

After recording return to:  
Bryan L. Asay, Attorney PLLC  
P.O. Box 10820  
Bozeman, MT 59719-0820

✓  
**2787653**

Page: 1 of 38 09/28/2022 01:54:37 PM Fee: \$304.00  
Eric Semerad - Gallatin County, MT MISC

DECLARATION  
FOR  
AUTUMN GROVE CONDOMINIUMS  
1<sup>ST</sup> AMENDMENT

This 1<sup>st</sup> Amendment to the Declaration for Autumn Grove Condominiums (“Amendment”) is made and entered into by TruNorth Properties, LLC, the Declarant. This Amendment amends the Declaration for Autumn Grove Condominiums recorded September 1, 2022, Document No. 2785762 (“Declaration”).

The purpose of this Amendment is to declare Nine (9) additional Buildings and Thirty-two (32) additional Units. Additional Phases, Buildings and Units may be declared at a later date. The additional Declared Units are as follows:

Phase	Unit Designation
2	Building 6, Units A-D
	Building 7, Units A-D
	Building 8, Units A-D
	Building 9, Units A-C
	Building 10, Units A-D
3	Building 11, Units A-C
	Building 12, Units A-C
	Building 13, Units A-D
	Building 1, Units A-C

The Declarant has the power to amend the Declaration for any reason before 75% of the Units have been sold (Declaration, Articles 1.14; 11.1; and 13.1). At the time of this Amendment, less than 75% of the Units have been sold.

**Municipal Facilities Exclusion.** This Project has received a Municipal Facilities Exclusion for the real property for use of the additional 32 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 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 the Declaration as Exhibit B, page 2.

**THE FOLLOWING SECTIONS AND EXHIBITS OF THE DECLARATION ARE AMENDED, AND ONLY THOSE SECTIONS AND EXHIBITS:**

**SECTION 2.7 FLOOR PLANS:** the following language shall be added at the end of the Section:

“The Floor Plans for Phases 1, 2 and 3 are attached hereto as Exhibit F-1 (Phases 1, 2 & 3) (Amended).”

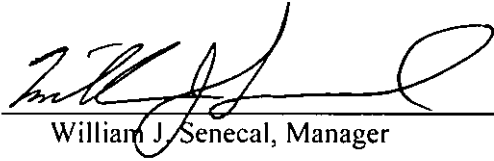
**SECTION 2.13 OWNERSHIP UNITS:** reference to Exhibit G, shall be changed to “Exhibit G (Phases 1, 2 & 3)”.

**EXHIBIT F: FLOOR PLANS:** the attached “Exhibit F-1-B: Architect’s Certification” is added; and Exhibit F-1 hereby is replaced by “Exhibit F-1 (Phases 1, 2 & 3) (Amended)”.

**EXHIBIT G: PHASE, UNIT DESIGNATION, PERCENTAGE OF INTEREST, POSTAL ADDRESS:** Exhibit G hereby is replaced by the attached “Exhibit G (Phases 1, 2 & 3) (Amended)”

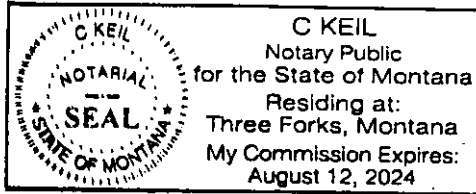
IN WITNESS WHEREOF, the Declarant has caused this 1<sup>st</sup> Amendment to the Declaration to be made and executed according to the provisions of the Montana Unit Ownership Act, Section 70-23-101, et seq., MCA (2021).

**DECLARANT:**  
**TruNorth Properties, LLC**

BY:   
William J. Senecal, Manager

State of Montana  
County of Gallatin

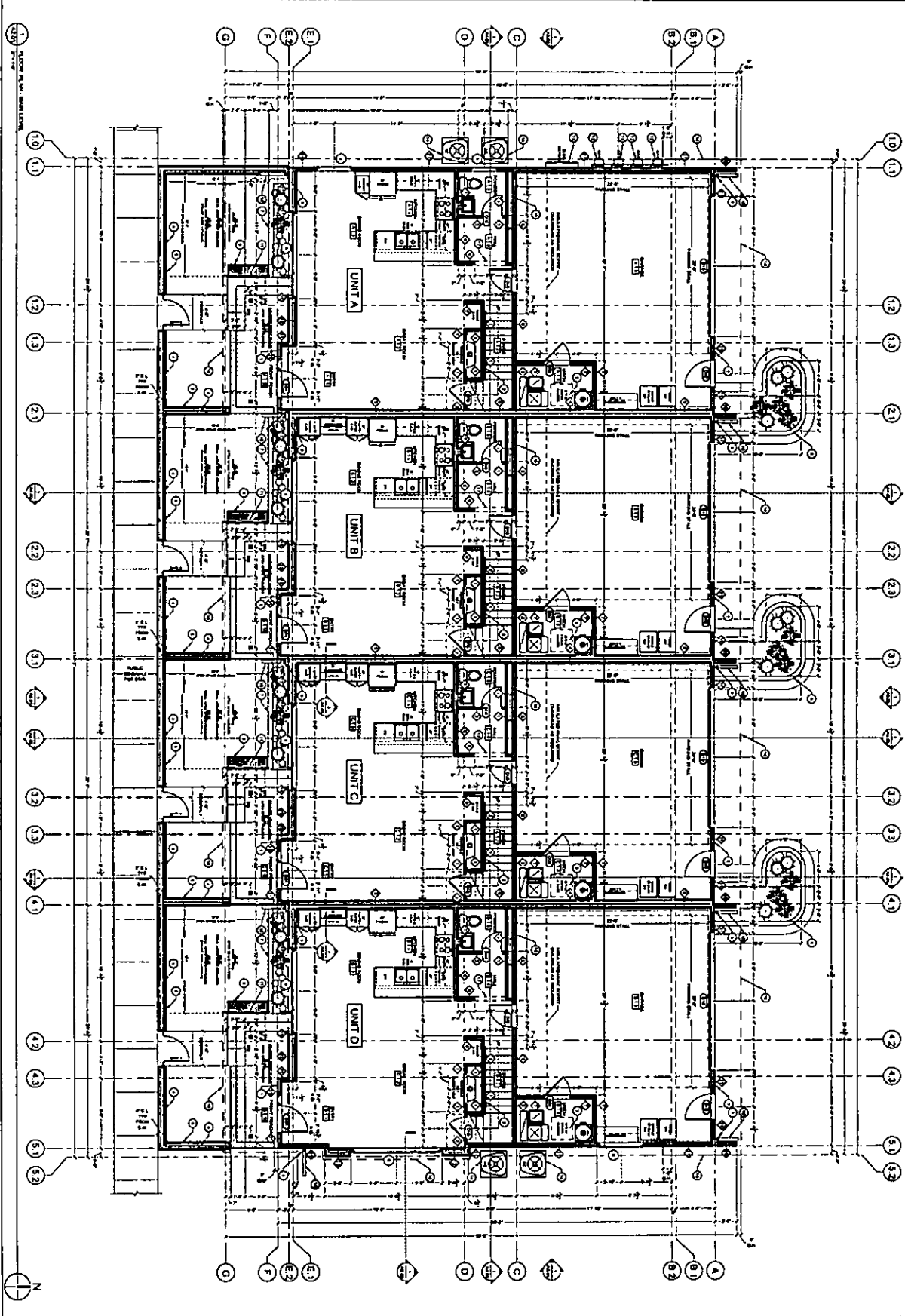
On this 27 day of September 2022, before me, a Notary Public in and for said State, personally appeared William J. Senecal, Manager of TruNorth Properties, LLC, and acknowledged to me that he executed the same on behalf of the limited liability company pursuant to the power and authority vested in him.



  
Notary Public for the State of Montana



PROOF NUMBER: 2022



**STAR CALCULATIONS**

ITEM	DESCRIPTION	UNIT	AMOUNT
1	Star Rating	4.5	1
2	Star Rating	4.5	1
3	Star Rating	4.5	1
4	Star Rating	4.5	1
5	Star Rating	4.5	1
6	Star Rating	4.5	1
7	Star Rating	4.5	1
8	Star Rating	4.5	1
9	Star Rating	4.5	1
10	Star Rating	4.5	1
11	Star Rating	4.5	1
12	Star Rating	4.5	1
13	Star Rating	4.5	1
14	Star Rating	4.5	1
15	Star Rating	4.5	1
16	Star Rating	4.5	1
17	Star Rating	4.5	1
18	Star Rating	4.5	1
19	Star Rating	4.5	1
20	Star Rating	4.5	1
21	Star Rating	4.5	1
22	Star Rating	4.5	1
23	Star Rating	4.5	1
24	Star Rating	4.5	1
25	Star Rating	4.5	1
26	Star Rating	4.5	1
27	Star Rating	4.5	1
28	Star Rating	4.5	1
29	Star Rating	4.5	1
30	Star Rating	4.5	1
31	Star Rating	4.5	1
32	Star Rating	4.5	1

**SHEET NOTES - MAIN LEVEL**

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. SEE SPECIFICATIONS FOR FINISHES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MONTANA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

7. THE CONTRACTOR SHALL MAINTAIN CLEAR EGRESS PATHS AT ALL TIMES.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

11. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

A02.1

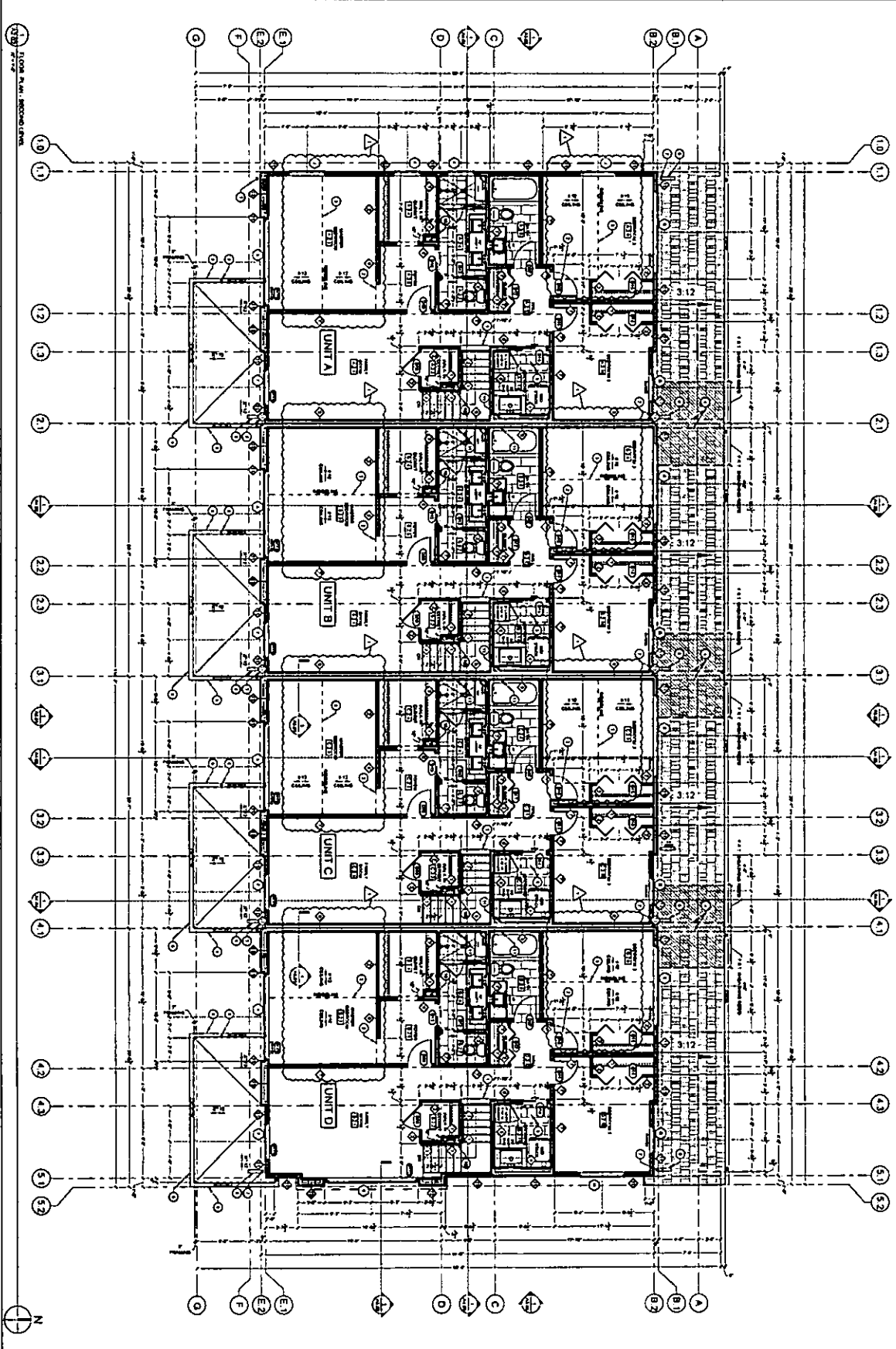
NO.	REVISION	DATE

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 2 / TYPE 4-A  
 3120 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA



PROOF

© 2022



**SHEET NOTES - SECOND LEVEL**

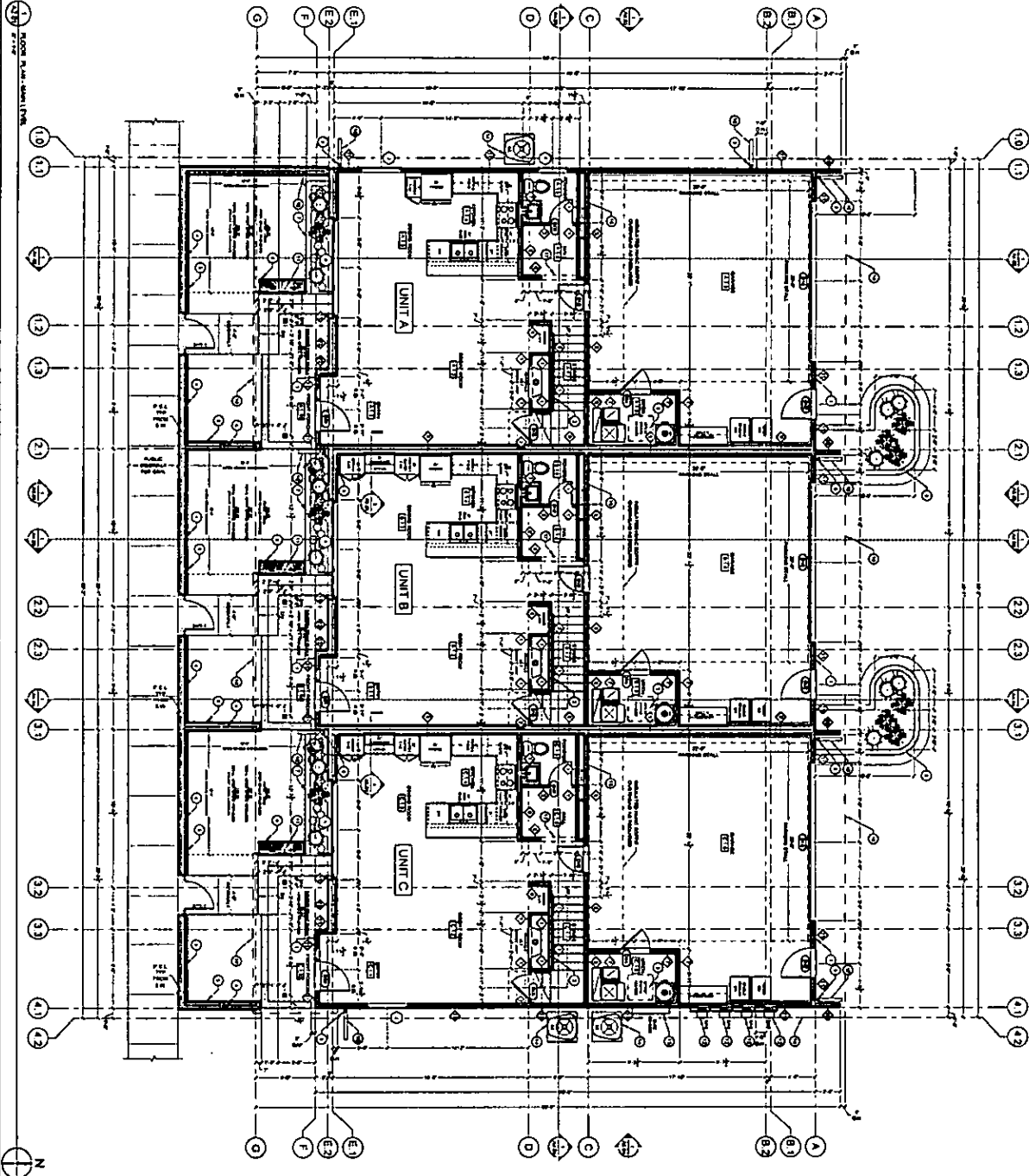
1. REFER TO SHEET A02.1 FOR GENERAL NOTES AND SPECIFICATIONS.
2. REFER TO SHEET A02.2 FOR GENERAL NOTES AND SPECIFICATIONS.
3. REFER TO SHEET A02.3 FOR GENERAL NOTES AND SPECIFICATIONS.
4. REFER TO SHEET A02.4 FOR GENERAL NOTES AND SPECIFICATIONS.
5. REFER TO SHEET A02.5 FOR GENERAL NOTES AND SPECIFICATIONS.
6. REFER TO SHEET A02.6 FOR GENERAL NOTES AND SPECIFICATIONS.
7. REFER TO SHEET A02.7 FOR GENERAL NOTES AND SPECIFICATIONS.
8. REFER TO SHEET A02.8 FOR GENERAL NOTES AND SPECIFICATIONS.
9. REFER TO SHEET A02.9 FOR GENERAL NOTES AND SPECIFICATIONS.
10. REFER TO SHEET A02.10 FOR GENERAL NOTES AND SPECIFICATIONS.
11. REFER TO SHEET A02.11 FOR GENERAL NOTES AND SPECIFICATIONS.
12. REFER TO SHEET A02.12 FOR GENERAL NOTES AND SPECIFICATIONS.
13. REFER TO SHEET A02.13 FOR GENERAL NOTES AND SPECIFICATIONS.
14. REFER TO SHEET A02.14 FOR GENERAL NOTES AND SPECIFICATIONS.
15. REFER TO SHEET A02.15 FOR GENERAL NOTES AND SPECIFICATIONS.
16. REFER TO SHEET A02.16 FOR GENERAL NOTES AND SPECIFICATIONS.
17. REFER TO SHEET A02.17 FOR GENERAL NOTES AND SPECIFICATIONS.
18. REFER TO SHEET A02.18 FOR GENERAL NOTES AND SPECIFICATIONS.
19. REFER TO SHEET A02.19 FOR GENERAL NOTES AND SPECIFICATIONS.
20. REFER TO SHEET A02.20 FOR GENERAL NOTES AND SPECIFICATIONS.
21. REFER TO SHEET A02.21 FOR GENERAL NOTES AND SPECIFICATIONS.
22. REFER TO SHEET A02.22 FOR GENERAL NOTES AND SPECIFICATIONS.
23. REFER TO SHEET A02.23 FOR GENERAL NOTES AND SPECIFICATIONS.
24. REFER TO SHEET A02.24 FOR GENERAL NOTES AND SPECIFICATIONS.

<p><b>A02.2</b></p> <p>FLOOR PLAN SECOND LEVEL</p>	<p><b>AUTUMN GROVE CONDOMINIUMS</b></p> <p>BUILDING 2 / TYPE 4-A 3120 AUTUMN GROVE STREET BOZEMAN, MONTANA</p>	<p><b>PROVIDE</b></p>
	<p>DATE: 09/28/2022</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>NO. 1 - ALL SHEETS IN THIS SET</p>	

COMPILED BY: [Name]  
 DATE: 09/28/2022

STAR CALCULATIONS	
UNIT	STAR CALCULATION
UNIT A	STAR CALCULATION
UNIT B	STAR CALCULATION
UNIT C	STAR CALCULATION

- SHEET NOTES - MAIN LEVEL**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
  2. ALL FINISHES UNLESS OTHERWISE NOTED ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
  3. ALL MATERIALS UNLESS OTHERWISE NOTED ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ELECTRICAL CODE (IEC).
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ELECTRICAL CODE (IEC).
  11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
  13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
  14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
  15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ELECTRICAL CODE (IEC).
  16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
  18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
  19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
  20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL ELECTRICAL CODE (IEC).



NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 3 / TYPE 3-A  
 3090 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA

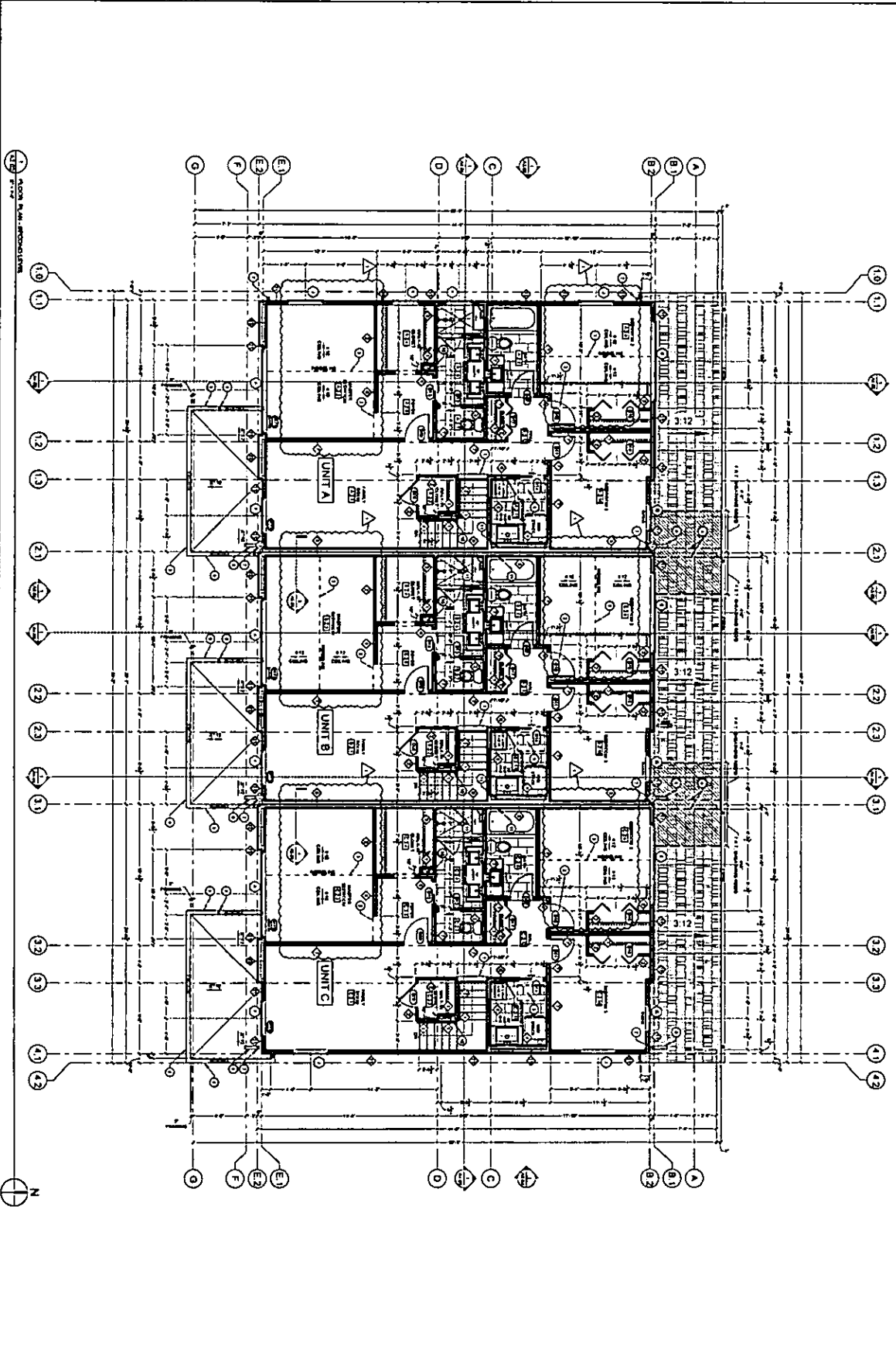
**PROCESSED**

DATE: 09/28/2022

BY: [Name]

**A03.1**

CONTRACT # 2022



**SHEET NOTES - SECOND LEVEL**

1. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 3 / TYPE 3-A  
 3090 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA



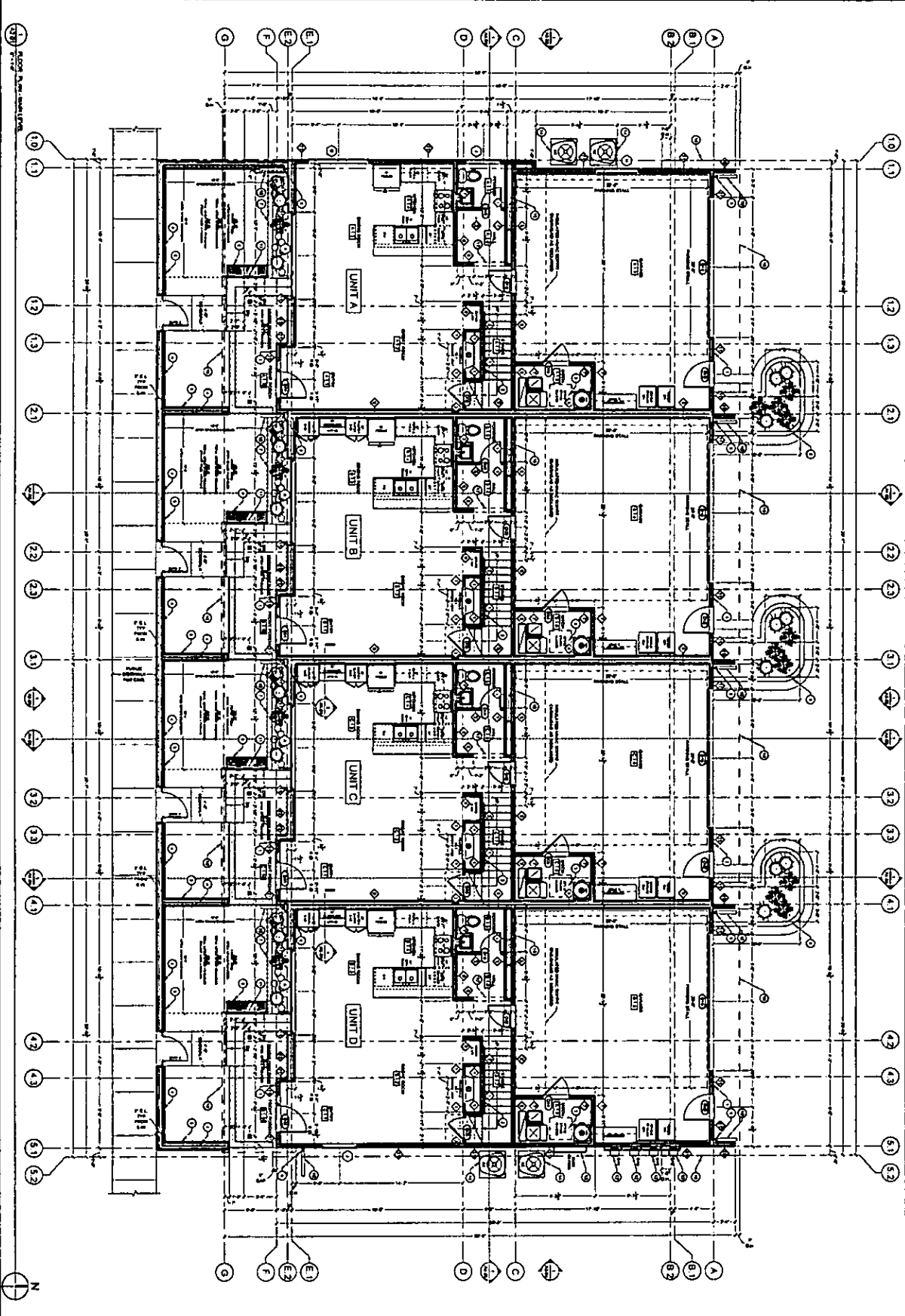
**PROJECT**  
 AUTUMN GROVE CONDOMINIUMS  
 3090 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA

NO.	REVISION	DATE	BY	CHKD.

**FLOOR PLAN**  
 SECOND LEVEL  
**A03.2**



REVISED 09/2022



**STAIR CALCULATIONS**

STAIR	UNIT	AREA	STAIR	UNIT	AREA
1	UNIT A	100	1	UNIT D	100
2	UNIT B	100	2	UNIT C	100
3	UNIT C	100	3	UNIT B	100
4	UNIT D	100	4	UNIT A	100

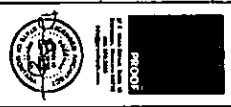
- SHEET NOTES - MAIN LEVEL**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. FINISH FLOOR IS 1/2" THICK POLISHED CONCRETE OVER 2" THICK COMPACTED GRAVEL.
  3. FINISH CEILING IS 5' 0" HIGH.
  4. FINISH WALLS ARE 5/8" THICK BRICK WITH 1/2" THICK GYPSUM BOARD.
  5. FINISH DOORS ARE 1 3/4" THICK SOLID CORE.
  6. FINISH WINDOWS ARE 1 3/4" THICK ALUMINUM FRAME WITH 1/2" THICK GLASS.
  7. FINISH KITCHEN COUNTERS ARE 1 1/2" THICK QUARTZ.
  8. FINISH BATHROOM VANITIES ARE 1 1/2" THICK QUARTZ.
  9. FINISH TUBS AND SHOWERS ARE 1/2" THICK ACRYLIC OVER 1/2" THICK POLYSTYRENE INSULATION.
  10. FINISH FLOORS ARE 1/2" THICK POLISHED CONCRETE OVER 2" THICK COMPACTED GRAVEL.
  11. FINISH CEILING IS 5' 0" HIGH.
  12. FINISH WALLS ARE 5/8" THICK BRICK WITH 1/2" THICK GYPSUM BOARD.
  13. FINISH DOORS ARE 1 3/4" THICK SOLID CORE.
  14. FINISH WINDOWS ARE 1 3/4" THICK ALUMINUM FRAME WITH 1/2" THICK GLASS.
  15. FINISH KITCHEN COUNTERS ARE 1 1/2" THICK QUARTZ.
  16. FINISH BATHROOM VANITIES ARE 1 1/2" THICK QUARTZ.
  17. FINISH TUBS AND SHOWERS ARE 1/2" THICK ACRYLIC OVER 1/2" THICK POLYSTYRENE INSULATION.

**A04.1**

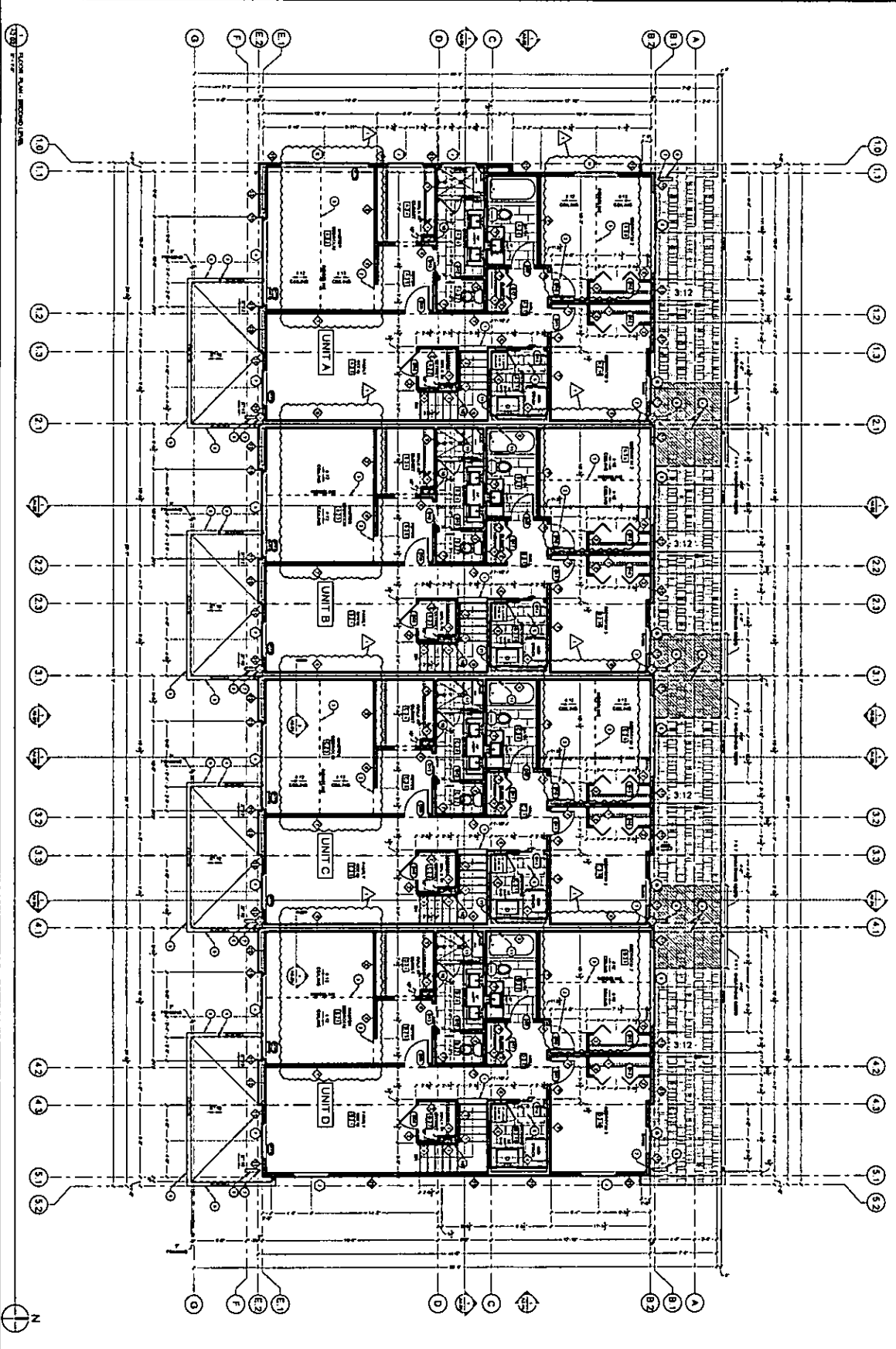
**FLOOR STAIRS MAIN LEVEL**

NO.	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE	100	UNIT A
2	CEILING	100	UNIT B
3	WALLS	100	UNIT C
4	DOORS	100	UNIT D
5	WINDOWS	100	UNIT A
6	KITCHEN COUNTERS	100	UNIT B
7	BATHROOM VANITIES	100	UNIT C
8	TUBS AND SHOWERS	100	UNIT D

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 4 / TYPE 4-B  
 3030 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA



CONTRACT # 2022



**SHEET NOTES - SECOND LEVEL**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
3. SEE GENERAL NOTES FOR FINISHES AND MATERIALS.
4. SEE GENERAL NOTES FOR CONSTRUCTION METHODS.
5. SEE GENERAL NOTES FOR TOLERANCES.
6. SEE GENERAL NOTES FOR NOTES ON THE DRAWING.
7. SEE GENERAL NOTES FOR NOTES ON THE DRAWING.
8. SEE GENERAL NOTES FOR NOTES ON THE DRAWING.
9. SEE GENERAL NOTES FOR NOTES ON THE DRAWING.
10. SEE GENERAL NOTES FOR NOTES ON THE DRAWING.

NO.	REVISION	DATE

**A04.2**

SECOND FLOOR  
SECOND LEVEL

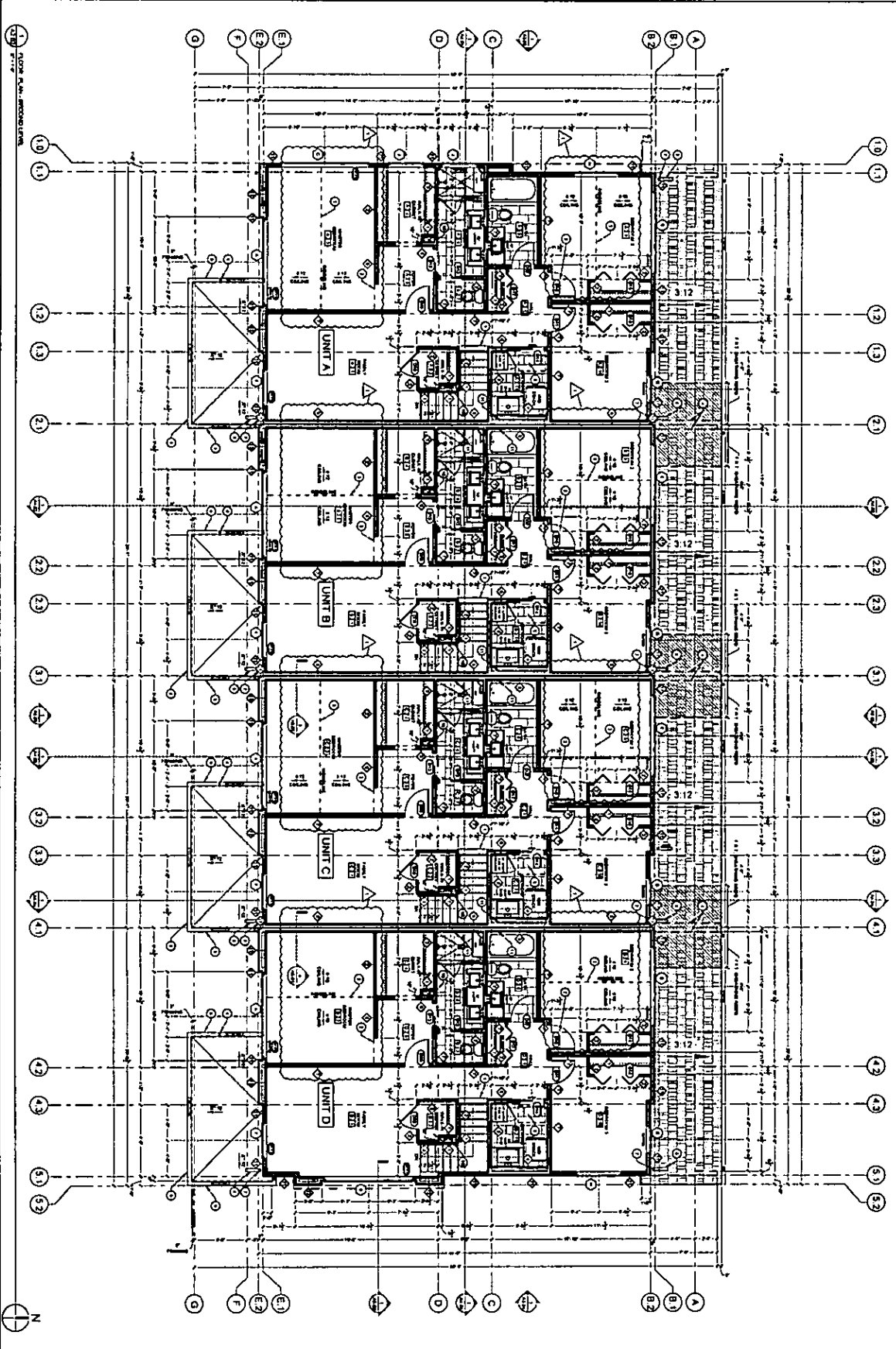
**AUTUMN GROVE CONDOMINIUMS**

BUILDING 4 / TYPE 4-B  
3030 AUTUMN GROVE STREET  
BOZEMAN, MONTANA





CONCRETE SECOND FLOOR



**SHEET NOTES - SECOND LEVEL**

1. SEE GENERAL NOTES TO THESE PLANS.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. FINISH FLOOR IS INDICATED BY A TRIANGLE.
4. FINISH FLOOR IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
5. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
6. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
7. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
8. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
9. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
10. FINISH GRADE IS 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
1	09/28/2022	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 5 / TYPE 4-C  
 1745 WINDWARD AVENUE  
 BOZEMAN, MONTANA

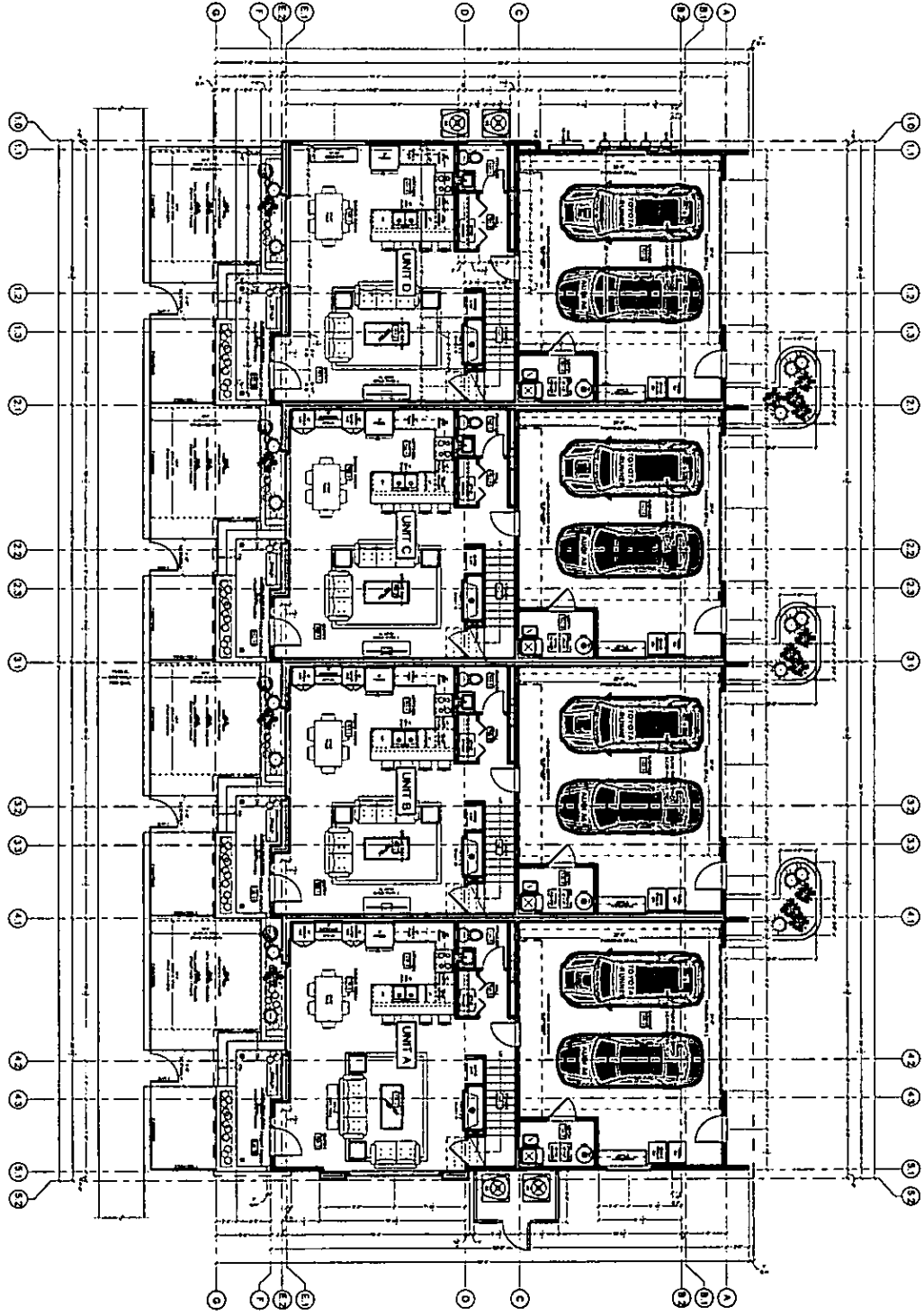


**ARCHITECT**  
 NAME  
 ADDRESS  
 CITY, STATE, ZIP

**A05.2**  
 FLOOR PLAN  
 SECOND LEVEL

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1 FLOOR PLAN MAIN LEVEL



A06.1

NO.	DATE	ISSUED FOR

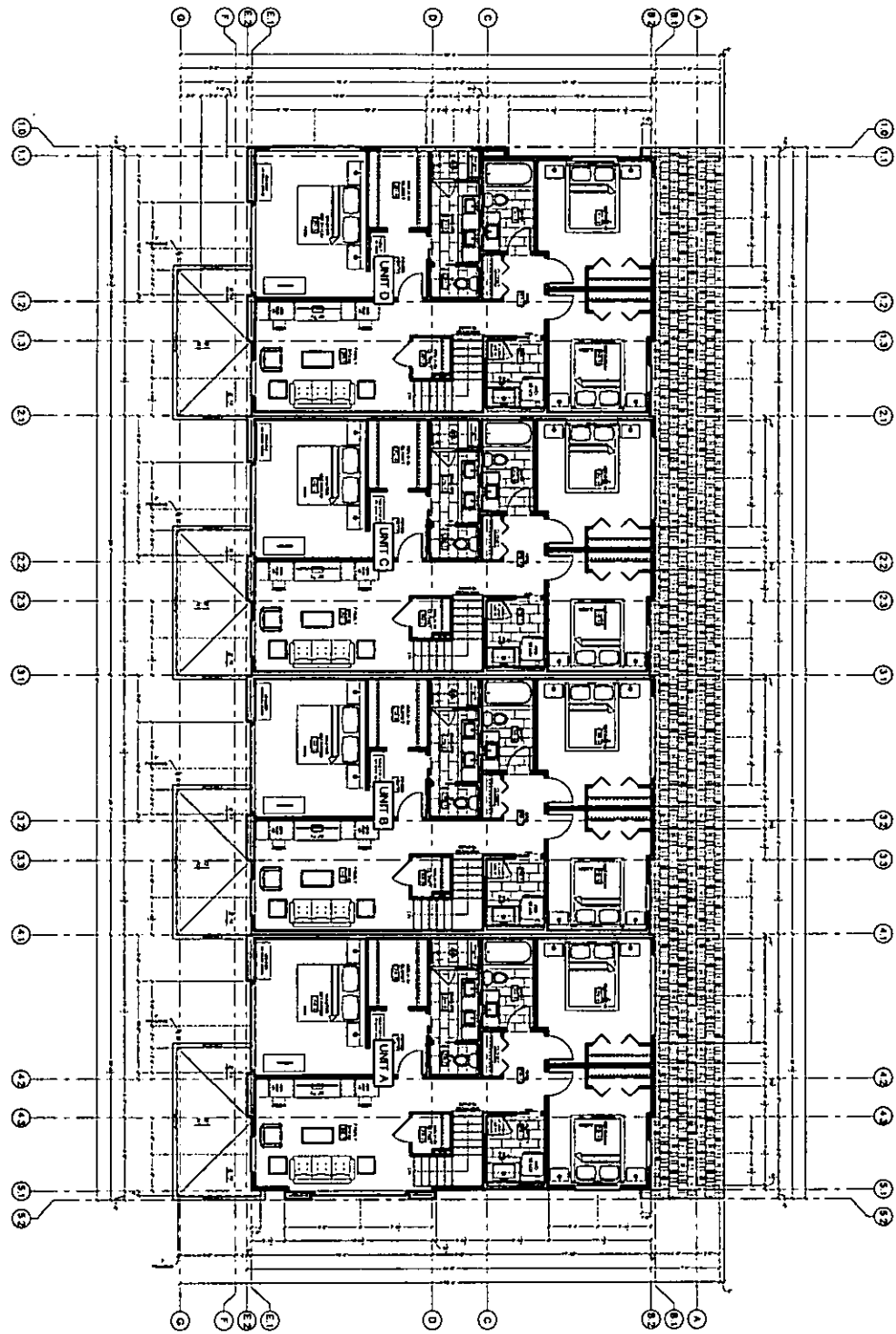
**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 6 / TYPE 4-C  
 BLOCK 2 / LOT 5  
 3055 WESTVIND WAY  
 BOZEMAN, MONTANA




**PROVIDE**  
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MONTANA PROFESSIONAL SEAL ACT AND THE MONTANA PROFESSIONAL SEAL ACT REGULATIONS.

PROOF ADDRESS  
COPYRIGHT © 2021

1 FLOOR PLAN, SECOND LEVEL



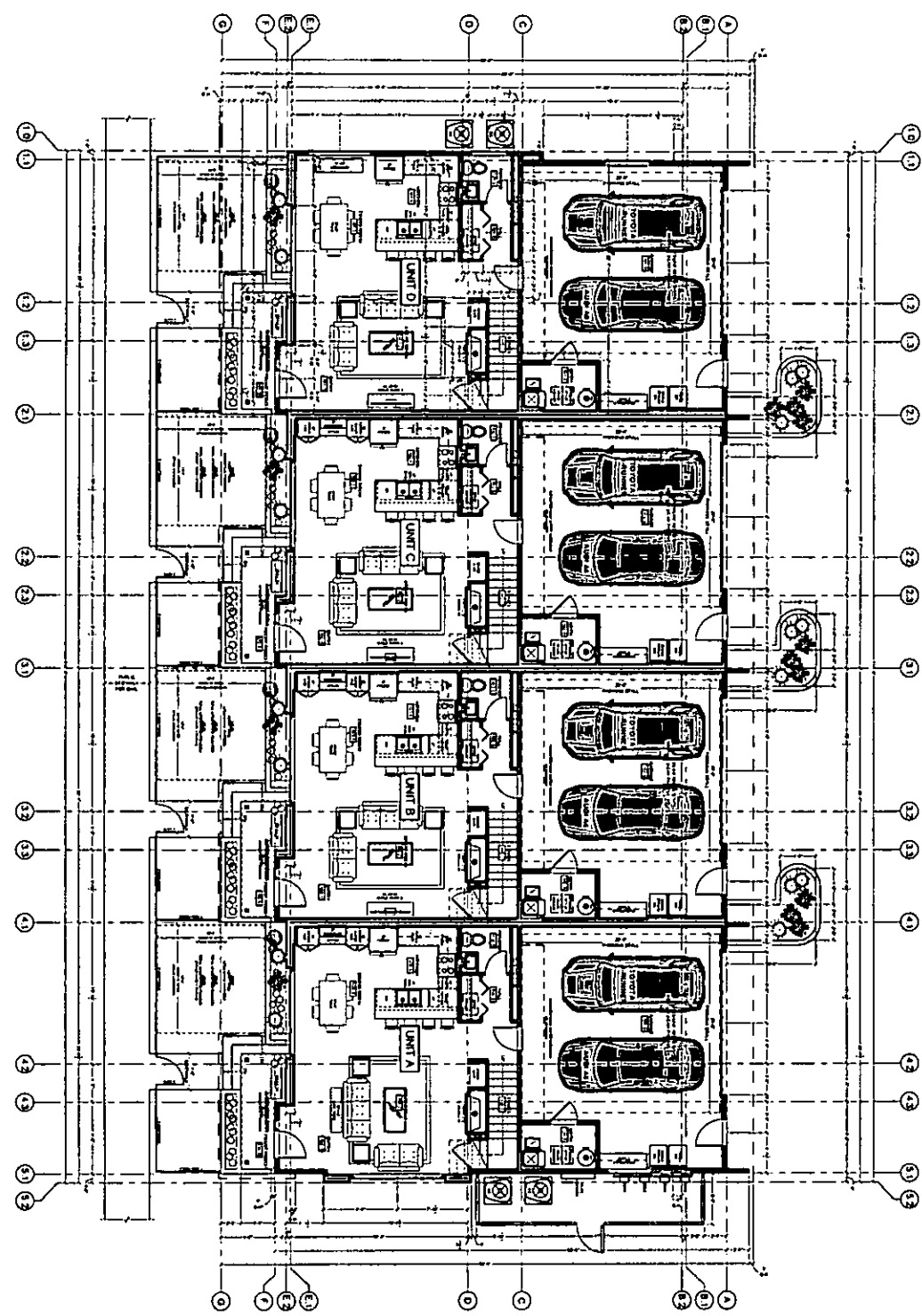
<b>A06.2</b>	BUILDING & FLOOR PLANS SECOND LEVEL	PROJECT NUMBER: DATE:	SHEET NO. TOTAL SHEETS	DRAWING DATE BY	CHECKED BY	APPROVED BY	SCALE	TYPED BY	DATE
	<p style="text-align: center;"><b>AUTUMN GROVE CONDOMINIUMS</b></p> <p style="text-align: center;">BUILDING 8 / TYPE 4-C BLOCK 2 / LOT 5 3065 WESTWIND WAY BOZEMAN, MONTANA</p>								



PROOF  
P. E. License No. 10000  
BOZEMAN, MONTANA

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1-1 FLOOR PLAN - MAIN LEVEL

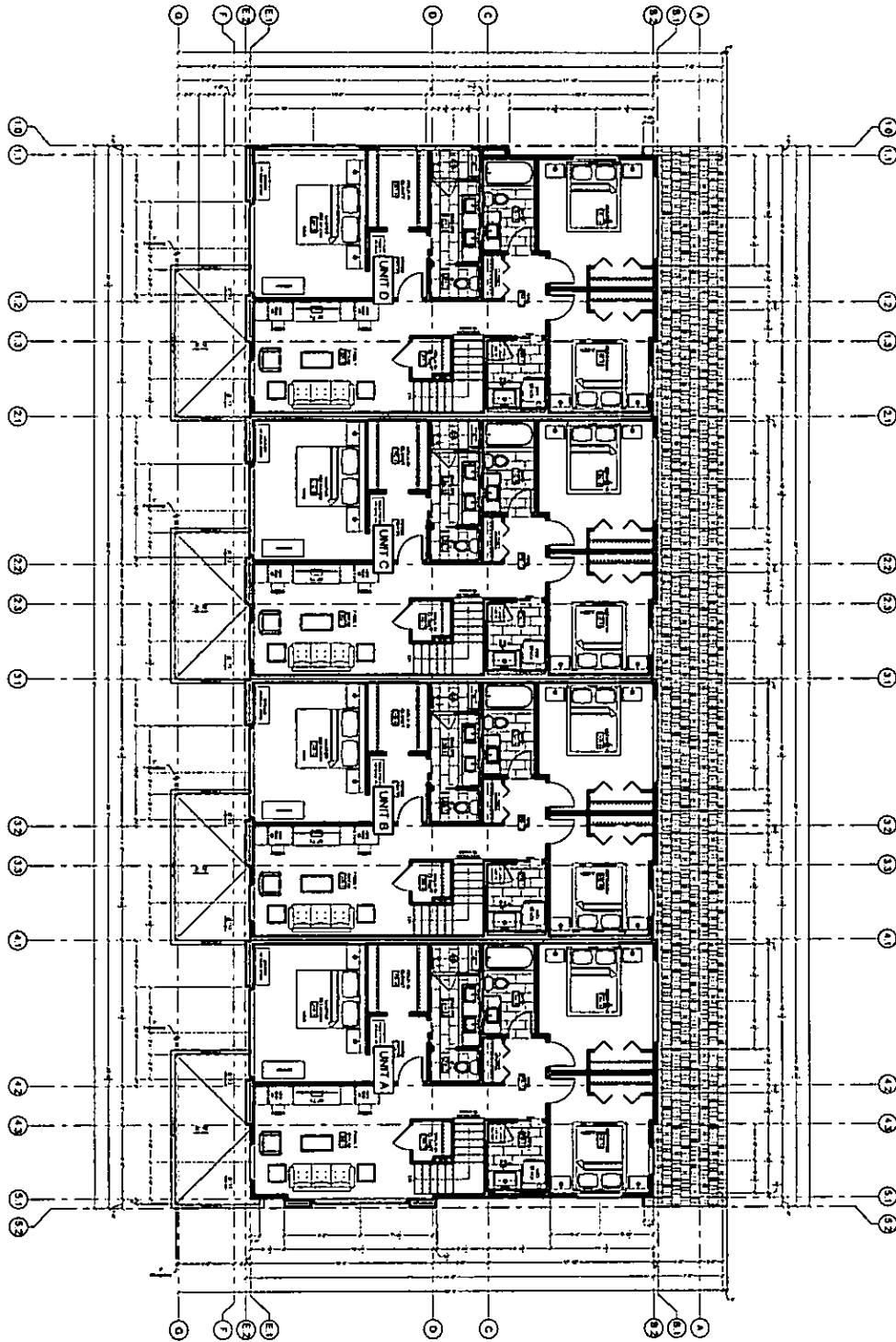


A07.1	BUILDING 7 FLOOR PLANS MAIN LEVEL	DATE	09/28/2022
		PROJECT NUMBER	2787653
		DESIGNED FOR	2787653 SUBMIT T15
		BY	1/1/2022
		PROJECT NUMBER	

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 7 / TYPE 4-C  
 BLOCK 2 / LOT 5  
 3118 WESTWIND WAY  
 BOZEMAN, MONTANA

**PROFILES**  
 1000 West Main Street  
 Bozeman, MT 59717  
 406.552.1234

1  
 FLOOR PLAN - SECOND LEVEL



A07.2

NO.	DATE	REVISION FOR
1	1-1-2022	DATE PLAN SUBMITTED

**AUTUMN GROVE CONDOMINIUMS**

BUILDING 7 / TYPE 4-C  
 BLOCK 2 / LOT 5  
 3118 WESTWARD WAY  
 BOZEMAN, MONTANA

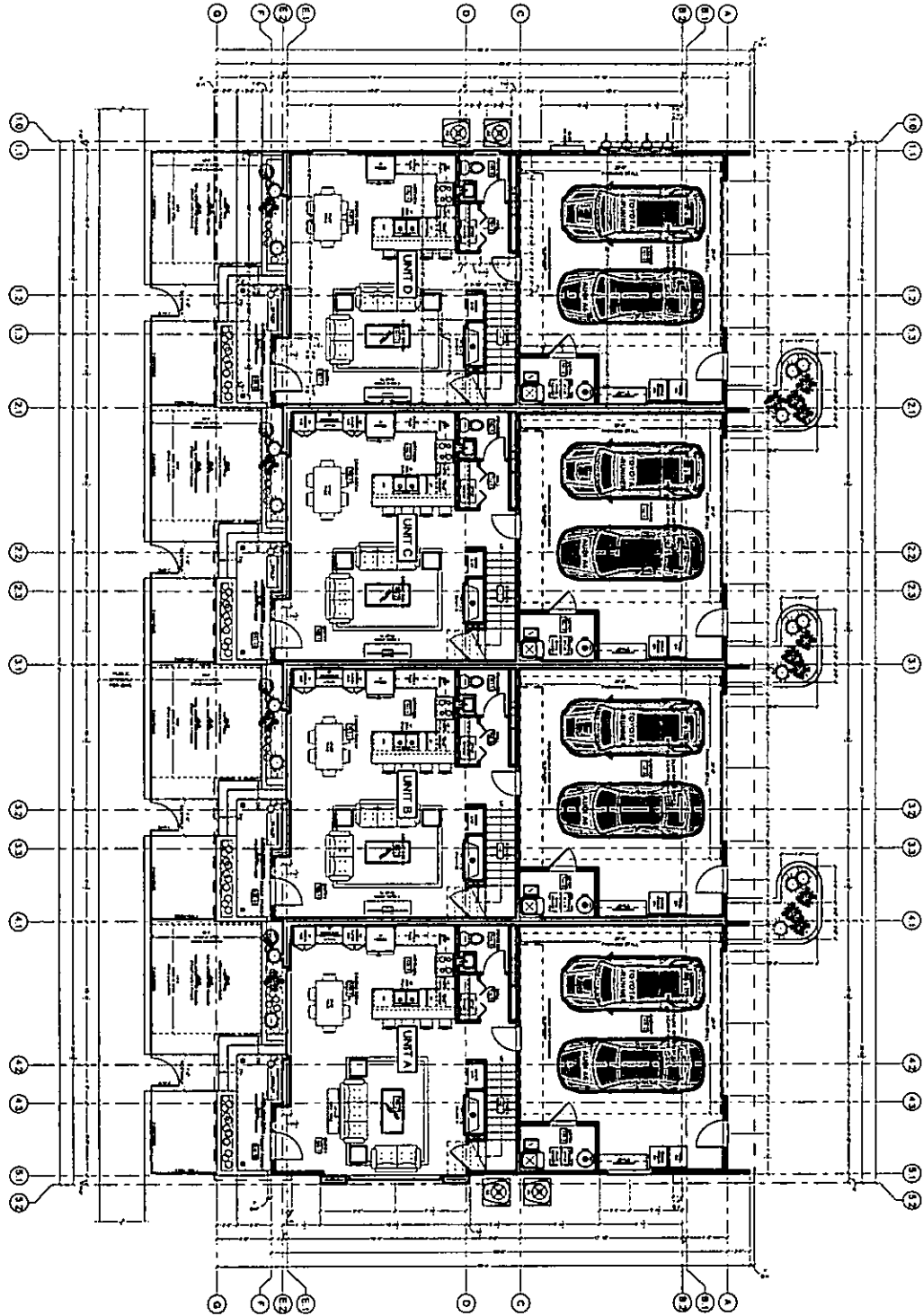


**PROJECT**  
 1. Name of Project  
 2. Name of Client  
 3. Name of Architect  
 4. Date of Issue



PROOF  
 COPYRIGHT © 2021

FLOOR PLAN - MAIN LEVEL



A08.1

NO.	DATE	ISSUED FOR
1	11/19/2021	37% PLAN SUBMITTAL

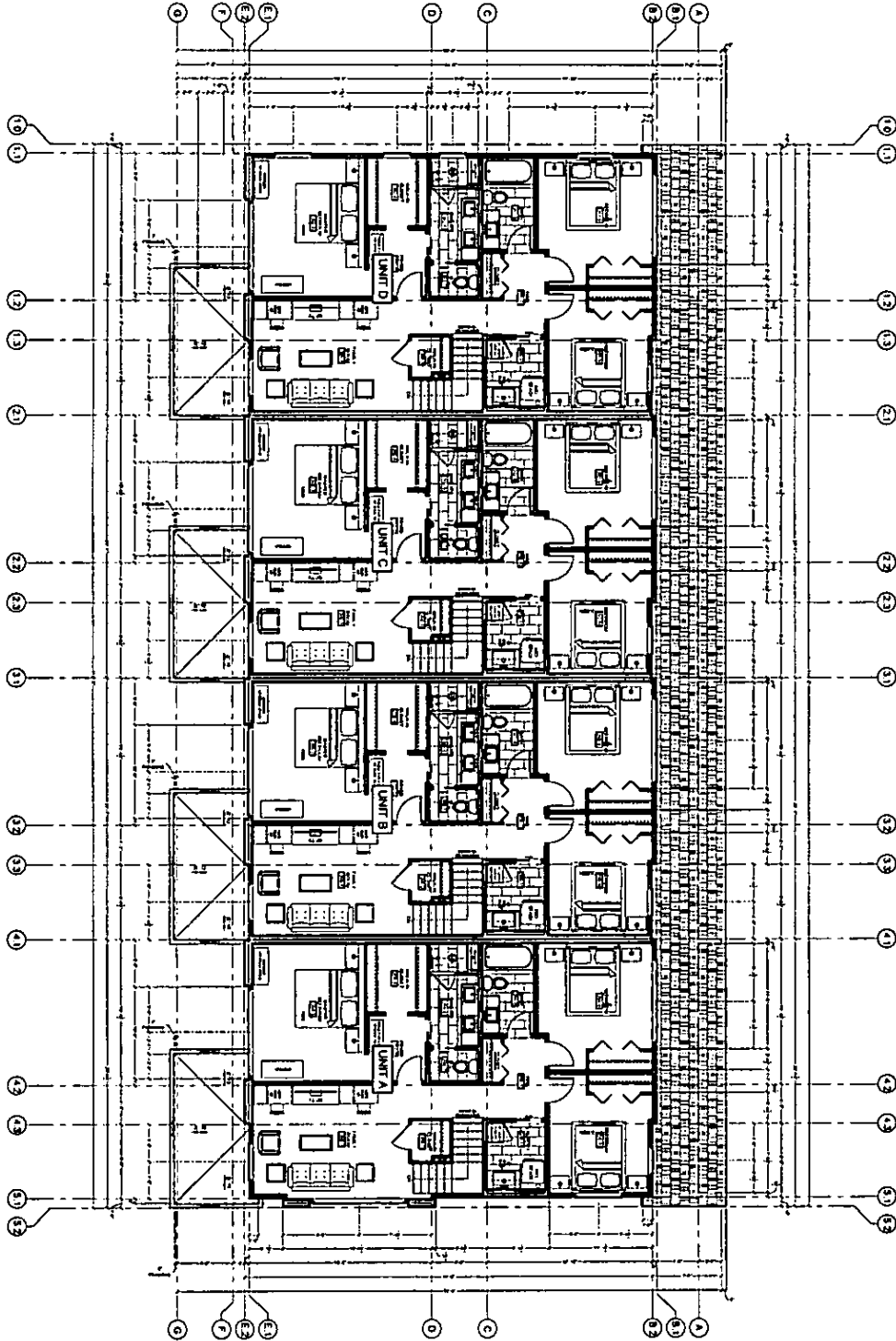
**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 8 / TYPE 4-A  
 BLOCK 3 / LOT 5  
 3040 WESTWIND WAY  
 BOZEMAN, MONTANA



**PROOF**  
 This drawing is a proof of the final design and is not to be used for construction. It is the property of the architect and is to be returned upon completion of the project.

Copyright © 2022

1 FLOOR PLAN SECOND LEVEL



A08.2

NO.	DATE	ISSUED FOR
1	1/15/2022	FOR PLAN SUBMITTAL

PROJECT NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

**AUTUMN GROVE CONDOMINIUMS**

BUILDING B / TYPE 4-A  
BLOCK 2 / LOT 5  
3040 WESTWIND WAY  
BOZEMAN, MONTANA



**PROOF**

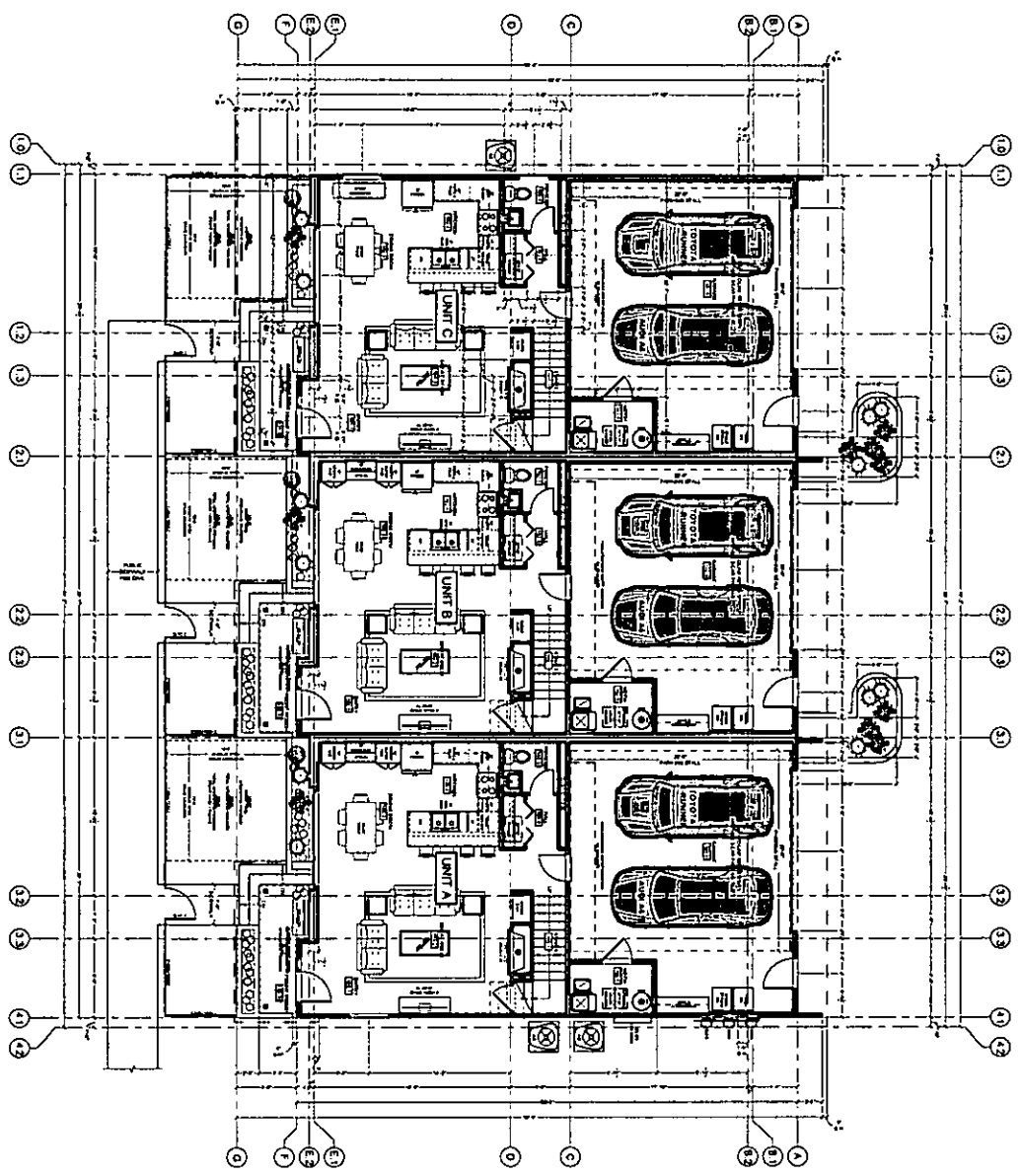
This is a true and correct copy of the original drawing as submitted to the State of Montana for recording.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

MOORE ARCHITECTS  
COPYRIGHT © 2021

1  
A09.1  
FLOOR PLAN - MAIN LEVEL



NO.	DATE	ISSUED FOR
1	11/20/20	SITE PLAN SUBMITTAL

PROJECT NUMBER: 27700

BUILDING 9  
FLOOR PLANS  
MAIN LEVEL

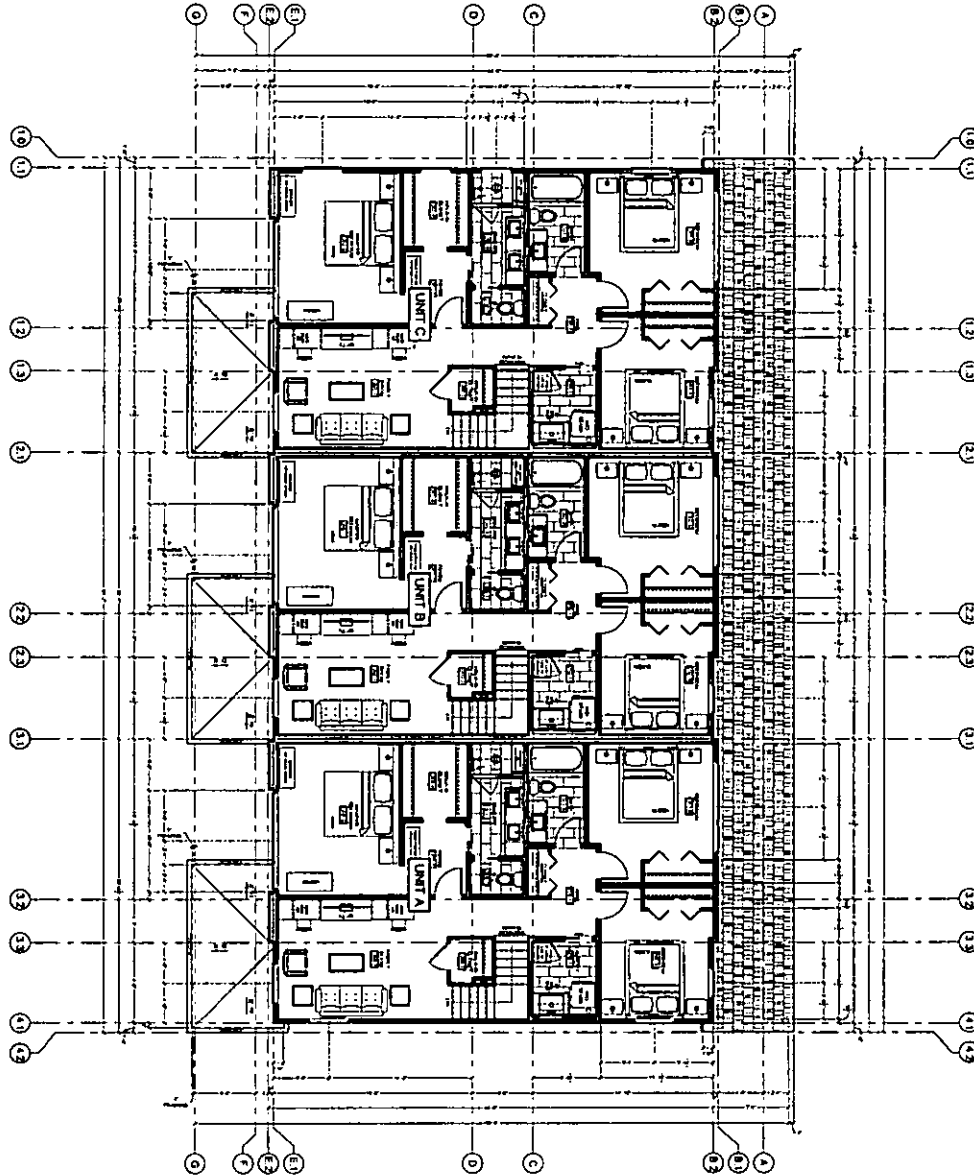
**A09.1**

**AUTUMN GROVE CONDOMINIUMS**  
BUILDING 9 / TYPE 3-A  
BLOCK 2 / LOT 5  
3080 WESTWIND WAY  
BOZEMAN, MONTANA



**PROOF**  
This drawing is a proof of the final design and is not to be used for construction. It is the property of Moore Architects and is to be returned to the office upon completion of the project.

7-2021  
FLOOR PLAN - SECOND LEVEL



A09.2

BUILDING 3  
FLOOR PLANS  
SECOND LEVEL

NO.	DATE	REVISION FOR
1	1/20/2021	WTC PLAN SUBMITTAL

**AUTUMN GROVE CONDOMINIUMS**

BUILDING 3 / TYPE 3-A  
BLOCK 2 / LOT 5  
3080 WESTWIND WAY  
BOZEMAN, MONTANA

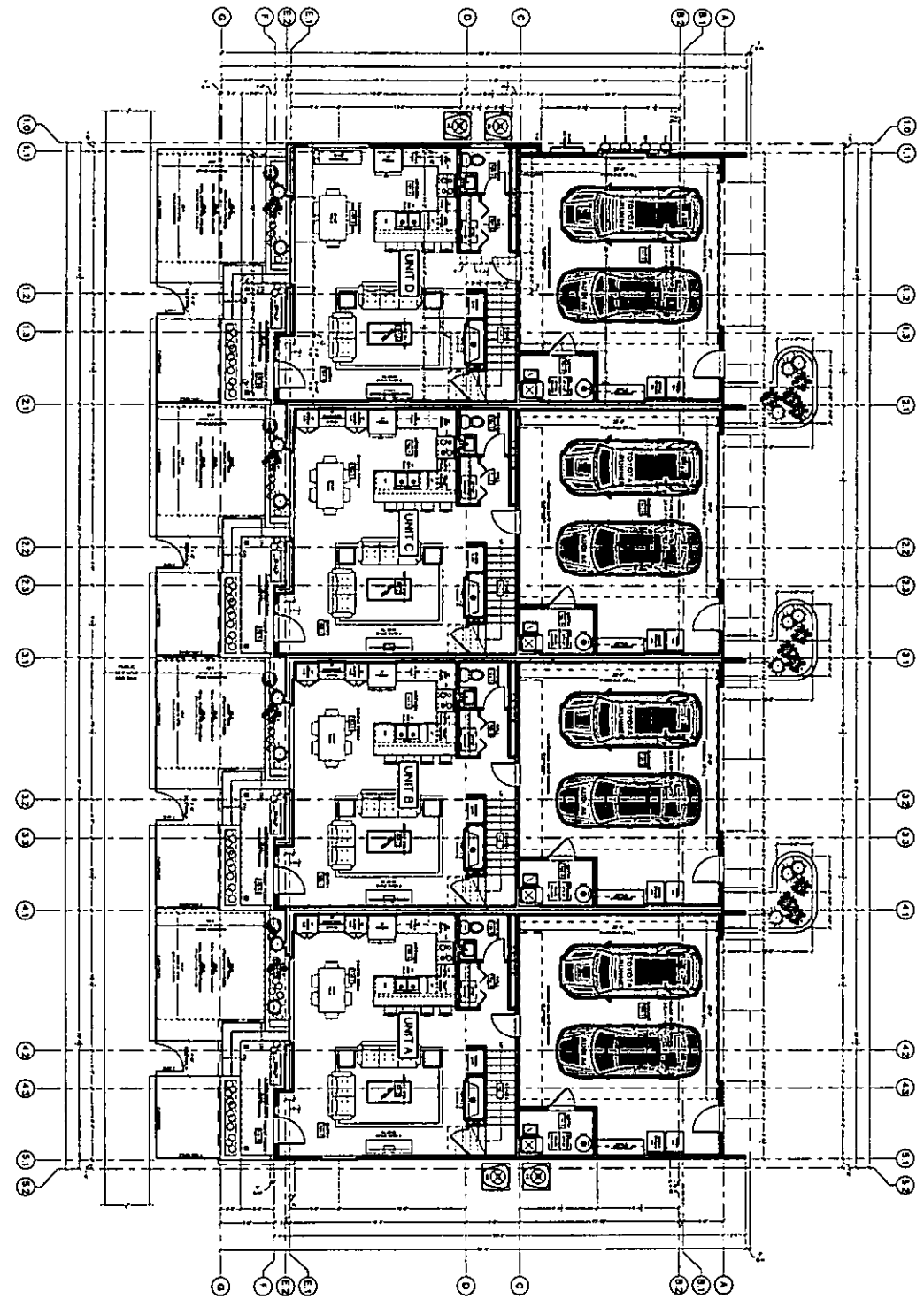



**PROJECT**

3080 WESTWIND WAY  
BOZEMAN, MONTANA

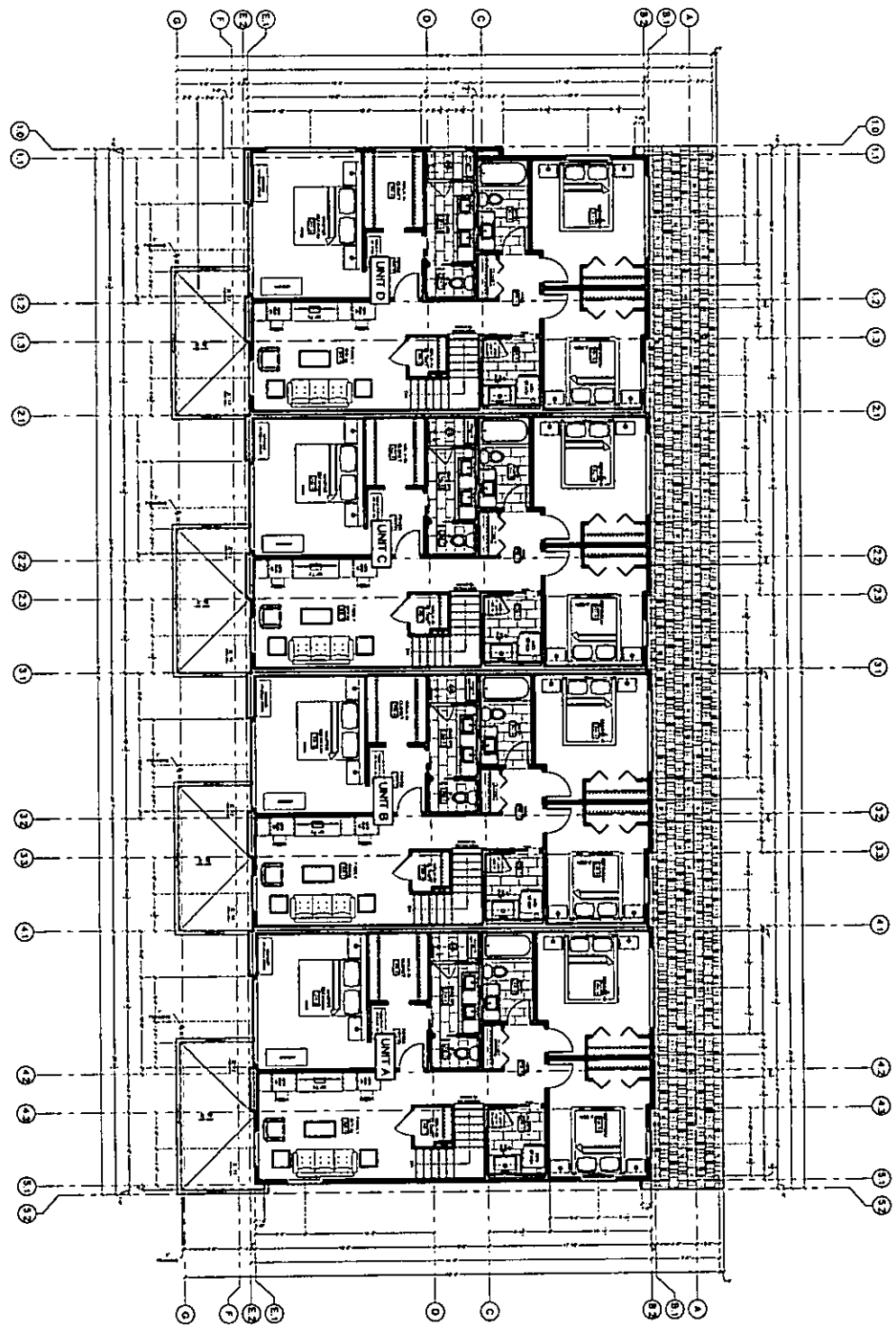
PROOF ADDRESS  
COPYRIGHT © 2021

FLOOR PLAN - MAIN LEVEL



<b>A10.1</b>	<p><b>BUILDING 10</b> FLOOR PLANS MAIN LEVEL</p>	<p>PROJECT NUMBER</p> <p>DATE</p> <p>ISSUE</p>	<p>DESIGNED FOR</p> <p>BY THE FLOOR PLAN</p>	<p><b>AUTUMN GROVE CONDOMINIUMS</b></p> <p>BUILDING 10 / TYPE 4-B</p> <p>BLOCK 2 / LOT 5</p> <p>3120 WESTWIND WAY</p> <p>BOZEMAN, MONTANA</p>	 <p>PROF.</p>
--------------	--	--	--	---	--

1  
FLOOR PLAN - SECOND LEVEL



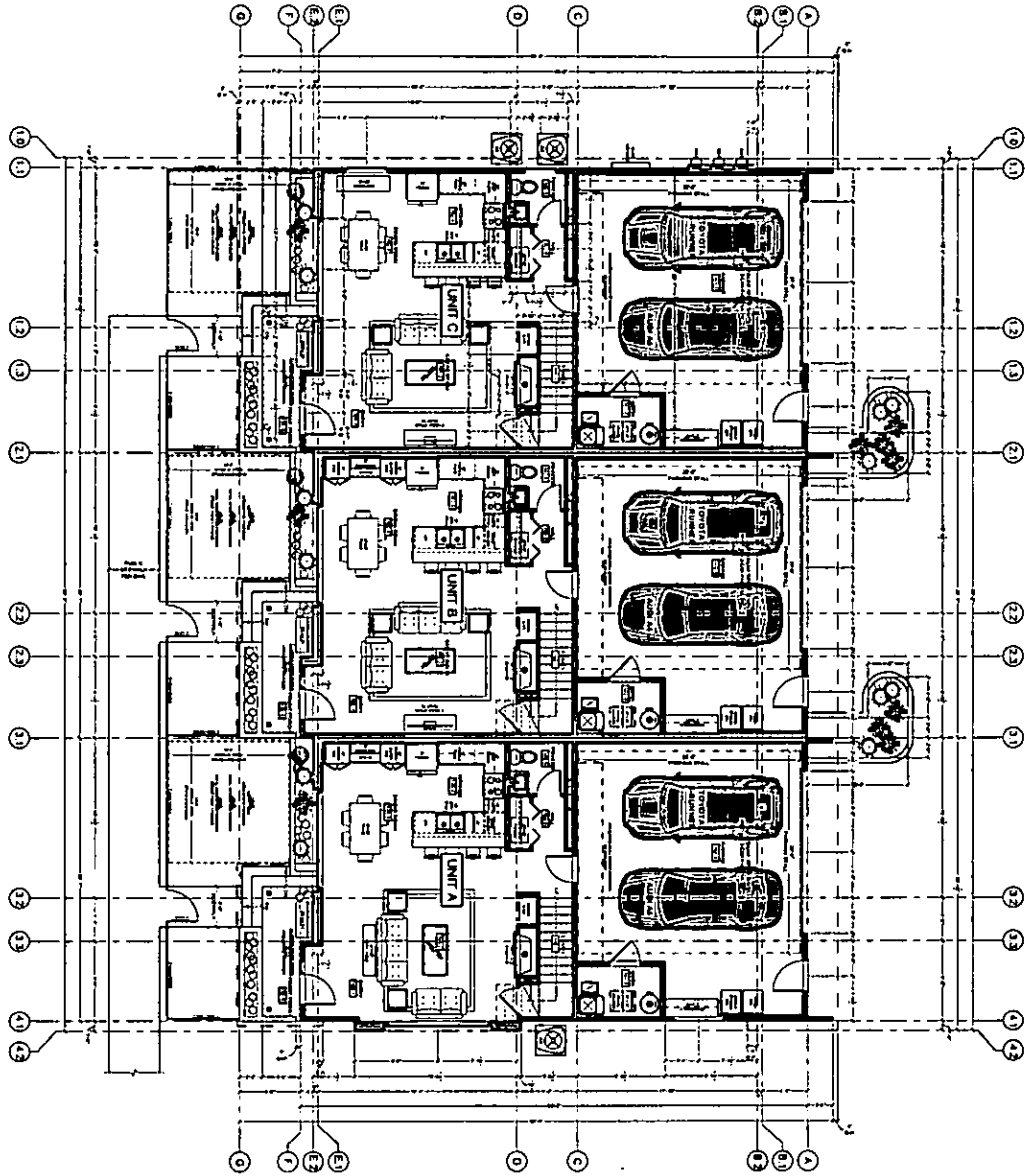
A10.2

NO.	DATE	ISSUED FOR
1	11/18/2021	FOR PERMITS

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 10 / TYPE 4-B  
 BLOCK 2 / LOT 5  
 3120 WEST TAND WAY  
 BOZEMAN, MONTANA

Professional seal of L&L Architects, Inc. and a 'PROOF' stamp. The seal includes the text 'L&L ARCHITECTS, INC.', 'BOZEMAN, MONTANA', and 'REGISTERED ARCHITECTS'. The 'PROOF' stamp is a black rectangular box with the word 'PROOF' in white capital letters.

11  
FLOOR PLAN - MAIN LEVEL



A11.1	DATE	1/17/2022
	BY	[Signature]
REVISIONS	NO.	
	DESCRIPTION	
BUILDING 11 FLOOR PLANS MAIN LEVEL		

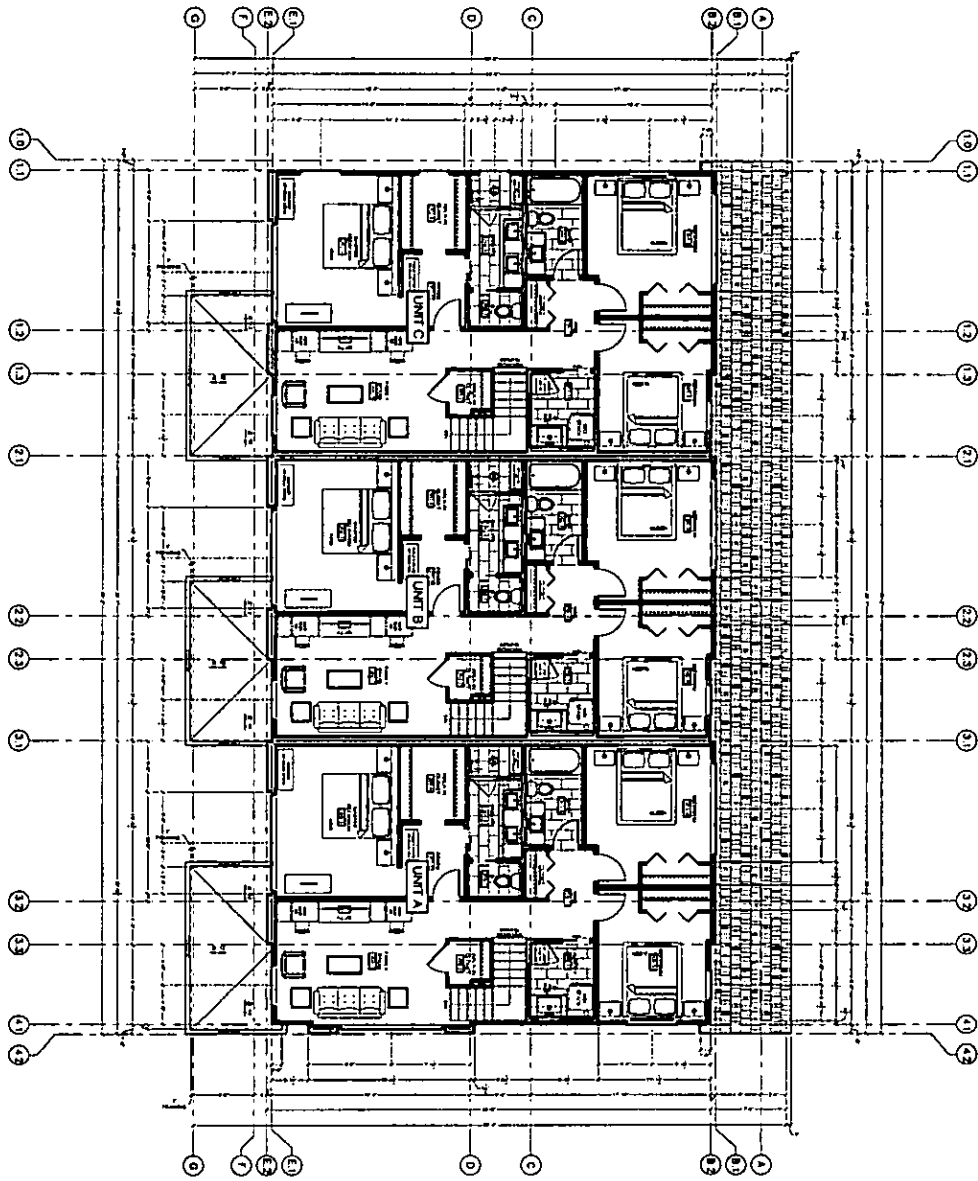
**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 11 / TYPE 3-B  
 BLOCK 2 / LOT 5  
 3250 WESTWIND WAY  
 BOZEMAN, MONTANA



**PROOF**  
 This is a true and correct copy of the original drawing as shown to the client on 09/28/2022.

CONTRACT # 2011  
 11006 J0006

ROOM PLAN - SECOND FLOOR  
 A11.2



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/18/2011	MM
2	ISSUED FOR CONSTRUCTION		
3	ISSUED FOR OCCUPANCY		
4	ISSUED FOR RECORDS		

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 11 / TYPE 3-B  
 BLOCK 2 / LOT 5  
 3250 WESTWIND WAY  
 BOZEMAN, MONTANA

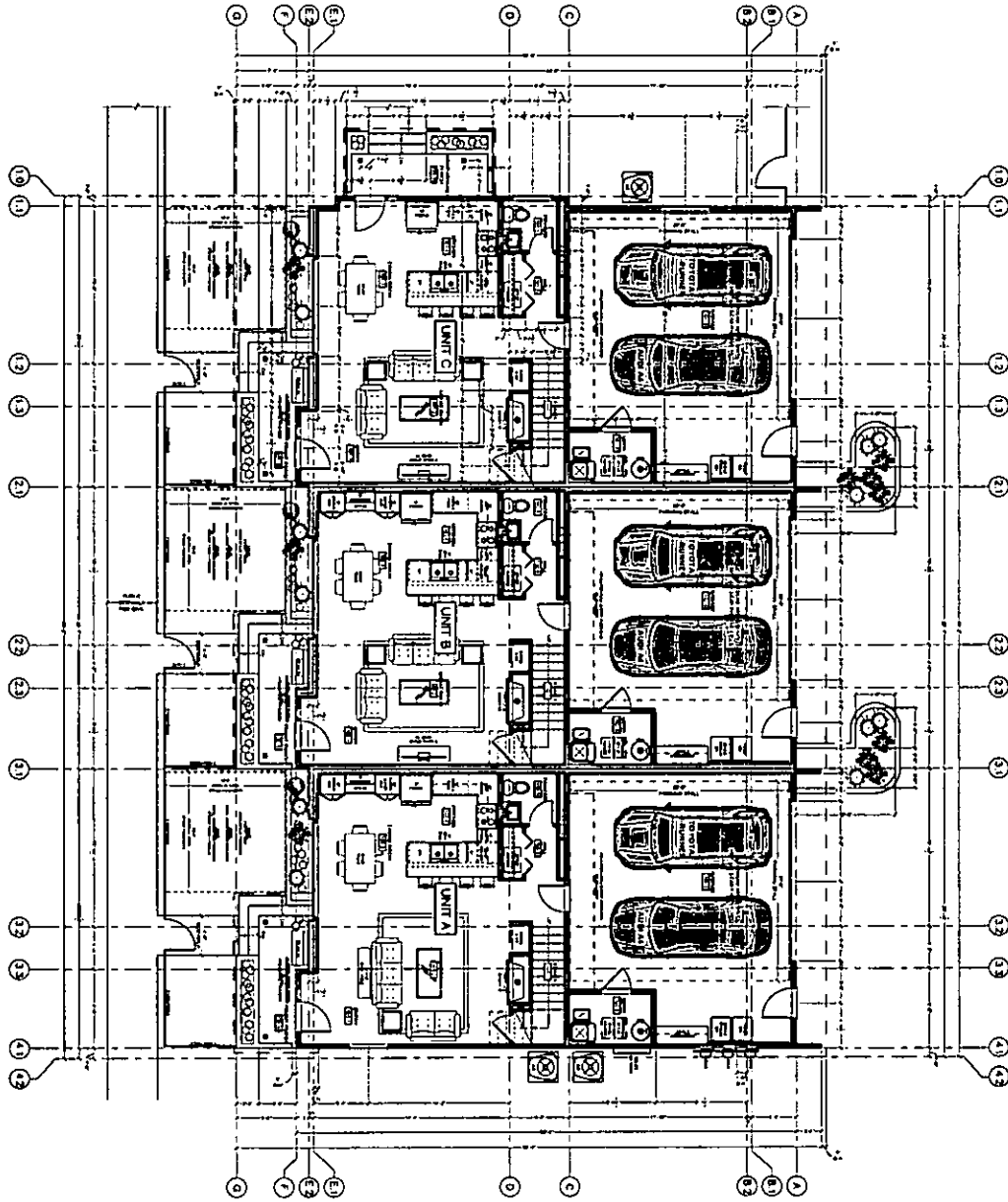


**PROOF**  
 This is a true and correct copy of the original drawing as submitted to the City of Bozeman for review and approval. It is not to be used for construction without the original drawing.

**A11.2**



11  
1122 8 1101A-00  
1122 8 1101A-00



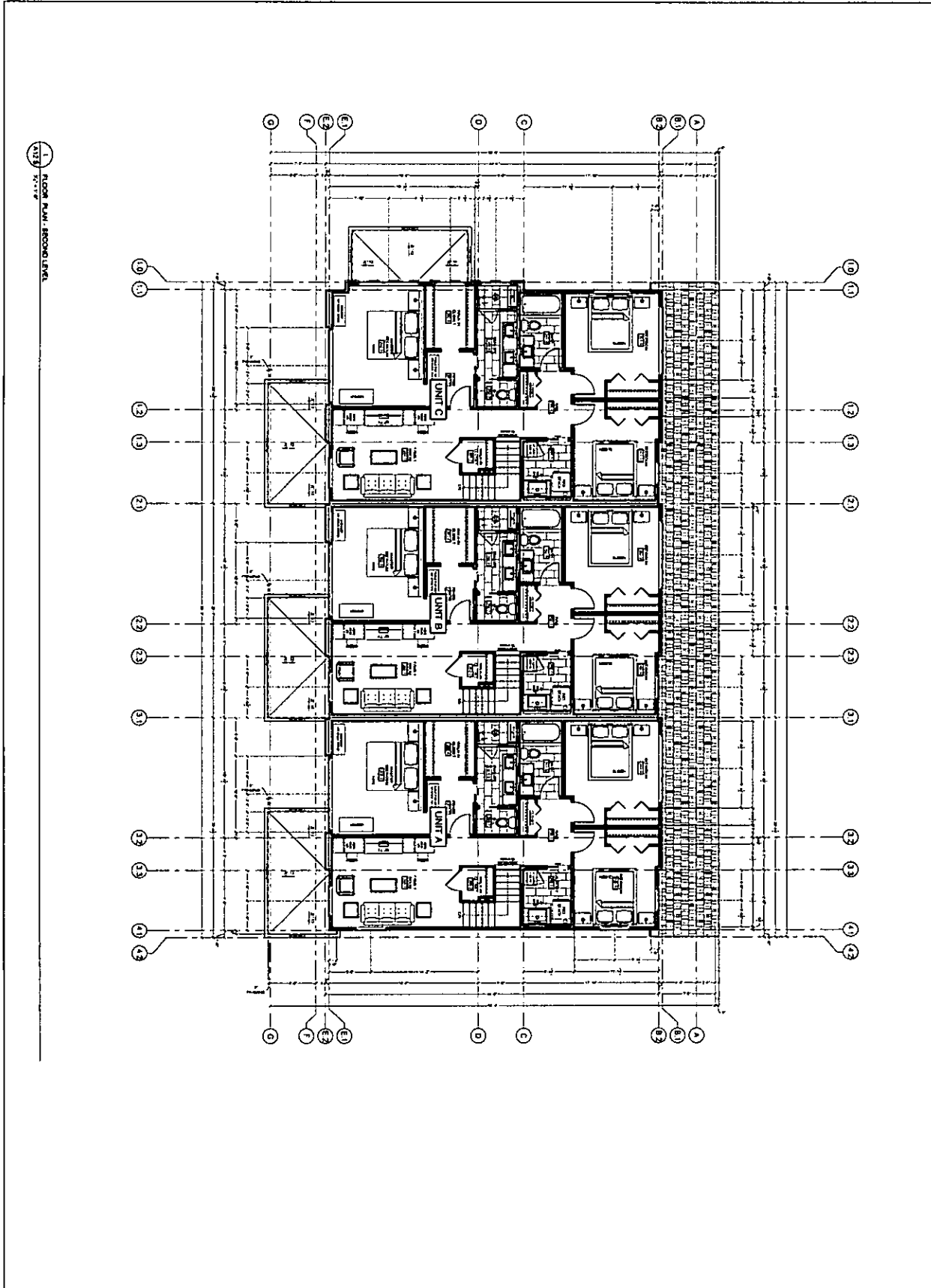
A12.1

NO.	DATE	REVISION	BY	CHK'D BY

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 12 / TYPE 3-D  
 BLOCK 2 / LOT 5  
 3290 WESTYARD WAY  
 BOZEMAN, MONTANA



**PROOF**  
 This drawing is a true and correct copy of the original as shown to the Board of Professional Engineers and Land Surveyors on 09/28/2022.



1 ROOM PLAN - SECOND LEVEL

NO.	DATE	ISSUED FOR
1	1/1/2022	SITE PLAN SUBMITTAL

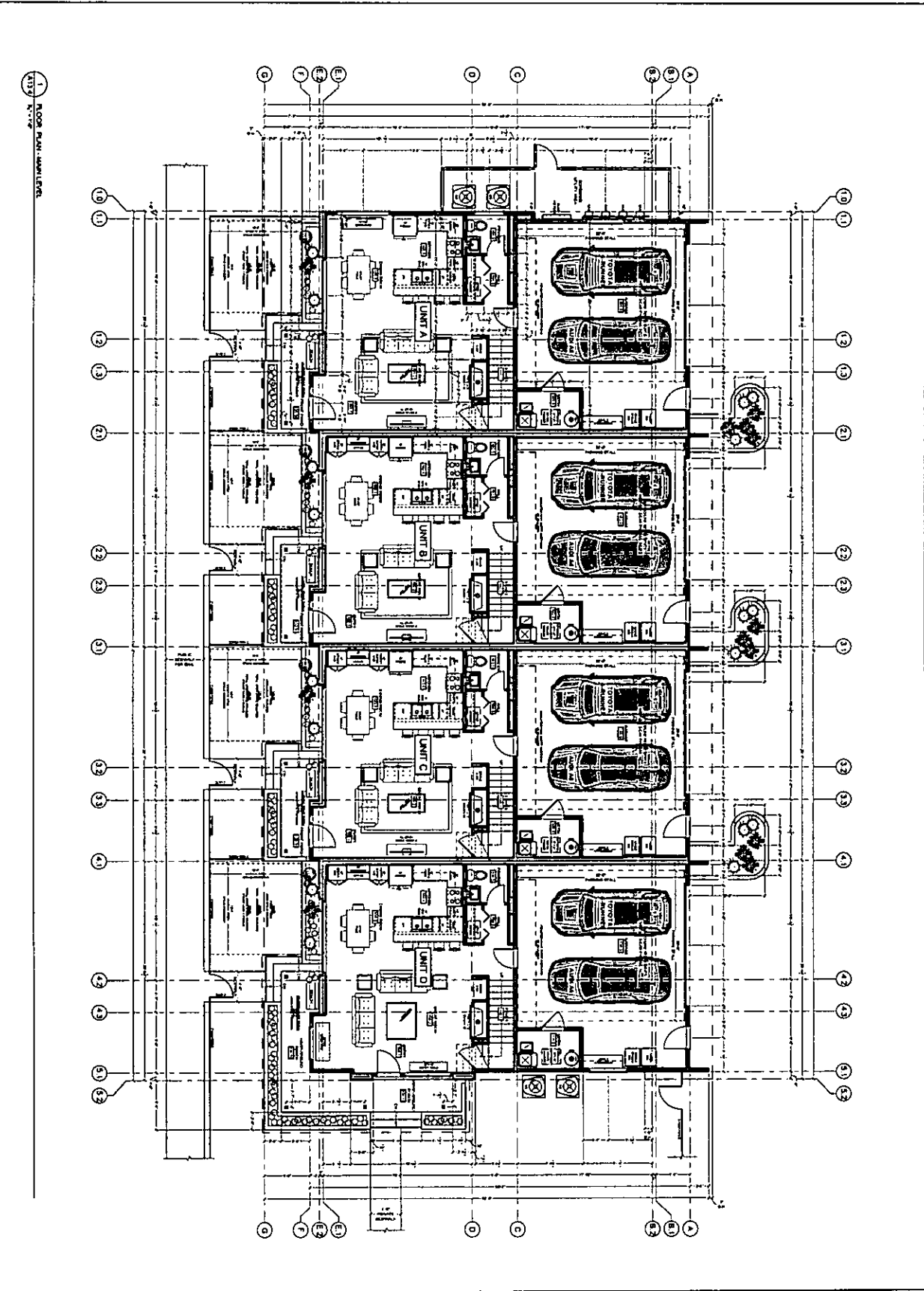
**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 12 / TYPE 3-D  
 BLOCK 2 / LOT 5  
 3290 WESTWIND WAY  
 BOZEMAN, MONTANA



**PROOF**  
 2.5.2022  
 11:54 AM

**A12.2**

BUILDING 12  
 FLOOR PLANS  
 SECOND LEVEL



1 FLOOR PLAN - MAIN LEVEL

NO.	DATE	ISSUED FOR
1	11/18/2020	BYE PLAN SUBMITTAL

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 13 / TYPE 4-D  
 BLOCK 2 / LOT 5  
 3255 WESTWIND WAY  
 BOZEMAN, MONTANA

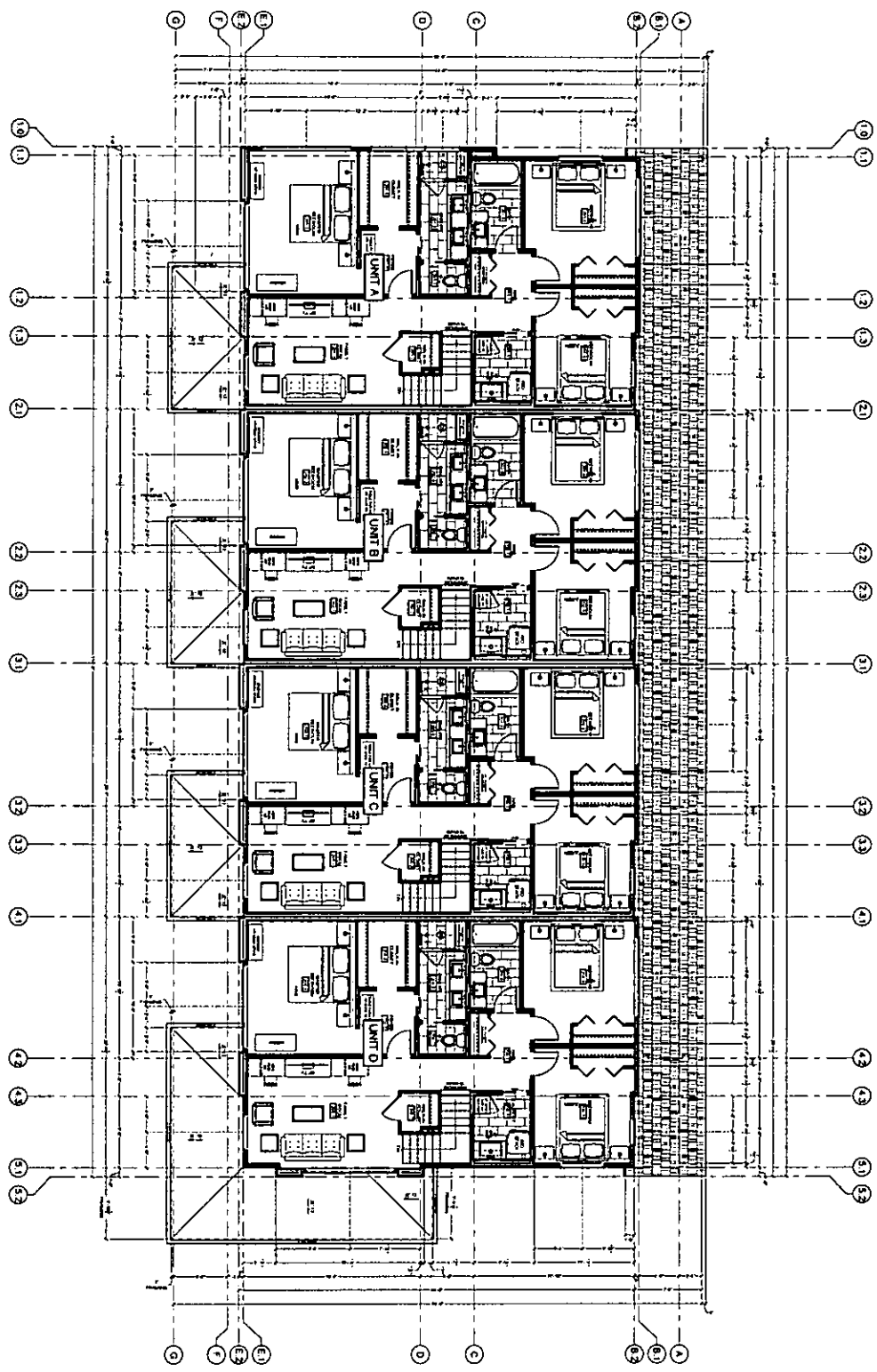


**PROOF**  
 2. I, the undersigned, have prepared the drawings and specifications for the project shown on this drawing, and I am a duly licensed Professional Engineer in the State of Montana.  
 DATE: 09/28/2022  
 SIGNATURE: [Redacted]

**A13.1**

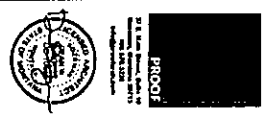
PROOF COPY  
 COPYRIGHT © 2021

1  
 FLOOR PLAN, SECOND LEVEL



NO.	DATE	ISSUED FOR
	1/1/2021	SITE PLAN SUBMITTAL

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 13 / TYPE 4-D  
 BLOCK 2 / LOT 5  
 3255 WESTWIND WAY  
 BOZEMAN, MONTANA



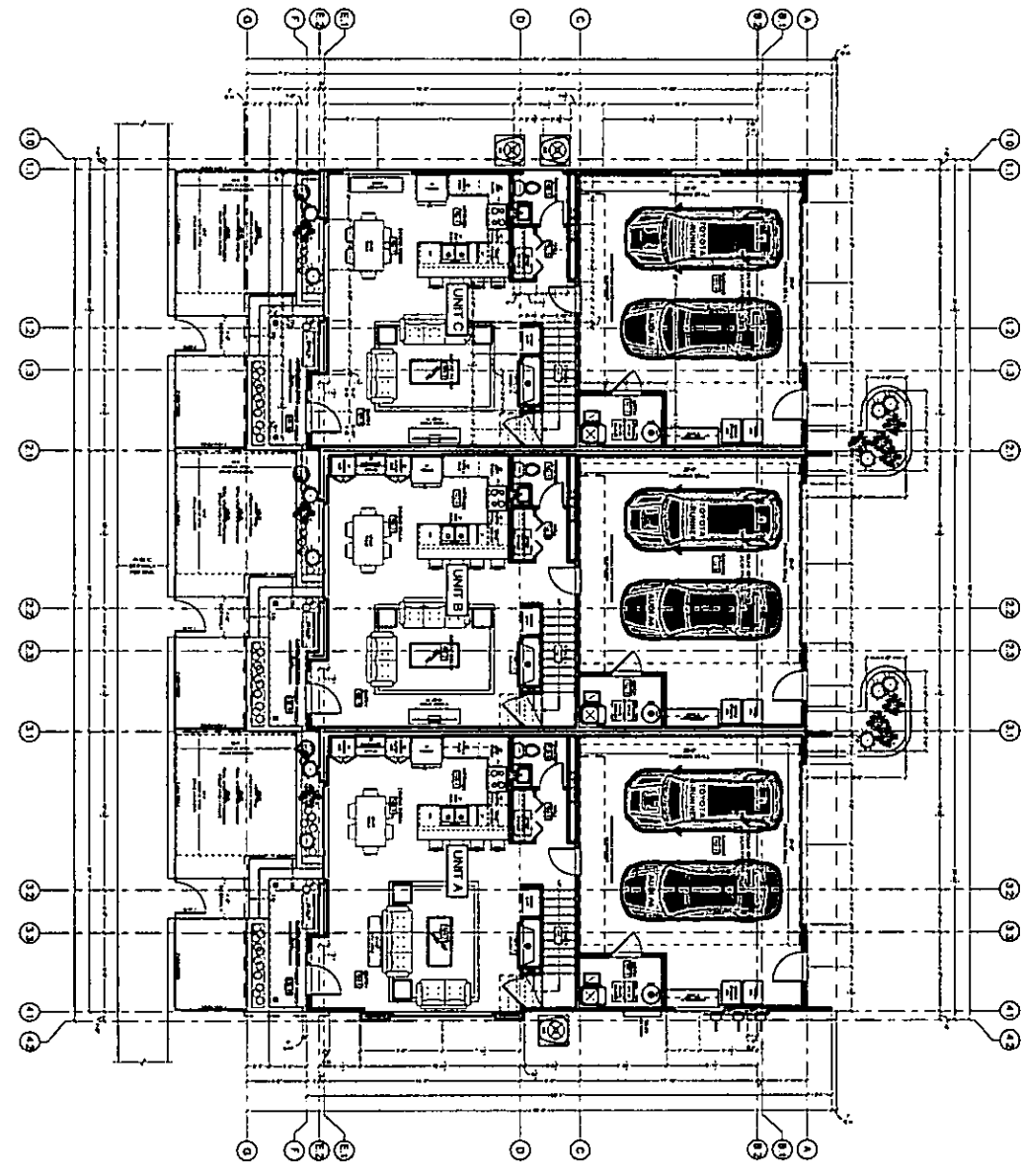
**A13.2**

BUILDING 13  
 FLOOR PLAN  
 SECOND LEVEL

PROOF

PROOF  
1:202 © 2021

ROOM PLAN - MAIN LEVEL



A01.1	BUILDING 1 FLOOR PLANS MAIN LEVEL	NO	DATE	ISSUED FOR
		1	10/20/21	2787653 Building PTA
		REVISION		

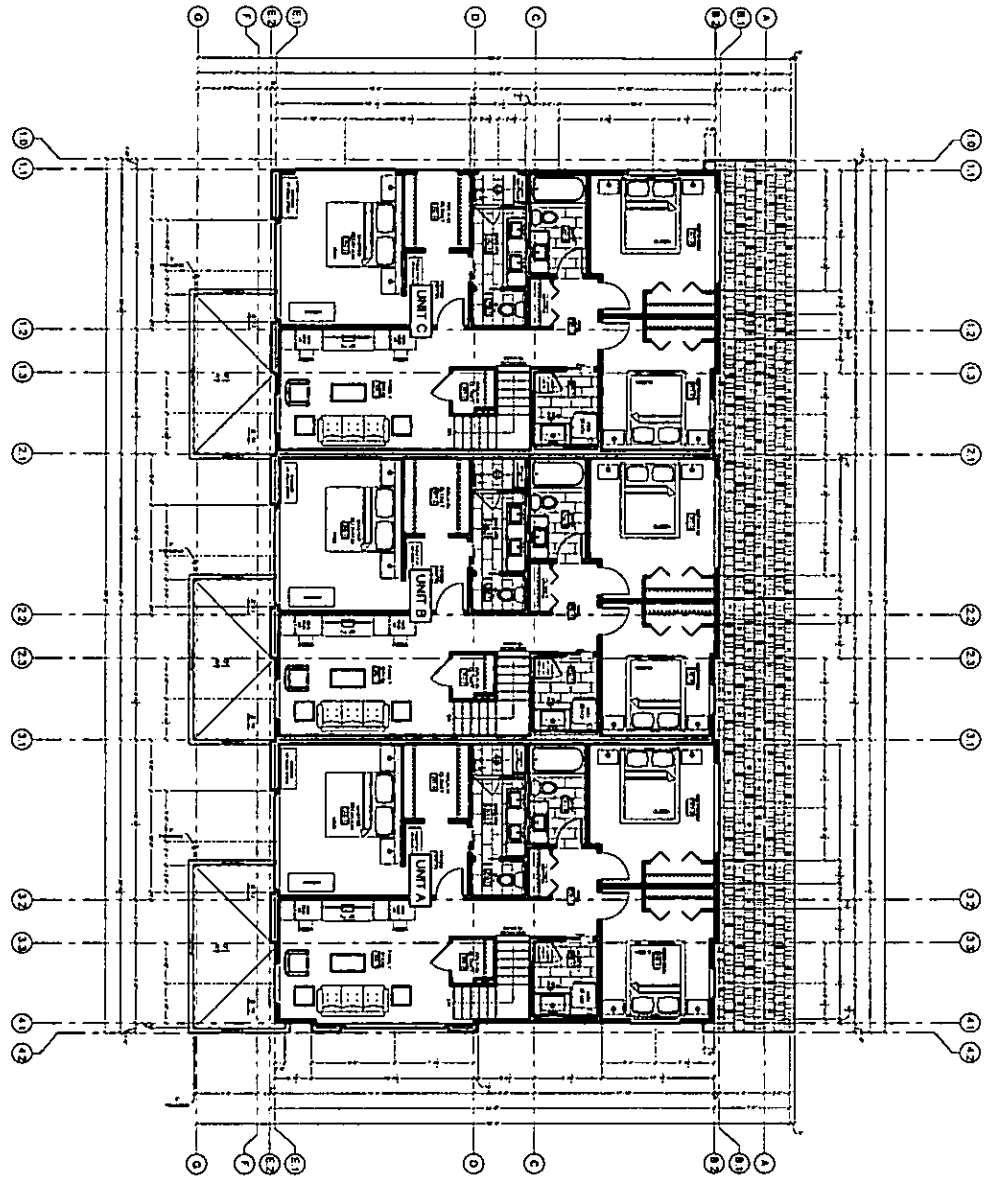
**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 1 / TYPE 3-C  
 BLOCK 2 / LOT 5  
 3240 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA



**PROOF**  
 This drawing is a proof of the final design and is not to be used for construction. It is the property of the architect and is to be returned to the architect upon completion of the project.

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1  
FLOOR PLAN - SECOND LEVEL



A01.2	BUILDING 1 FLOOR PLANS SECOND LEVEL	DATE	09/28/2022
		BY	11/15/2021
PROJECT NUMBER		NO.	
OWNER		NO.	
DESIGNED BY		NO.	
CHECKED BY		NO.	
DATE		NO.	

**AUTUMN GROVE CONDOMINIUMS**  
 BUILDING 1 / TYPE 3-C  
 BLOCK 2 / LOT 5  
 3240 AUTUMN GROVE STREET  
 BOZEMAN, MONTANA



**PROOF**  
 10/15/2022  
 10/15/2022

**EXHIBIT G (PHASES 1, 2 & 3) (AMENDED)**  
 PHASE, UNIT DESIGNATION, PERCENTAGE OF INTEREST, POSTAL ADDRESS

<b>Phase</b>	<b>Unit Designation</b>	<b>Percentage of Interest</b>	<b>Square footage</b>	<b>Postal Address</b>
I	Building 2		<b>10,931</b>	3120 Autumn Grove St
	A	2.11	2,727	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.13	2,750	
I	Building 3		<b>8,185</b>	3090 Autumn Grove St
	A	2.11	2,727	
	B	2.11	2,727	
	C	2.12	2,731	
I	Building 4		<b>10,965</b>	3030 Autumn Grove St
	A	2.15	2,780	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.12	2,731	
I	Building 5		<b>10,984</b>	1745 Windward Ave
	A	2.15	2,780	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.13	2,750	
<b>Total Phase 1</b>			<b>41,065</b>	

<b>Phase</b>	<b>Unit Designation</b>	<b>Percentage of Interest</b>	<b>Square footage</b>	<b>Postal Address</b>
2	Building 6		<b>10,984</b>	3055 Westwind Way
	A	2.13	2,750	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.15	2,780	
2	Building 7		<b>10,984</b>	3119 Westwind Way
	A	2.13	2,750	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.15	2,780	
2	Building 8		<b>10,931</b>	3040 Westwind Way
	A	2.13	2,750	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.11	2,727	
2	Building 9		<b>8,185</b>	3080 Westwind Way
	A	2.12	2,731	
	B	2.11	2,727	
	C	2.11	2,727	
2	Building 10		<b>10,965</b>	3120 Westwind Way
	A	2.12	2,731	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.15	2,780	
<b>Total Phase 2</b>			<b>52,049</b>	



Phase	Unit Designation	Percentage of Interest	Square footage	Postal Address
3	Building 11		<b>8,204</b>	3250 Westwind Way
	A	2.13	2,750	
	B	2.11	2,727	
	C	2.11	2,727	
3	Building 12		<b>8,332</b>	3290 Westwind Way
	A	2.12	2,731	
	B	2.11	2,727	
	C	2.23	2,874	
3	Building 13		<b>11,185</b>	3255 Westwind Way
	A	2.15	2,780	
	B	2.11	2,727	
	C	2.11	2,727	
	D	2.29	2,951	
3	Building 1		<b>8,204</b>	3240 Autumn Grove St
	A	2.13	2,750	
	B	2.11	2,727	
	C	2.11	2,727	
<b>Total Phase 3</b>			<b>35,925</b>	
<b>TOTAL Project</b>		<b>100%</b>	<b>129,039</b>	

Exhibit B to Condo Declaration



CONDOMINIUM REVIEW DECISION

APPLICATION

Date: 8/29/2022

Number of Units total / this phase: 47

File Number: 21479

Original Project File number: 21479

Condominium Name: Autumn Grove Condominium

Legal Description: Lot 5, Block 2 in the West Winds Phase 5 Subdivision, P.M.M. City of Bozeman, Gallatin County, Montana

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:

- [X] SPA) Does not require subdivision review, and has satisfied the exemption criteria.
[ ] SPA) Has completed review as a subdivision.
[X] SiS) A municipal facilities exemption has been granted (see attached).
[ ] SiS) Exempt from Sanitation Review per:

DIRECTOR SIGNATURE

Brian Krueger [Digital Signature]

Anna Bentley, AICP, Deputy & Interim 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



August 25, 2022

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

RE: Autum Grove Condominiums  
Municipal Facilities Exclusion  
EQ# 22-2581  
City of Bozeman  
Gallatin County

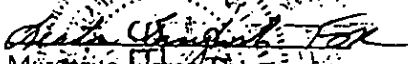
Dear Mr. Budeski;

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.

Autum Grove Condominiums Municipal Facilities Exclusion will consist of 47 Units.

Sincerely,

  
Margarite Juarez Thomas  
Section Supervisor  
Engineering Bureau  
Department of Environmental Quality  
(406) 753-8956  
Email [MJuarezThomas@mt.gov](mailto:MJuarezThomas@mt.gov)

cc: City Engineer.  
County Sanitarian.  
Owner  
file



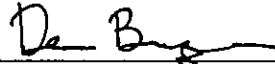
**EXHIBIT F-1-B**

**CERTIFICATE OF FLOOR PLANS FOR  
PHASE 1 (BUILDINGS 2, 3, 4 & 5)  
PHASE 2 (BUILDINGS 6, 7, 8, 9 & 10) AND  
PHASE 3 (BUILDINGS 11, 12, 13 & 1)**

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

1. The attached plans fully and accurately depict the layout, location, unit designations and dimensions of each Unit of Autumn Grove Condos, Phases 1, 2 & 3, as constructed and presently constituted on this date. The buildings are being constructed on Lot 5, Block 2, West Winds Major Subdivision, Phase 5 to the City of Bozeman, Gallatin County, Montana [Plat No. J-494].
2. Once the Units are completed, an additional Certificate will be filed certifying that the Buildings and Units were built pursuant to these floor plans.

Dated: 09/27/2022



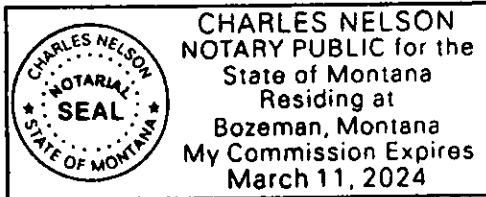
Dean Burgess, AIA, NCARB  
PROOF Architecture LLC  
37 E. Main St., Suite 10  
Bozeman, MT 59715

- Registered Professional Architect
- Registered Professional Engineer
- Registered Professional Land Surveyor

Number: ARC-ARC-LIC-10889

State of Montana  
County of Gallatin

Signed before me on September 27<sup>th</sup>, 2022, by Dean Burgess.



Notary Public for the State of Montana

**EXHIBIT F-1**  
(PHASES 1, 2 & 3) (AMENDED)

[the Floor Plans begin on the following page]