

Return to: Spain Bridge Meadows, LLC  
141 Morgan Creek Lane  
Bozeman, Mt. 59718



**2310477**

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Charlotte Mills-Gallatin Co MTMISC 21.00

**AMENDMENT ONE TO THE DESIGN GUIDELINES FOR SPAIN BRIDGE MEADOWS SUBDIVISION (Document # 2256997)**

The original document named above is hereby amended by the addition of the following:

**Element V. Materials and Detail Guidelines & Regulations**

**I. Accessory Structures.**

Accessory structures, which include detached garages, shops, barns, storage sheds, RV storage structures and any and all other approved buildings and structures shall be designed and constructed in a manner which is compatible with the primary dwelling. Materials, including roof materials, exterior wall materials, chimney materials, windows and doors, decks and balconies, and colors, shall be of the same type, grade and brand (or shall be of a type, grade and brand that is visually and qualitatively indistinguishable from the primary dwellings materials) as those materials used on the primary dwelling on the lot.

All materials and designs shall be approved by the CDR in writing prior to beginning any construction of accessory structures. The CDR will require exterior elevation drawings with exterior materials noted (scale: 1/4" = 1' 0"), roof plan (scale same as exterior), a site plan showing location of structure within building envelope and one lot, its effect on the site storm water drainage plan, material samples and/or cut sheets of all materials listed above, building height noted on elevation drawings, a detailed floor plan and all other applicable items found in the Final Plan Checklist.

If the accessory structure is designed and built in conjunction with the primary residence separate submission of the above is not necessary and the accessory structures design and materials shall

be submitted with the primary dwellings submission.

However, if the accessory structure is designed and constructed separately from the design and construction of the primary dwelling then a separate submission for review will be required. Any and all changes to the materials, placement, or design of an accessory structures must be approved in writing by the CDR prior to the commencement of construction. Fifty dollar (\$50) accessory structure review fees shall be required by the CDR in the case of separate submissions of accessory structure designs and materials.

The size of the accessory structure shall not be taller than the principle structure and must be within height restrictions described in the Spain Bridge Meadows Design Guidelines. The accessory structure shall not have footprint square footage greater than 2/3's the principle structures building footprint.

The goal of this guideline is to have Spain Bridge Meadows dwellings and accessory structures be of a harmonious and visually pleasing design and implementation.

**ELEMENT VII: CONSTRUCTION PROCEDURES**

**D. Construction Completion Requirement**

1. Construction, both interior and exterior, must be materially complete within 18 months of breaking ground on the foundation of any building structure on lot.

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IN WITNESS WHEREOF, Declarant has hereunto set its hand as of this 16  
day of September, 2008.

Spain Bridge Meadows, LLC

by [Signature]  
Its: Managing Member

STATE OF Montana)  
  :SS.  
County of Gallatin)

On this 16<sup>th</sup> day of September, 2008, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Steven M Wallingford, being the Managing Member of Spain Bridge Meadows, LLC, known to me to be the person that executed the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.



Marisa Zadov  
NOTARY PUBLIC for the State of Montana  
Printed Name: Marisa Zadov  
Residing at Bozeman  
My Commission expires March 29, 2011