

Please return to:

Alanah Griffith
Griffith & Cummings, P.C.
P.O. Box 160748
Big Sky, MT 59716



MONTANA TITLE AND ESCROW

ORDER # 4-33552

DOCUMENT ELECTRONICALLY RECORDED

SECOND AMENDMENT TO DECLARATION FOR THE GC 1 CONDOMINIUMS DECLARING ADDITIONAL UNITS:

This Amendment to the Declaration for GC 1 Condominium (Amendment) is hereby made and entered into by Bozeman Haus, LLC, the Declarant. This Amendment amends the following:

Document Title	Date Recorded	Document No.
Declaration for The GC 1 Condominiums	April 13, 2021	2728942
First Amendment to Declaration for the GC 1 Condominiums Declaring Additional Units	July 20, 2021	2742059
Correction to Exhibit F to the First Amendment to Declaration for the GC 1 Condominiums Declaring Additional Units	November 9, 2021	2757725

The purpose of this Second Amendment to the Declaration is to **Declare Five (5) Additional Phases, Five (5) Buildings and Eleven (11) Units**. Additional Phases, Building and Units may be declared at a later date. The Declared Units are as follows:

Phase	Building, Unit
14	Building 6, Unit A
14	Building 6, Unit B

15	Building 8, Unit A
15	Building 8, Unit B
15	Building 8, Unit C
16	Building 7, Unit A
16	Building 7, Unit B
17	Building 9, Unit A
17	Building 9, Unit B
18	Building 10, Unit A
18	Building 10, Unit B

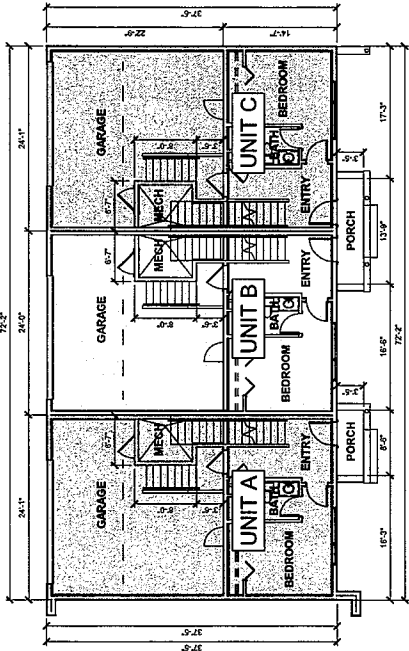
Municipal Facilities Exclusion. This Project has received a Municipal Facilities Exclusion for the real property for use of the additional eleven (11) units as certified pursuant to MCA 76-4-125: (1) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the 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 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 Municipal Facilities Exclusion is attached to this amendment.

The Declarant has the ability to Amend this document for any reason before 75% of the Units have been sold (Article 13.1). At this time, less than 75% of the Units have been sold.

Therefore, the following sections are amended. Only those Sections noted herein are amended. The amendments are intended to amend all of the above-mentioned documents.

AMENDMENT TWO: The Amended and Restated Declaration for GC 1 Condominium with the Clerk and Recorder of Gallatin County's **EXHIBIT B – FLOOR PLANS**, is amended, and **adds** the following floor plan exhibits to Exhibit B:

EXHIBIT B.1.1
BUILDING 8
BUILDING TYPE A
MAIN LEVEL PLAN
GC 1 CONDOMINIUM

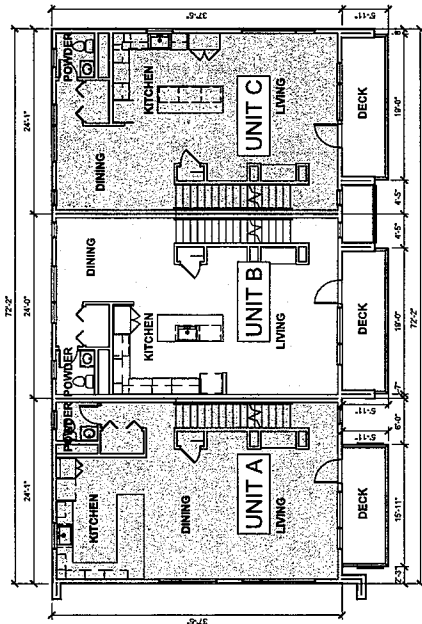


FLOOR PLAN - MAIN LEVEL
1/16" = 1'-0"

NOTES	
1	FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.
2	ALL AREA QUANTITIES PER ANSI Z765-2013
3	UNIT AREAS ARE MEASURED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALL OR TO THE CENTERLINE BETWEEN UNITS, WHERE APPROPRIATE.

UNIT AREA	BUILDING TYPE A			
	MAIN LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
UNIT A	378 SF	901 SF	925 SF	2,204 SF
UNIT B	377 SF	898 SF	898 SF	2,173 SF
UNIT C	378 SF	902 SF	902 SF	2,182 SF
TOTAL	1,133 SF	2,701 SF	2,725 SF	6,559 SF

EXHIBIT B.1.2
BUILDING 8
BUILDING TYPE A
2ND LEVEL PLAN
GC 1 CONDOMINIUM



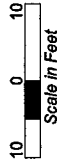
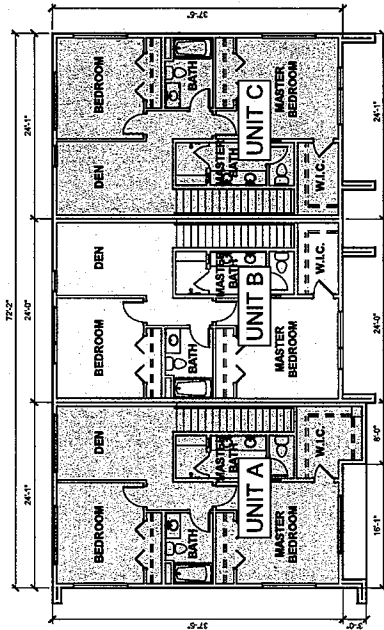
FLOOR PLAN - 2ND LEVEL
1/16" = 1'-0"



NOTES	
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2	ALL AREA QUANTITIES PER ANSI Z765-2013
3	UNIT AREAS ARE MEASURED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALL OR TO THE CENTERLINE BETWEEN UNITS, WHERE APPROPRIATE.

UNIT AREA	BUILDING TYPE A			
	MAIN LEVEL	2ND LEVEL	3RD LEVEL	TOTAL
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UNIT B	377 SF	898 SF	898 SF	2,173 SF
UNIT C	378 SF	902 SF	902 SF	2,182 SF
TOTAL	1,133 SF	2,701 SF	2,725 SF	6,559 SF

EXHIBIT B.1.3
BUILDING 8
BUILDING TYPE A
3RD LEVEL PLAN
GC 1 CONDOMINIUM



FLOOR PLAN - 3RD LEVEL
1/16" = 1'-0"

NOTES	
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UNIT C	378 SF	902 SF	902 SF	2,182 SF
TOTAL	1,133 SF	2,701 SF	2,725 SF	6,559 SF

AMENDMENT THREE: The Amended and Restated Declaration for GC 1 Condominium with the Clerk and Recorder of Gallatin County's **EXHIBIT F – PHASE, UNIT DESIGNATION, ADDRESS, FLOOR PLAN AND PERCENTAGE OF INTEREST**, is fully amended as follows:


Phase	Unit Designation	Address	Building Type (Exhibit B)	Sq. Ft.	Percentage of Interest
1	Building 1, Unit A	2889 Graf Street	D.1	2003	2.92%
1	Building 1, Unit B	2887 Graf Street	D.1	2061	3.01%
1	Building 1, Unit C	2885 Graf Street	D.1	2067	3.02%
2	Building 2, Unit A	2785 Graf Street	C	2083	3.04%
2	Building 2, Unit B	2781 Graf Street	C	2081	3.04%
3	Building 22, Unit A	3050 S. 31 st Avenue	L	1882	2.74%
3	Building 22, Unit B	3052 S. 31 st Avenue	L	1882	2.74%
4	Building 24, Unit A	3003 S. 27 th Avenue	F	2020	2.95%
5	Building 25, Unit A	3021 S. 27 th Avenue	G	2508	3.66%
6	Building 26, Unit A	3037 S. 27 th Avenue	H	2020	2.95%
7	Building 27, Unit A	3051 S 27 th Avenue	I	2020	2.95%
8	Building 4, Unit A	2755 Graf Street	C	2083	3.04%
8	Building 4, Unit B	2751 Graf Street	C	2081	3.04%
9	Building 28, Unit A	3067 S. 27 th Avenue	J	2020	2.95%
10	Building 29, Unit A	3079 S. 27 th Avenue	K	2020	2.95%
11	Building 23, Unit A	3036 S. 31 st Street	L	1882	2.74%
11	Building 23, Unit B	3038 S. 31 st Street	L	1882	2.74%

12	Building 3, Unit A	2825 Graf Street	A	2204	3.22%
12	Building 3, Unit B	2823 Graf Street	A	2173	3.17%
12	Building 3, Unit C	2821 Graf Street	A	2186	3.19%
13	Building 5, Unit A	2739 Graf Street	C	2083	3.04%
13	Building 5, Unit B	2735 Graf Street	C	2081	3.04%
14	Building 6, Unit A	2917 Graf Street	E	2068	3.02%
14	Building 6, Unit B	2915 Graf Street	E	2067	3.02%
15	Building 8, Unit A	2925 Graf Street	A	2204	3.22%
15	Building 8, Unit B	2923 Graf Street	A	2173	3.17%
15	Building 8, Unit C	2921 Graf Street	A	2182	3.19%
16	Building 7, Unit A	2939 Graf Street	C	2083	3.04%
16	Building 7, Unit B	2935 Graf Street	C	2081	3.04%
17	Building 9, Unit A	2967 Graf Street	C	2083	3.04%
17	Building 9, Unit B	2961 Graf Street	C	2081	3.04%
18	Building 10, Unit A	2989 Graf Street	C	2083	3.04%
18	Building 10, Unit B	2983 Graf Street	C	2081	3.04%
				68,508	100%

IN WITNESS WHEREOF, the Declarant has caused this First Amended Declaration to be made and executed according to the provisions of the Montana Unit Ownership Act, Section 70-23-101, et seq., MCA (2019).

DECLARANT:

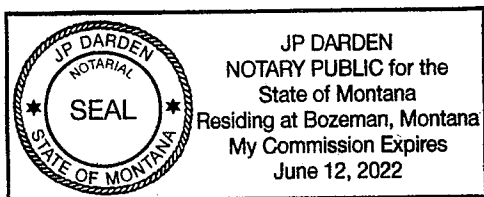
Bozeman Haus, LLC,
a Washington limited liability company
By: CP Manage, LLC,
a Montana limited liability company
Its: Manager
By: Cadius Partners Ltd.,
a Montana corporation
Its: Sole Member



By: Gregory J. Allen
Its: President

STATE of Montana
County of Gallatin : ss.

On this 16th day of December, 2021, before me, a Notary Public in and for said State, personally appeared Gregory Allen as the President of Cadius Partners Ltd., the sole member of CP Manage, LLC, a Montana limited liability company which is the Manager of Bozeman Haus, LLC, a Washington limited liability company and Declarant and acknowledged to me that he executed the same on behalf of the limited liability company pursuant to the power and authority vested in him.

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




JP Darden [print name]
Notary Public for the State of Montana
Residing at: Bozeman, MT
My commission expires: 6/12/22 [mm/dd/yyyy]

BOZEMAN^{MT}

Community Development

CONDOMINIUM REVIEW DECISION**APPLICATION**

Date: 12/10/2021

Number of Units total / this phase: 61/11

File Number:

Original Project File number, if applicable:

21410

19219

Condominium

Name:

GC1 Condos

Legal

Description:

Lot 6-13 Block 6 Gran Cielo Subdivision Ph 1

STATUTE

"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

Per the above statute, the Department of Community Development finds the condominium development noted above meets the Subdivision & Platting Act (SPA) and Sanitation in Subdivision Act (SiS) by:

☐

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

☒

SPA) Has completed review as a subdivision.

☐

SiS) A municipal facilities exemption has been granted (see attached).

☐

SiS) Exempt from Sanitation Review per:

DIRECTOR SIGNATURE**Brian Krueger**

Digitally signed by Brian Krueger
 DN: C=US, E=bkrueger@bozeman.net, O=City of Bozeman, OU=Community
 Development, CN=Brian Krueger
 Date: 2021.12.14 13:28:07-07'00'

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

CONTACT US

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 Bozeman, MT 59771

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 planning@bozeman.net
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September 24, 2021

Chris Budeski PE
Madison Engineering
895 Technolgy BLVD Suite 203
Bozeman MT 59718-5858

RE: Gran Cielo Subdivision Phase 1
Municipal Facilities Exclusion
EQ# 22-1408
City of Bozeman
Gallatin County

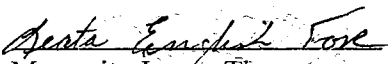
Dear Mr. Budeski;

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(1)(d), MCA, this subdivision is not subject to review, and the Declaration 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.

Gran Cielo Subdivision Phase 1 Municipal Facilities Exclusion will consist of 11 Lots.

Sincerely,


Margarite Juárez Thomas
Section Supervisor
Engineering Bureau
Department of Environmental Quality
(406) 755-8956
Email MJuarezThomas@mt.gov

cc: City Engineer
County Sanitarian
Owner
file