
STORY MILL ROAD & BRIDGER DRIVE
BOZEMAN, MT 59715

HEADWATERS COMMUNITY HOUSING TRUST

Comma-Q
Architecture
1515 South 4th Street
Bozeman, MT 59718
406.552.1112
www.comma-q.com

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



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



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

Category	Unit A	Unit B	Lot 5
Units	A	B	
Common	1,634	627	2,261
Common Space	231	119	350
Exterior Walls	119	119	
G.S.F.	2,651	2,651	
Exterior Balcony	324	242	
Yard and Paving	112	101	
	812	379	

LOT PLAN
2323
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" x 24"

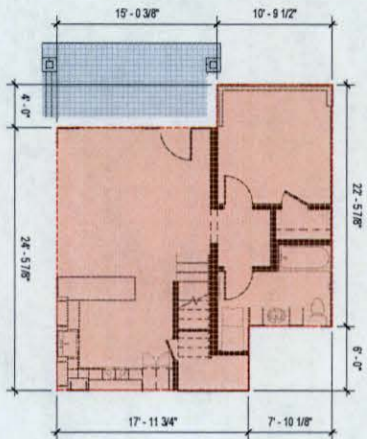
PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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

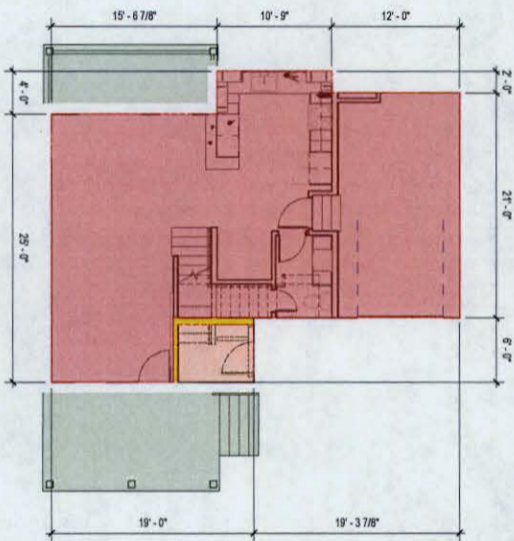


BM 360/0219-02 - Bridger View/1V - Site Plan - Condo Declaration.dwg

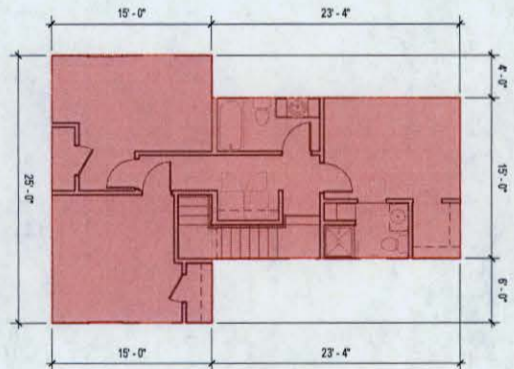
1 2323 BLUE SILOS WAY - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



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



3 2323 BLUE SILOS WAY - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



UNIT A
909 + 725 =
1,594 SF

UNIT B
628 SF

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

FLOOR PLAN
2323 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 36"

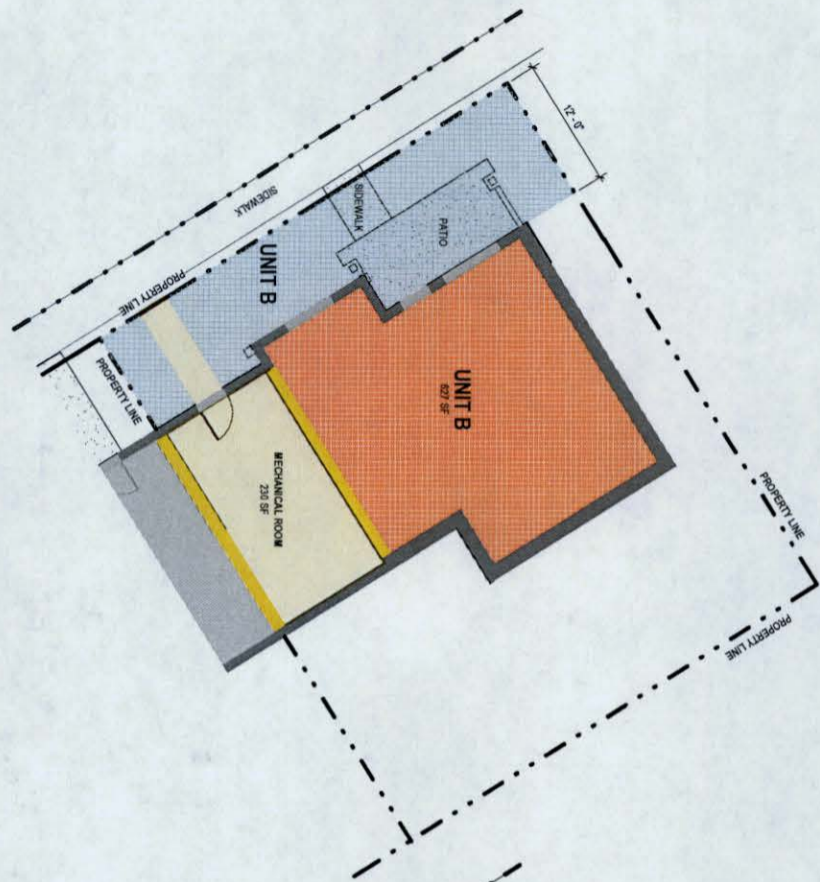
PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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



BM 30020219-02 - Bridger View/IV - Site Plan - Condo Declaration.dwg

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



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



LEGEND

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

	Lot 4
Units	2,061
A	1,634
B	627
Common	420
Common Space	231
Exterior Walls	119
Demising Walls	50
CSF	2,661
Exterior Electricity	354
A	242
B	112
Wind and Seismic	11,889
A	835
B	354

LOT PLAN
2327
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 18" X 24"

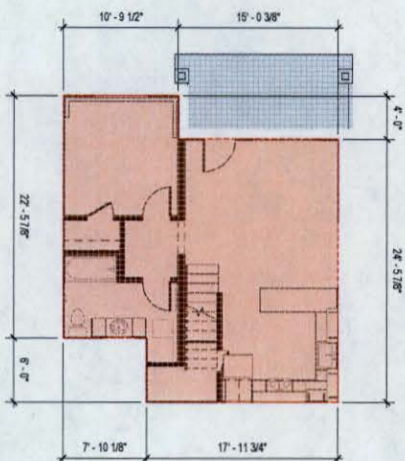
PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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

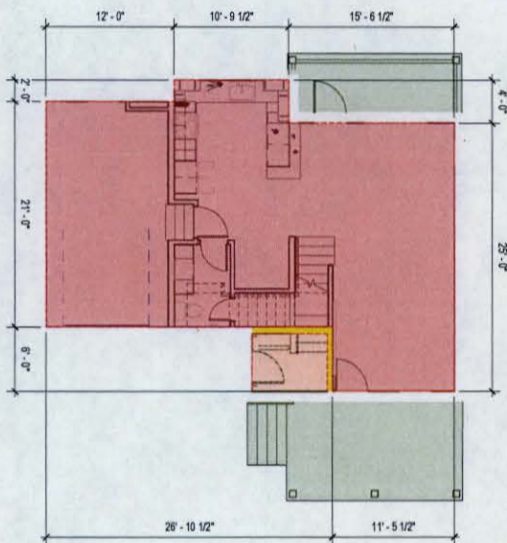


BM 3620C019-02 - Bridger View RV - Site Plan - Condo Declaration.mxd

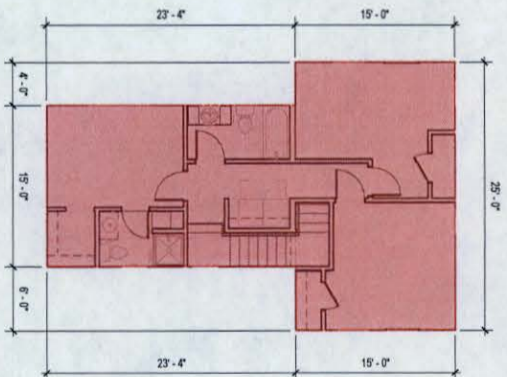
1 2327 CONDOMINIUM - FLOOR PLAN - PARK LEVEL
1/8" = 1'-0"



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



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



UNIT A
809 + 725 =
1,534 SF

UNIT B
528 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
2327 A + B
BLUE SILOS WAY
ORIGINAL DRAWING SIZE: 9" x 12"

PROJECT #: 19-02
EXHIBIT
DATE: 08-18-2021

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



BM 26180219-02 - Bridger View#1 - Site Plan - Condo Conversion.dwg

Certificate of Floor Plans

[see attached]

First Amendment to
Declaration for the Bridger View Neighborhood

CERTIFICATE OF FLOOR PLANS

The undersigned, being a duly registered professional architect in the State of Montana, herewith certifies the following: That the floor plans for the BV Condominiums, attached as Exhibit C to the Declaration for the Bridger View Neighborhood, fully and accurately depict the layout, location, unit designation and dimensions built or to be built of the BV Condominiums and that such floor plans are an accurate copy of the plans filed with and approved by the officials and officers of the State of Montana having jurisdiction to issue building permits.

Dated: September 8, 2021

Signature: 

Printed Name: Ben Lloyd, President of Comma-Q Architecture Inc.

Registered Professional Architect Number: 1678

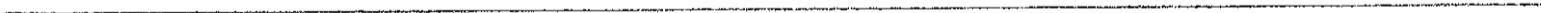


Exhibit D
Certificate of Name
[see attached]

First Amendment to
Declaration for the Bridger View Neighborhood

CERTIFICATE OF NAME

The undersigned being the duly authorized agent of the Department of Revenue of the State of Montana within the County of Gallatin, herewith executes the following certificate relating to the **BV CONDOMINIUMS** situated as follows:

Lots 4 through 8, Block 1, Bridger View Redevelopment P.U.D. according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Gallatin County, Montana.

- 1) That the name **BV CONDOMINIUMS** is not the same as, similar to or pronounced the same as a word in the name of any other property or subdivision within Gallatin County, except for the word "Condominium", and
- 2) All taxes and assessments due and payable for said **BV CONDOMINIUMS** have been paid to date.

Dated: 7/28, 2021

By: Maureen Horton

Title: GIS Specialist

Exhibit E
Addressing Plan
[see attached]

First Amendment to
Declaration for the Bridger View Neighborhood



STAHLY
ENGINEERING
& ASSOCIATES
PROFESSIONAL
SURVEYORS &
ENGINEERS

2223 MONTANA AVE.
BILLINGS, MT 59101
Phone: (406) 243-4825
Fax: (406) 243-4825
www.stahly.com

3301 GOVERNOR, 5R
HELENA, MT 59607
Phone: (406) 442-9997
Fax: (406) 442-9997

801 BRIDGER DR, STE. 1
BOZEMAN, MT 59713
Phone: (406) 322-8888
Fax: (406) 322-8888

ISSUE/REVISION	No.	DATE	BY	DESCRIPTION
FINAL P&I SUBMITTAL	3	10-7-20	CDP	
FINAL P&I SUBMITTAL & CDB INFRASTRUCTURE	4	1-22-21	CDP	

CDB INFRASTRUCTURE REVISIONS	No.	DATE	BY	DESCRIPTION
	5	1-22-21	CDP	

DEC SUBMITTAL	No.	DATE	BY	DESCRIPTION
	6	4-7-21	CDP	

CONSTRUCTION SET	No.	DATE	BY	DESCRIPTION
	7	9-30-21	CDP	

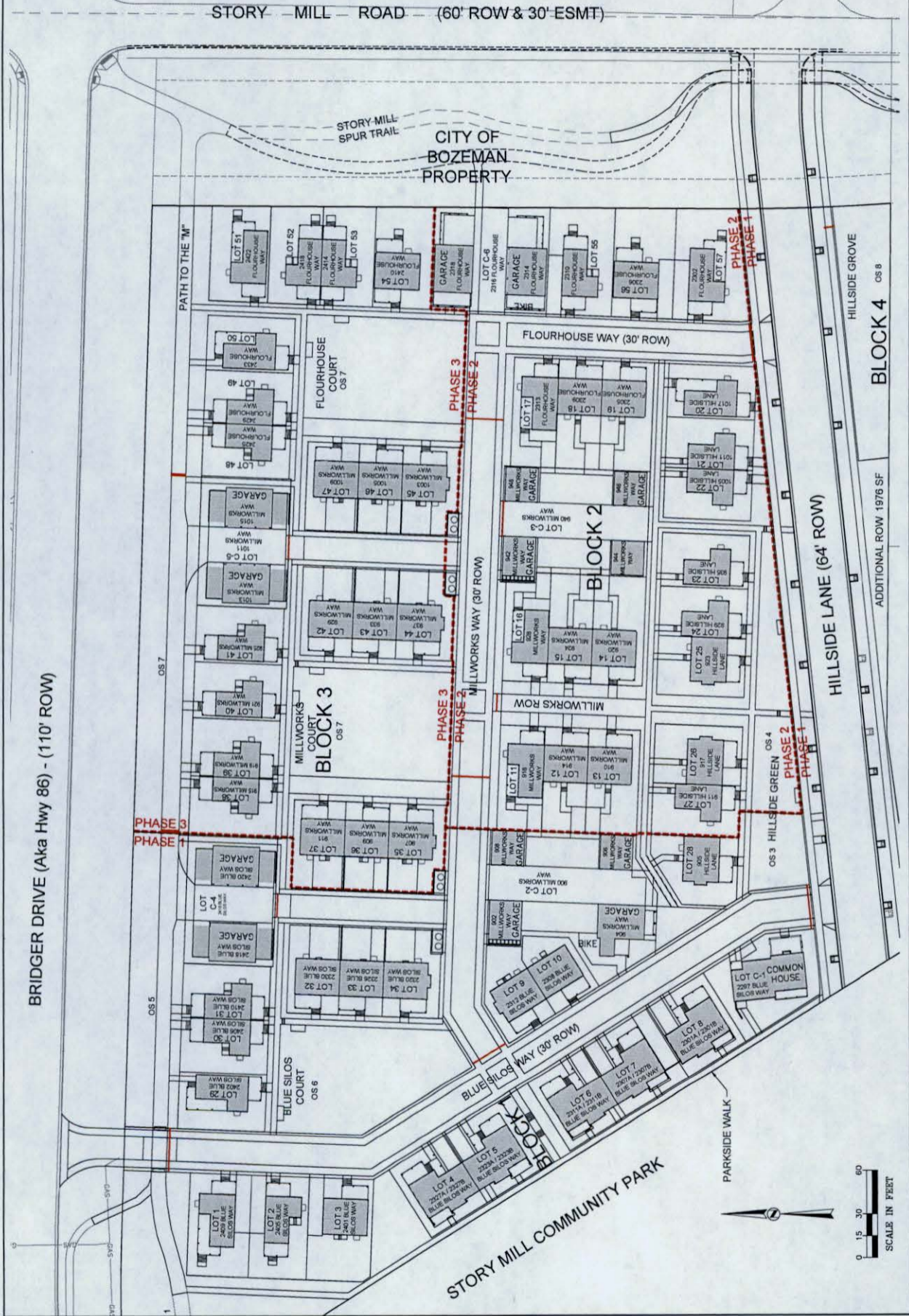
CONSTRUCTION SET UPDATE	No.	DATE	BY	DESCRIPTION
	8	10-19-21	CDP	

BRIDGER VIEW
HOHT
BOZEMAN MONTANA

ADDRESSING PLAN

DESIGNED: CDP
DRAWN: JWF
DATE: 9-30-21
SHEET

FIGURE A



L:\2021\18007-02418-Bridge View Development\2021\Figures\CL1_OLE_SIT_Plan.dwg: R:\Stahly_Architecting\proj\Printed_04_03_2021 - 08pm.dwg