

2593920

Page: 1 of 2 09/27/2017 09:18:36 AM Fee: \$24.00  
Charlotte Mills - Gallatin County, MT MISC



**THIRD AMENDED DECLARATION FOR  
OVERBROOK AT WESTRIDGE CONDOMINIUMS**

By this amended Declaration made this \_\_\_\_ day of August, by OVERBROOK OWNERS ASSOCIATION, INC. ("the Association"), a Montana not for profit corporation, of Bozeman, Montana, lands and property hereafter described are submitted to the provisions of Title 70, Chapter 23 of the Montana Codes Annotated, which Chapter is also known as the "Unit Ownership Act," as a condominium.

The Members of the Association voted to Amend the Second Amended Declaration, Doc. No. 2541756, Dated April 7, 2016, Gallatin County, by mail in ballot and/or by casting a vote at a special meeting where all votes (mail and cast in person) were counted. The meeting was duly noticed and held on July 20, 2017. Seventeen Units voted in favor of the amendment, Six Units voted against the amendment and One Unit did not vote at all. According to the current declaration language, an amendment must pass with at least 67% of the vote. Therefore, the amendment passed.

This Third Amendment to the Declaration only amends the Second Declaration as stated in this Amendment. Other than the language herein amended, the Second Declaration continues to have full force and effect.

**VI. LEASING , Sections 1 and 3 are amended as follows:**

1. "Lease/Leasing/Leased" is defined as allowing a person(s) to occupy all or any part of a Unit for a monetary consideration or its equivalent.
3. "Owner Occupied" is defined as a Unit occupied by the Owner, the Owner's spouse or an Immediate Family Member, and no monetary consideration or its equivalent is being paid to the Owner.

The secretary and president of the Overbrook Owners Association verify that quorum was met. 70.8% voted for the above amendments to the Second Declaration and 29.2% voted against or did not vote. Therefore, the amendments passed pursuant to the amendment provisions of the Second Declaration.

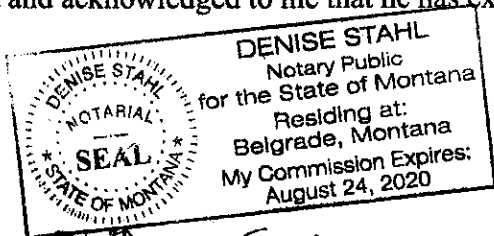
So Sworn and Subscribed by Denise Margetts Secretary and  
Jeff Brown, President of the Overbrook Owners Association, Inc.  
DATED this 27<sup>th</sup> day of September, 2017.

Overbrook Owners Association, Inc.

Denise Margetta  
, Secretary

STATE OF MONTANA     )  
  ) ss.  
County of Gallatin     )

On this 27<sup>th</sup> day of September, 2017, before me a Notary Public in and for said State, personally appeared Denise Margetta, Secretary of the Overbrook Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same.



Denise Stahl  
Notary Public for the State of Montana  
Residing in:  
My Commission Expires:

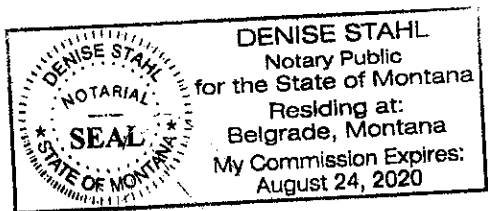
DATED this 27<sup>th</sup> day of September, 2017.

Overbrook Owners Association, Inc.

Jeff Brown  
, President

STATE OF MONTANA     )  
  ) ss.  
County of Gallatin     )

On this 27<sup>th</sup> day of September, 2017, before me a Notary Public in and for said State, personally appeared Jeff Brown President of the Overbrook Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same.



Denise Stahl  
Notary Public for the State of Montana  
Residing in:  
My Commission Expires: