



**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
COPPER BLOOM CONDOMINIUM HOMES**

This Third Amendment to Declaration of Condominium for Copper Bloom Condominium Homes (the "Third Amendment") is made by, and with the consent of, Wells Development, LLC, a Montana limited liability company (the "Declarant" and the "Developer"), which, as of the date of recording of this Third Amendment is the owner of seventeen (17) of the twenty (20) Units and appurtenant interests, elements, and property comprising Phase 1 and Phase 2 of Copper Bloom Condominium Homes, established pursuant to that certain Declaration of Condominium for Copper Bloom Condominium Homes (the "Original Declaration") dated July 11, 2002, and recorded with the Gallatin County Clerk and Recorder on July 22, 2002, as Document No. 2075515 and as amended by that certain First Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on November 22, 2002, as Document No. 2088447 (the "First Amendment"), and that certain Second Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on December 13, 2002 as Document No. 2090868 (the "Second Amendment"). The Original Declaration, the First Amendment, the Second Amendment and this Third Amendment together constitute the "Declaration".

Unless otherwise defined differently in this Third Amendment, the definitions set forth in the Original Declaration apply to the terms used in this Third Amendment. This Third Amendment amends the Original Declaration and the First Amendment to the Declaration as follows:

ARTICLE II

DESCRIPTION OF LAND AND BUILDINGS; PRINCIPAL MATERIALS.

Article II, Paragraph 2.A., is amended to read in its entirety as follows:

2. A. (i) The Condominium, Phase 1 and Phase 2. The condominium created by this Declaration, as amended, is Phase 1 and Phase 2 of the Copper Bloom Condominium Homes. Phase 1 consists of twelve (12) Units in Building 4, as depicted on the Site Development Plan attached as Exhibit A to this Declaration. Phase 2 consists of eight (8) Units in Building 2, as depicted on the Site Development Plan attached as Exhibit A to this Declaration. At the completion of Phase 1 and Phase 2, each Unit shall have appurtenant to it an undivided percentage of ownership in the common elements of the condominium of five percent



(5%), or 1/20 when expressed as a fraction, all as more particularly described in Article V of the Declaration. The designation of Buildings and Units in Phase 1 and Phase 2 and appurtenant fractional interest and percentage of ownership of each Unit in the common elements is as follows:

Phase 1

<u>Building 4 Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/20	5.00%
2	1/20	5.00%
3	1/20	5.00%
4	1/20	5.00%
5	1/20	5.00%
6	1/20	5.00%
7	1/20	5.00%
8	1/20	5.00%
9	1/20	5.00%
10	1/20	5.00%
11	1/20	5.00%
12	1/20	5.00%

Phase 2

<u>Building 2 Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
13	1/20	5.00%
14	1/20	5.00%
15	1/20	5.00%
16	1/20	5.00%
17	1/20	5.00%
18	1/20	5.00%
19	1/20	5.00%
20	1/20	5.00%

(ii) Identification of Units in Phase 1 and Phase 2. The locations of Units in Phase 1, Building 4, as numbered in the preceding paragraph, correspond to the location of Units numbered in the same fashion, 1 through 12, as set forth on pages 1 through 3 at Exhibit B 2 to the Original Declaration. The Units in Building 2, Phase 2, described above, Unit numbers 13 through 20 correspond, respectively, to the location of Units designated as Units 1 through 8 on Exhibit B 1, pages 1 and 2 to the Original Declaration. That is, in Phase 2, Building 2, the unit described in this Declaration as Unit 13 corresponds to the unit designated Unit 1 on page 1 of Exhibit B 1; Unit 14 described in Phase



2, Building 2, corresponds to Unit 2 on Exhibits B 1, page 1, etc., continuing sequentially up to Phase 2, Building 2, Unit 20, which corresponds to Unit 8 on Exhibit B 2 to the Declaration.

ARTICLE VI

DEVELOPER'S RESERVED RIGHTS AND POWERS.

Article VI, Paragraph 2.1, is amended to read in its entirety as follows:

2.1. Developer's Right to Construct and Transfer Additional Garage Stalls. Developer reserves the right to construct additional Garage Structures on the property to provide garage stalls in addition to those assigned to Units as they are sold. Developer may assign and transfer these additional garage stalls to particular Units in the Condominium, and any such garage stall so transferred shall become a limited common element of the Unit to which it is assigned and transferred. Any such assignment and transfer will be made by a writing signed by the Unit Owner and the Developer, a copy of which will be delivered to the Association. The Association is authorized to, and may, adjust annual assessments to attribute any increased costs associated with any additional Garage Stall assigned to a Unit owner as may be equitable and just.

Except as amended herein, the Original Declaration, as amended by the First Amendment and the Second Amendment, shall remain in full force and effect.

Dated this 25 day of June, 2003.

WELLS DEVELOPMENT, L.L.C.

By: Alan L. Wells, Member
Alan L. Wells, Member

STATE OF Iowa)
County of Linn) :ss

This instrument was acknowledged before me on the 25 day of June, 2003, by Alan L. Wells, as a Member of Wells Development, L.L.C., a Montana limited liability company.

(SEAL)

Patricia D. Gnagy
Notary Public for the State of Iowa
Printed Name: PATRICIA D. GNAGY
Residing at: CEDAR RAPIDS
My Commission Expires: 3-11-2006

