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Charlotte Mills - Gallatin County, MT MISC



**AMENDMENT TWO TO THE DESIGN GUIDELINES OF SPAIN BRIDGE MEADOWS
SUBDIVISION (Document # 2256997)**

The original document's guideline is hereby amended by the addition of the following amended guideline:

Element I. DESIGN GUIDELINES

A. Committee for Design Review (CDR)

2. Committee Organization

CDR members are appointed by the Spain Bridge Meadows Home Owners Association Board of Directors (Directors). The CDR shall consist of not less than 3 members, except as provided below. The terms of the CDR membership shall be established by the Directors, except as provided below. For the first ten (10) years following final plat approval, or until fifty one percent 51% of lots in all phases are sold, the CDR shall consist of Steve Wallingford (Declarant), managing member of Spain Bridge Meadows, LLC. or his designees, assigns or heirs and two people of his, or his designees, assigns or heirs, choosing.

The CDR shall interpret and enforce the design regulations related to the external design, appearance, and location of all specified properties and improvements within the Spain Bridge Meadows. However, the CDR shall not amend any regulations or location of improvement required as a condition of final plat approval.

6. Amendments

The term of the provisions of these Design Guidelines shall be binding from the date of these Design Guidelines and may be modified, altered or amended by the Declarant at the Declarant's sole option during the first ten (10) years after recordation, or until fifty one

percent (51%) of the lots in all phases which are the subject of this Declaration are sold, (whichever comes first) and thereafter upon agreement signed by the Owners of seventy five percent (75%) of the lots in Spain Bridge Meadows Subdivision. This provision shall apply to the Declaration of Covenants, Conditions and Restrictions, to the Design Guidelines, and to the Land Management Plan. Any covenant required as a condition of subdivision approval shall not be altered or amended without the agreement of the governing body.

B. Local Government Authority

2. General Development Parameters.

- c. Building Envelopes. Each building lot In the Spain Bridge Meadows shall have a building envelope designated and surveyed in. All dwellings, exterior parking spaces, garages, sheds, carports, porches and decks shall be constructed inside of the building envelopes. The building envelope is defined by a center stake and a 75'-0" radius circle for lots 10-100, 110'-0" for Lots 2-9 and 175'-0" for Lot 1.

If any two lots from lots 10-100 are combined and deeded to form one larger lot, then the building envelope shall be increased to 110'-0" radius (Owners of combined lots 10-100 can request a greater increase in radius in cases where a large accessory structure and home are planned, but maximum allowed shall be 125'-0" radius. A complete engineered Site Plan must be submitted to the CDR for approval). If any two lots from lots 2-9 are combined to form one larger lot then the building envelope shall be increased to 125'-0" (Owners of combined lots 2-9 can request a greater increase in radius in cases where a large accessory structure and home are planned, but maximum allowed shall be 150'-0". A complete engineered Site Plan must be submitted to the CDR for approval). When combining two lots the center of the new building envelope shall be surveyed in with a location which generally is equal to the center of the newly combined lot and generally in line with the adjacent lots envelopes in relation to distance from the road frontage. The location

and size of the combined lot building envelope must be approved by the CDR.

Swimming pools may be located outside of, but immediate to the building envelope. Tennis courts may be located outside of the building envelope, however, adequate screening must be provided and approved by the CDR. Tennis courts, swimming pools and other areas of active use and noise shall be buffered from adjacent properties.

The existing farm related structures in the Southwest corner of Lot 1 are exempt from the above restrictions and can be maintained and/or replaced if destroyed. Any expansion of these farm related structures shall require CDR approval.

Building Envelope Map, showing the location of the envelopes, is available from the CDR.

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IN WITNESS WHEREOF, Declarant has hereunto set its hand as of this 2 day of September, 2011.

Spain Bridge Meadows, LLC

by *M. Wallingford*
Its: Managing Member

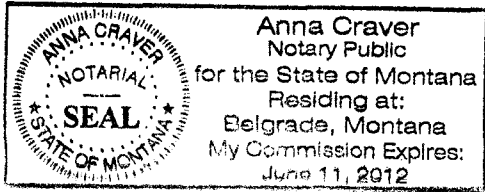
STATE OF Montana)

:SS.

County of Gallatin)

On this 2 day of September, 2011, 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.



Anna Craver
NOTARY PUBLIC for the State of Montana
Printed Name: _____
Residing at _____
My Commission expires _____