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Charlotte Mills - Gallatin County, MT MISC



**FIRST AMENDMENT TO THE DECLARATION
FOR THE
SR BLOCK 3 CONDOMINIUMS**


CERTIFICATE OF FLOOR PLAN

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

That the floor plan and site plan for 546, 548 and 550 Enterprise Drive of SR BLOCK 3 CONDOMINIUMS, are 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 this First Amendment to the Declaration hereof, fully and accurately depict the layout, location, unit designation and dimensions of SR BLOCK 3 CONDOMINIUMS, and that such floor plan and site plan are accurate copies of the plans filed with and approved by the officials and officers of Gallatin County, having jurisdiction to issue land use permits.

The floor plan accurately depicting the layout, location, unit designation and dimensions of each unit as-built, shall be recorded by the Declarant within thirty (30) days from the date of completion of the building or from the date of occupancy of the building, whichever first occurs.

DATED this 27 day of November, 2018.


REGISTERED PROFESSIONAL ARCHITECT
Number: MT-2224
Anna M. Lindstrand

**FIRST AMENDMENT TO THE DECLARATION FOR
THE
SR BLOCK 3 CONDOMINIUMS**

By this First Supplemental Declaration made this ____ day of November, 2018, SOUTH ROWS INVESTORS, LLC, the undersigned, supplements the prior Declaration for the SR BLOCK 3 CONDOMINIUMS filed on November 16, 2018 as Document No. 2631925, in the office of the County Clerk and Recorder of Gallatin County, Montana. This First Supplemental Declaration is made pursuant to Articles VII and VIII and other appropriate provisions of said Declaration.

1. The second paragraph of Article II., Real Estate, subparagraph Description shall be amended as follows:

The condominium units in SR BLOCK 3 CONDOMINIUMS consist of (6) buildings listed as 540 Enterprise Drive, Units 1 and 2 (Phase 1), 542 Enterprise Drive, Units 3, 4, 5, and 6 (Phase 2), 546 Enterprise Drive, Units 12, 13, 14, and 15 (Phase 3), 548 Enterprise Drive, Units 16 and 17 (Phase 6), and 550 Enterprise Drive, Units 18, 19, 20, and 21 (Phase 5). Under the expansion provision in Article IV, it is contemplated that the condominium units in Article IV, it is contemplated that the condominium units in SR BLOCK 3 CONDOMINIUMS shall eventually consist of a total of up to seventeen (17) separate buildings or phases, which buildings or phases will contain a total of up to fifty-seven (57) separate units. 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 SR BLOCK 3 CONDOMINIUMS' Declaration and Bylaws are in effect.

2. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Percentage of Interest, the percentage of interest in general common elements shall be amended as follows:

UNIT	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
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Phase 1

540 Enterprise Drive – Unit 1	1958	6.71675071%
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540 Enterprise Drive – Unit 2	1958	6.71675071%
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Phase 2

542 Enterprise Drive – Unit 3	1942	6.66186409%
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542 Enterprise Drive – Unit 4	1616	5.54354911%
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542 Enterprise Drive – Unit 5	1616	5.54354911%
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542 Enterprise Drive – Unit 6	1942	6.66186409%
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Phase 3

546 Enterprise Drive – Unit 12	1954	6.70302905%
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546 Enterprise Drive – Unit 13	1932	6.62755995%
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546 Enterprise Drive – Unit 14	1932	6.62755995%
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546 Enterprise Drive – Unit 15	1941	6.65843366%
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Phase 6

548 Enterprise Drive – Unit 16	1629	5.58814448%
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548 Enterprise Drive – Unit 17	1615	5.54011869%
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Phase 5

550 Enterprise Drive – Unit 18	1942	6.66186409%
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550 Enterprise Drive – Unit 19	1616	5.54354911%
550 Enterprise Drive – Unit 20	1616	5.54354911%
550 Enterprise Drive – Unit 21	<u>1942</u>	<u>6.66186409%</u>
TOTALS	29,151	100%*

* subject to the expansion provision below.

4. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Voting Interest shall be amended as follows:

For the purposes of this Declaration, the voting interest of the Unit Owner or Owners in all matters concerning the Association shall be equal to the other units in accordance with the Bylaws of the Association. For the present, each of the sixteen (16) units shall have one vote per unit, for a total of sixteen (16) votes, unless the Montana Unit Ownership Act demands differently.

5. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Floor Plans and Exhibits, the first paragraph shall be amended as follows:

SR BLOCK 3 CONDOMINIUMS presently consist of five (5) buildings or phases, and sixteen (16) separate, residential dwelling units. For identification and descriptive purposes, the following exhibits are attached and by reference hereto incorporated into and made a part of this Declaration:

Exhibit B: showing the site plan for Phase 1, 540 Enterprise Drive, Units 1 and 2, Phase 2, 542 Enterprise Drive, Units 3, 4, 5, and 6, Phase 3, 546 Enterprise Drive, Units 12, 13, 14, and 15, Phase 6, 548 Enterprise Drive, Units 16 and 17, Phase 5, 550 Enterprise Drive, Units 18, 19, 20, and 21, of SR BLOCK 3 CONDOMINIUMS and the location of the buildings containing SR BLOCK 3 CONDOMINIUMS' Units on the Property.

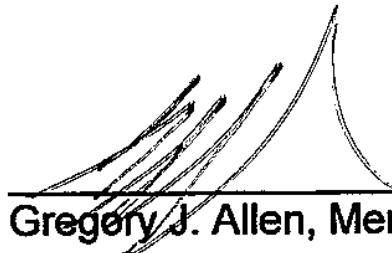
Exhibit C: showing the floor plans for 546 Enterprise Drive, Units 12, 13, 14, and 15, 548 Enterprise Drive, Units 16 and 17, and 550 Enterprise Drive, Units 18, 19, 20, and 21 of SR BLOCK 3 CONDOMINIUMS, the area of each, and the dimensions and elevations for each Unit.

6. Except as amended and clarified as set forth above, the Declaration for the SR BLOCK 3 CONDOMINIUMS shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this First Amendment to the 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 the NAOMI ROSE CONDOMINIUMS.

DECLARANT:

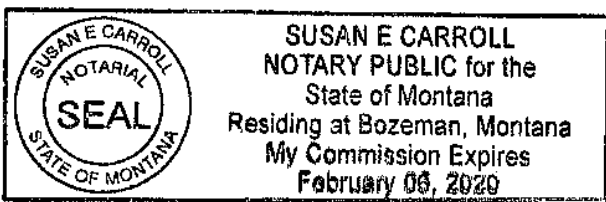
SOUTH ROWS INVESTORS, LLC

By: 
Gregory J. Allen, Member

STATE OF MONTANA)
 : ss.
County of Gallatin)

On this 27th day of November, 2018, before me, a Notary Public in and for the State of Montana, personally appeared Gregory J. Allen, known to me to be the Member of SOUTH ROWS INVESTORS, LLC, the Declarant, and acknowledged to me that he executed the same on behalf of the LLC.

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

Legal Description

Lot 1A of the amended plat of Block 3 of Meadow Creek Subdivision Phase 1, City of Bozeman, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana (Plat Reference: J-453-E).



November 8, 2018

Matt Cotterman
Caddis Engineering & Land Surveying
PO Box 11805
Bozeman MT 59719

RE: Amended Plat of Block 3 Meadows Creek Subdivision
Phase 1 (SR Block 3 Conominiums)
Municipal Facilities Exclusion
EQ# 19-1452
City of Bozeman
Gallatin County

Dear Sirs;

This is to certify that the information and fees received by the Department of Environmental Quality relating to this subdivision are in compliance with 76-4-127, MCA. Under 76-4-125(2)(d), MCA, this subdivision is not subject to review, and the plat can be filed with the county clerk and recorder.

Plans and specifications must be submitted when extensions of municipal facilities for the supply of water or disposal of sewage are proposed 76-4-131. Construction of water or sewer extensions prior to DEQ, Public Water Supply Section's approval is prohibited, and is subject to penalty as prescribed in Title 75, Chapter 6 and Title 76, Chapter 4.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rachel Clark", is written over a horizontal line.

Rachel Clark
Department of Environmental Quality
Engineering Bureau
Public Water & Subdivision Review
(406) 444-6722
email rclark@mt.gov

cc: City Engineer
County Sanitarian
Owner
file

BOZEMAN^{MT}

Community Development

CONDOMINIUM REVIEW DECISION

APPLICATION

Date: November 15, 2018

File Number: 18486

Original Project File
Number, 17072
If applicable:

Condominium Name: SR Block 3 Condominiums

Legal Description: Phase 1 of Site Plan Application: 17072 which includes 21 units located in 6 buildings addressed as 540, 542, 544, 546, 548 and 550 located in Lot 1A of the amended plat of Block 3 of Meadow Creek Subdivision Phase 1, City of Bozeman, Gallatin County, Montana

STATUTE

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."

FINDINGS

Pursuant to the above statute, the Department of Community Development has determined that the condominium development noted above:

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

Has completed review as a subdivision.

DIRECTOR SIGNATURE

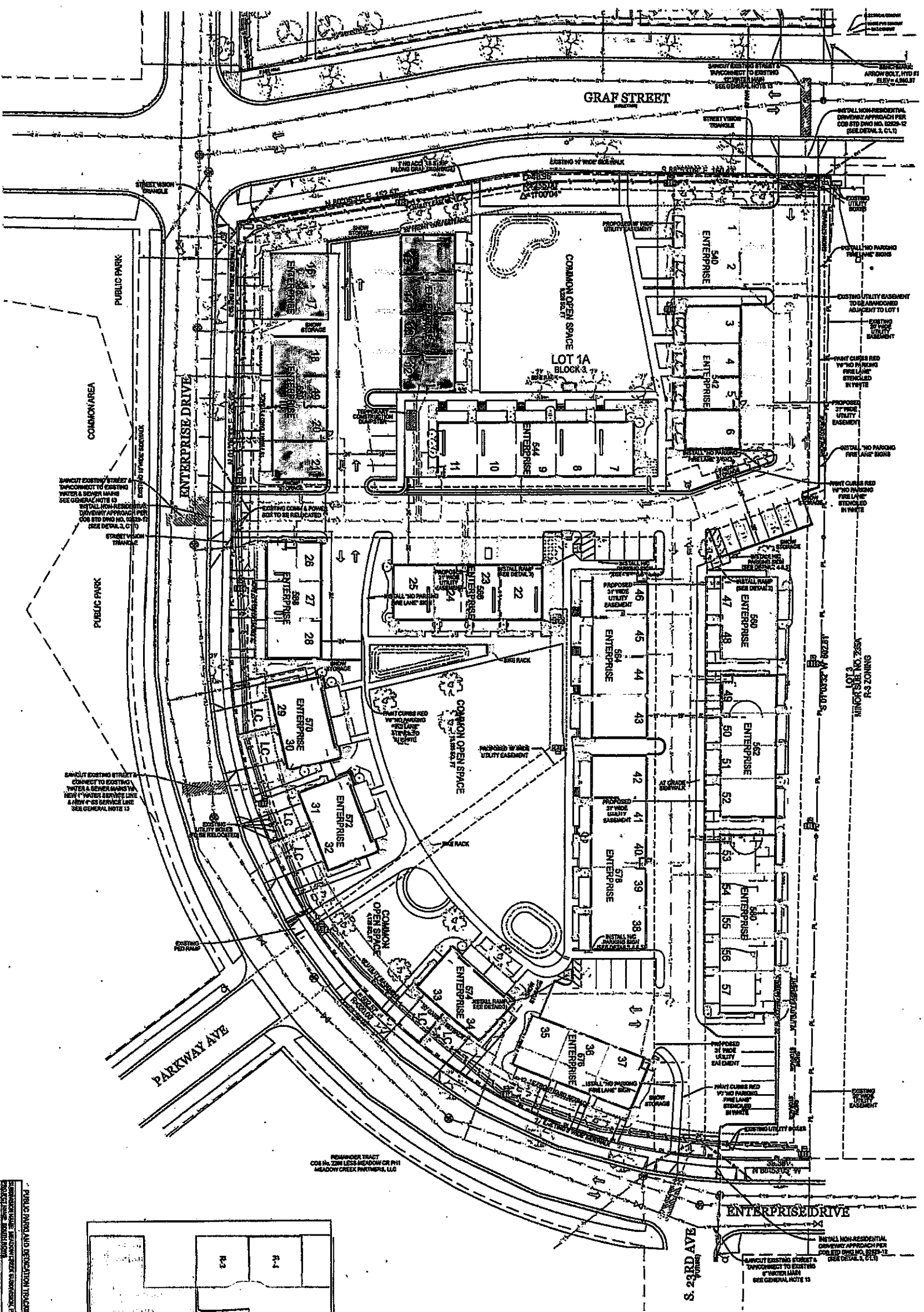
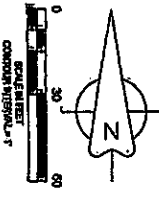


Martin Matsen, AICP, Director, City of Bozeman Department of Community Development

CONTACT US

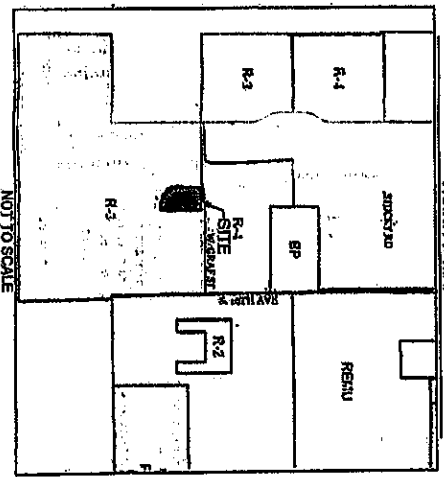
Alfred M. Stiff Professional Building
20 East Olive Street 59715 (FED EX and UPS Only)
PO Box 1230
Bozeman, MT 59771

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



PLANNING AND REGULATORY TRACKING TABLE

CONTRACT NO.	PROJECT NAME	DATE	STATUS
2018-001	SR BLOCK 3 CONDOMINIUMS	11/27/2018	IN PROGRESS
2017-012	MEADOW CREEK SUBDIVISION	03/15/2018	COMPLETE
2016-008	PHASE 1 DEVELOPMENT	08/22/2017	COMPLETE
2015-005	PHASE 2 DEVELOPMENT	12/10/2016	COMPLETE
2014-003	PHASE 3 DEVELOPMENT	06/28/2016	COMPLETE
2013-002	PHASE 4 DEVELOPMENT	01/14/2016	COMPLETE
2012-001	PHASE 5 DEVELOPMENT	07/29/2015	COMPLETE



PHASE NUMBERING
 PHASE 1: 540 Enterprise
 PHASE 2: 542 Enterprise
 PHASE 3: 544 Enterprise
 PHASE 4: 546 Enterprise
 PHASE 5: 548 Enterprise
 PHASE 6: 550 Enterprise
 PHASE 7: 552 Enterprise
 PHASE 8: 554 Enterprise
 PHASE 9: 556 Enterprise
 PHASE 10: 558 Enterprise
 PHASE 11: 574 Enterprise
 PHASE 12: 576 Enterprise
 PHASE 13: 584 Enterprise
 PHASE 14: 578 Enterprise
 PHASE 15: 580 Enterprise
 PHASE 16: 582 Enterprise
 PHASE 17: 580 Enterprise

LEGEND

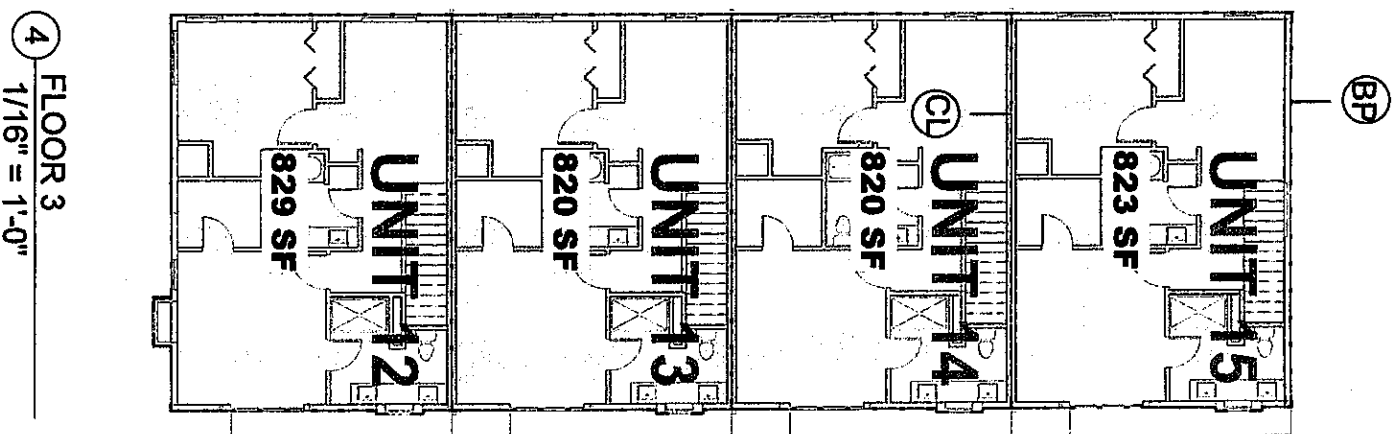
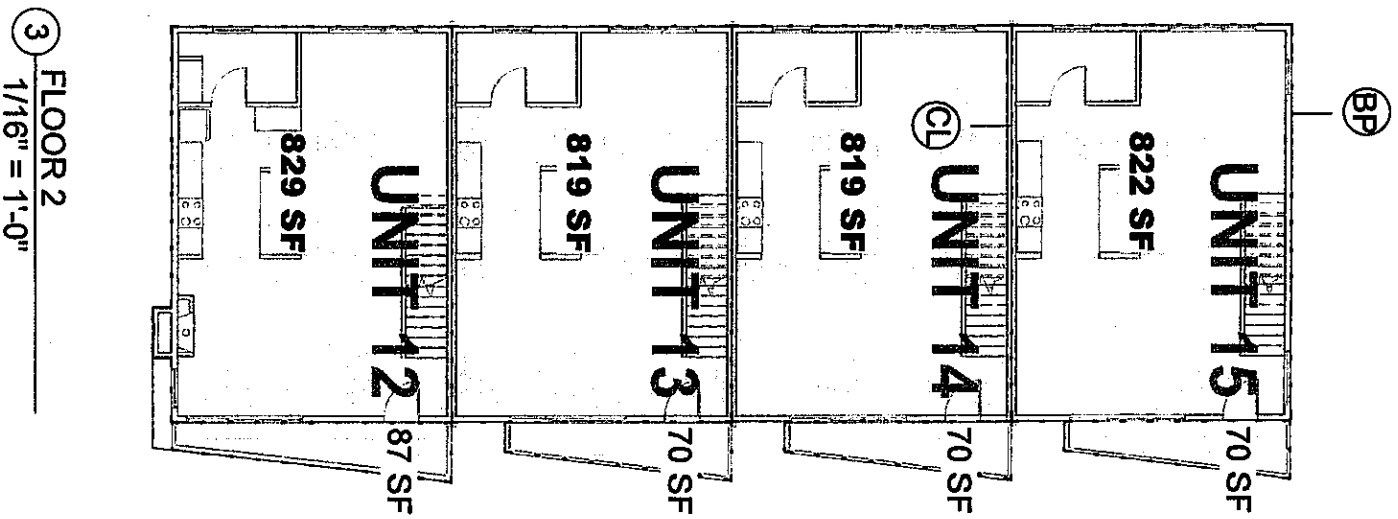
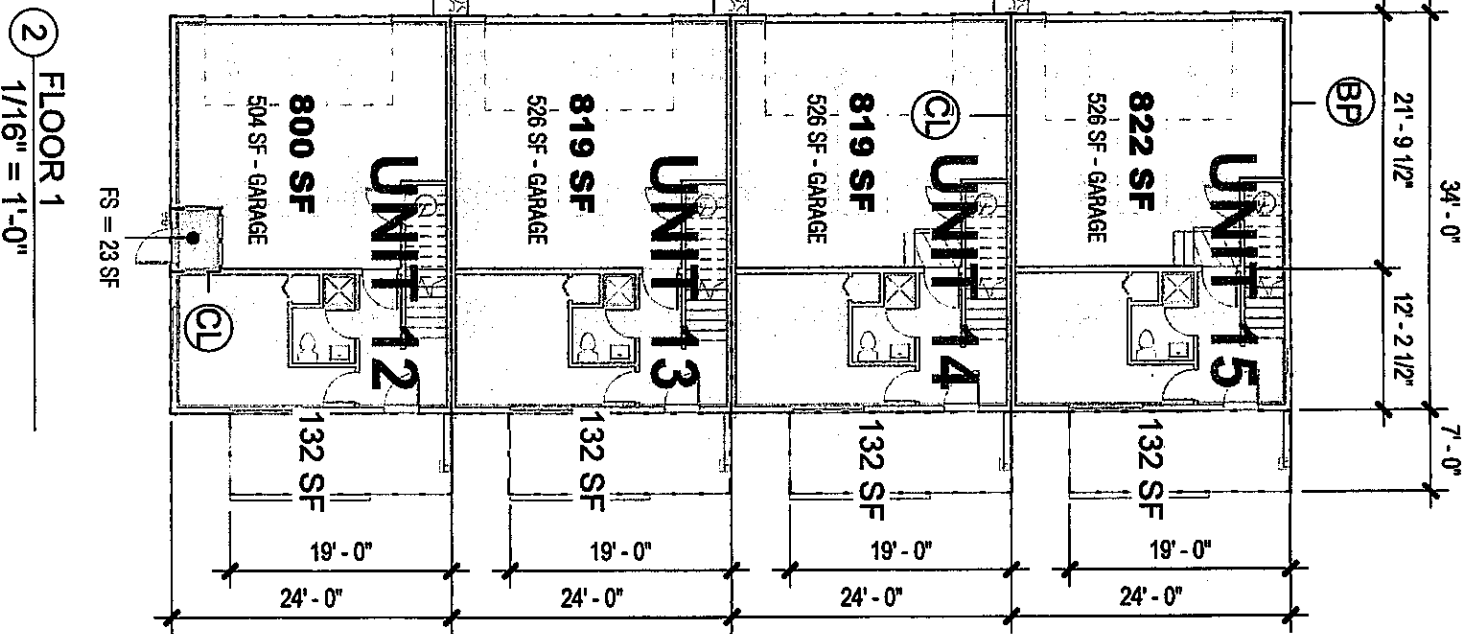
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- PROPOSED EASEMENTS
- EXISTING UTILITY EASEMENTS
- PROPOSED UTILITY EASEMENTS
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING CONCRETE DRIVEWAYS
- PROPOSED CONCRETE DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING STAIRS
- PROPOSED STAIRS
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING WALLS
- PROPOSED WALLS
- EXISTING CURBS
- PROPOSED CURBS
- EXISTING WALKWAYS
- PROPOSED WALKWAYS
- EXISTING PLANTINGS
- PROPOSED PLANTINGS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SIGNAGE
- PROPOSED SIGNAGE

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SR Block 3 Condominiums

546 ENTERPRISE DRIVE, Unit 12, 13, 14 & 15



UNIT 12:	GROSS AREA = 2,458 SF
	GARAGE AREA = 504 SF
	GROSS LIVING AREA = 1,954 SF
	LIMITED COMMON AREA = 219 SF
UNIT 13:	GROSS AREA = 2,458 SF
	GARAGE AREA = 526 SF
	GROSS LIVING AREA = 1,932 SF
	LIMITED COMMON AREA = 202 SF
UNIT 14:	GROSS AREA = 2,458 SF
	GARAGE AREA = 526 SF
	GROSS LIVING AREA = 1,932 SF
	LIMITED COMMON AREA = 202 SF
UNIT 15:	GROSS AREA = 2,467 SF
	GARAGE AREA = 526 SF
	GROSS LIVING AREA = 1,941 SF
	LIMITED COMMON AREA = 202 SF

- UNIT GROSS AREA
- LIMITED COMMON AREA
- BUILDING FIRE RISER ROOM
- CL CENTERLINE
- BP BUILDING PERIMETER

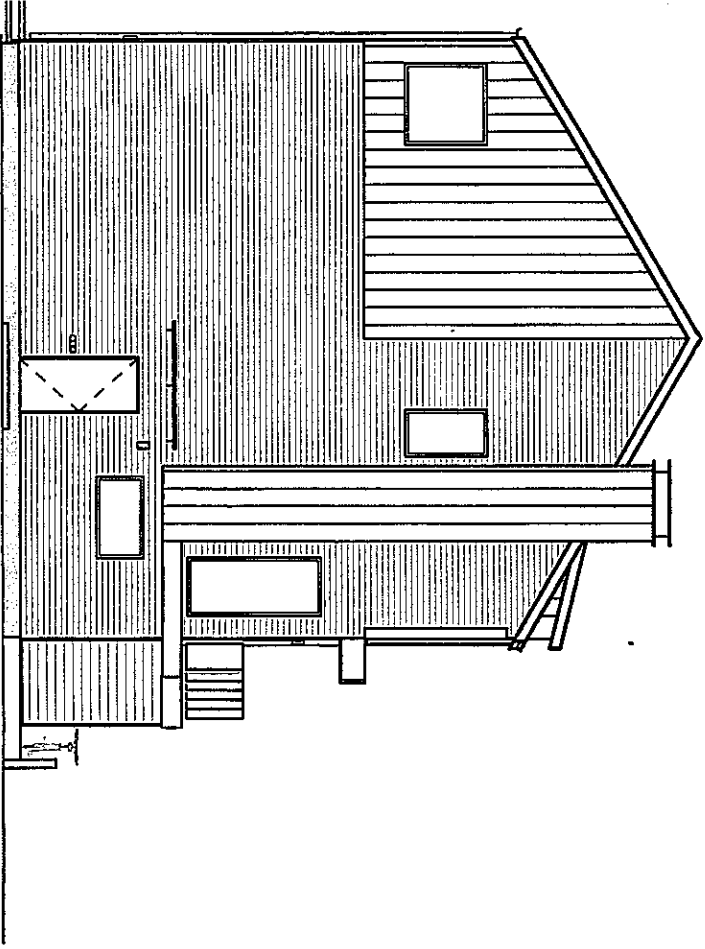
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11/13/18

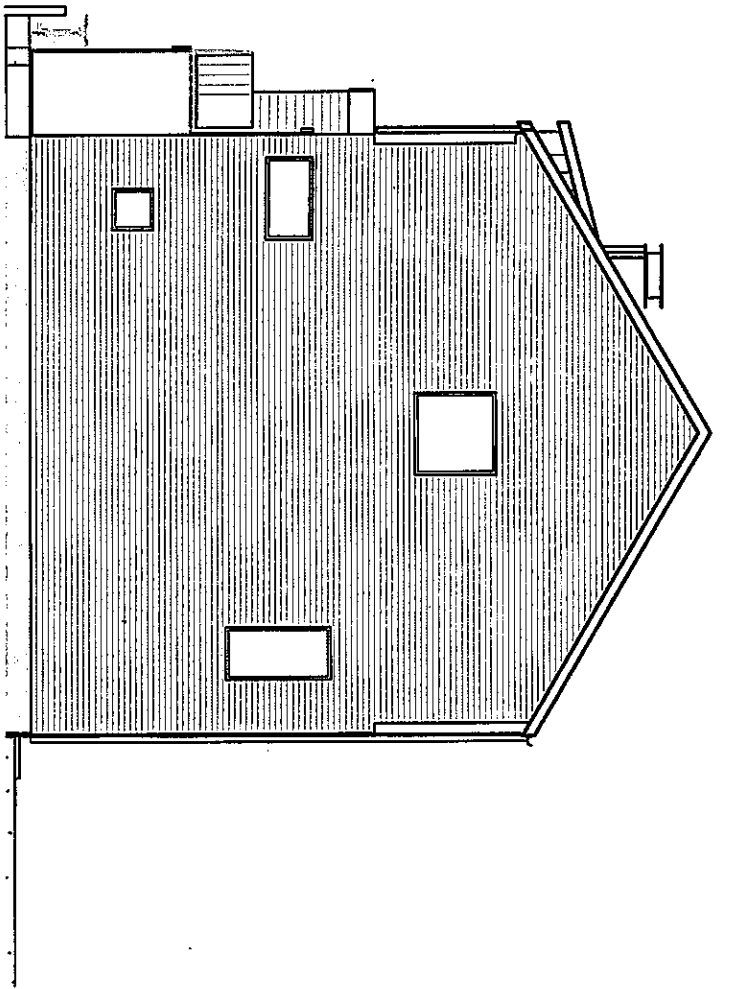
SR Block 3 Condominiums

546 ENTERPRISE DRIVE, Unit 12, 13, 14 & 15

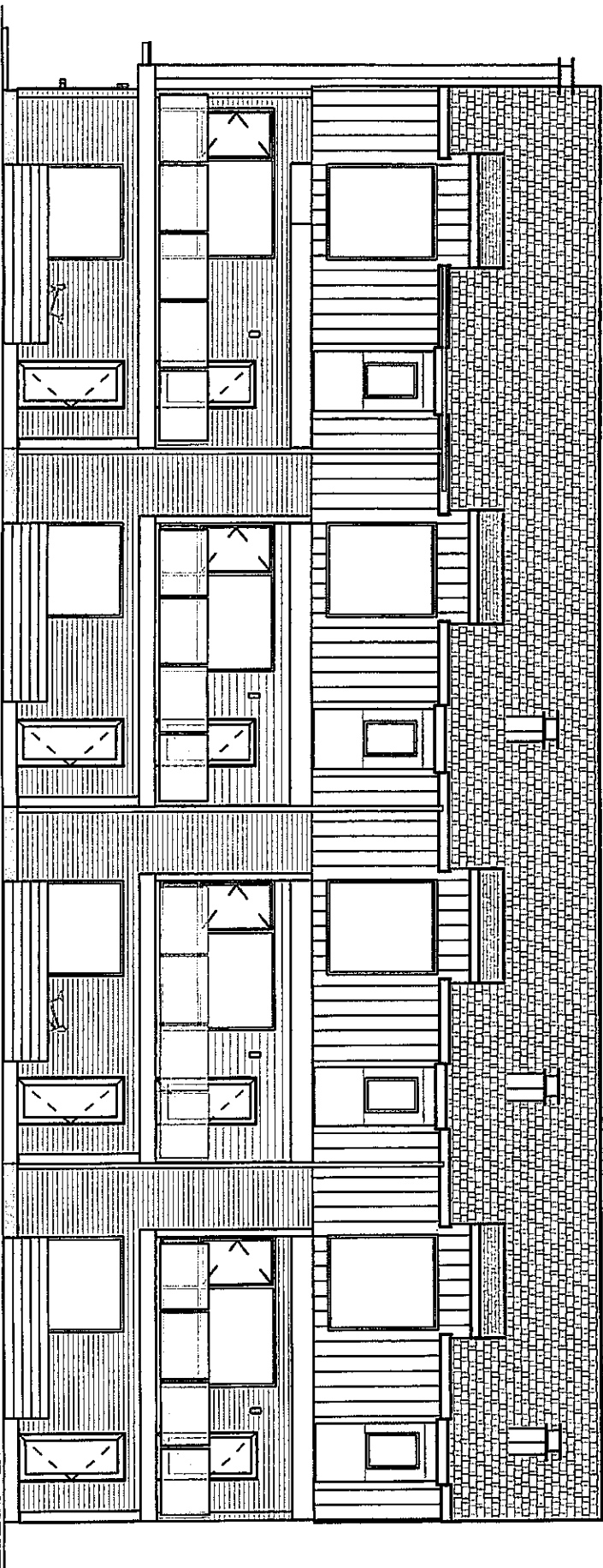
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3/32" = 1'-0"



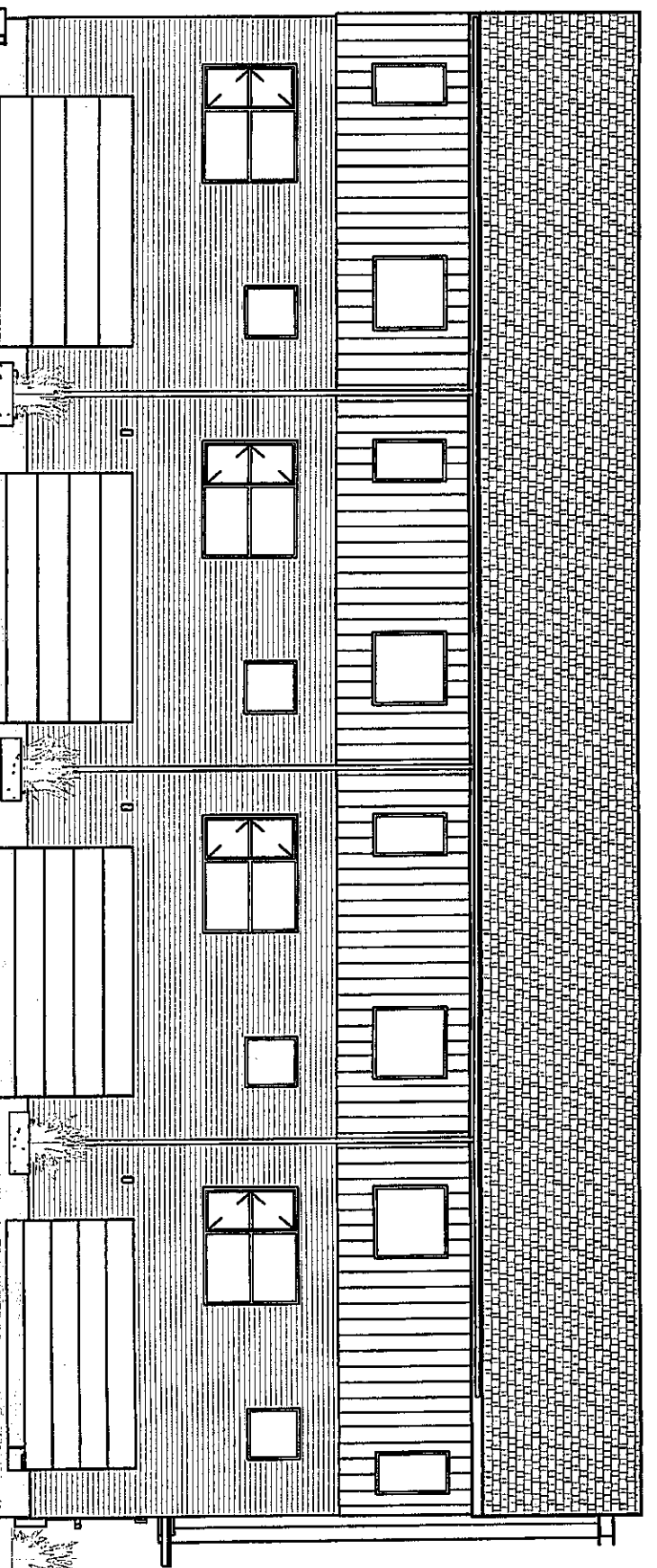
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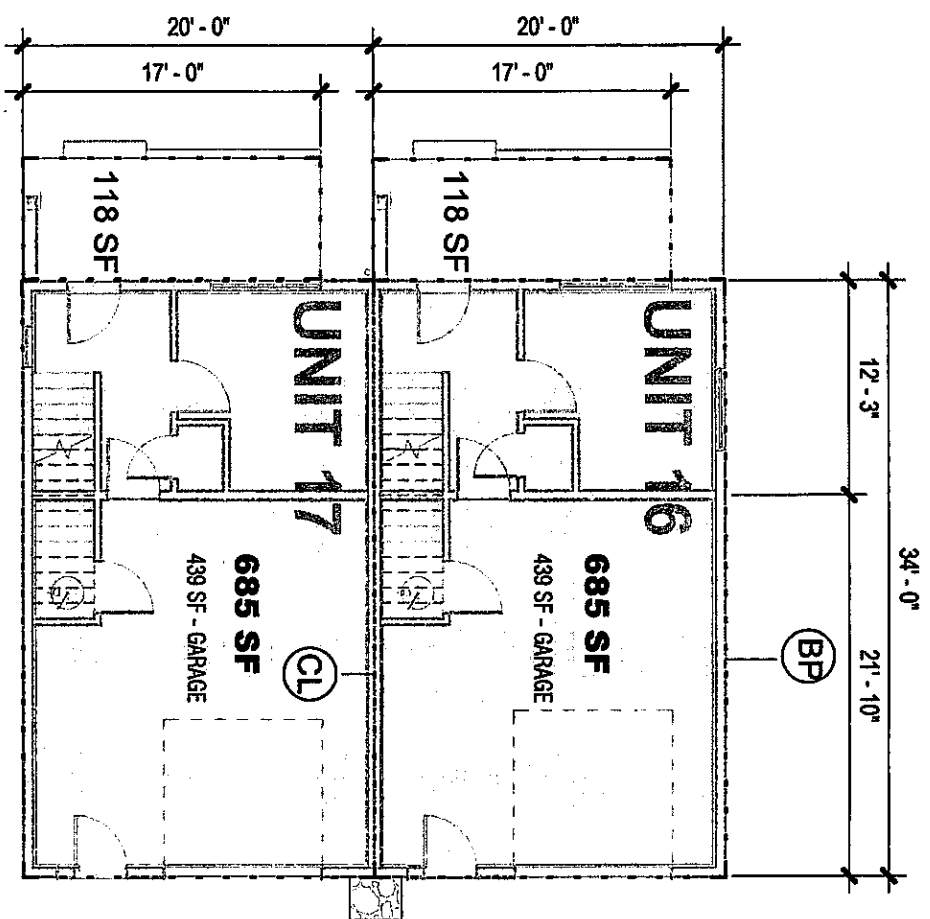


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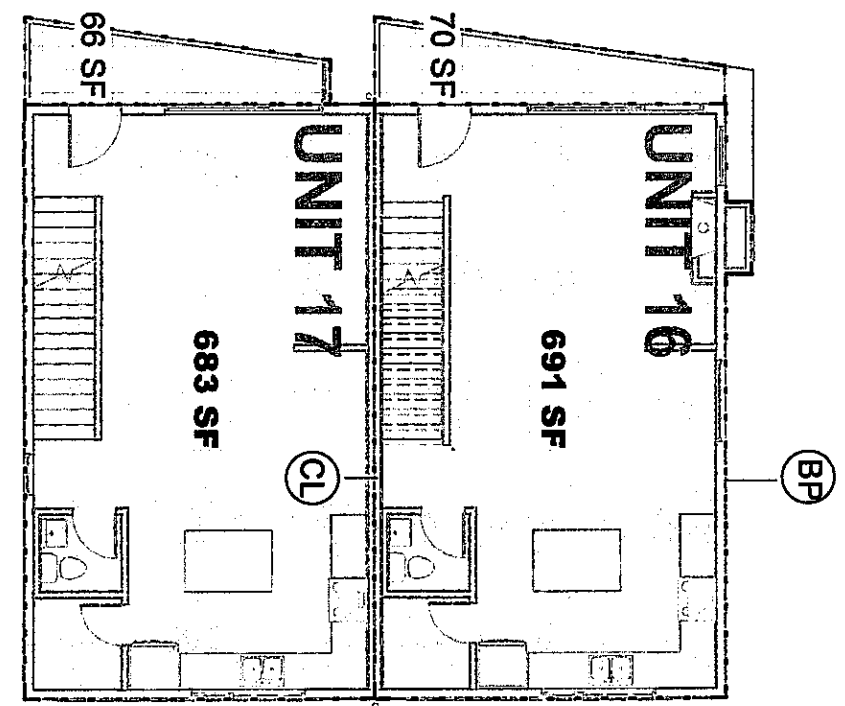


4 UNIT 12-13-14-15 REAR
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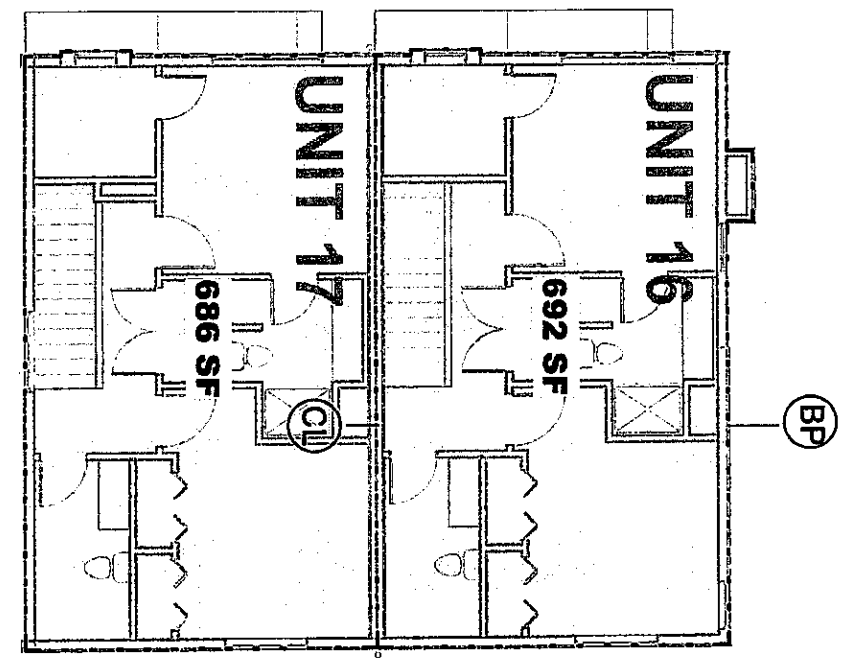




1 FLOOR 1
3/32" = 1'-0"



2 FLOOR 2
3/32" = 1'-0"



3 FLOOR 3
3/32" = 1'-0"

- UNIT GROSS AREA
- LIMITED COMMON AREA
- CL CENTERLINE
- BP BUILDING PERIMETER

UNIT 16:	GROSS AREA = 2,068 SF
	GARAGE AREA = 439 SF
	GROSS LIVING AREA = 1,629 SF
	LIMITED COMMON AREA = 188 SF
UNIT 17:	GROSS AREA = 2,054 SF
	GARAGE AREA = 439 SF
	GROSS LIVING AREA = 1,615 SF
	LIMITED COMMON AREA = 184 SF

SR Block 3 Condominiums

548 ENTERPRISE DRIVE, Units 16&17

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mosaic
architecture | planning | design

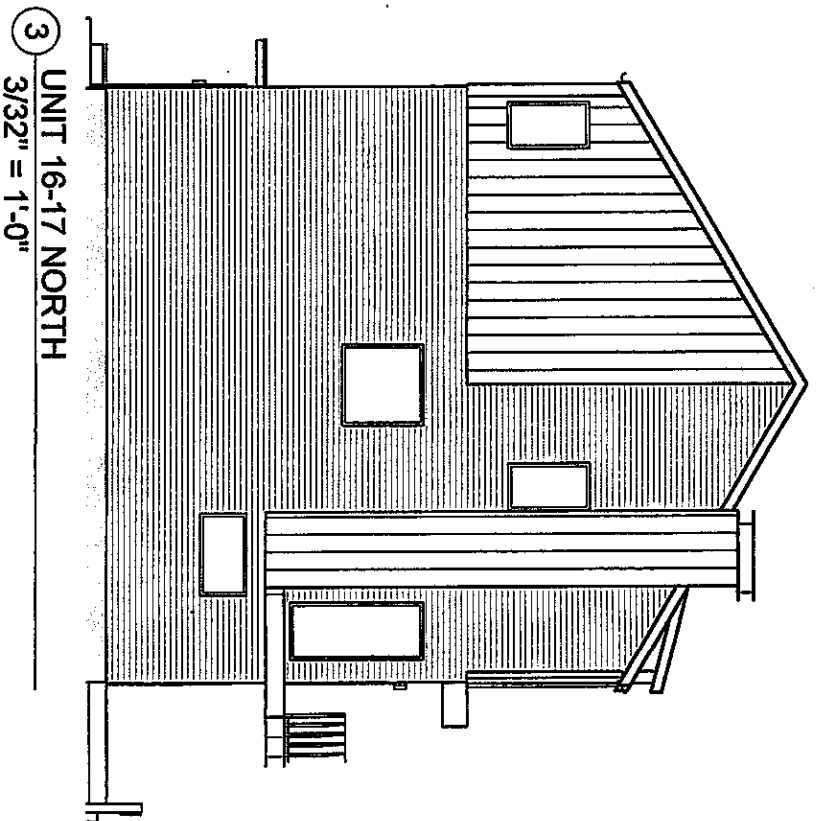
428 N. Last Chance Gulch
Helena, MT 59601
ph. 406-449-2013
fax 406-449-2036

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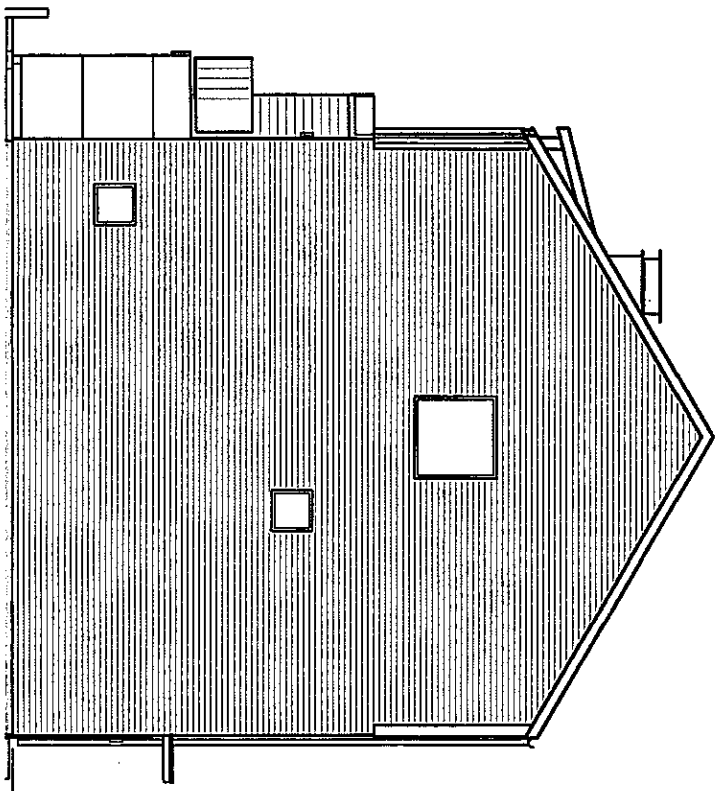
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SR Block 3 Condominiums

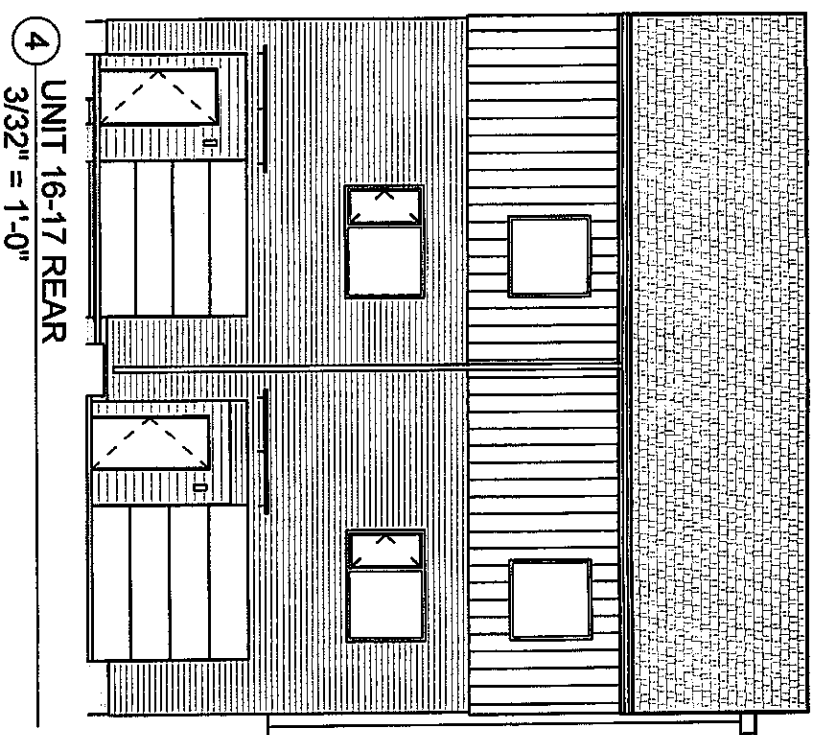
548 ENTERPRISE DRIVE, Units 16&17



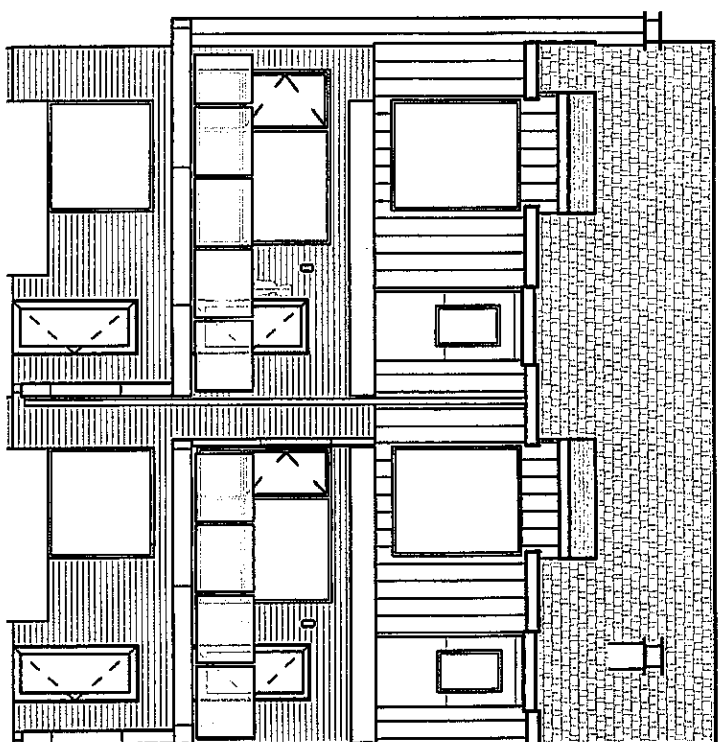
3 UNIT 16-17 NORTH
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2 UNIT 16-17 SOUTH
3/32" = 1'-0"



4 UNIT 16-17 REAR
3/32" = 1'-0"



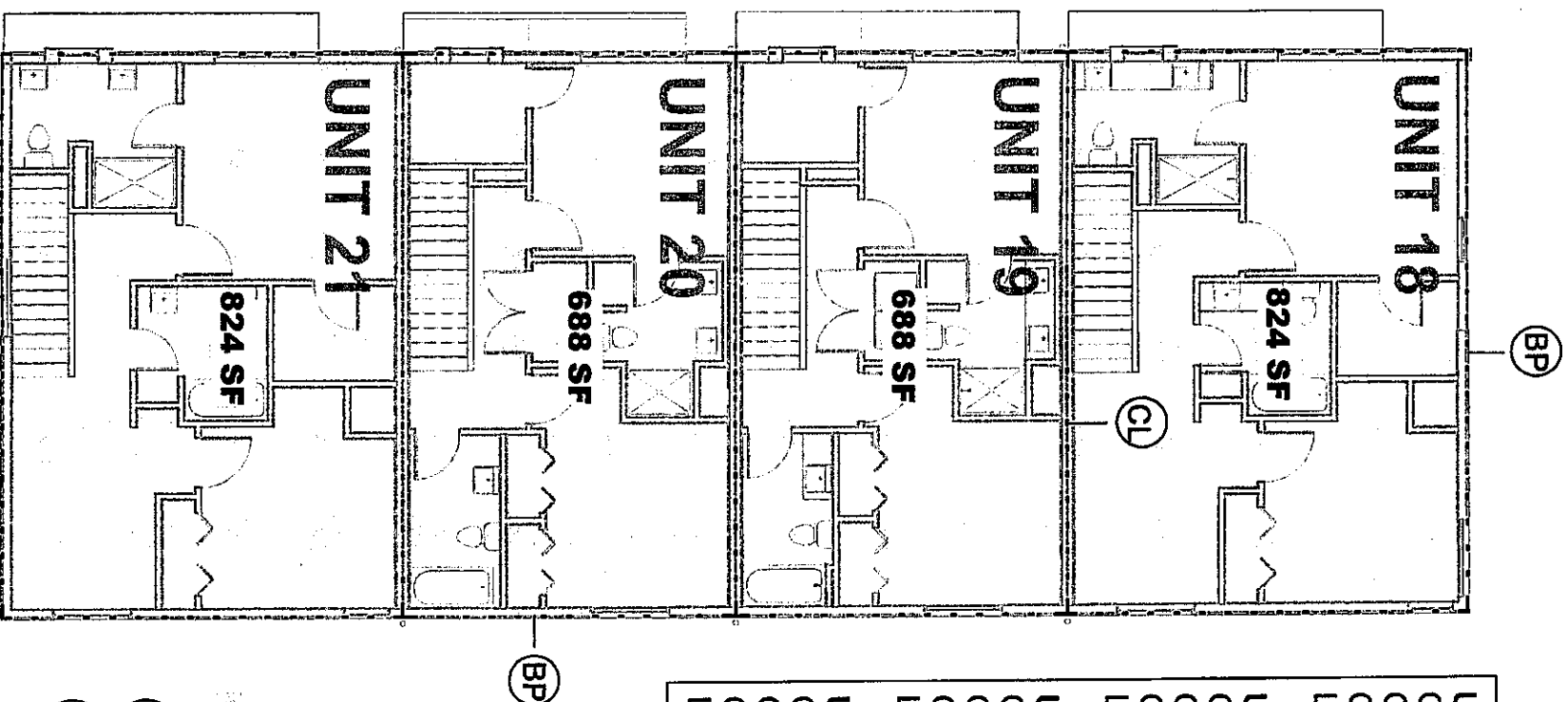
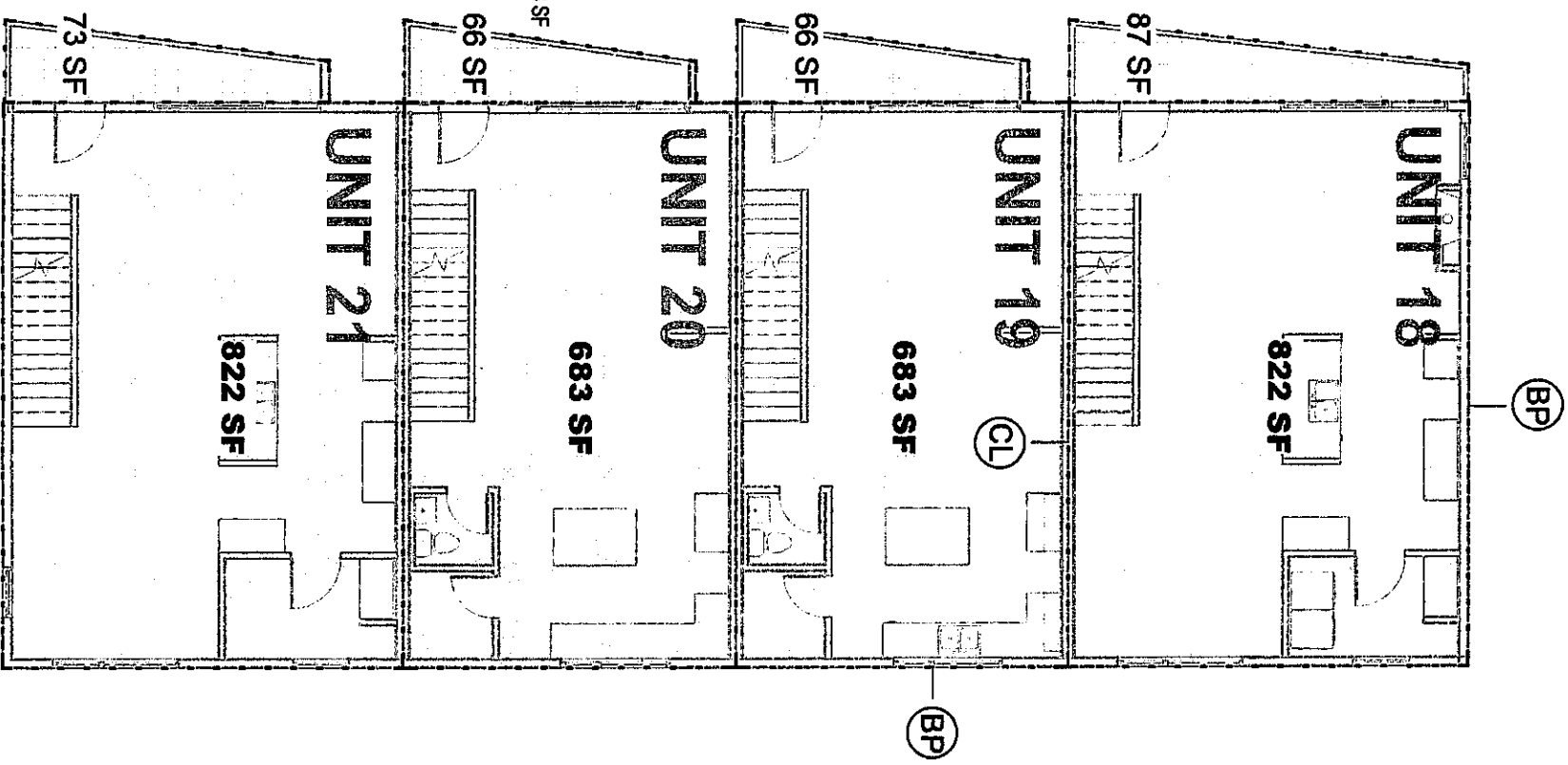
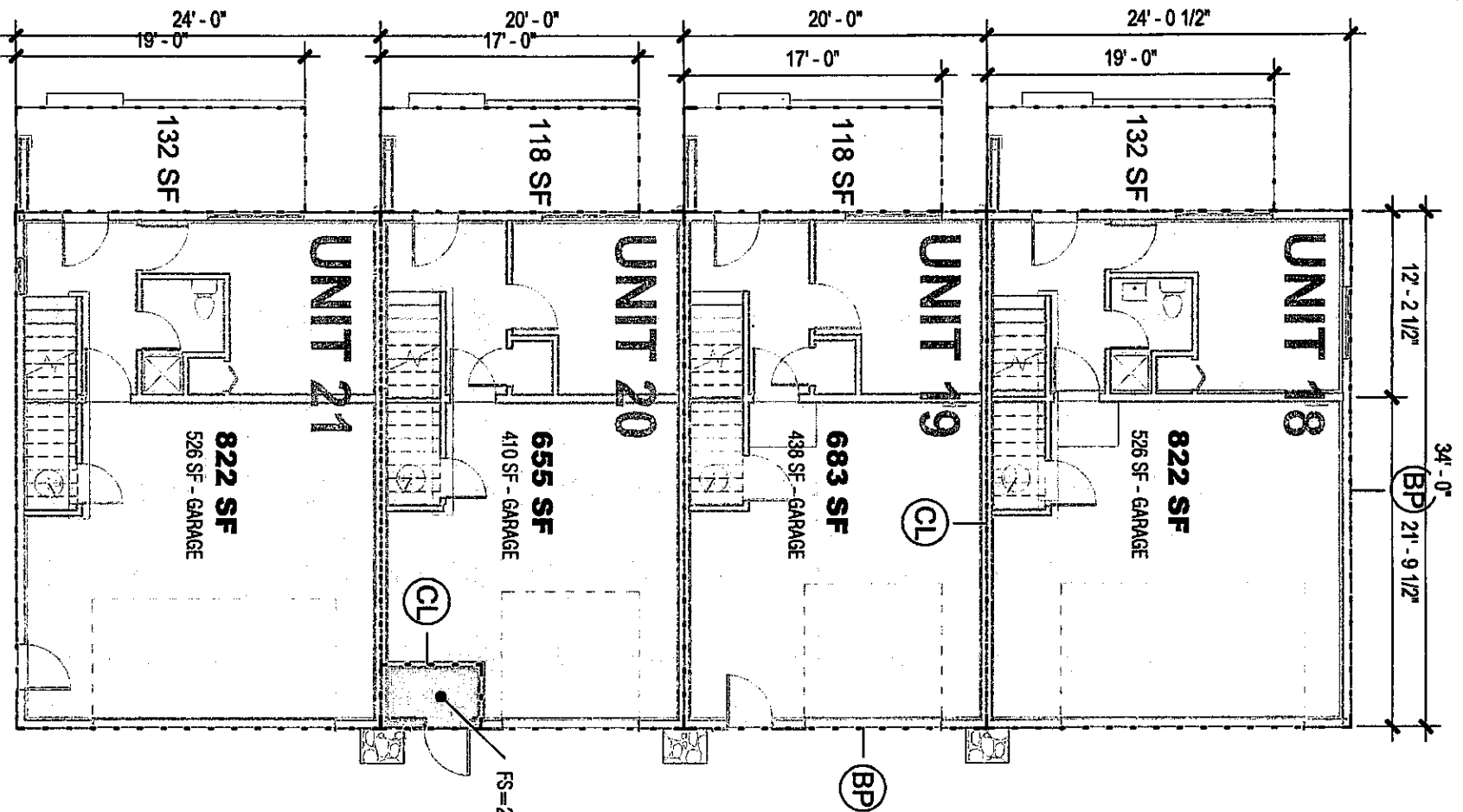
1 UNIT 16-17 FRONT
3/32" = 1'-0"

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SR Block 3 Condominiums

550 ENTERPRISE DRIVE, Units 18,19,20 & 21



UNIT 18:	GROSS AREA = 2,468 SF
	GARAGE AREA = 526 SF
	GROSS LIVING AREA = 1,942 SF
	LIMITED COMMON AREA = 219 SF
UNIT 19:	GROSS AREA = 2,054 SF
	GARAGE AREA = 438 SF
	GROSS LIVING AREA = 1,616 SF
	LIMITED COMMON AREA = 184 SF
UNIT 20:	GROSS AREA = 2,026 SF
	GARAGE AREA = 410 SF
	GROSS LIVING AREA = 1,616 SF
	LIMITED COMMON AREA = 184 SF
UNIT 21:	GROSS AREA = 2,468 SF
	GARAGE AREA = 526 SF
	GROSS LIVING AREA = 1,942 SF
	LIMITED COMMON AREA = 205 SF

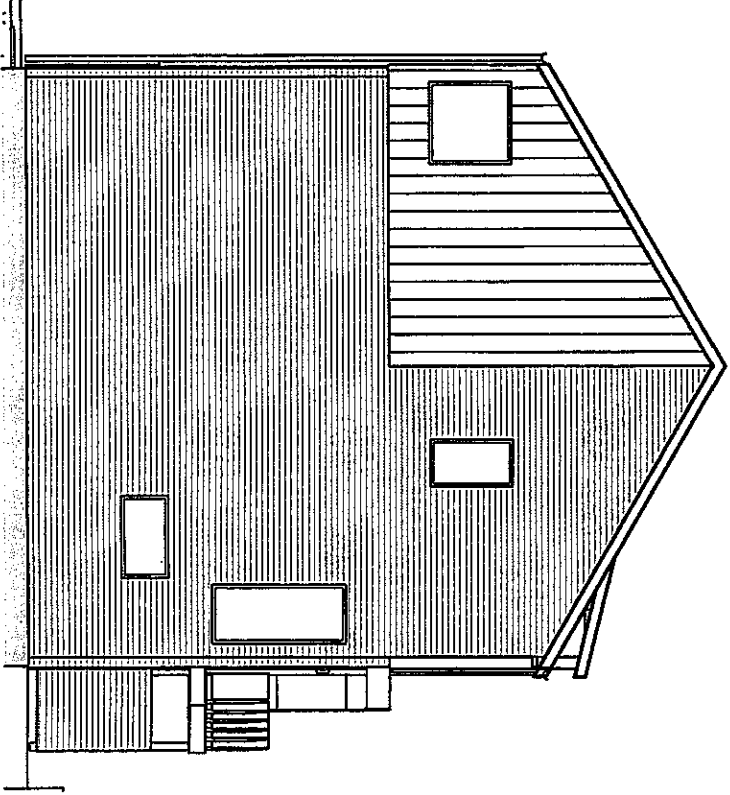
- UNIT GROSS AREA
- LIMITED COMMON AREA
- BUILDING FIRE RISER ROOM
- CL CENTERLINE
- BP BUILDING PERIMETER

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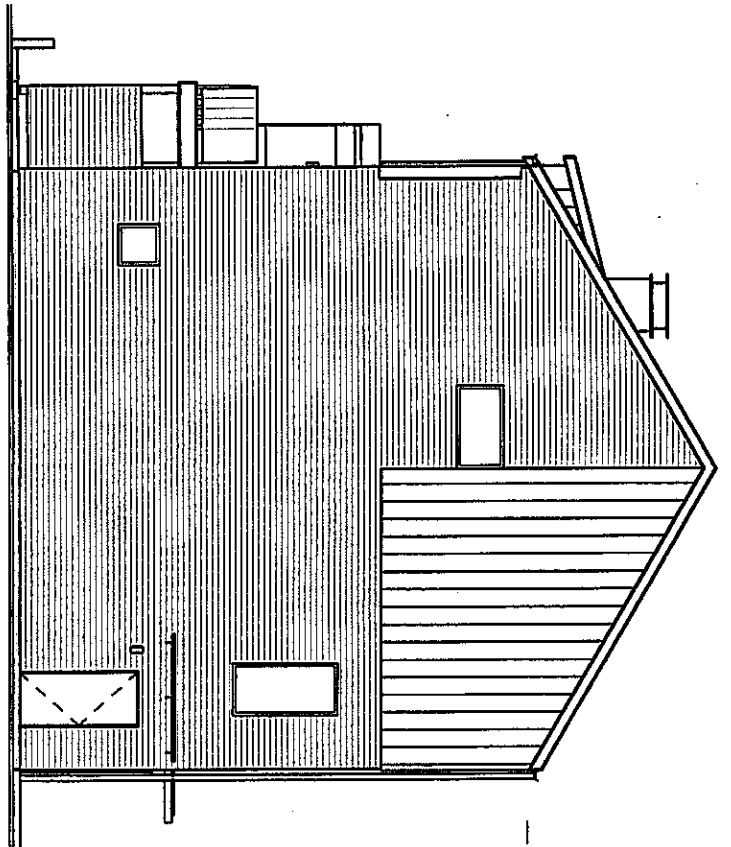
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SR Block 3 Condominiums

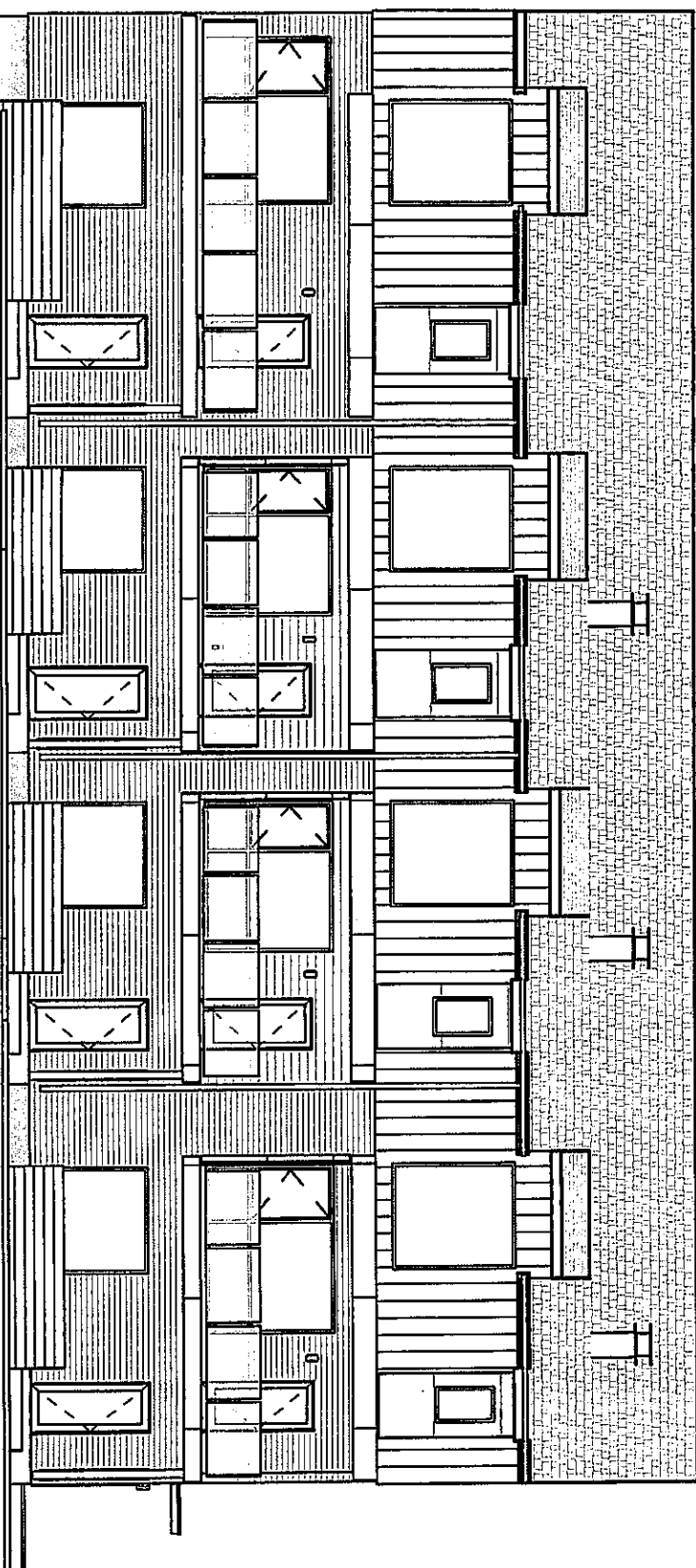
550 ENTERPRISE DRIVE, Units 18,19,20 & 21



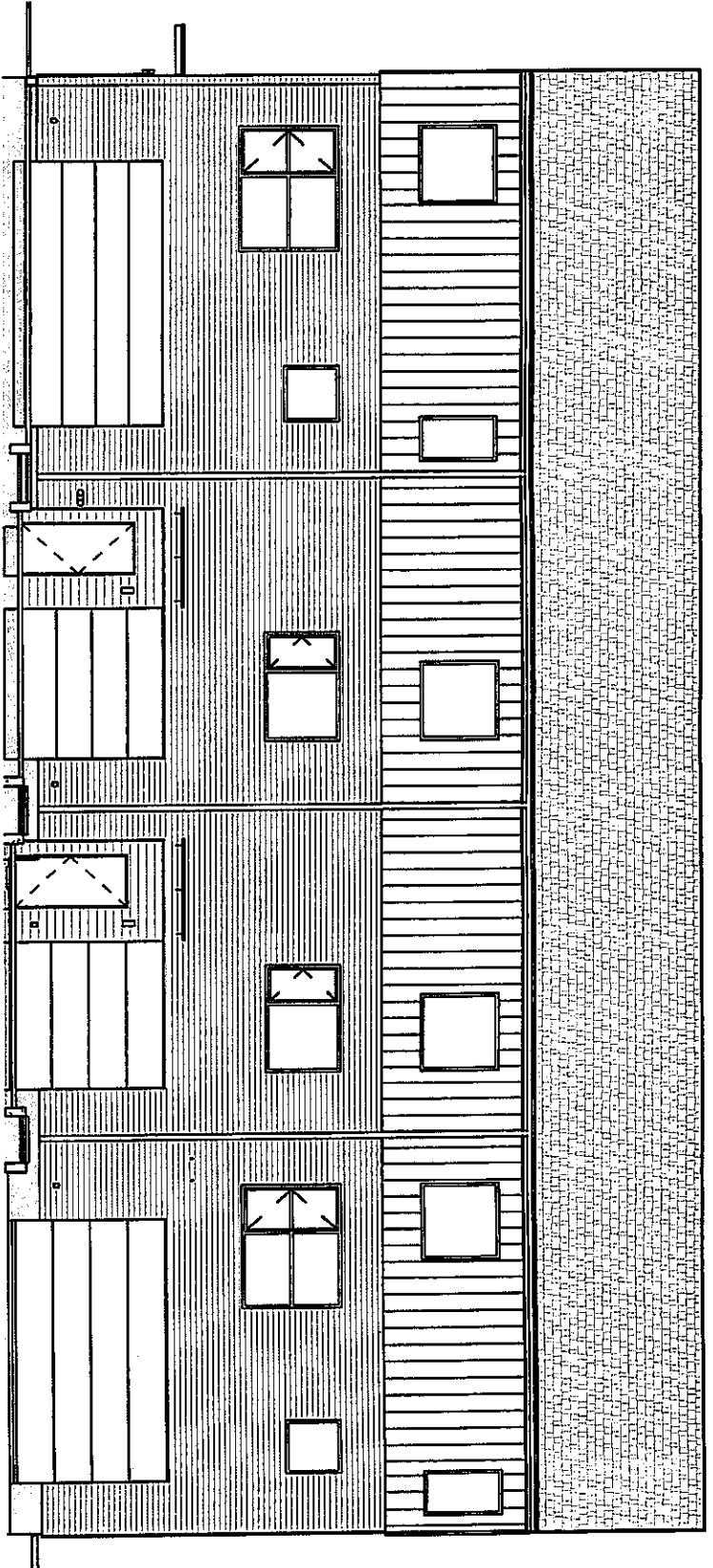
② UNITS 18-19-20-21 NORTH
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① UNITS 18-19-20-21 SOUTH
3/32" = 1'-0"



③ UNITS 18-19-20-21 FRONT
3/32" = 1'-0"



④ UNITS 18-19-20-21 REAR
3/32" = 1'-0"