

**AMENDMENT
TO THE
SOUTHBRIDGE DESIGN REGULATIONS**

The purpose of this Amendment is to revise the Southbridge Design Regulations. This Declaration shall amend and supersede the original Southbridge Design Regulations, as amended May 29, 2014, and shall apply to all the real property and improvements placed or constructed thereon and shall be in existence in perpetuity unless this is amended or terminated by operation of law. In the event any provision of this Amendment is declared invalid or unenforceable, the remaining provisions shall remain in full force and effect. The Property which is by this Declaration submitted and subject to the Unit Ownership Act is legally described as:

A tract of land being a portion of Lot 4 of Minor Subdivision No. 235, situated in portions of the SE1/4 of Section 23, T. 2. S., R. 5 E., P.M.M., city of Bozeman, Gallatin County, Montana, more particularly described as follows:

Beginning at a point which is the northwest corner of Lot 4 of Minor Subdivision No. 235; thence from said point of beginning S 88°53'05" E, 1235.95 feet along the north line of said Lot 4 to the westerly right-of-way limit of south 19th Avenue; thence S 00 ° 35'07" W, 273.56 feet along said right-of-way limit to the southerly right-of-way limit of South bridge Drive; thence N 89°24'53"W, 197.13 feet along said right-of-way limit; thence S 81°38'01" W, 116.63 feet along said right-of-way limit of Southbridge Drive to the easterly right-of-way limit of South 20th Avenue; thence S 08°32'25" E, 96.68 feet along said easterly right-of-way limit of South 20th Avenue; thence S 81°27'35" W. 60.00 feet; thence N 88°54'37" W, 564.55 feet to a point of curve; thence clockwise along a 920.00 foot radius curve, through an internal angle of 00°33'49", an arc distance of 9.05 feet, having a chord bearing of S 14°41'33"E, 9.05 feet; thence S 75°35'22" W. 190.07 feet to a point of curve; thence counterclockwise along a 730.00 foot radius curve, through an internal angle of 3°28'53", an arc distance of 44.36 feet, having a chord bearing of N 16°03'55" W, 44.35 feet; thence N 17°48'22"W, 118.29 feet to a point of curve; thence clockwise along a 460.00 foot radius curve, through an internal angle of 17°48'22", an arc distance of 142.96 feet, having a chord bearing of N 08°54'11"W, 142.38 feet; thence N 00°00'00" E. 125.33 feet; thence N 88°53'05" W. 59.45 feet; thence N 01°01'24" E, 40.00 feet to the Point of Beginning, containing 10.0397 acres, more or less, subject to any easements and or rights of way of record or apparent on the ground.

A tract of land being a portion of Lot 4 of Minor Subdivision No. 235, situated in portions of the SE1/4 of section 23, T. 2. S., R. 5 E., P.M.M., City of Bozeman, Gallatin County, Montana, more particularly described as follows:

Commencing at a point which is the southeast corner of Lot 4 of Minor Subdivision No. 235; thence N 88°55'08" W, 9.52 feet along the south line of said Lot 4 to the Point of Beginning; thence from said Point of Beginning, N 88°55'08" W, 125.63 feet along the south line of said Lot 4; thence N 04°53'42"W, 107.46 feet; thence N 10°27'54" W, 73.00

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feet; thence S 89°08'38" E, 148.71 feet; thence S 00°12'31" W, 179.00 feet to the Point of Beginning, containing 24,134 square feet, more or less.

The following Articles and Sections of the Southbridge Design Regulations are amended as follows:

Section 1. Southbridge amends its Design Regulations, and shall revoke the current Article 7, entitled "Amendments," and replace it with the following language:

Article 7: Amendments

Amendments to the Southbridge Design Regulations shall only be made by the Southbridge Community Association Board of Directors.

Any amendments to the Design Regulations will be on file with the Southbridge Community Association and the Southbridge Design Committee, if one should be established.

A submittal shall be processed consistent with the Design Regulations in effect thirty (30) days prior to SDC receipt of a complete Form A submittal.

No improvements that were constructed and approved in accordance with the Design Regulations shall be required to be changed because such standards are thereafter amended.

Section 2. Southbridge amends its Design Regulations, and shall revoke the current Section 5.3 Form B, entitled "Construction Design Review," and replace it with the following language:

5.3 Form B: Construction Design Review

This process is to review the construction documents for general compliance with these Design Regulations and verifies that the previous Form A SDC recommendations have been addressed. Conformity to applicable local regulations and building codes, as well as obtaining appropriate permits is the responsibility of the owner's architect and/or builder.

Note again that Form A review **must be** completed before Form B review can begin. If a Form B application is not submitted within three months of Form A review (based on the date of the letter from the SDC) or if the project design changes considerably (as determined by the SDC), a new full Form A submittal will be required.

Fee*	Required Documents	Required Drawings (2 paper copies plus digital copy in PDF format)	Drawing Checklist
\$350 (Single, or Single with ADU) \$450 (all others) Note: this fee includes inspections	Form B (must be signed)	Site Plan (1/16" or 1/8" scale) All dimensions must be noted.	North arrow; property lines; setbacks; easements; sidewalk & street location; dimensions; materials for walks & drives; building footprints; porches, stairs, eaves/overhangs (as dashed lines); fence locations & details; grading plan; location and screening of equipment and meters; limits of construction activity.
		Landscape Plan (1/16" or 1/8" scale)	Site landscaping & boulevard landscaping
		Floor Plans (1/8" scale or larger) All dimensions must be noted.	Room uses labeled; windows & doors; overhangs; dimensions; gross square footage for residence & garage.
		Elevations (1/4" scale or larger) All dimensions must be noted.	porches; balconies; doors; windows; materials specified; overall height (from average grade); roof pitches; lights and light fixture details & specifications
		Color Rendering	Color rendering of the front elevation and color chips
		Material Samples	As requested by SDC
		Roof Plan (1/8" scale or larger)	Dimensions roof pitches

*Notes:

- 1) Additional meetings and/or reviews requested by the owner and as determined by the SDC to be above and beyond the standard review process are subject to standard hourly fees in addition to the Design Review fee and must be paid prior to issuance of approval.
- 2) Incomplete applications may be returned and are subject to a \$100 penalty.

IN WITNESS WHEREOF, we certify that this Amendment to the Southbridge Design Regulations was adopted by a vote of the Southbridge Design Board, as evidenced by their signatures attached hereto.

ATTEST:

John Cannon
JOHN CANNON, Chairperson

STATE of MONTANA)
County of Gallatin) : ss.

On this 6th day of January, 2020 before me, a Notary Public in and for said State, personally appeared John Cannon as the **Chairperson of the Southbridge Design Board** and acknowledged to me that he executed the same on behalf of the corporation pursuant to the power and authority vested in him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year written above.

[SEAL]

Melinda Feliciano
Melinda Feliciano [print name]
Notary Public for the State of Montana
Residing at: Belgrade MT
My commission expires: NOV 2, 2023

