



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

This Tenth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes (the "Sixth Amendment") is made by, and with the consent of WIN, Inc. (Wahoo Investments Network, Inc.), which as of the date of recording of this Sixth Amendment is the sole owner of the development rights (the Development Rights") to create 16 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"); and 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"); 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 as Document No. 2182139 (the "Sixth Amendment"); that certain Seventh Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on June 8, 2005 as Document No. 2190284 (the "Seventh Amendment"); that certain Eighth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on March 2, 2006 as Document No. 2220376 (the "Eighth Amendment"); and that certain Ninth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes recorded with the Gallatin County Clerk and Recorder on OCTOBER 04, 2006 as Document No. 2244039 (the "Ninth Amendment"). The Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth



Amendment, the Ninth Amendment and this Tenth Amendment together constitute the "Declaration".

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

**ARTICLE II**

A. Article II, Paragraph 2A, is amended to read in its entirety as follows:

2. A. (i) The Condominium, Phases 1 through 9. The condominium created by this Declaration, as amended, are Phases 1 through 9 of the Copper Bloom Condominium Homes. Phase 1 has been completed and consists of twelve (12) units in Building 51, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 2 has been completed and consists of eight (8) units in Building 31, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 3 has been completed and consists of twelve (12) Units in Building 61, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 4 has been completed and consists of twelve (12) Units in Building 21, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 5 has been completed and consists of twelve (12) Units in Building 71, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 6 has been completed and consists of twelve (12) Units in Building 111, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 7 has been completed and consists of twelve (12) Units in Building 101, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 8 has been completed and consists of twelve (12) Units in Building 91, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. Phase 9 will consist of twelve (12) Units in Building 81, as depicted on the Site Development Plan attached as Amended Exhibit A to the Ninth Amendment to the Declaration. At the completion of Phase 9, each Unit shall have appurtenant to it an undivided percentage of ownership in the common elements of the condominium of point nine six of one one hundredths percent (0.96%), or 1/104<sup>th</sup> when expressed as a fraction, all as more particularly described in Article V of



the Declaration. The designation of Buildings and Units in Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8 and Phase 9 and appurtenant fractional interest and percentage of ownership of each Unit in the common elements is as follows:

Phase 1

<u>Building 51, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 2

<u>Building 31, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%

Phase 3

<u>Building 61, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%



10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 4

<u>Building 21, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 5

<u>Building 71, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 6

<u>Building 111, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%



7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 7

<u>Building 101, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 8

<u>Building 91, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%
4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

Phase 9

<u>Building 81, Units</u>	<u>Fractional Interest</u>	<u>Percentage of Interest</u>
1	1/104 <sup>th</sup>	0.96%
2	1/104 <sup>th</sup>	0.96%
3	1/104 <sup>th</sup>	0.96%



Shelley Vance-Gallatin Co MT MISC 118.00

4	1/104 <sup>th</sup>	0.96%
5	1/104 <sup>th</sup>	0.96%
6	1/104 <sup>th</sup>	0.96%
7	1/104 <sup>th</sup>	0.96%
8	1/104 <sup>th</sup>	0.96%
9	1/104 <sup>th</sup>	0.96%
10	1/104 <sup>th</sup>	0.96%
11	1/104 <sup>th</sup>	0.96%
12	1/104 <sup>th</sup>	0.96%

**ARTICLE V**

A. Paragraph 1.2A of Article V of the Declaration is amended to read in its entirety as follows:

1.2. Fractional Interest and Percentage of Undivided Ownership.

A. Phases 1 through 9 of the Condominium Regime. At the completion of Phase 9 of the condominium regime as described in this Declaration, each Unit owner of Units 1 through 12 in Building 51, Units 13 through 20 in Building 31, Units 21 through 32 in Building 61, Units 33 through 44 in Building 21, Units 45 through 56 in Building 71, Units 57 through 68 in Building 111, Units 69 through 80 in Building 101, Units 81 through 92 in Building 91, and Units 93 through 104 in Building 81 shall have a 1/104<sup>th</sup> fractional interest (or 0.96 percent) of undivided ownership in the land and other common elements, and each Unit shall be conclusively presumed to be of equal value with all other Units in the condominium.

B. Paragraph 2 of Article V is amended and restated in its entirety as follows:

2. Voting Rights. Upon completion of Phase 9, the total number of votes outstanding and entitled to be cast by owners of Units in Phase 1 through Phase 9 of the condominium will be one hundred four (104), which is equal to the number of Units in the completed Phases 1 through 9 of this condominium regime. The owner or owners (collectively) of each Unit added to the condominium regime in subsequent Phases shall also be entitled to cast one (1) vote for each Unit owned. Developer is entitled to cast one (1) vote for each unsold Unit and one (1) vote for any Unit in any declared Phase that has not yet been completed.

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

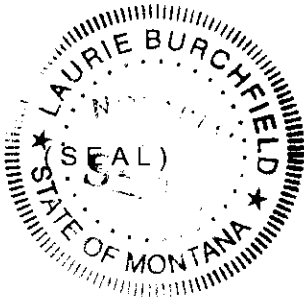
Dated as of this 30 day of October, 2006.

By:  
Craig Del Grande  
Craig Del Grande  
WIN, Inc. (Wahoo Investments Network, Inc.)  
Declarant and Developer

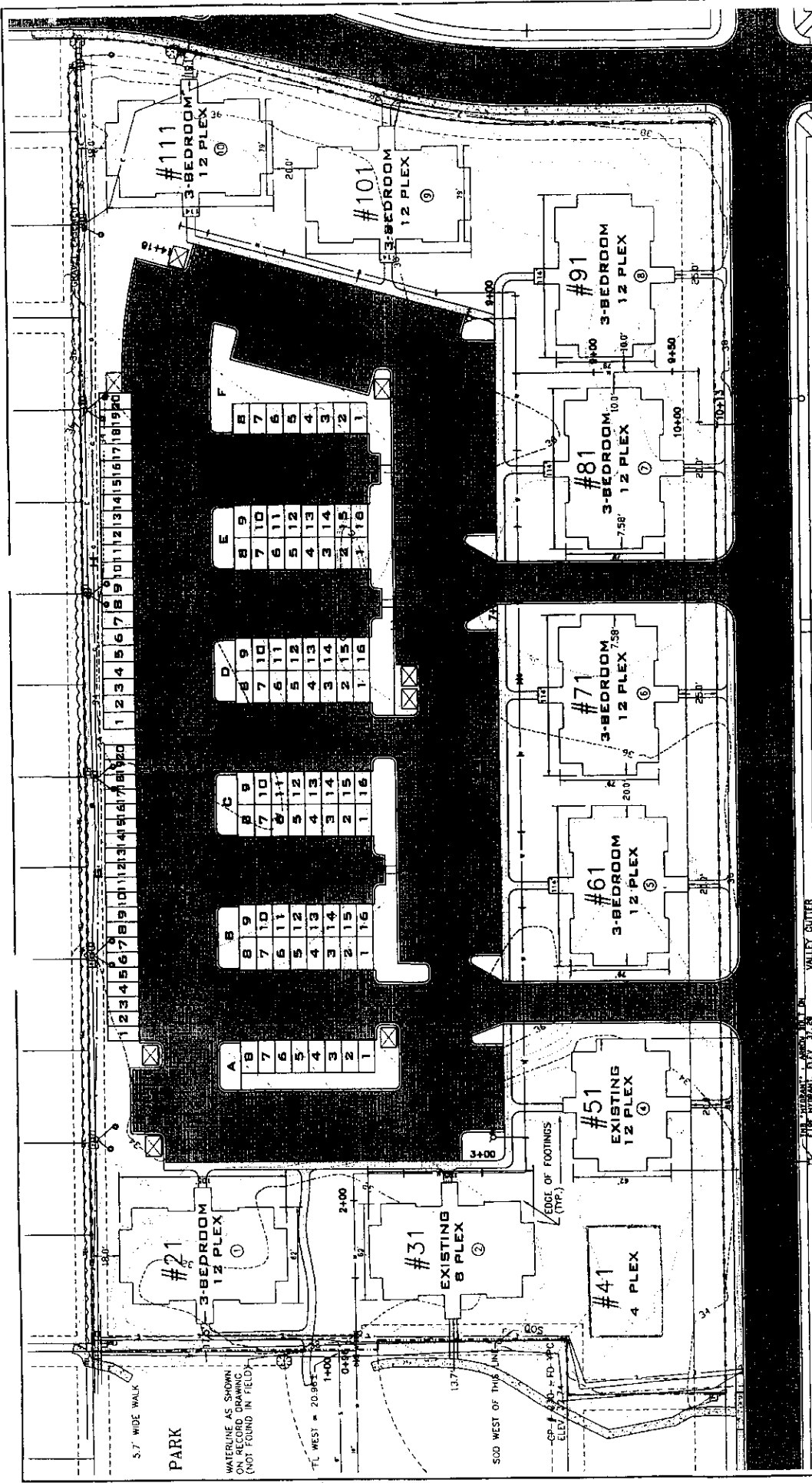
STATE OF Montana )  
County of Gallatin :ss

Its: President

This instrument was acknowledged before me on the 3rd day of October, 2006, by Craig Del Grande, President of WIN, Inc. (Wahoo Investments Network, Inc.), a Montana corporation.



Laurie Burchfield  
Notary Public for the State of Montana  
Printed Name: Laurie Burchfield  
Residing at: Belgrade, MT  
My Commission Expires: 11/13/2007



**RIVER ROCK PARK**  
**COPPER BLOOM SITE PLAN**  
 AT  
 RIVER ROCK  
 BELGRADE, MONTANA  
 OH&D, INC.

**LEGEND**

FF 33.0'	FINISH FLOOR ELEV
□	SPALL CURB
○	STONE DRAIN INLET
→	DRAINAGE DIRECTION
▭	CONCRETE FLOW PAWS
▭	LANDSCAPE CURB
○	OLD CURB NUMBER
○	NEW CURB NUMBER

**NOTES**

- BUILDING FOOTPRINTS SHALL REPRESENT THE OUTLINE OF THE FOUNDATION WALLS.
- CONCRETE SHALL BE 3000 PSI COMPACTED IN 4" COURSES WITH A MINIMUM OF 10% AIR ENTRAINMENT.
- EDGE OF FOOTINGS SHALL BE INDICATED BY A DASHED LINE.
- PILE LOCATION AS REPORTED BY OTHERS IS REPRESENTATIVE.
- TOP OF CURB ELEVATION IS 0.5' HIGHER THAN FLOOR LINE ELEVATION.
- ACCESS ROADS SHALL HAVE 2% CROWN.

**2154118**  
 Page: 8 of 14  
 06/21/2004 04:14P  
 \$78.00

Shelley Vance-Gallatin Co MT MISC

**TD&M**  
 THOMAS, DEAN & HOSKINS, INC.  
 ENGINEERING CONSULTANTS  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202

RJD DATE: 01/04/04  
 SCALE: AS SHOWN  
 QUANTITY CHECK: 01/04/04  
 DRAWN BY: TDE  
 SURVEYED BY: TDE

SCALE: 0" = 30'

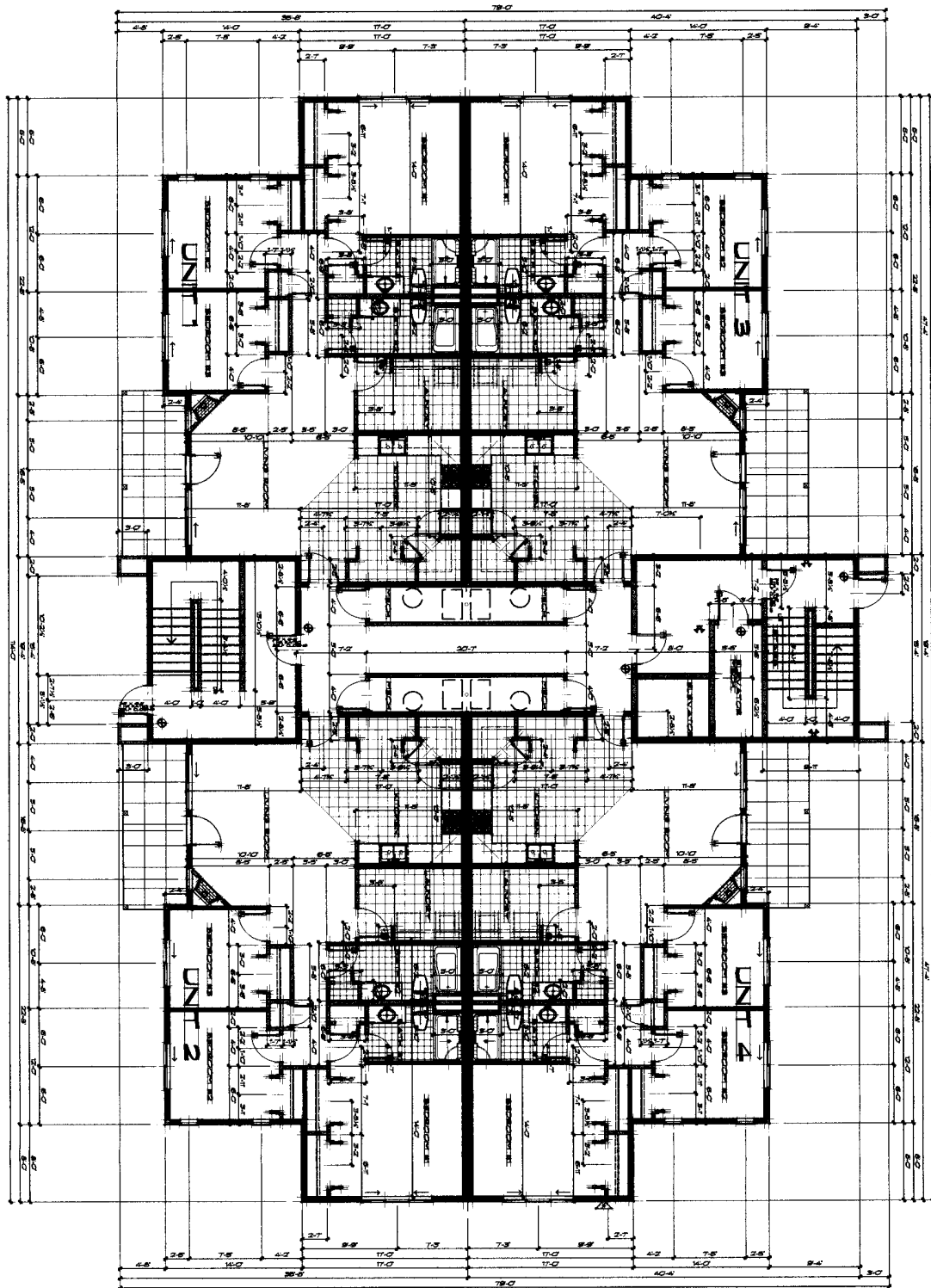
**2244040**

Shelley Vance-Gallatin Co MT MISC 118.00

Page: 8 of 14  
 10/04/2006 10:27A

**EXHIBIT A**



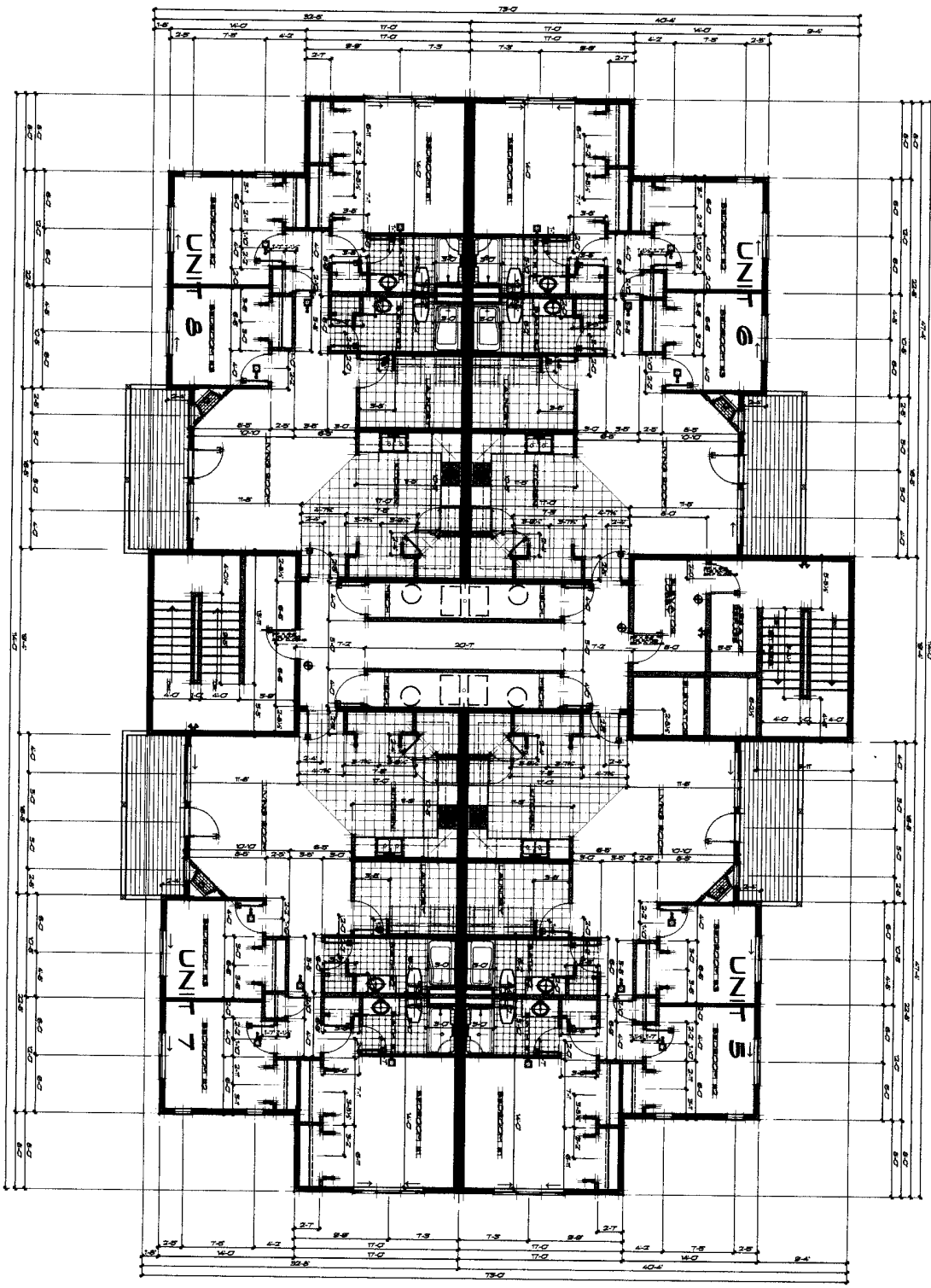


A4  
 SHEET NO.  
 PROJECT NO.  
 DATE  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY

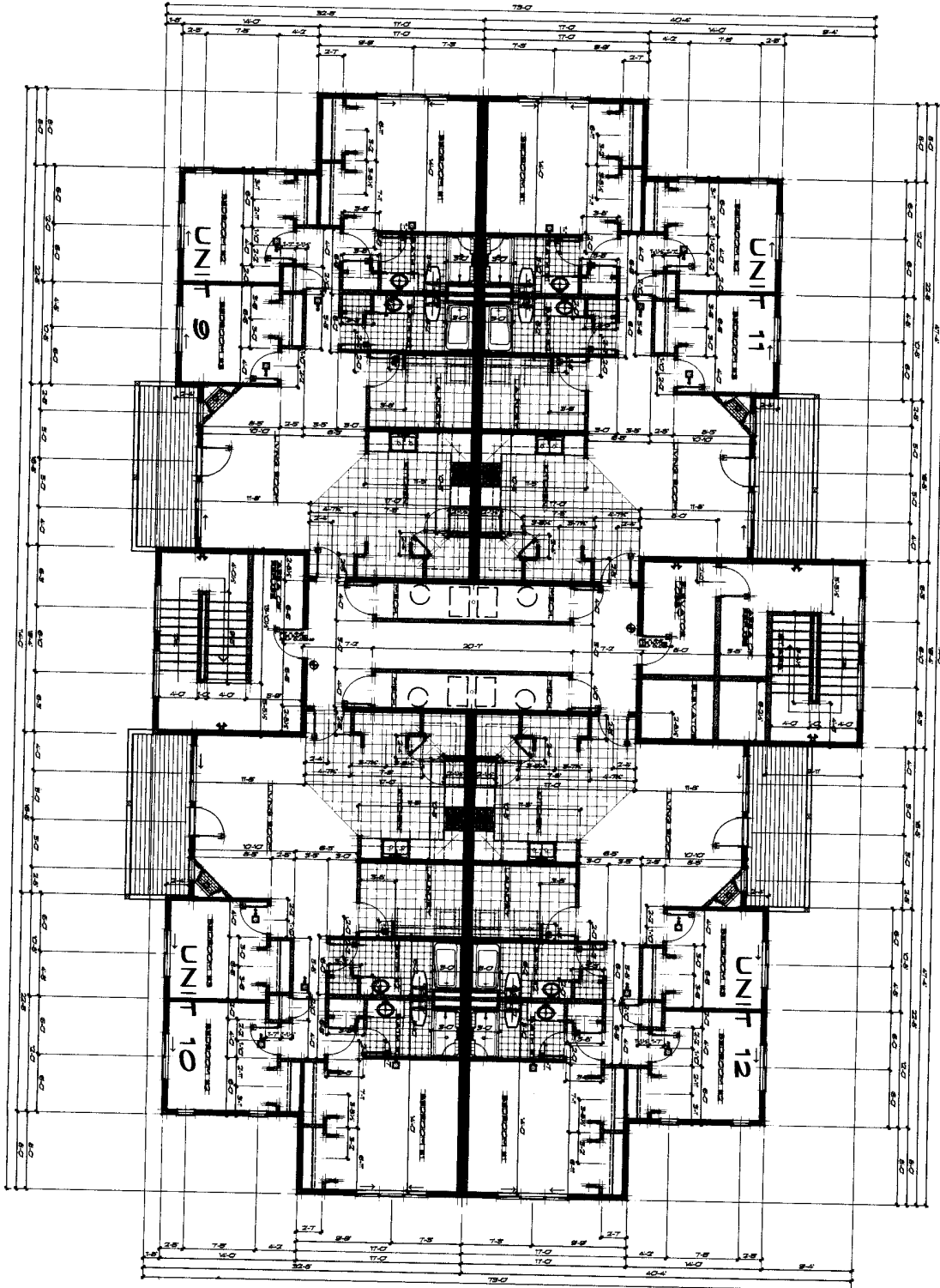
**BRADURY DESIGN ASSOCIATED, P.C.**  
 1000 WEST WILSON AVENUE SUITE 100 BOZEMAN MONTANA 59717 PHONE 406 552 2100 FAX 406 552 2101  
**COPPER ROOM CONDOMINIUMS**  
 100 INVESTMENTS, INC. P.O. BOX 10848 BOZEMAN, MONTANA 59717 PHONE 406 552 2100 FAX 406 552 2104

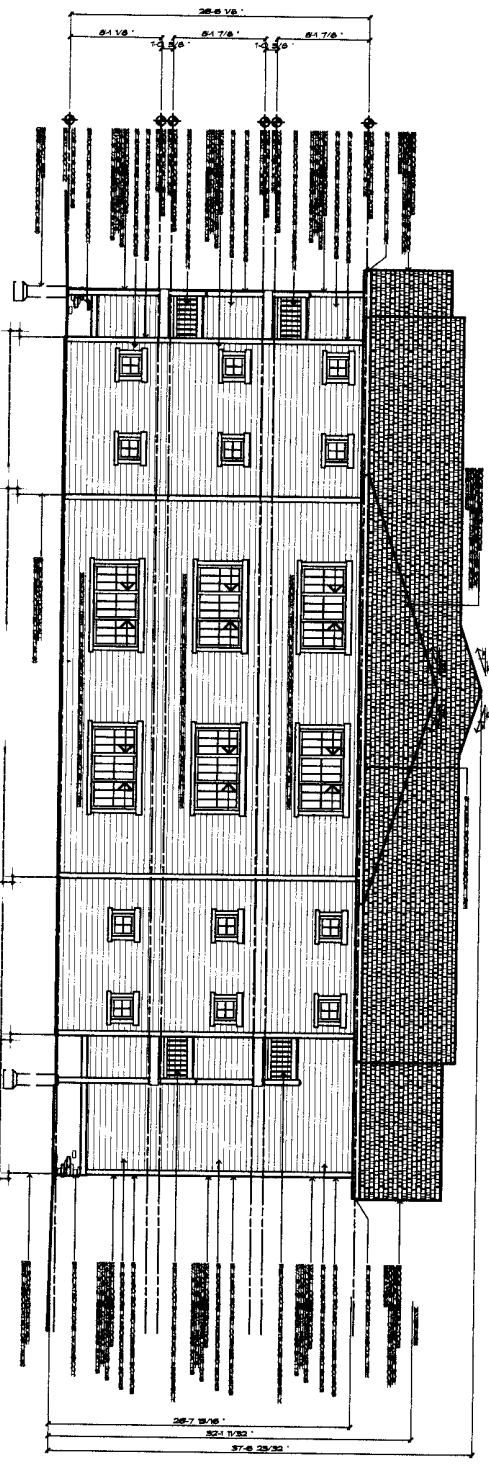
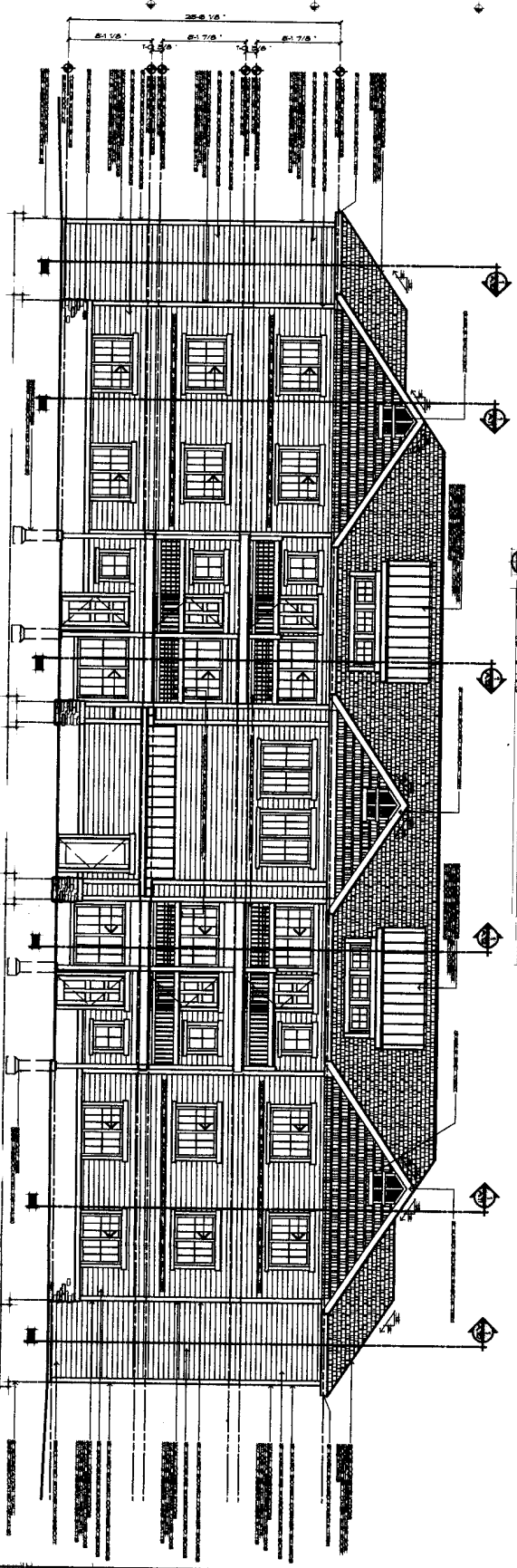


SHEET 1 FLOOR PLAN SIDE B1  
 SCALE: 1/8" = 1'-0"



LEVEL 3 FLOOR PLAN - BLDG 01



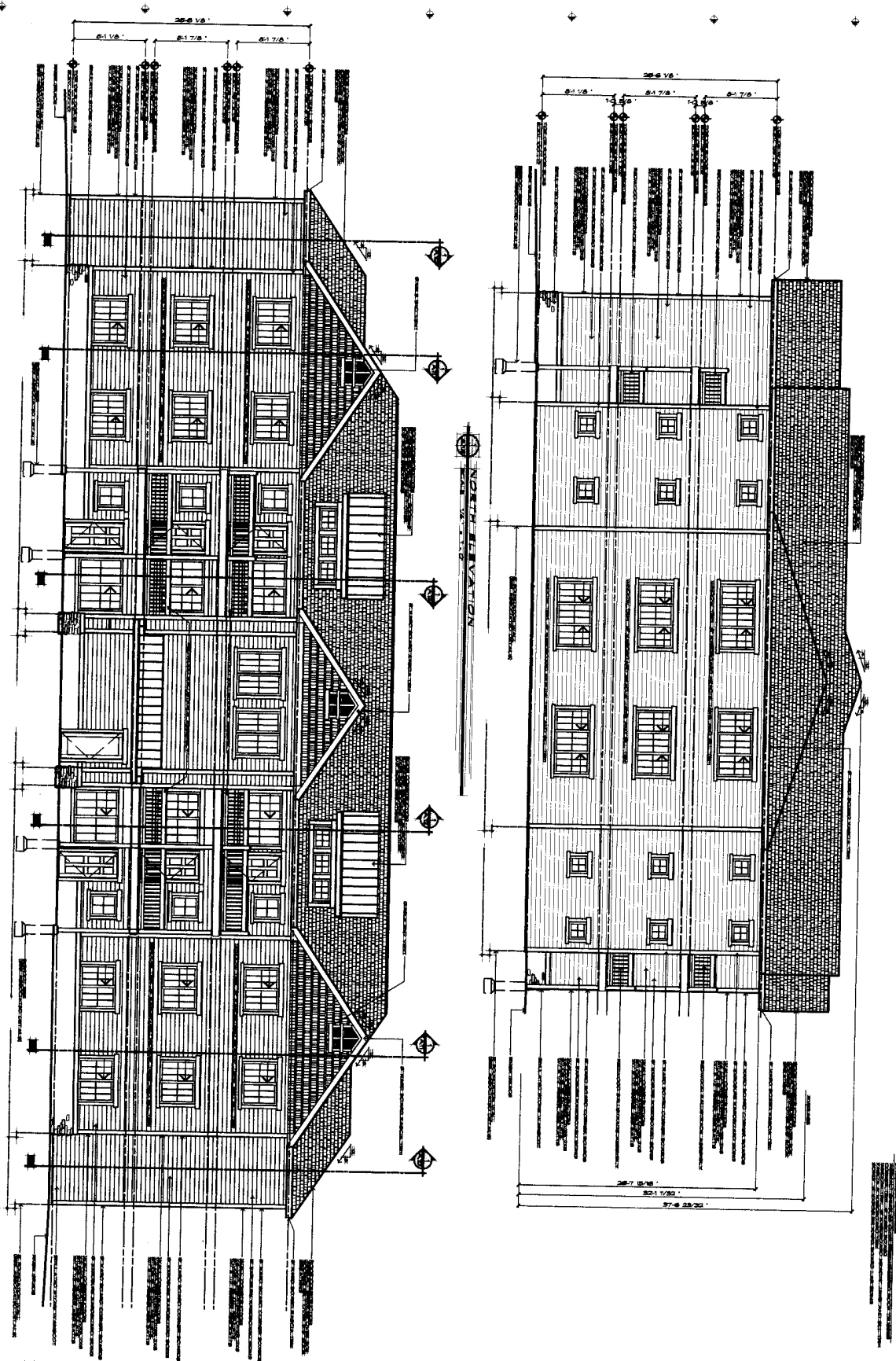


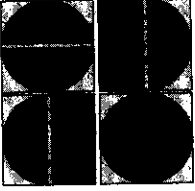


2244040

Page 13 of 14  
10/04/2006 10:27A

Shelley Vance-Gallatin Co MT MISC 118.00





**SEABURY  
DESIGN  
ASSOCIATES**  
24 S. WILLSON AVE. SUITE 04  
BOZEMAN, MONTANA 59715  
PHONE 406 586 7251  
FAX 406 994 0397

**CERTIFICATE OF ARCHITECT**

The undersigned, being a duly registered architect in the State of Montana, and who prepared the floor plans for the **COPPERBLOOM CONDOMINIUMS**, herewith certifies that the plans for said condominium units #1-12 in building 81 attached to the **AMENDED Declaration** are an accurate copy of the plans filed with and approved by the State of Montana and its duly authorized officers, agents and employees having jurisdiction to issue building permits.

Dated this 28<sup>th</sup> day of September, 2006

David Seabury  
Seabury Design Associates, P.C.  
STATE OF MONTANA #1630



**2244040**

Page: 14 of 14  
10/04/2006 10:27A

Shelley Vance-Gallatin Co MT MISC 118.00

**DAVID W. SEABURY, ARCHITECT**