

Morrison-Maierle, Inc  
2880 Technology Blvd W  
Bozeman, MT 59718

**2574086**

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Charlotte Mills - Gallatin County, MT    MISC



**THIRD AMENDMENT TO THE DECLARATION**  
**FOR**  
**THE LINKS CONDOMINIUMS**

**THIRD AMENDMENT TO THE DECLARATION  
FOR THE LINKS CONDOMINIUMS**

COMES NOW, the Declarant, Golf Course Partners, Inc., a Montana corporation with address of and amends the Declaration for The Links Condominiums, recorded as Document No. 2307174 on August 1, 2008, records of Gallatin County, Montana and amended by Document No. 2336405 on July 13, 2009 and Document No. 2342813 on September 23, 2009. This third amendment is to amend the requirements of maintenance of the private drive, waive the Units Owners right to protest the creation of a special improvement district and ensure the Association maintains the storm water facilities by following the adopted plan.

NOW, THEREFORE, the Declaration for The Links Condominiums, pursuant to Article VII Amendment, recorded and amended is hereby further amended in the following respects:

1. Article VIII. Paragraph 2 Maintenance by Association. is amended to include the following:
  - A. The Association is solely responsible for maintenance of the unnamed public access easement within the condominium site plan which services the declared and future units. Maintenance includes but is not limited to surface repair and replacement, drainage repair and replacement and snow removal. This obligation is a requirement of approval by the City of Bozeman and may not be amended, modified or removed without the consent of the governing body for the City of Bozeman.
  - B. The Association is solely responsible for maintaining the storm water facilities within the condominium site plan consistent with and in compliance with the attached Storm Drainage Maintenance Plan. This obligation is a requirement of approval by the City of Bozeman and may not be amended, modified or removed without the consent of the governing body for the City of Bozeman.

And

2. Article IV. Ownership and Voting- Exhibits – Use is amended as follows:

Second Paragraph 4, page # 10 (recorded page 12 of 40) is re-numbered corrected the number and shall read:

  5. Exclusive Ownership: Each Owner or Owners shall be entitled to exclusive ownership and possession of their Units. Such

Owners may use the general and limited common elements in accordance with the purposes of which they are intended and as they may otherwise agree between themselves, so long as they do not hinder or encroach upon the lawful rights of other Unit Owners.

3. Article IV. Ownership and Voting- Exhibits – Use is amended to add the following:

6. Unit Owner(s) Waiver of Right to Protest creation of Special Improvement District.

Each Unit Owner hereby waives his/her/their/its right to protest the creation of a special improvements district for the following:

- a. Street improvements to Story Mill Road including paving, curb/gutter, sidewalks, and storm drainage; and
- b. Intersection improvements to Story Mill Road and Bridge Drive.

Except as herein amended, the Declaration for The Links Condominiums shall remain in full force and effect and is incorporated herein by this reference.

IN WITNESS WHEREOF, the Declarant of The Links Condominiums has caused this to be made and executed on the 9<sup>th</sup> day of March, 2017.

[signature to follow]

GOLF COURSE PARTNERS, INC.

By: Debbie Dehmer  
Its: President

State of Montana )  
                                  :SS  
County of Gallatin )

On this 9<sup>th</sup> day of March, 2017, before me, a Notary Public in and for the State of Montana, personally appeared Debbie Dehmer, known to me to be the President of Golf Course Partners, Inc., whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same on behalf of Golf Course Partners, Inc.

In Witness Whereof, I have hereunto set my hand and seal the day and year written above.

Cynthia M. Edmond  
Notary Public for the State of Montana  
Printed Name:

