

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

✓
2807860
Page: 1 of 5 08/08/2023 04:48:24 PM Fee \$50.00
Eric Semerad - Gallatin County, MT MISC

SUPPLEMENTAL DECLARATION FOR NORTH BOWL CONDOMINIUM

This Supplemental Declaration for North Bowl Condominium is made this 8 day of ^{August} July, 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 Supplemental Declaration for North Bowl Condominium is made pursuant to Article IV of said Declaration of North Bowl Condominium.

1. Pursuant to the Division of Units section of Article IV of the Declaration of North Bowl Condominium, Unit 1585 has been divided into seven (7) Units designated as follows: Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F, and Unit 1585G.

2. There are now eight (8) Units* within North Bowl Condominium and the Unit schedule of percentage interest in General Common Elements is amended as follows:

<u>UNIT NO.</u>	<u>PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS</u>
Unit 1585A	4%
Unit 1585B	4%
Unit 1585C	4%
Unit 1585D	4%
Unit 1585E	4%
Unit 1585F	4%
Unit 1585G	4%
Unit 1595*	72%

* Subject to further division as set forth in the Declaration.

3. Attached as Exhibit "A" is the revised Site Plan showing the location of Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F, Unit 1585G, and Unit 1595. Attached as Exhibit "B" are the as-built floor plans for Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F, and Unit 1585G.

4. Attached hereto as Exhibit "C" is the Certificate of Floor Plans containing the verified statement of a professional architect regarding Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F, and Unit 1585G.

5. The Municipal Facilities Exclusion for the North Bowl Condominium is valid for twenty-five (25) Units and is recorded on page 36 of 56 of the Declaration and Bylaws for North Bowl Condominium. The exemption of the North Bowl Condominium from subdivision review from the City of Bozeman is valid for twenty-five (25) Units and is recorded on page 35 of 56 of the Declaration and Bylaws for North Bowl Condominium.


6. 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 Supplemental Declaration and the Declaration and Bylaws, the terms of this Supplemental Declaration shall control.

IN WITNESS WHEREOF, the undersigned has caused this Supplemental Declaration 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

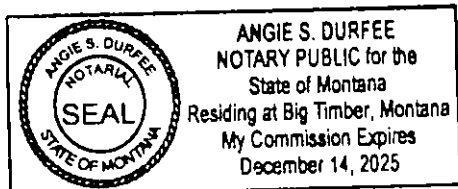


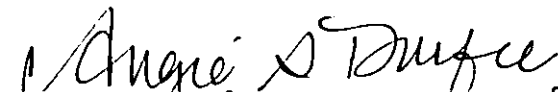
Michael S. Hooks, Member

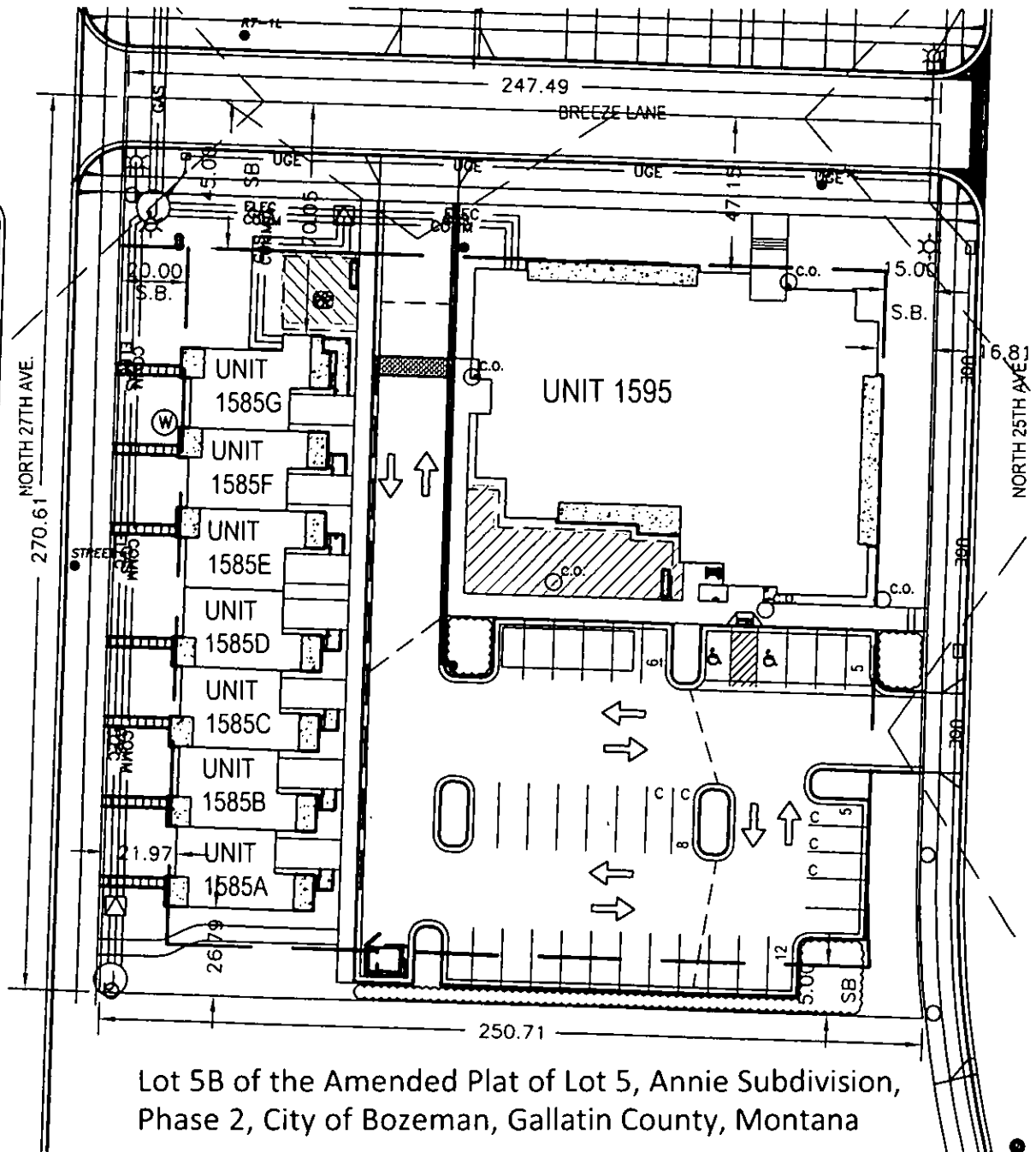
STATE OF Montana)

County of Sweet Grass) ss.

On this 25th day of July, 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



Lot 5B of the Amended Plat of Lot 5, Annie Subdivision, Phase 2, City of Bozeman, Gallatin County, Montana

1 SITE PLAN
 SCALE: 1" = 50'-0"



**NORTH BOWL
 CONDOMINIUM**

**BECHTLE
 ARCHITECTS**

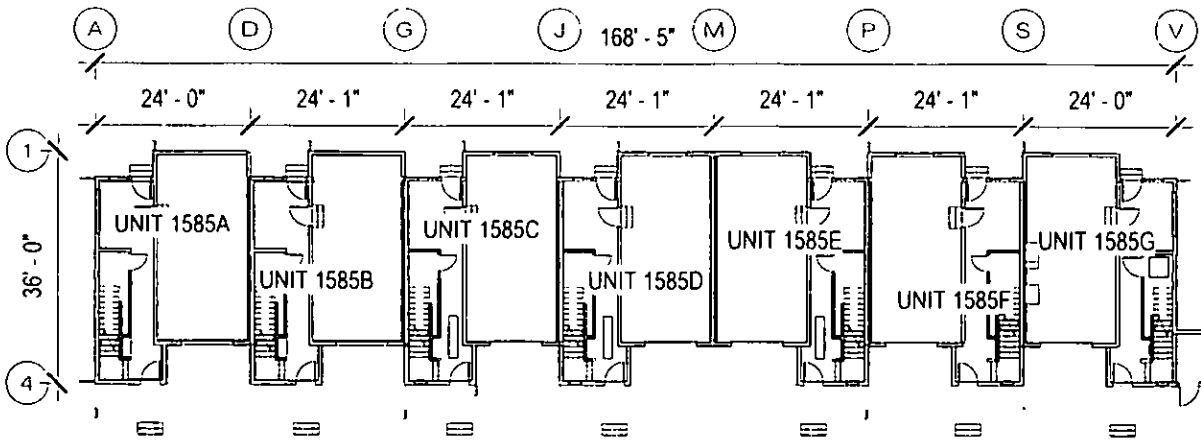
EXHIBIT PLANS

A

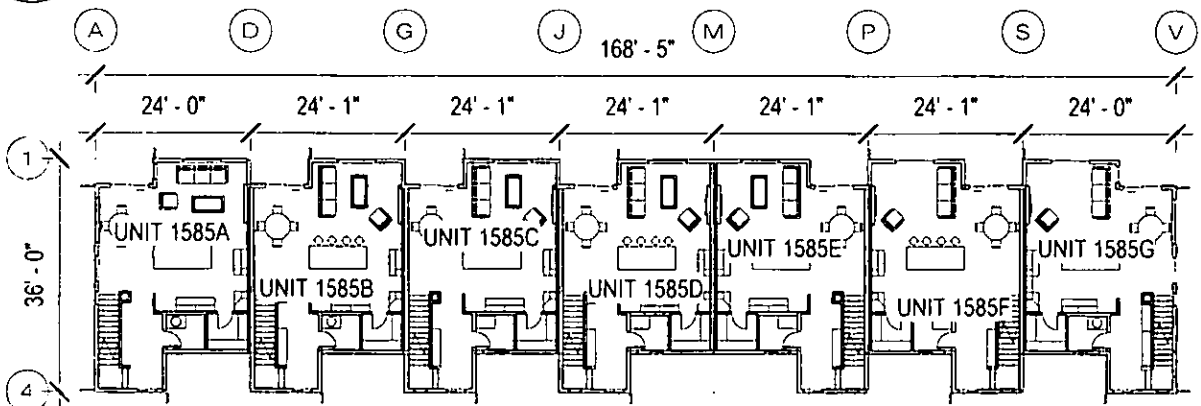
JOB: 2106

4515 Valley Commons Drive, #201
 Bozeman, Montana 59718
 phone (406) 585-4161 fax (406) 585-6619

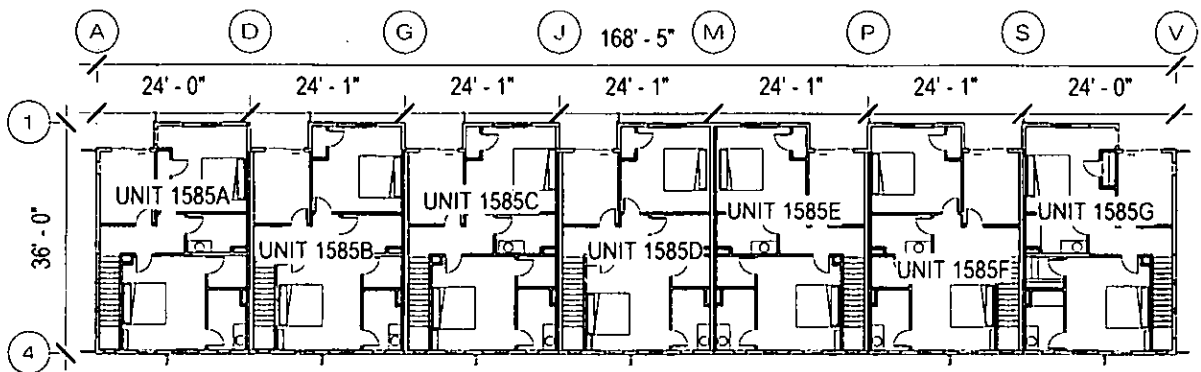
07/24/23



1 1ST FLOOR
SCALE: 1" = 30'-0"



2 2ND FLOOR
SCALE: 1" = 30'-0"



3 3RD FLOOR
SCALE: 1" = 30'-0"



OVERALL BUILDING AREA:	
LOWER LEVEL:	2183 SF
MAIN LEVEL:	5316 SF
UPPER LEVEL:	5862 SF
GARAGE:	3145 SF
TOTAL:	16506 SF

**NORTH BOWL
CONDOMINIUM**



4515 Valley Commons Drive, #201
Bozeman, Montana 59718
phone (406) 585-4161 fax (406) 585-6919

EXHIBIT PLAN

EXHIBIT PLANS

B1

07/24/23

Exhibit "C" - CERTIFICATE OF FLOOR PLANS

The undersigned, being a duly registered architect in the State of Montana, herewith certifies the following:

That the floor plans for Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F and Unit 1585G of NORTH BOWL CONDOMINIUM, situated on 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) as duly filed with this Declaration, fully and accurately depicts the layout, location, unit designation and dimensions of said Units of NORTH BOWL CONDOMINIUM as of this date. That the floor plans are an accurate copy of the plans filed with and approved by the officials and officers of the City of Bozeman, Montana having jurisdiction to issue building permits. Such floor plans render hand representation of Unit 1585A, Unit 1585B, Unit 1585C, Unit 1585D, Unit 1585E, Unit 1585F and Unit 1585G of NORTH BOWL CONDOMINIUM, as built..

Dated: 7.24.23



Nicholas Fulton
Registered Professional Architect
Number: 3051