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Charlotte Mills - Gallatin County, MT MISC



**SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
WEST WINDS MASTER HOMEOWNERS' ASSOCIATION, INC.**

COMES NOW, West Winds Master Homeowners' Association, Inc. ("Association"), a Montana non-profit corporation, of PO Box 1862, Bozeman, MT 59771, and Islands, LLC, of PO Box 12037, Bozeman, Montana 59719 ("Owner"), and supplement the Declaration of Covenants, Conditions and Restrictions for West Winds Master Homeowners' Association, Inc., recorded as Document No. 2202936 in the records of the Clerk and Recorder for Gallatin County, Montana, and all subsequent amendments and supplements thereto (collectively the "Covenants").

WHEREAS, Owner owns all of that certain real property legally described as follows (the "Subdivision"):

**Lot 2, Lot 3, and Lot 4 of the AMENDED PLAT OF LOT 1 AND LOT 2 OF BLOCK 1 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 4 AND LOT 1 OF BLOCK 3 AND LOT 1 OF BLOCK 4 OF WEST WINDS MAJOR SUBDIVISION PHASE 5, located in the Northwest ¼ of Section 2, Township 2 South, Range 5 East of P.M.M., City of Bozeman, Gallatin County, Montana, According to the plat thereof, on file and of record in the office of the Clerk and Recorder, Gallatin County, Montana [Plat J-493A]**

WHEREAS, Owner and Association desire, acknowledge and agree that the entirety of the Subdivision shall be subject to the Covenants, and thereby the authority of the Association.


NOW, THEREFORE, the parties hereto agree that the real property constituting the Subdivision is submitted to and shall be subject to the Covenants. Pursuant to Article V, Section 5.5(a) of the Covenants, the Subdivision is made a part of and subject to the terms and conditions of the Association.

- 2. All park maintenance shall be performed by the Association and the cost sharing for such maintenance shall be apportioned by the Association as provided in the Covenants.

Except as specifically amended or supplemented herein, all terms of the Covenants shall remain in full force and effect. In the event the terms of this Supplement and the Covenants conflict or are inconsistent, the terms of this Supplement shall control. Unless specifically defined herein, all capitalized terms shall have the definition given in the Covenants.

IN WITNESS WHEREOF, this Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for West Winds Master Homeowners' Association, Inc. is made and entered into on October \_\_\_\_\_, 2018.

WEST WINDS MAJOR HOMEOWNERS' ASSOCIATION, INC.

  
 By: Jeremy Hansen  
 Its: \_\_\_\_\_

ISLANDS, LLC

  
 \_\_\_\_\_

By: W. Mark Easton  
 Its: Authorized Agent

STATE OF MONTANA     )  
   : ss.  
 County of Gallatin     )

On this 24 day of October, 2018, before me personally appeared Jeremy Hansen, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same as the



