

Please return to:
PROWELL I, LLC
76 Glasston Road
Big Timber, Montana 59011



2807859

Page: 1 of 2 08/08/2023 04:48:24 PM Fee: \$26.00
Eric Semerad - Gallatin County, MT MISC



AMENDMENT TO DECLARATION AND BYLAWS FOR NORTH BOWL CONDOMINIUM

This Amendment to Declaration and Bylaws for North Bowl Condominium is made this ____ day of August, 2023 by PROWELL I, LLC, a Montana limited liability company, of 76 Glasston Road, Big Timber, Montana 59011, as Declarant for NORTH BOWL CONDOMINIUM, the Declaration and Bylaws for which were recorded on July 19, 2023 as Document No. 2805443 in the office of the Clerk and Recorder of Gallatin County, Montana, said condominium located on the following described real property:

Lot 5B of the Amended Plat of Lot 5, Annie Subdivision, Phase 2, 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, Gallatin County, Montana (Plat Reference: J-204-A).

This Amendment to Declaration and Bylaws for North Bowl Condominium is made pursuant to Article VII of said Declaration and Bylaws of North Bowl Condominium.

1. In addition to the amendment requirements set forth in the Declaration and Bylaws, the approval of mortgagees that represent at least fifty one percent (51%) of the votes of the Units that are subject to mortgages shall be required for the following actions:

- A. Amendments of a material adverse nature to mortgagees;
- B. Any action to terminate the legal status of the project after substantial destruction or condemnation occurs or for other reasons; and
- C. Amendments that amend any provisions included in the Declaration and Bylaws which are for the express benefit of holders or insurers of mortgages on Units in the Condominium.

Any proposed amendment to the Declaration and Bylaws shall be deemed approved by a mortgagee, mortgage insurer, or government agency or corporation if said entity fails to object or consent to a written proposal for an amendment within sixty (60) days after receipt of notice of the written proposal by such entity, provided such notice was delivered by certified or registered mail, with a "return receipt" requested.

2. Notwithstanding anything in the Declaration to the contrary, no Unit Owner or any other party shall have priority over any rights of the first mortgagee of the Unit pursuant to its mortgage in the case of payment made directly to the Unit Owner of proceeds from termination, or insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

3. Referencing Article XI Notice to Mortgagees of the Declaration, subsection e. is added to the items for which a mortgagee and guarantor of the mortgage of any Unit is entitled to notice as follows:

e. any proposed action that requires the consent of a specified percentage of mortgagees.

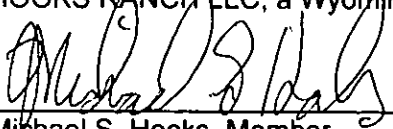
3. Except as amended as set forth herein, the Declaration and Bylaws for North Bowl Condominium shall be in full force and effect. In the event of any conflict between this Amendment to Declaration and Bylaws for North Bowl Condominium and the Declaration and Bylaws, the terms of this Amendment to Declaration and Bylaws for North Bowl Condominium shall control.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to Declaration and Bylaws for North Bowl Condominium 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 and Bylaws for North Bowl Condominium.

DECLARANT:

PROWELL I, LLC, a Montana limited liability company, by

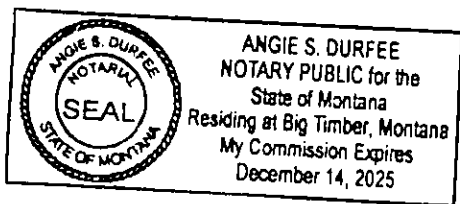
HOOKS RANCH LLC, a Wyoming limited liability company, Manager, by

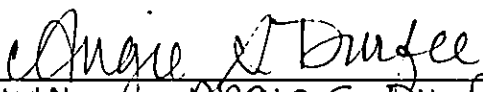


Michael S. Hooks, Member

STATE OF Montana)
County of Sweet Grass) : ss.

On this 4th day of August, 2023, before me, a Notary Public in and for said State, personally appeared MICHAEL S. HOOKS, Member of HOOKS RANCH LLC, a Wyoming limited liability company, Manager of PROWELL I, LLC, a Montana limited liability company, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that the company executed the same.





Printed Name: Angie S. Durfee
Notary Public for the State of Montana
Residing at Big Timber, Montana
My commission expires: 12-14-2025