

Return after Recording to:
Meadow Creek Homeowners Association
c/o Legacy Properties
2504 W. Main St. STE 2B
Bozeman, MT 59718

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Page: 1 of 3 10/02/2014 10:46:37 AM Fee: \$21.00
Charlotte Mills - Gallatin County, MT MISC



**SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
MEADOW CREEK MASTER ASSOCIATION**

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOW CREEK MASTER ASSOCIATION (hereinafter "Supplement") is hereby made and entered into by and between the Meadow Creek Homeowners Association, a Montana non-profit corporation, of _____ Bozeman, MT 59771, and DA Land Company, LLC ("DA Land"), of 1871 S. 22nd Avenue, Suite A1, Bozeman, MT 59718, do hereby supplement the Declaration of Covenants, Conditions and Restrictions Meadow Creek Master Subdivision, recorded December 22, 2006, as Document No. 2251838, records of Gallatin County, revised Declaration of Covenants, Conditions and Restrictions for Meadow Creek Master Subdivision, recorded March 30, 2007, as Document No. 2261149, and superseded and replaced by that certain Amended and Restated Declaration recorded June 7, 2010 as Document No. 2362677, records of Gallatin County, Montana, and further supplemented by Declarant's Supplement to Declaration of Covenants, Conditions and Restrictions for Meadow Creek Master Subdivision, recorded December 17, 2013, as Document No. 2470521, records of Gallatin County, Montana (hereinafter collectively referred to as the "Declaration") for purposes of: (a) approving the change of use of the Lots 8-15 of Block 5 and Lots 14-18 of Block 9 of Phase 1 from multi-family residential use to single family detached residential use; (b) documenting the inclusion of additional open space and the responsibility for repair and maintenance thereof; and (c) specifying the architectural requirements for double frontage lot(s) facing South 26th Avenue with the rear yard facing South 27th Avenue.

NOW THEREFORE, the Declaration is here by supplemented as follows:

1. Change of Use of Lots. The change of use as depicted on Final Plat of Meadow Creek Subdivision Phase 1A & 1B (hereinafter referred to as the "Final Plat"), and approved by the City of Bozeman, amends the designated use of Lots 18-29 of Block 5 and Lots 22-32 of Block 9 from multi-family residences to single family detached residences and adds Additional Common Area as designated on the Final Plat.

2. Additional Common Area. Meadow Creek Homeowners Association (hereinafter referred to as the "HOA") shall own and be responsible for the maintenance and repair of the Additional Common Areas as depicted on the Final Plat.

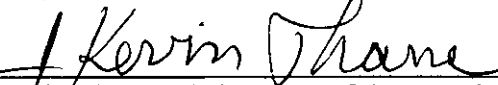
3. The Lots Created by the Final Plat. The lots created by the Final Plat will remain subject to the Declaration and added to the definition of Lot as set forth therein.

4. Double Frontage. The New Lots facing South 26th Avenue with the rear yard facing South 27th Avenue shall have "double frontage" architectural design features for dwellings facing onto the minor arterials similar to that found with the building orientation onto the local street frontages, including, but not limited to, covered porches, varied roof lines, multiple façade materials, varied façade plane, articulation and variation of materials. Furthermore, fences constructed along South 27th Avenue shall not exceed four (4) feet in height and shall have one gate on South 27th Avenue for access. For illustrative purposes only, please see attached Exhibit "A". The provisions in this document fulfilling the condition of architectural requirements and guidelines shall be considered required by the Bozeman City Commission pursuant to the Bozeman Municipal Code 38.38.030.A.5.

Except as expressly set forth in this Supplement, all terms and conditions of the Declaration as revised and subsequently amended and restated, shall remain in full force and effect.

IN WITNESS WHEREOF, this Supplement to Declaration of Covenants, Conditions and Restrictions for Meadow Creek Master Subdivision is made and executed on the 19 day of September, 2014.

MEADOW CREEK HOMEOWNERS ASSOCIATION

By: 
Kevin Thane, Chairperson of the Board of Directors
President HOA

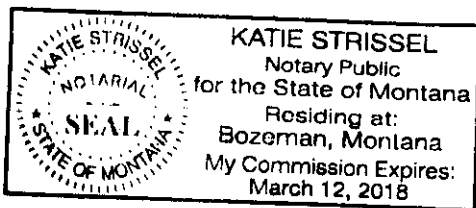
STATE OF MONTANA)
: ss
County of Gallatin)

On this 19 day of September, 2014, before me, a Notary Public for the State of Montana, personally appeared **Kevin Thane**, known to me to be the person whose name is subscribed to the above instrument and acknowledged to me that he is the ~~Chairperson~~ *President* for Board of Directors for the Meadow Creek Homeowners Association and executed the same.

President per 15


Katie Strissel
Notary Public for the State of Montana

SEAL



ATTESTATION:

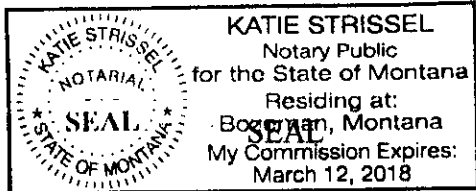
By: [Signature]

Printed Name: Andy P Rowe

Its: Secretary

STATE OF MONTANA)
: ss
County of Gallatin)

On this 19 day of Sept., 2014, before me, a Notary Public for the State of Montana, personally appeared Andy Rowe, known to me to be the person whose name is subscribed to the above instrument and acknowledged to me that he/she is the Secretary for Board of Directors for the Meadow Creek Homeowners Association and executed the same.



Katie Strissel
Notary Public for the State of Montana

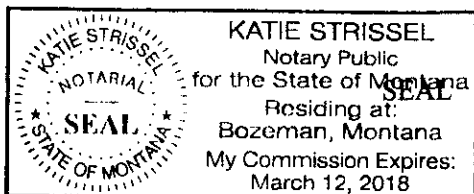
DA LAND COMPANY, LLC

By: [Signature]

Its: MANAGER

STATE OF MONTANA)
: ss
County of Gallatin)

On this 19 day of Sept., 2014, before me, a Notary Public for the State of Montana, personally appeared Dan Barnes known to me to be the person whose name is subscribed to the above instrument and acknowledged to me that he is an authorized representative of DA Land Company, LLC and executed the same.



Katie Strissel
Notary Public for the State of Montana