

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

This Seventh Amendment to Declaration of Condominium for Copper Bloom Condominium Homes (the "Seventh Amendment") is made by the owners of at least seventy-five percent (75%) of the units, and with the consent of WIN, Inc. (formerly known as RDG Investments, Inc.), which as of the date of recording of this Seventh Amendment is the sole owner of the development rights (the Development Rights") to create 59 additional condominium units within the Condominium Regime as 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; 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"); 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"); that certain Third Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on July 26, 2003 as Document No. 2113074 (the "Third Amendment"); that certain Fourth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on November 19, 2003 as Document No. 2132462 (the "Fourth Amendment"); that certain Fifth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on June 21, 2004 as Document No. 2154118 (the "Fifth Amendment"); and that certain Sixth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on March 23, 2005, 2005 as Document No. 2182139 (the "Sixth Amendment"). The Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment and this Seventh Amendment together constitute the "Declaration".

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

2190284

Page: 1 of 13
06/06/2005 03:45P

78.00

Shelley Vance-Gallatin Co MT MISC

ARTICLE V

**FRACTIONAL INTERESTS OF EACH UNIT IN THE
COMMON ELEMENTS; VOTING RIGHTS**

Article V is amended to insert a new Paragraph 3 as follows:

3. Suspension of Voting Rights for Nonpayment. If any assessment or amount owing to the Association remains unpaid as of the date of any meeting of the members, the owner of the Unit on which the unpaid assessment or amount is due shall not be eligible to cast a vote at such meeting, and such owner's consent shall not be required in order to adopt any amendment to the Declaration or otherwise transact business at such meeting.

ARTICLE X

**CONDITIONS AND RESTRICTIONS ON OWNERSHIP, USE AND
ENJOYMENT**

Article X, Paragraph 10(b) is amended and restated to read in its entirety as follows:

- (b) No Unit may be leased until the Association has received, in advance of the signing of any lease, a request from the Unit owner to lease that Unit and, in addition, has granted approval to that Unit owner, in writing, to lease the Unit. No more than thirty percent (30%) of the total number of constructed Units can be leased at any time. Failure of a Unit owner to obtain prior, written approval from the Association to lease a Unit shall render the lease null and void, and the Association shall have the right to exclude or evict any tenant who is attempting to occupy or occupying a Unit pursuant to an unauthorized lease. All costs and expenses of the Association associated with enforcement of this provision shall be chargeable to, and payable by, the owner of the Unit affected. The Association shall develop rules and procedures by which Unit owners may make application to the Association for approval to lease a Unit, rules and procedures by which Unit owners may be placed upon a waiting list for the grant of such approval when the thirty percent (30%) maximum has been reached, and other rules and procedures necessary and proper for the implementation of this provision. A Unit may be rented or leased by the owner, provided the entire Unit is rented, and

2190284
Page: 2 of 13
06/08/2005 03:45P



78.00

Shelley Vance-Gallatin Co MT MISC

2190284
Page: 3 of 13
06/09/2005 09:45P
78.00
Shelley Vance-Gallatin Co MT MISC

the lease is in writing and copy of the lease is filed with the Association prior to possession. No lease shall relieve the owner as against the Association and other owners from any responsibility or liability imposed by the condominium documents.

Except as amended herein, the Original Declaration, as amended by the First, Second, Third, Fourth Fifth and Sixth Amendments, remains in full force and effect.

Dated as of this 2 day of June, 2005.

By:

Craig Del Grande
Craig Del Grande
WIN, Inc.
Declarant and Developer

Its: President

STATE OF MONTANA)
County of Gallatin) :SS

This instrument was acknowledged before me on the 2nd day of June, 2005, by Craig Del Grande, President of ~~WIN, Inc.~~ WIN, INC, a Montana corporation.

[Signature]

Notary Public for the State of MONTANA
Printed Name: Thomas A Cahill
Residing at: Bozeman MT
My Commission Expires: 8-18-2008



The following contains the signatures of the owners of at least seventy five percent (75%) of the initial total number of votes outstanding and entitled to be cast by the owner's which is 103, representing the owners' consent to the aforementioned Seventh Amendment to Declaration of Condominium of Copper Bloom Condominium Homes.

Building 31

Barbara Owens – Unit 1 Barb Owens

Gary Jones – Unit 2

WIN, Inc. – Unit 3 Craig Del Grande

Rosemary Thompson – Unit 4

Brandon Bostick – Unit 5

Matt Cummings – Unit 6 Matt Cummings

Kon Peters – Unit 7

Laura King – Unit 8

Building 51

Christie LaFountain – Unit 1

Bart Riddle – Unit 2

John Geer – Unit 3 John R. Geer

Amie Metcalf - Unit 4

Gerald or Beverly Larson – Unit 5

Tre' Eyden – Unit 6

Luke Solomonson or Raquel Vallines Mira – Unit 7

Suzette Whipple – Unit 8

Daniel Cahill – Unit 9

Laura Hagen – Unit 10

2190284
Page: 4 of 13
06/08/2006 09:45P
78.00
Shelley Vance-Gallatin Co MT MISC

Continued signatures from page 4, for the Seventh Amendment to the Declaration of Condominium for Copper Bloom Condominium Homes.

Building 51 Con't.

Shari Johnson – Unit 11

Peter or Kim McPhee – Unit 12

Building 61

Jim Or Laura Edens – Unit 1

Robert or Linda Buhlig – Unit 2

Larry or Rhonda Webb – Unit 3

WIN, Inc. – Unit 4

Rick or Sandra Saling – Unit 5

Gabe Coddling or Eric Ludvigsen – Unit 6

WIN, Inc. – Unit 7

WIN, Inc. – Unit 8

Jim or Laura Edens – Unit 9

WIN, Inc. – Unit 10

Stephanie Stephens – Unit 11

Jim or Laura Edens – Unit 12

Building 21

WIN, Inc. – Unit 1

Shane Gabriel – Unit 2

George – Force Tolar – Unit 3

Shelly Peterson – Unit 4

WIN, Inc. – Unit 5

~~Signature~~

Craig Del Grande

Craig Del Grande

Craig Del Grande

Craig Del Grande

Stephanie Stephens

Craig Del Grande

~~Signature~~

Signature

Craig Del Grande

2190284
Page: 5 of 13
06/08/2005 03:45P
Shelley Vance-Gallatin Co MT MISC 78.00

Continued signatures from page 5, for the Seventh Amendment to the Declaration of Condominium for Copper Bloom Condominium Homes.

Building 21 Con't

WIN, Inc. – Unit 8 Craig Del Grande

WIN, Inc. – Unit 7 Craig Del Grande

WIN, Inc. – Unit 8 Craig Del Grande

WIN, Inc. – Unit 9 Craig Del Grande

Jimmy Spell – Unit 10 _____

Cassandra Merritt – 11 _____

Ruth Rak – Unit 12 _____

Total number of remaining un-built units in Declared Phases is 59 and by signing below the developer, WIN, Inc., is voting all 59 votes in favor of the Seventh Amendment.

WIN, Inc. – 59 votes
By its President – Craig Del Grande Craig Del Grande

Total number of votes needed for 75% is 78 votes.

Total number of votes on pages 4, 5, & 6 is 82.

2190284
Page: 6 of 13
06/08/2005 03:45P
78.00
Shelley Vance-Gallatin Co MT MISC

We, the undersigned, ratify or accept the Seventh Amendment to Declaration of Condominium for Copper Bloom Condominium Homes.



Barb Owens
Barbara Owens (Owner of Unit 1 of Bldg. 31)

STATE OF MONTANA
County of Gallatin

The above instrument was acknowledged before me on the 4th day of June, 2005, by Barbara Owens.

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

Gary Jones (Owner of Unit 2 of Bldg. 31)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Gary Jones.

Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____

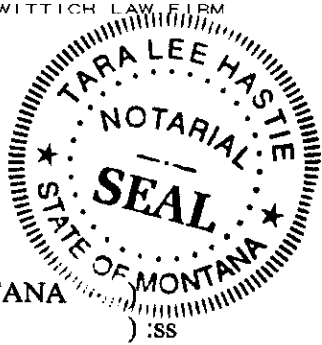
Larry or Rhonda Webb
(Owners of Unit 3 of Bldg. 61)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by _____ Webb.

~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

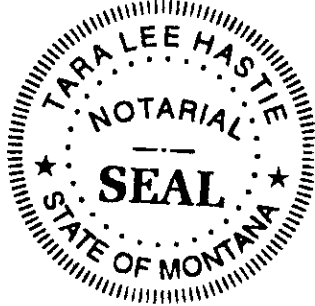
2190284
Page: 7 of 13
06/08/2005 03:45P
Shelley Vance-Gallatin Co MT MISC 78.00



Stephanie Stephens
Stephanie Stephens (Owner of Unit 11 of Bldg. 61)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by Stephanie Stephens.



Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

Brandon Bostick
Brandon Bostick (Owner of Unit 5 of Bldg. 31)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by Brandon Bostick.

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

Matt Cummings
Matt Cummings (Owner of Unit 6 of Bldg. 31)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Matt Cummings.

~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

2190284

Page: 8 of 13
06/08/2005 03:45P



78.00

Shelley Vance-Gallatin Co MT MISC



[Signature]
Shelly Peterson (Owner of Unit 4 of Bldg. 21)

STATE OF MONTANA
County of Gallatin

The above instrument was acknowledged before me on the 4th day of June, 2005, by Shelly Peterson.



Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

[Signature]
Jimmy Spell (Owner of Unit 10 of Bldg. 21)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by Jimmy Spell.

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

Christie LaFountain (Owner of Unit 1 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Christie LaFountain.

Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____

2190284
Page: 9 of 13
06/08/2005 03:46P
78.00
Shelley Vance-Gallatin Co MT MISC

Cassandra Merritt (Owner of Unit 11 of Bldg. 21)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Cassandra Merritt.



~~Tara Lee Hastie~~
~~June 4, 2005~~ Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

John Geer
John Geer (Owner of Unit 2 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by John Geer.



Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

Ruth Rak
Ruth Rak (Owner of Unit 12 of Bldg. 21)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by Ruth Rak.

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

2190284
Page: 10 of 13
06/08/2005 03:45P
78.00
Shelley Vance-Gallatin Co MT MISC

Gerald or Beverly Larson (Owner of Unit 5 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

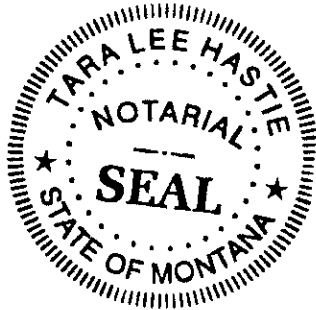
The above instrument was acknowledged before me on the ___ day of June, 2005, by
_____ Larson.

Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____

Tre' Eyden (Owner of Unit 6 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Tre' Eyden.



~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

Raquel Vallines
Luke Solomonson or Raquel Vallines Mira
(Owner of Unit 7 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the 4th day of June, 2005, by -
Raquel Vallines Mira.

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

2190284
Page: 11 of 13
06/08/2005 03:46P
78.00
Shelley Vance-Gallatin Co MT MISC

Laura Hagen (Owner of Unit 10 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Laura Hagen.

Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____

Shari Johnson (Owner of Unit 11 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

The above instrument was acknowledged before me on the ___ day of June, 2005, by Shari Johnson.



~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

Peter or Kim McPhee (Owner of Unit 12 of Bldg. 51)

STATE OF MONTANA)
County of Gallatin) :ss

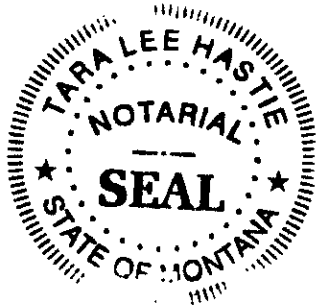
The above instrument was acknowledged before me on the 4th day of June, 2005, by Kim McPhee.

~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

2190284
Page: 12 of 13
06/08/2005 03:45P



Shelley Vance-Gallatin Co MT MISC 78.00



~~Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009~~

Craig Del Grande President
Craig Del Grande - WIN, Inc.
(Owner of Unit 3 of Bldg. 31)
(Owner of Units 4,7,8, & 10 of Bldg. 61)
(Owner of Units 1,5,6,8,7, & 9 of Bldg. 21)
(Developer's remaining votes for 59 units that are declared but un-built for a total of 70 votes)

STATE OF MONTANA)
County of Gallatin) :ss

The Above instrument was acknowledged before me on the 4th day of June, 2005,
By Craig Del Grande

TH

Tara Lee Hastie
Tara Lee Hastie
Notary Public for the State of Montana
Residing at Bozeman
My Commission Expires: April 4, 2009

2190284
Page: 13 of 13
06/08/2005 03:45P
Shelley Vance-Gallatin Co MT MISC 78.00