



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

This Sixth Amendment to Declaration of Condominium for Copper Bloom Condominium Homes (the "Sixth Amendment") is made by, and with the consent of RDG Investments, 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 59 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"). The Original Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment and this Sixth Amendment together constitute the "Declaration".

Unless otherwise defined differently in this Sixth Amendment, the definitions set forth in the Original Declaration apply to the terms used herein. This Sixth 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 6. The condominium created by this Declaration, as amended, are Phases 1 through 6 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 Fifth 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 Fifth 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 Fifth 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 Fifth Amendment to the Declaration. Phase 5 consists of twelve (12) Units in Building 71, as depicted on the Site Development Plan attached as Amended Exhibit A to the Fifth Amendment to the Declaration. Phase 6 consists of twelve (12) Units in Building 111, as depicted on the Site Development Plan attached as Amended Exhibit A to the Fifth Amendment to the Declaration. At the completion of Phase 5 and Phase 6, each Unit shall have appurtenant to it an undivided percentage of ownership in the common elements of the condominium of one and forty-seven one hundredths percent (1.47%), or 1/68th 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 and Phase 6 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 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |
| 9 | 1/68 th | 1.47% |
| 10 | 1/68 th | 1.47% |
| 11 | 1/68 th | 1.47% |
| 12 | 1/68 th | 1.47% |



Phase 2

| <u>Building 31, Units</u> | <u>Fractional Interest</u> | <u>Percentage of Interest</u> |
|---------------------------|----------------------------|-------------------------------|
| 1 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |

Phase 3

| <u>Building 61, Units</u> | <u>Fractional Interest</u> | <u>Percentage of Interest</u> |
|---------------------------|----------------------------|-------------------------------|
| 1 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |
| 9 | 1/68 th | 1.47% |
| 10 | 1/68 th | 1.47% |
| 11 | 1/68 th | 1.47% |
| 12 | 1/68 th | 1.47% |

Phase 4

| <u>Building 21, Units</u> | <u>Fractional Interest</u> | <u>Percentage of Interest</u> |
|---------------------------|----------------------------|-------------------------------|
| 1 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |
| 9 | 1/68 th | 1.47% |
| 10 | 1/68 th | 1.47% |
| 11 | 1/68 th | 1.47% |
| 12 | 1/68 th | 1.47% |

Phase 5

| <u>Building 71, Units</u> | <u>Fractional Interest</u> | <u>Percentage of Interest</u> |
|---------------------------|----------------------------|-------------------------------|
| 1 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |
| 9 | 1/68 th | 1.47% |
| 10 | 1/68 th | 1.47% |
| 11 | 1/68 th | 1.47% |
| 12 | 1/68 th | 1.47% |

Phase 6

| <u>Building 111, Units</u> | <u>Fractional Interest</u> | <u>Percentage of Interest</u> |
|----------------------------|----------------------------|-------------------------------|
| 1 | 1/68 th | 1.47% |
| 2 | 1/68 th | 1.47% |
| 3 | 1/68 th | 1.47% |
| 4 | 1/68 th | 1.47% |
| 5 | 1/68 th | 1.47% |
| 6 | 1/68 th | 1.47% |
| 7 | 1/68 th | 1.47% |
| 8 | 1/68 th | 1.47% |
| 9 | 1/68 th | 1.47% |
| 10 | 1/68 th | 1.47% |
| 11 | 1/68 th | 1.47% |
| 12 | 1/68 th | 1.47% |

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 6 of the Condominium Regime. At the completion of Phase 5 and Phase 6 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, and Units 57 through 68 in Building 111, shall have a 1/68 fractional interest (or 1.47 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 Phases 5 and 6, the total number of votes outstanding and entitled to be cast by owners of Units in Phase I through Phase 6 of the condominium will be sixty-eight (68), which is equal to the number of Units in the completed Phases I through 6 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 and Fifth Amendments, remains in full force and effect.

Dated as of this 22 day of March, 2005.

By:

Craig D. Del Grande

Craig D. Del Grande
RDG Investments, Inc.
Declarant and Developer

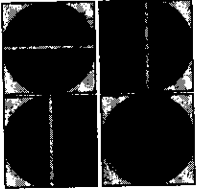
Its: ~~Vice~~-President

STATE OF Montana)
County of Gallatin) ss

This instrument was acknowledged before me on the 22nd day of March, 2005, by Craig D. Del Grande, *President of RDG Investments, Inc., a Montana corporation.
*Vice



Thomas A. Cahill
Notary Public for the State of Montana
Printed Name: Thomas A Cahill
Residing at: Bozeman MT
My Commission Expires: 8-18-2008



**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 71 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 21st day of March, 2005

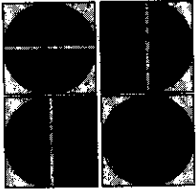
David Seabury
Seabury Design Associates, P.C.
STATE OF MONTANA #1630



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Shelley Vance-Gallatin Co MT MISC 108.00

DAVID W. SEABURY, ARCHITECT



**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 111 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 21st day of March, 2005

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

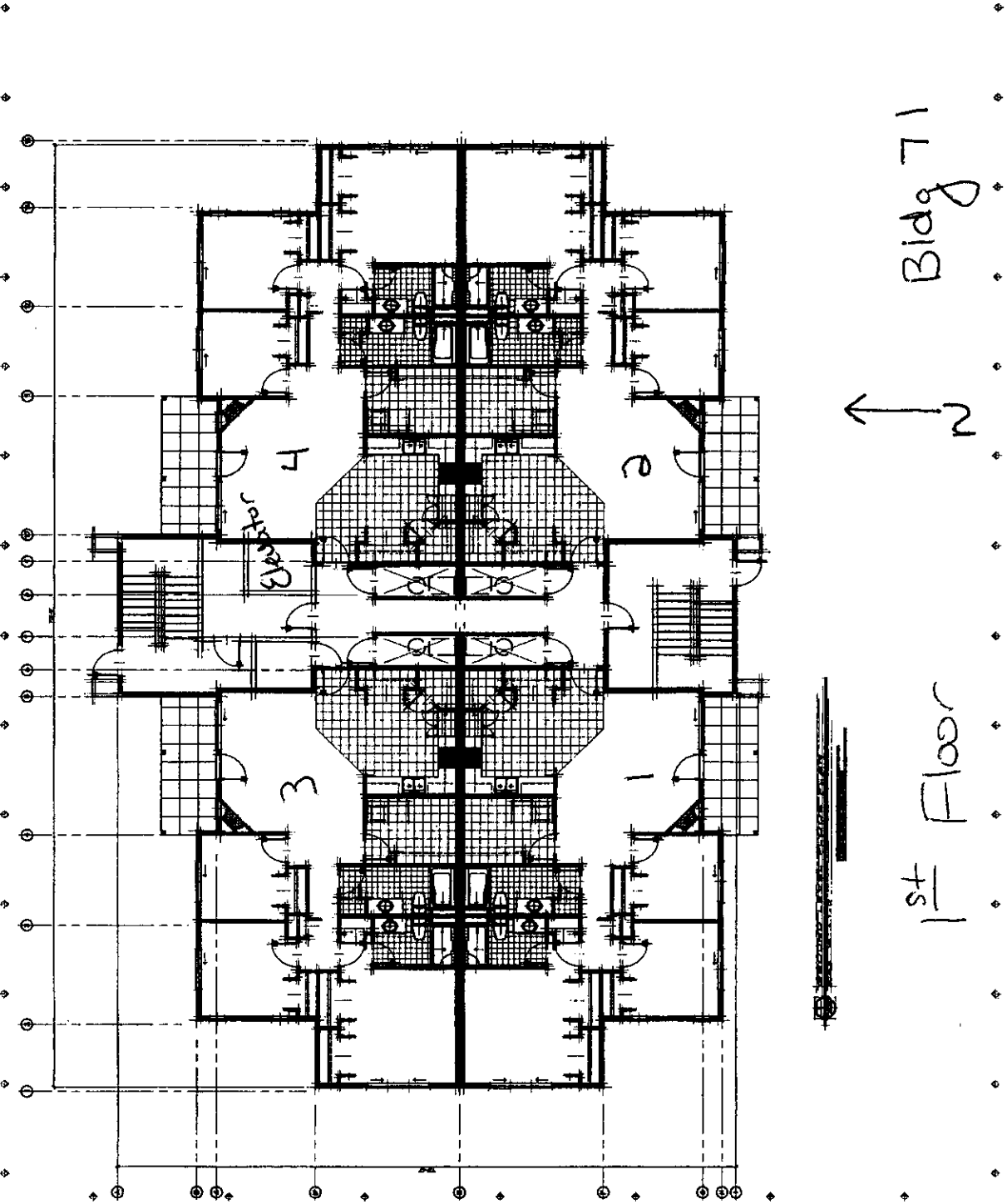


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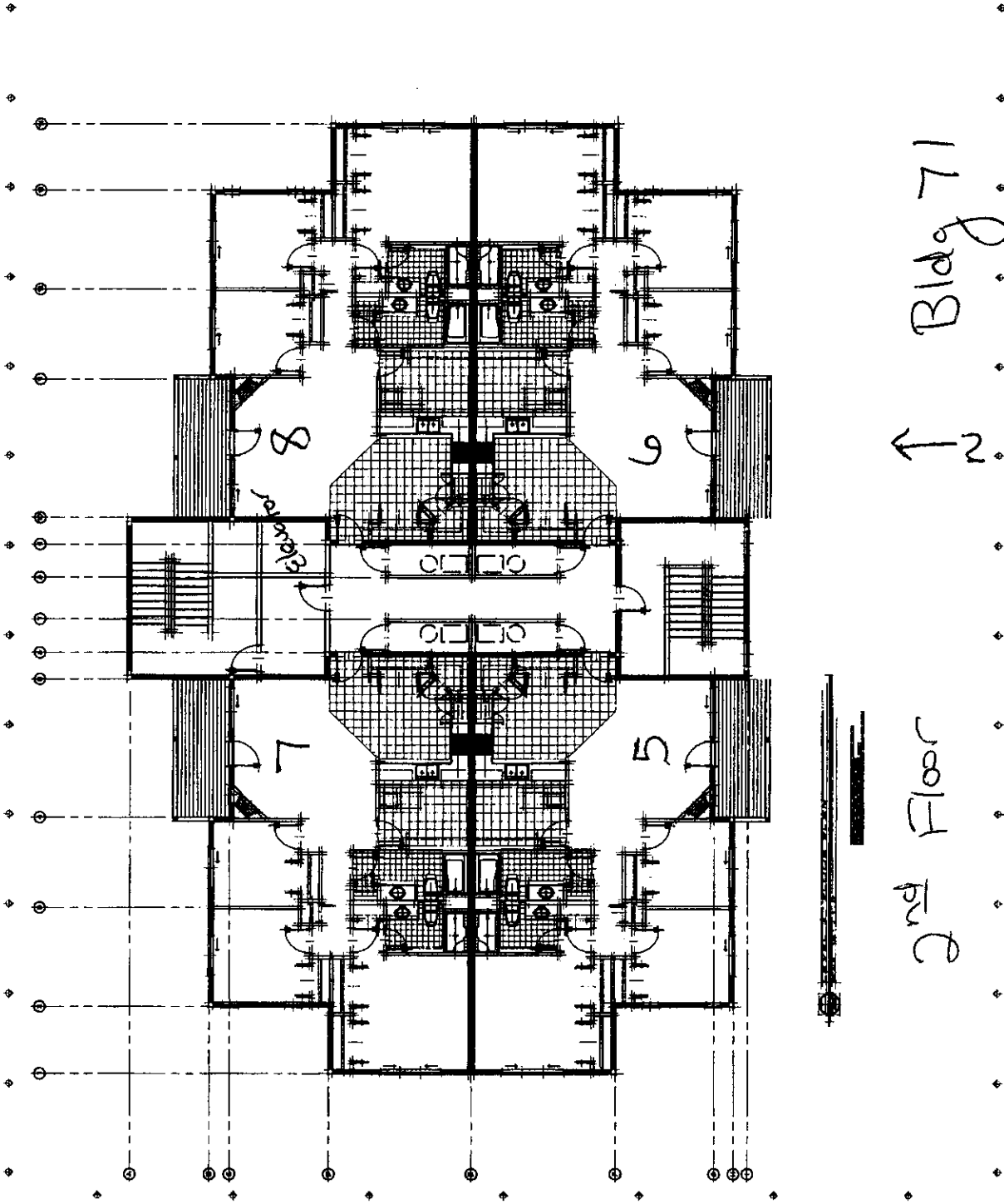
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Shelley Vance-Gallatin Co MT MISC 108.00

DAVID W. SEABURY, ARCHITECT

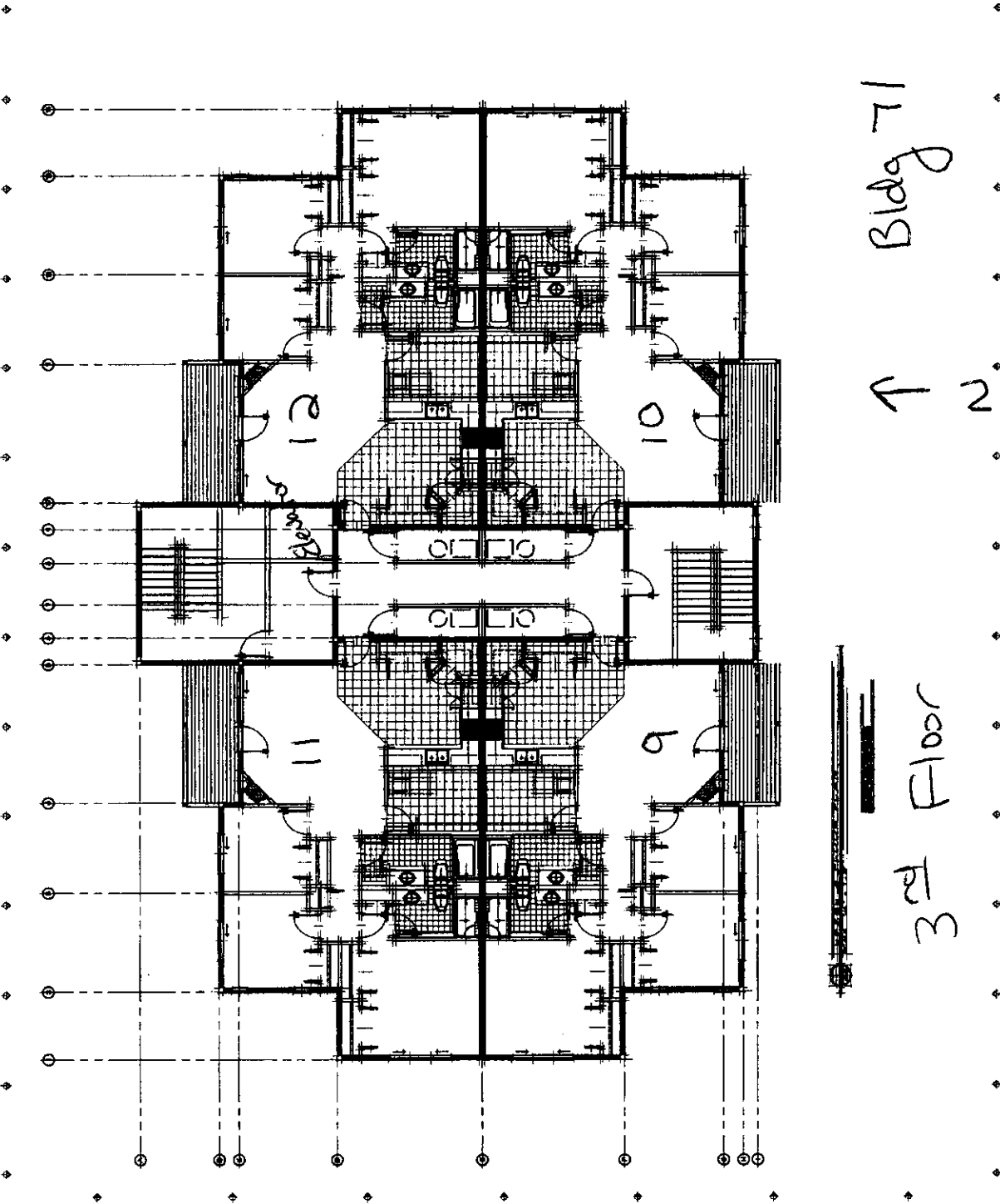


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Bldg 71
↑

2nd Floor



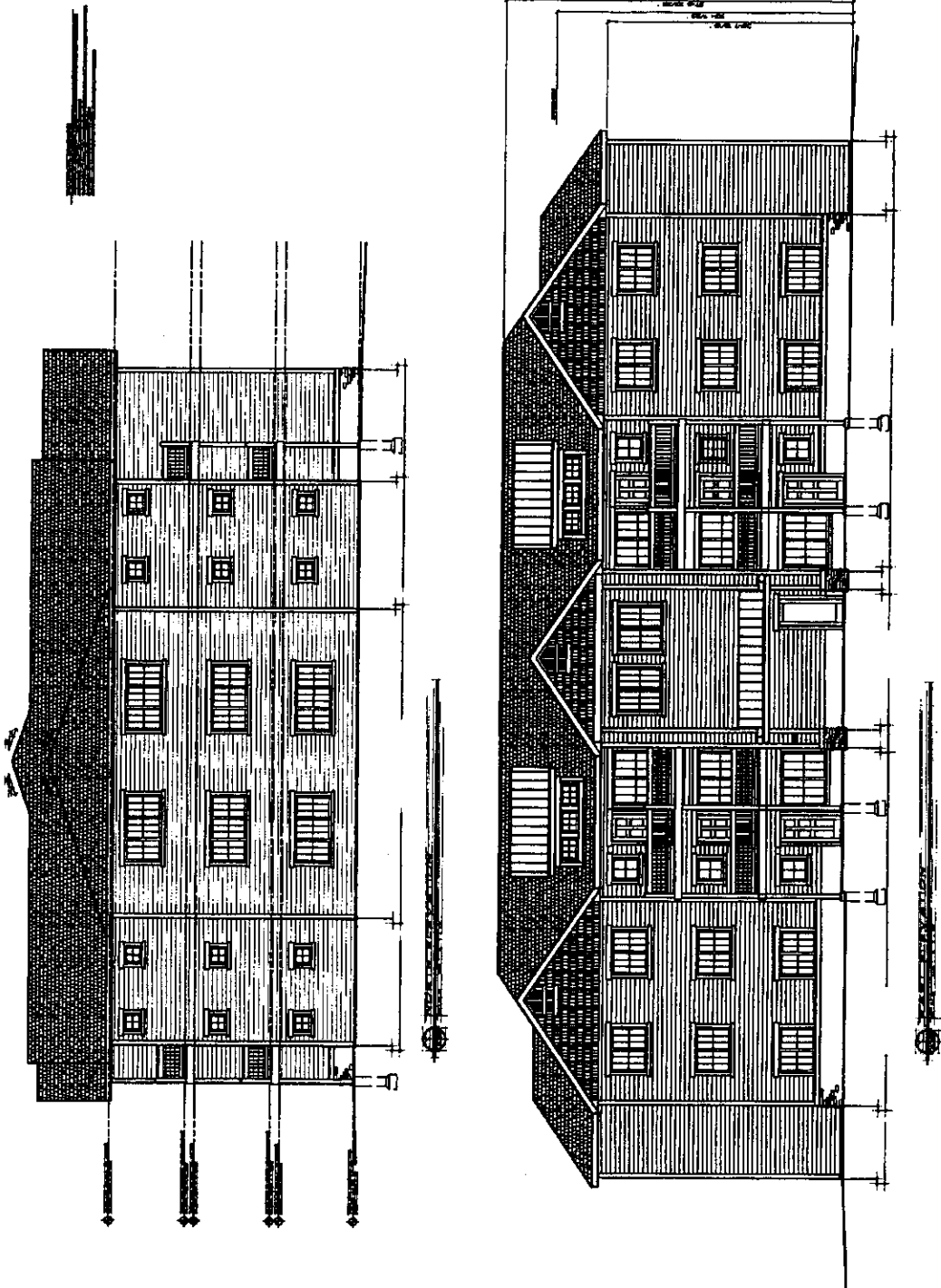
Bldg 71

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3rd Floor



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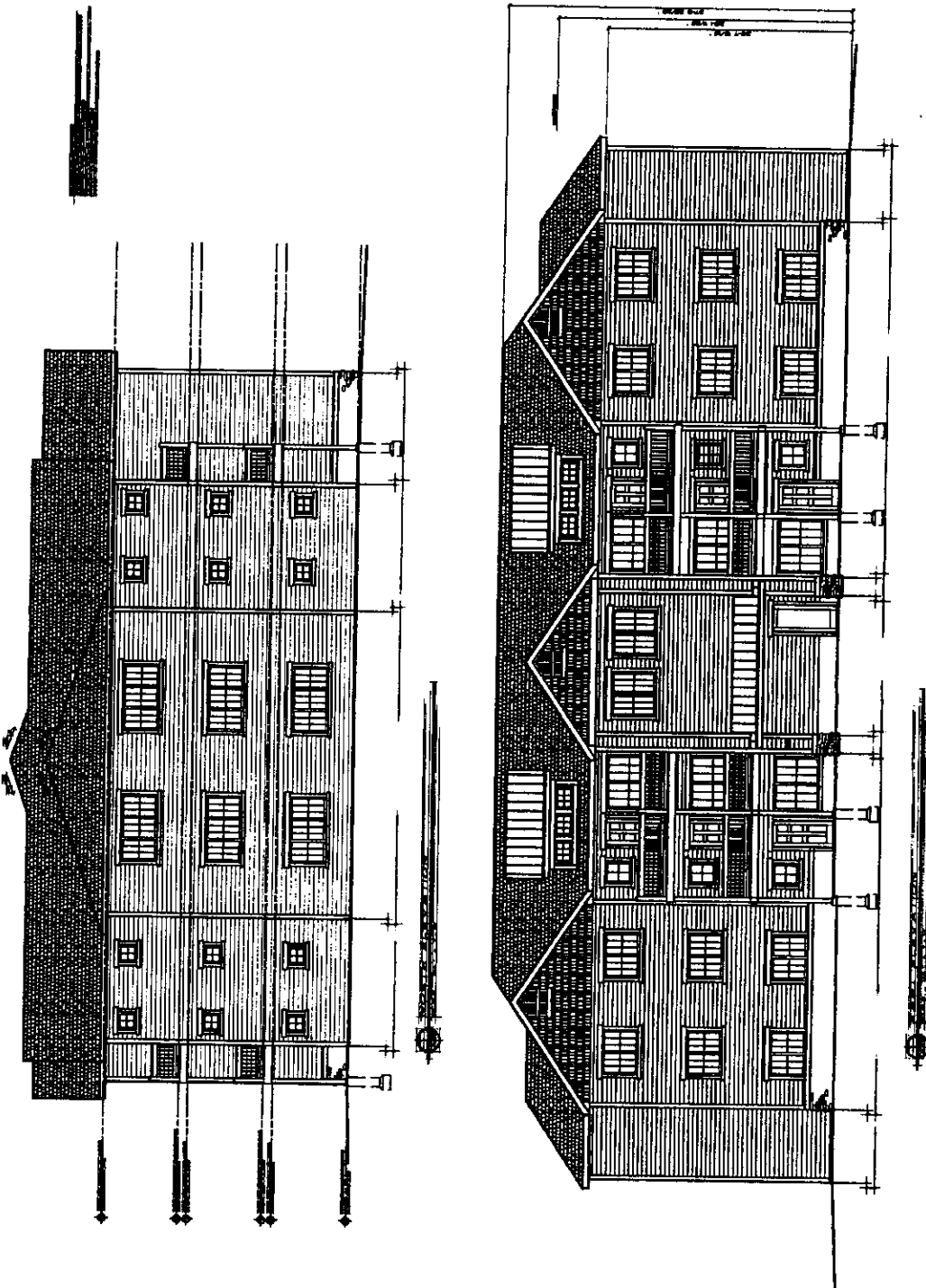


Bldg 71



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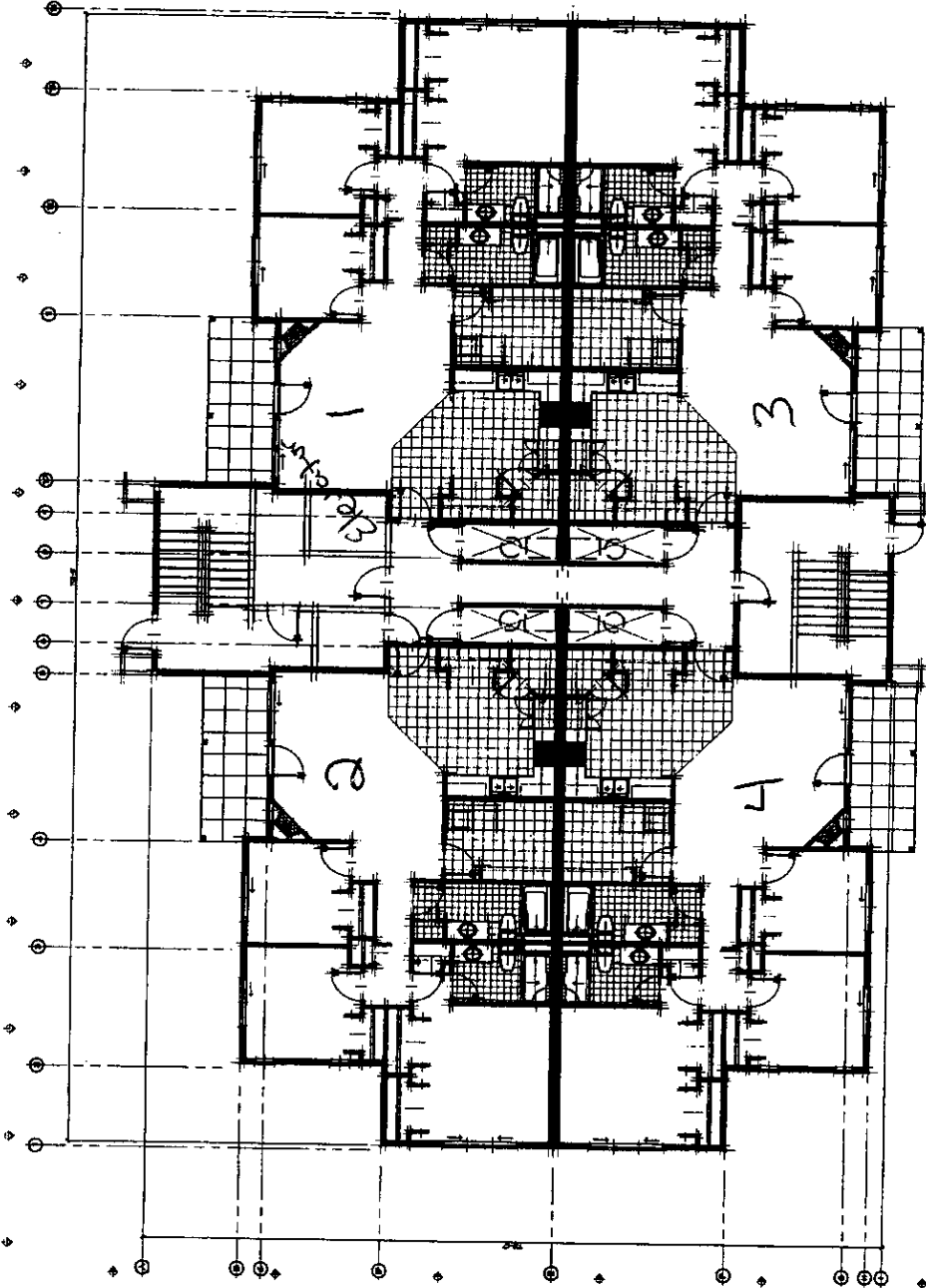


Bldg 71



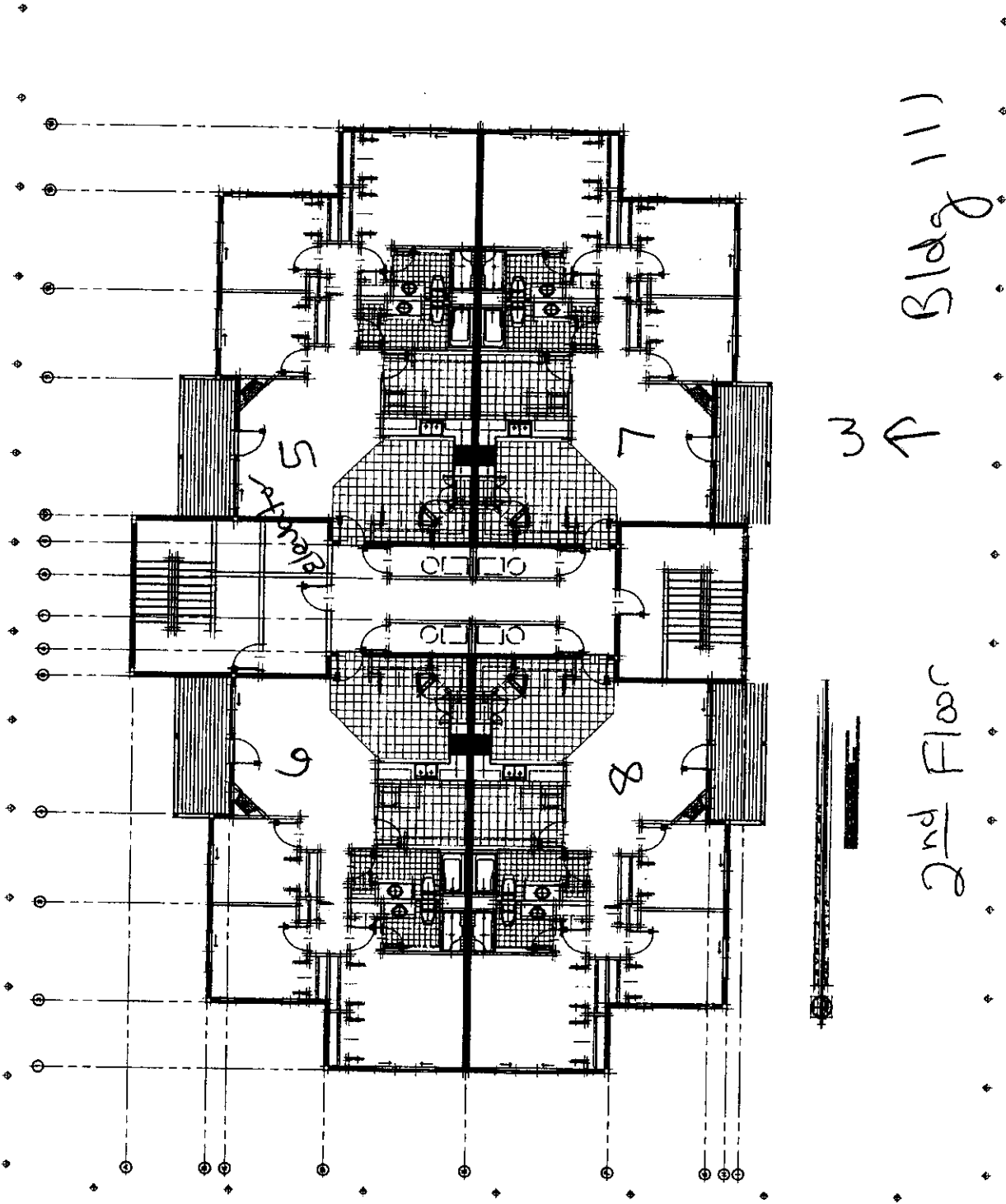
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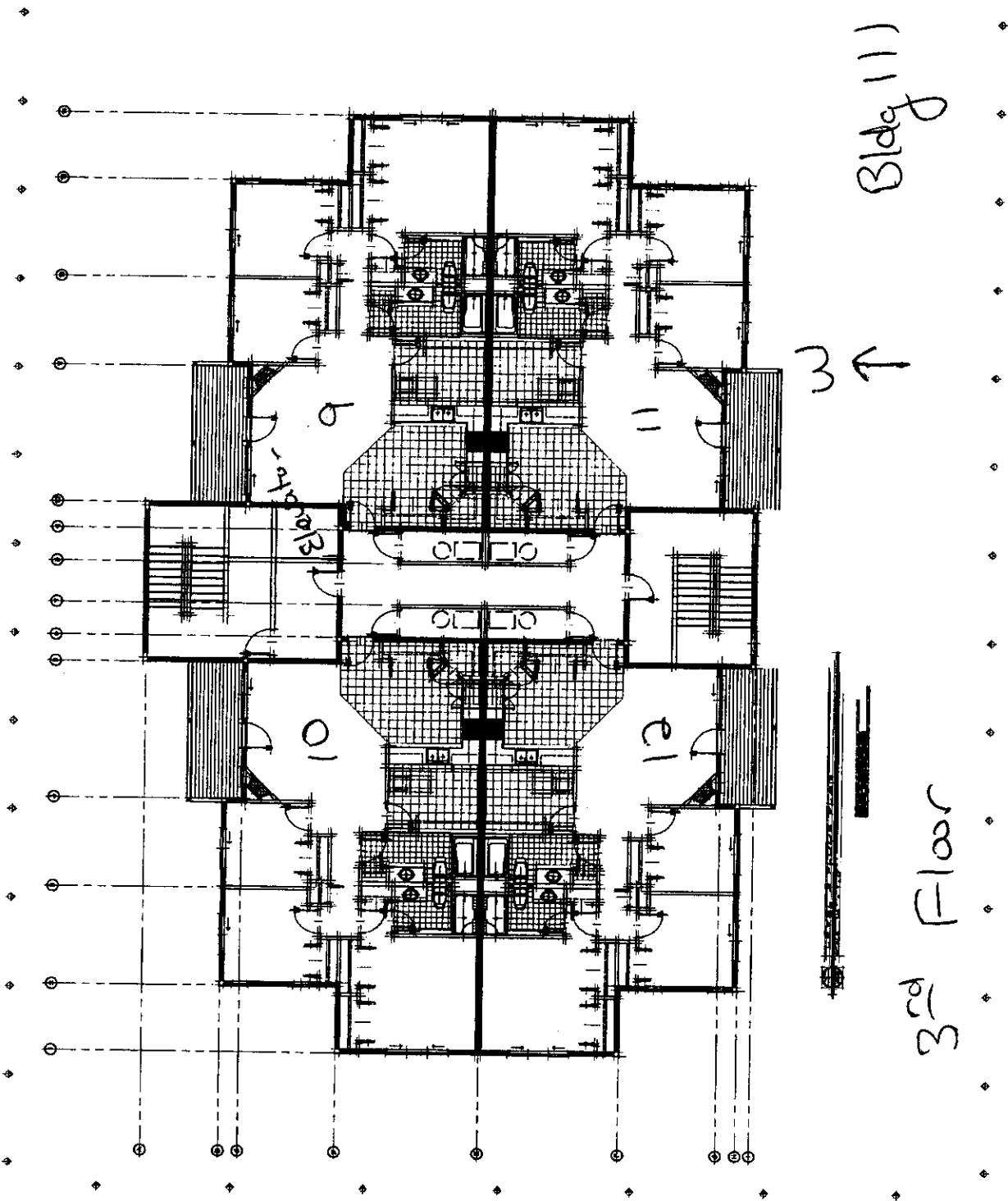
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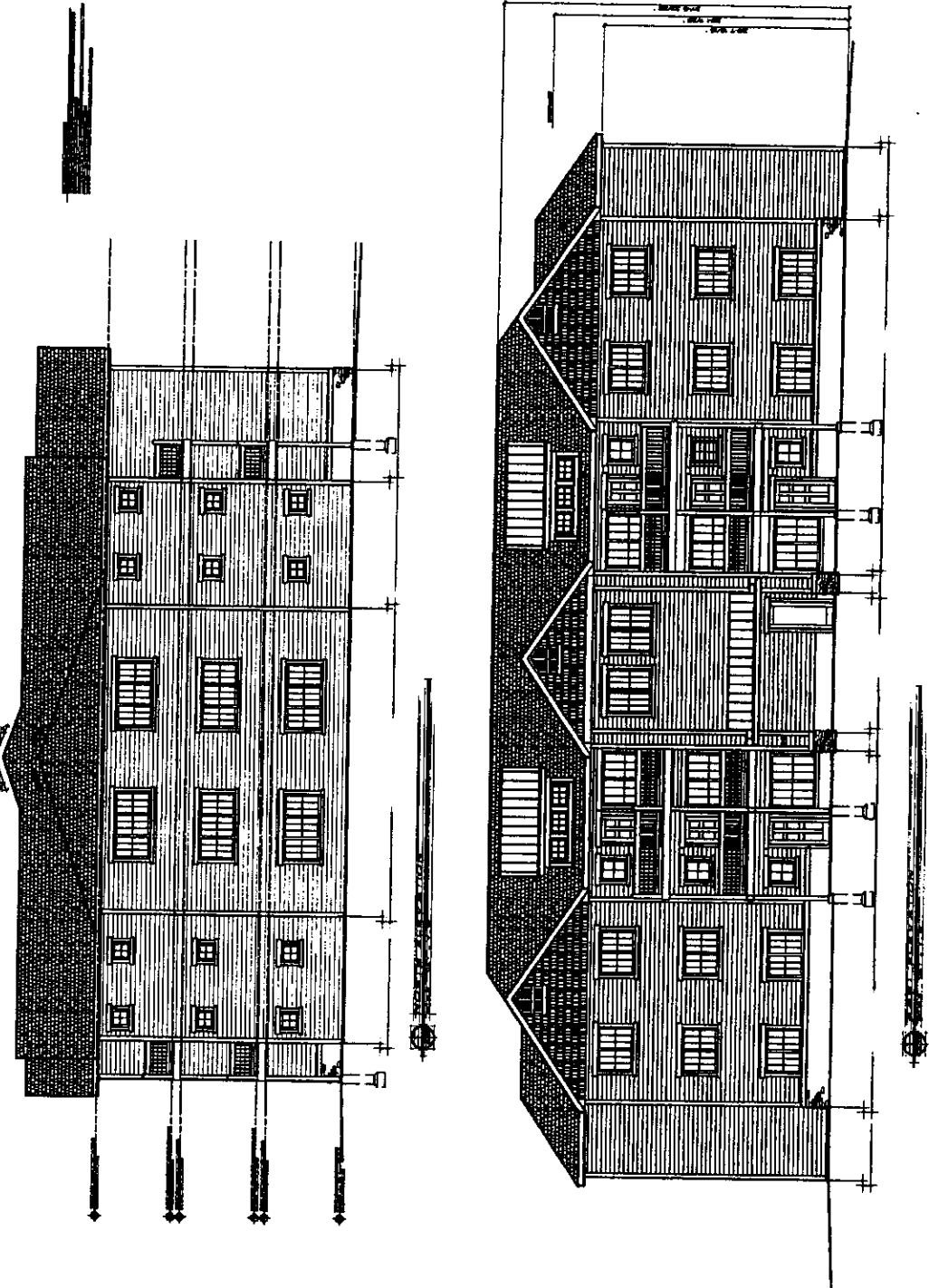


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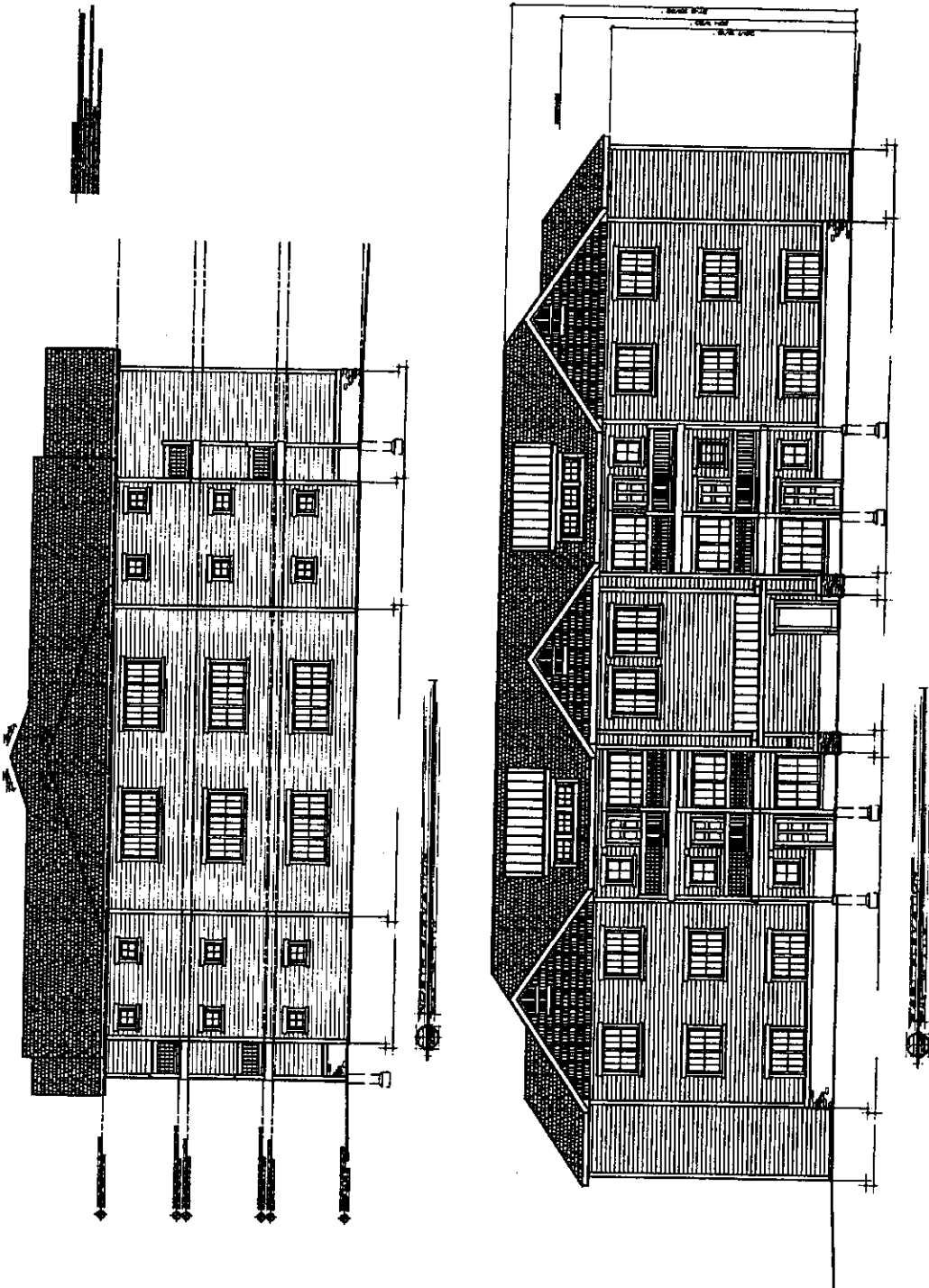
1st Floor







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