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Tarlow, Stonecipher & Steele, PLLC  
1705 West College Street  
Bozeman, MT 59715-4913

**INSTRUMENT OF POOR  
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**2286370**  
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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
WEST WINDS SENIOR LIVING AREA**

**ARTICLE I: DECLARATION**

**THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:  
WEST WINDS SENIOR LIVING AREA** ("Declaration") is made and entered into this \_\_\_\_\_ day of November, 2007, by Cascade Development, Inc., a Montana corporation ("Declarant") and BVI / HJSI Bozeman, LLC , a Florida limited liability company ("BVI/HJSI").

**WITNESSETH:**

**WHEREAS**, each of Declarant and BVI/HJSI respectively owns certain parcels of real property in the City of Bozeman, Gallatin County, Montana, as described on **Exhibit 1**, attached hereto, which parcels, in aggregate are known as the Senior Living Area;

**WHEREAS**, the Senior Living Area lies within a master planned development known as West Winds Community Planned Unit Development and Major Subdivision as conditionally approved by the City of Bozeman on May 24, 2004;

**WHEREAS**, per the approved Master Plan depicted on **Exhibit 2**, attached hereto, the Senior Living Area will accommodate senior housing ranging from skilled nursing care to independent living, as defined in # Z-04050- West Wind Planned Unit Development ("PUD");

**WHEREAS**, the Senior Living Area includes Property that, in lieu of individual residential lots, has been sold and developed as a single ownership parcel consistent with Option 1 of the approved West Winds PUD. Such single parcel ownership was not, for this section of the West Winds development, consistent with the uses described in the West Winds Declaration of Covenants, Conditions and Restrictions recorded September 23, 2005 under Document No. 2202936, records of the Gallatin County Clerk and Recorder, Gallatin County, Montana, and as amended by the First Amendment to Declaration of Covenants Conditions and Restrictions West Winds Master Homeowners' Association, Inc. recorded July 12, 2007 under Document No. 2272319, records of the Gallatin County Clerk and Recorder, Gallatin County, Montana (collectively the "WWCCR");

**WHEREAS**, Article 17.7 of the WWCCR authorizes the Declarant to withdraw properties from the coverage of WWCCR, provided such withdrawal is not contrary to the overall scheme of development of West Winds;

**WHEREAS**, the Declarant wishes to withdraw the Senior Living Area depicted on Exhibit 1 from the coverage of the WWCCR, and replace said coverage with this new Declaration in order to provide more appropriate regulations and controls for the Senior Living Area; and

**WHEREAS**, withdrawal of the Senior Living Area from the WWCCR will not discharge the owner of any Property within the Senior Living Area from conforming to the requirements of the City of Bozeman, including, but not limited to the requirements of the West Winds PUD Conditions of Approval and Final PUD Plan; Bozeman's Uniform Development Ordinance ("UDO"); and the requirements of the Bozeman Municipal Code ("BMC"), which include, but are not limited to development density units caps, affordable housing requirements, park land dedication requirements, and restricted size dwelling unit requirements.



NOW, THEREFORE, the Declarant and BVI/HJSI adopt this Declaration as set forth herein.

## ARTICLE II: DEFINITIONS

- 2.1 “**Architectural Review Authority**” or “**ARA**” shall refer to the person authorized and appointed by the Owner of a Property, by the method deemed appropriate by that Owner, to enforce the architectural standards and to certify that improvement plans proposed for Property improvement are consistent with such standards.
- 2.2 “**Articles**” means the Articles of Incorporation of West Winds Master Homeowners’ Association, Inc., as amended from time to time, and of any successor thereto.
- 2.3 “**Association**” means the West Winds Master Homeowners’ Association, Inc., which under the WWCCR, is defined as Cascade Development, Inc.
- 2.4 “**Common Areas**” means all real property and the improvements or amenities thereon held by the Association for the common use and enjoyment of all owners and occupants of West Winds, including but not limited to all areas depicted as “common areas” on the recorded plats of West Winds.
- 2.5 “**Declaration**” means this Declaration of Covenants, Conditions and Restrictions West Winds Senior Living Area.
- 2.6 “**Declarant**” means Cascade Development, Inc, a Montana corporation, its successors and assigns.
- 2.7 “**Owner**” or “**Owners**” means the record Owner, whether one or more persons or entities, of a fee simple title to any Property which is part of the Senior Living Area.
- 2.8 “**Occupant**” means any person, other than an Owner, in rightful possession of any portion of the Property.
- 2.9 “**Property**” refers to any parcel, lot, tract, or unit within the Senior Living Area as removed from the West Winds Declaration of Covenants, Conditions and Restrictions by the Declarant.

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- 2.10 “Senior Living Area” includes all property as described as such on Exhibit 1.
- 2.11 “West Winds” means the “West Winds Community Planned Unit Development and Major Subdivision, #Z-04050 and #P-04009” and subsequent files, as approved by the City of Bozeman, Montana.

### ARTICLE III: AUTHORITY AND TERMINATION OF AUTHORITY

3.1 Declarant has authority to remove certain land from the WWCCR pursuant to Article 17.7 thereof. Once removal of the Senior Living Area from the WWCCR has been accomplished, such authority on behalf of Declarant shall expire. Each time a Property is so removed from the WWCCR and is purchased by an Owner, the Owner assumes authority to implement and enforce this Declaration.

### ARTICLE IV: LAND USE

4.1 Senior Residential Use: Property within the Senior Living Area may be used only for the construction and occupancy as stated in BMC Chapter 18.16 under the R-3 zoning designations and those permitted under the PUD. Such uses shall be consistent with the PUD, as approved by the City of Bozeman.

### ARTICLE V: DESIGN GUIDELINES

5.1 Architectural Review Approval: Plans, preliminary construction drawings and a description of proposed building materials for all proposed buildings, fences, and other improvements to the Property, or any portion thereof, shall be submitted to and approved by the ARA prior to any construction. All such construction must conform to the approved plans and to applicable sections of the BMC. All such plans, preliminary construction drawings and proposed building materials must also receive a stamp of approval from the Association’s Architectural Control Committee prior to submitting a site plan application or building permit application, whichever comes first, to the City of Bozeman for review. The Association’s Architectural Control Committee shall review these plans, preliminary construction drawings, and proposed building materials (e.g., color, texture and durability) only for continuity of development with West Winds.

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BVI / HJSI's plans permitted by the City of Bozeman are attached hereto as **Exhibit 3**. The Association's approval of the BVI / HJSI plans is attached hereto as **Exhibit 4**.

**5.2** Building Setbacks: All buildings shall have setbacks as required by BMC § 18.16.050.

**5.3** Building Height Limit: The maximum height of all multi-household apartment type buildings shall be forty two (42) feet for a roof pitch equal to or greater than 5:12. Said buildings are subject to site plan review under BMC Chapter 18.34. The maximum height of all other buildings shall conform to BMC § 18.16.060.

**5.4** Building Materials: All building materials shall be compatible in color, texture and durability with the residential character of the West Winds community.

**5.5** Landscaping: Landscaping is required to enhance property value and amenities of the Property. All proposed landscaping, site finish grading, irrigation and materials shall be submitted with the proposed building plans to the ARA for approval prior to installation and construction. Landscaping shall conform to the provision of BMC Chapter 18.48. Suggested deciduous trees include Aspen, European Green Birch, Rocky Mountain and Big Tooth Maple. Suggested evergreen trees include Colorado Spruce, Lodge Pole Pine, Engleman and White Spruce, Sub Alpine Fir and Scotch Pine. Installation of boulevard street trees as required by the City of Bozeman shall include specifications for a planting hole at least twice the diameter of the root ball, with the root flare of the newly-planted tree visible and above ground, and with a mulch ring three to four feet in diameter around each newly planted boulevard tree.

**5.6** Noxious Weeds: Each Owner shall be responsible for the control of state and county-declared noxious weeds on his or her Property, to Gallatin County standards. In the event an Owner does not control the noxious weeds on his or her Property, after ten (10) days written notice from the Association, given to an Owner via Certified Mail, at the Owner's address in the records of the Clerk & Recorder of Gallatin County, Montana, the Association may cause the weeds to be controlled. The cost of any such remedial actions shall become a lien against the Property owned by the offending Owner.

**5.7** Building Orientation along Arterial and Collector Streets: Buildings located on

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Property adjacent to arterial and collector streets shall provide a front architectural appearance with a sidewalk connection to each building entrance. No fences shall be constructed more than four (4) feet in height on Property adjacent to Davis Lane and Oak Street, and any such fences shall have a design consistent with those permitted in West Winds.

#### ARTICLE VI: MAINTENANCE OF COMMON AREAS

6.1 The Owner, or its duly delegated representative, shall maintain and otherwise manage all Common Areas on the Owner's respective Property within the Senior Living Area, including, but not limited to landscaping, walkways, paths, trails, and storm water facilities. Such maintenance shall meet the standard of care consistent with the remainder of West Winds.

6.2 In addition, the Owner shall be responsible for annual payment of a pro-rata share of the expense for maintenance of the Common Areas, including but not limited to West Winds Park, park fixtures, subdivision streets, trails, drives, and storm water facilities. The terms of this annual payment will be confirmed by a written instrument executed by the Declarant and each Owner and recorded with the Gallatin County Clerk and Recorder, Gallatin County, Montana. Each Owner shall also be responsible for paying its applicable share of assessments to any applicable lighting district or other special improvement district created, which district includes the Property.

#### ARTICLE VII: AMENDMENT

7.1 Amendment to Declaration: Amendments to this Declaration shall be made by an instrument in writing entitled "Amendment to Declaration". An amendment may be made only by the affirmative vote of the Owner or Owners owning the Property comprising at least sixty percent (60%) of the land area within the Senior Living Area, with such amendment to be subject to concurrence by the City of Bozeman Director of Planning & Community Development, confirming that said Amendment is compatible with the West Winds PUD and any other applicable zoning and/or planning regulations.

Each Owner shall have a vote based on the ratio of the total square footage of its Property, in proportion to the total square footage of the Senior Living Area as a whole. In the event any portion of a Property is ever further subdivided or if any portion of a

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Property is submitted to condominium ownership under the Montana Unit Ownership Act, the vote initially allocated to that Property shall be divided among any new lots and/or units so that the total vote allocated to that Property for purposes of amendment of this Declaration is maintained.

Any provision required as a condition of the West Winds preliminary plat and / or PUD approval and required by the Bozeman City Commission may not be amended or revoked without the mutual consent of the Owners, obtained pursuant to the requirements of this section, and the City of Bozeman.

An amendment approved pursuant to the requirements of this section shall be recorded in the records of the Clerk and Recorder of Gallatin County, Montana and shall be effective upon recording.

#### ARTICLE VIII: ADMINISTRATION AND ENFORCEMENT

**8.1** Term: The provisions of this Declaration shall be binding for a term of ten (10) years from the date hereof and may be amended during that period only by the affirmative vote of the Owners, pursuant to the amendment provisions of section 7.1. After the initial ten (10) year period, the Declaration shall automatically extend for successive periods of ten (10) years, unless an instrument agreeing to amend the Declaration has been executed and recorded pursuant to section 7.1 of this Declaration.

**8.2** Enforcement: Enforcement of this Declaration shall be by proceeding either at law or in equity against any person or persons violating, or attempting to violate, any terms of this Declaration; and the legal proceedings may either be to restrain violation of this Declaration by injunctive relief, to recover damages, or both. Should any legal proceeding be instituted by an Owner against a person alleged to have violated one or more of the provisions of this Declaration, and should the Owner enforcing the provisions of this Declaration be wholly or partially successful in such proceeding, the offending person shall be obligated to pay the costs of such proceeding, including reasonable attorney's fees and costs associated with the proceeding.

In the event any portion of a Property is ever further subdivided or is submitted to condominium ownership under the Montana Unit Ownership Act, the Owners of any new lots and/or units shall appoint, by the method to be determined by those Owners, a single

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BVI/ HJSI Bozeman, LLC

By: [Signature]

Its: Manager

State of Oregon )  
County of Multnomah ) ss.

This instrument was acknowledged before me on the 30th day of November, 2007, by Jeffrey Chamberlains Manager of BVI/HJSI Bozeman, LLC.



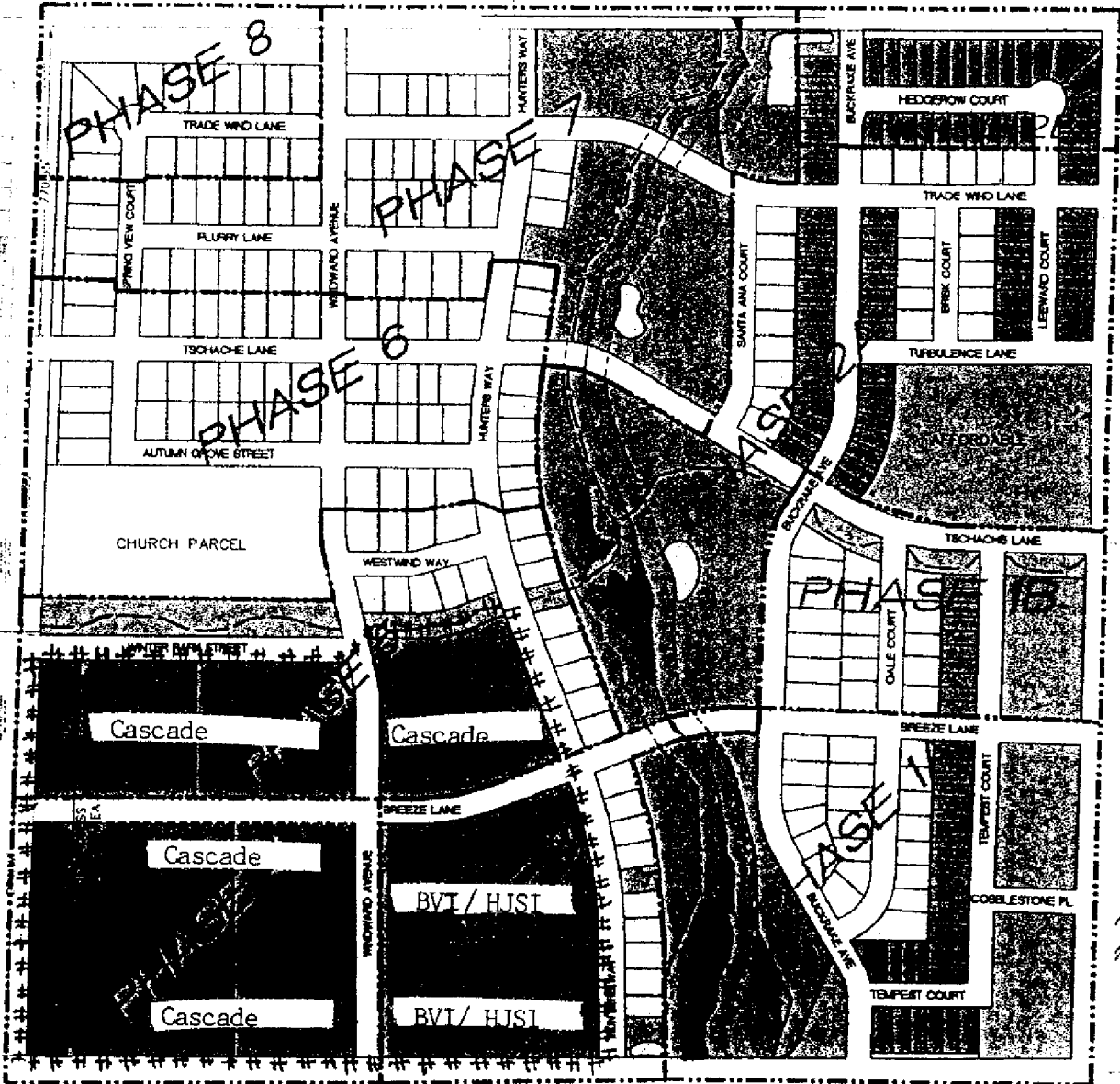
[Signature]  
Notary Public for the State of OREGON  
Printed Name: Stephanie Renzi  
Residing at: Portland, OR  
My Commission expires: April 3, 2011



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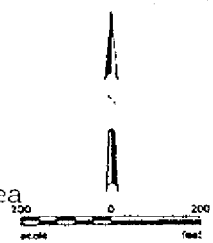
**HKM**  
ENGINEERING

HKM Engineering Inc.  
920 TECHNOLOGY BLVD.  
SUITE A  
BOZEMAN, MT 59718  
(406) 584-9834  
FAX (406) 584-1730

**LEGEND**

	PROPOSED TRAIL SYSTEM
	PROPOSED LOT LINE
	PROPOSED PARKS
	EXISTING WETLANDS
	SINGLE FAMILY HOUSING
	SENIOR ASSISTED LIVING
	TOWNHOMES
	CONDOMINIUMS

### Senior Living Area



**WEST WINDS COMMUNITY**  
NW 1/4 SECTION 2, T.2.S., R.5.E., P.M.M.  
GALLATIN COUNTY, MONTANA

**PROPOSED PUD  
AMENDMENT - OPTION 1**

SD-3  
DATE: JULY 2007

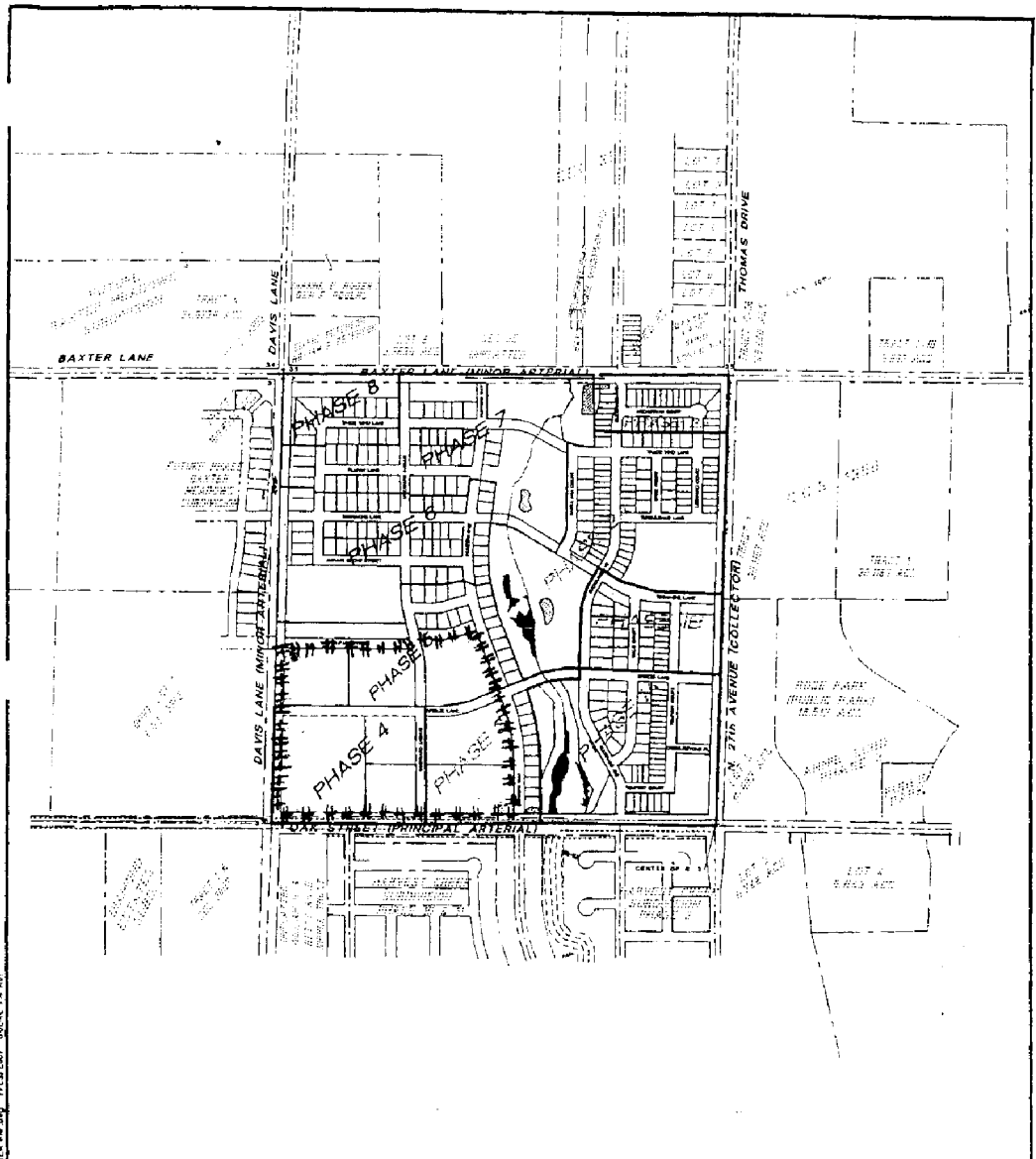
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1  
(3 pages)


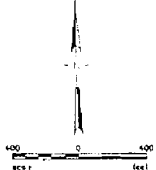


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DOT



 HKM Engineering Inc. McChesney Professional Bldg 301 Nikles Dr., Suite 2 Sozeman, MT 59715 (406) 586-8824 FAX (406) 586-1730	<b>LEGEND</b> PROPOSED ROAD RIGHT OF WAY PROPOSED TRAIL SYSTEM PROPOSED EASEMENT PROPOSED LOT LINE PROPOSED ROAD CENTERLINE EXISTING WETLANDS		<b>WEST WINDS COMMUNITY</b> NW 1/4 SECTION 2, T.2.S., R.5.E., P.M.M. GALLATIN COUNTY, MONTANA
	<div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center;"> <b>AREA MAP</b>  <b>OPTION 1</b>  <b>FIGURE SD-4</b> </div>		DATE: JAN 2007 PROJECT NO: 08267125

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## Senior Living Area Legal Description

### West Winds Phase 3

Parcel I of the Amended Plat of Lots 1 and 2, Block 2, West Winds Phase 3 Major Subdivision to the City of Bozeman, Gallatin County, Montana [Plat Reference:J-458-A]

### West Winds Phase 4

Beginning at the west quarter corner of Section 2, Township 2 South, Range 5 East, Principle Meridian Montana, being the true point of beginning; Thence, along the west line of said section 2, North 01°35'22" East, 700.37 feet; Thence, North 89°42'52" East, 889.88 feet; Thence, South 00°17'08" East, 700.00 feet, to the east-west mid section line of said section 2; Thence, along the east-west mid section line of said section, South 89°42'52" West, 912.79 feet, to the point of beginning, containing 14.484 acres.

### West Winds Phase 5

Commencing at the West Quarter Corner of Section 2, Township 2 South, Range 5 East, P.M.M., along the East right-of-way of Davis Lane, North 01°35'22" East, a distance of 700.37 feet; Thence, North 89°42'52" East, a distance of 50.03 feet, to the True Point of Beginning;

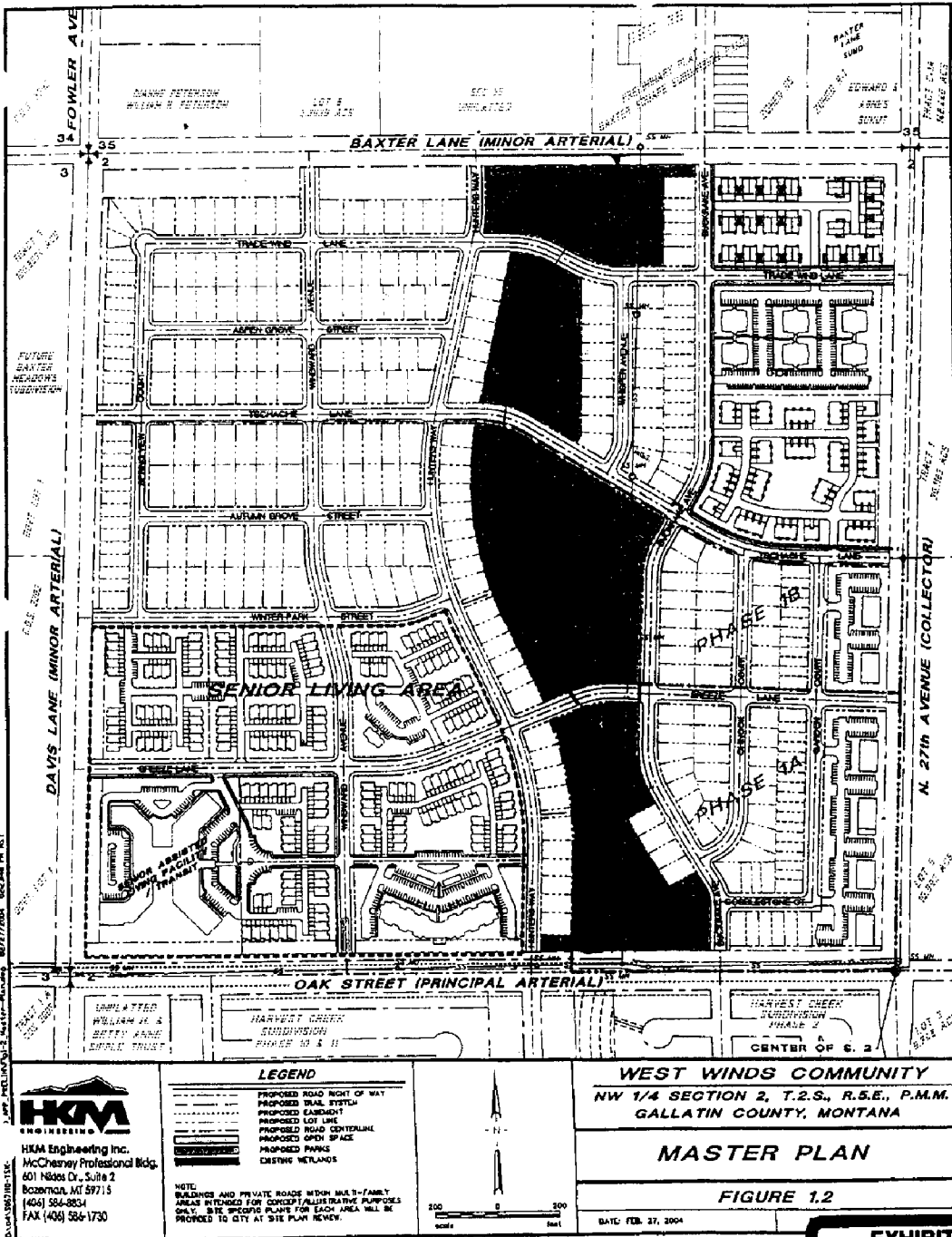
Thence, North 01°35'22" East, a distance of 338.90 feet;  
Thence, North 90°00'00" East, a distance of 751.57 feet;  
Thence, North 13°15'34" West, a distance of 61.64 feet;  
Thence, North 90°00'00" East, a distance of 146.74 feet to a point of curvature concave northerly;  
Thence, along said curve to the left, having an arc length of 93.59 feet, a radius of 330.00 feet, a central angle of 16°14'59" and a chord bearing North 81°52'31" East, 93.28 feet;  
Thence, North 73°45'01" East, a distance of 164.16 feet;  
Thence, South 21°21'34" East, a distance of 375.89 feet;  
Thence, South 68°27'39" West, a distance of 191.63 feet to a point of curvature concave northerly;  
Thence along said curve to the right, having an arc length of 174.34 feet, a radius of 470.00 feet, a central angle of 21°15'13" and a chord bearing North 79°05'15" East, 173.35 feet;  
Thence, South 89°42'52" West, a distance of 931.97 feet to the point of beginning, containing 10.015 acres.

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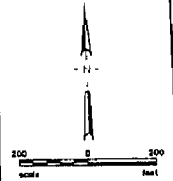
Charlotte Mills-Gallatin Co MTMISC 174.00

EXHIBIT 2



**HKA**  
ENGINEERING  
HKA Engineering Inc.  
McCasney Professional Bldg.  
601 N. 2nd St., Suite 2  
Bozeman, MT 59715  
(406) 584-8834  
FAX (406) 584-1730

**LEGEND**  
 - - - - - PROPOSED ROAD RIGHT OF WAY  
 - - - - - PROPOSED ROAD CENTERLINE  
 - - - - - PROPOSED LOT LINES  
 - - - - - PROPOSED ROAD CENTERLINE  
 - - - - - PROPOSED OPEN SPACE  
 - - - - - PROPOSED PARKS  
 - - - - - EXISTING WETLANDS  
 NOTE: BUILDINGS AND PRIVATE ROADS WITHIN MULTI-FAMILY AREAS INTENDED FOR CONCEPT/ILLUSTRATIVE PURPOSES ONLY. SITE SPECIFIC PLANS FOR EACH AREA WILL BE PROVIDED TO CITY AT SITE PLAN REVIEW.



**WEST WINDS COMMUNITY**  
NW 1/4 SECTION 2, T.2.S., R.5.E., P.M.M.  
GALLATIN COUNTY, MONTANA

**MASTER PLAN**  
**FIGURE 1.2**

DATE: FEB. 27, 2004

**EXHIBIT**  
2  
(1 pg.)

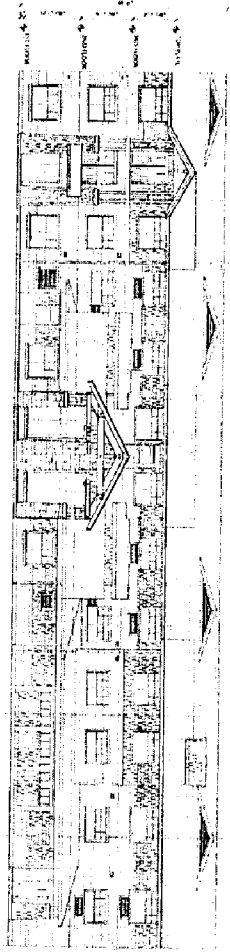


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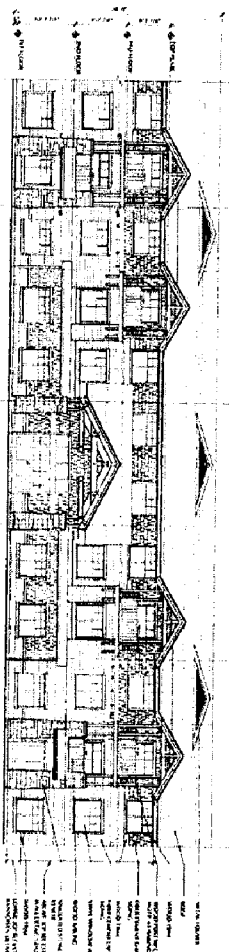
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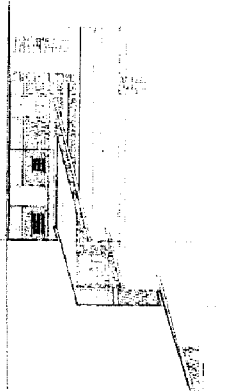
COMMONS DINING - NORTH ELEVATION



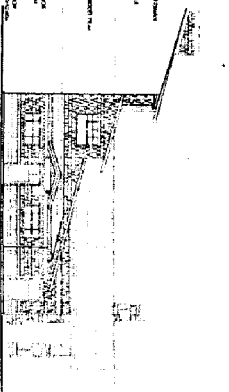
COMMONS ENTRY - SOUTH ELEVATION



DINING - NORTHWEST ELEVATION



DINING - NORTHEAST ELEVATION



GENERAL NOTES

1. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.  
2. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS.  
3. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS.  
4. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS.  
5. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS.

MATERIALS LEGEND


CONSTRUCTION SET

A3.01

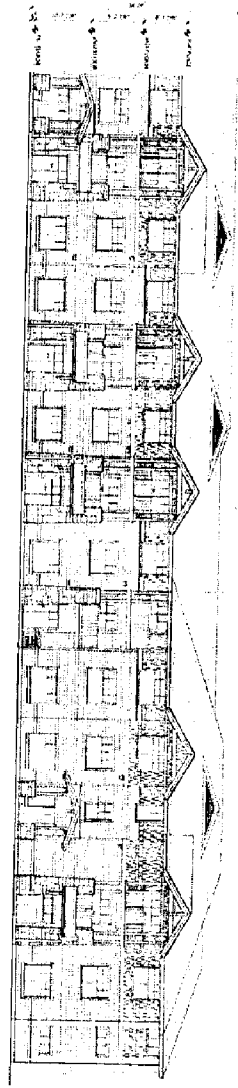
BOZEMAN VILLAGE  
BOZEMAN, MONTANA

ANKROM MOISAN  
ARCHITECTURE INTERIORS PLANNING  
820 W. WASHINGTON, SUITE 100, PRINCETON, UTAH 84702  
PHONE 303.245.7100 | FAX 303.245.7770 | WWW.AMKM.COM

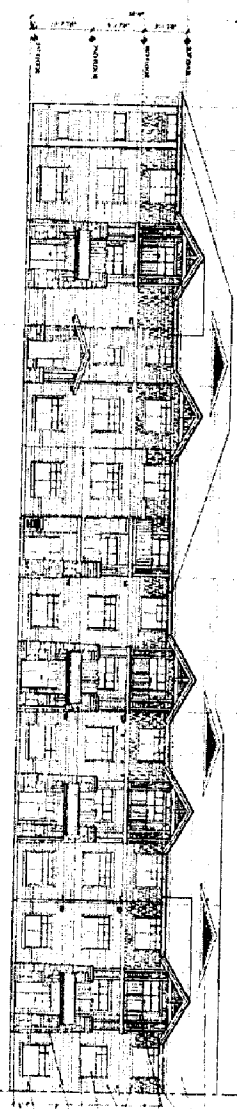


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**EAST WING - SOUTH ELEVATION**



**WEST WING - SOUTH ELEVATION**



**GENERAL NOTES**  
1. REFER TO ALL SHEETS FOR GENERAL NOTES.  
2. REFER TO ALL SHEETS FOR MATERIALS LEGEND.  
3. REFER TO ALL SHEETS FOR CONSTRUCTION SET.  
4. REFER TO ALL SHEETS FOR EXTERIOR ELEVATIONS.  
5. REFER TO ALL SHEETS FOR INTERIOR ELEVATIONS.  
6. REFER TO ALL SHEETS FOR SECTION CUTS.  
7. REFER TO ALL SHEETS FOR FINISH SCHEDULES.  
8. REFER TO ALL SHEETS FOR LIGHTING FIXTURE SCHEDULES.  
9. REFER TO ALL SHEETS FOR MECHANICAL SCHEDULES.  
10. REFER TO ALL SHEETS FOR ELECTRICAL SCHEDULES.

**MATERIALS LEGEND**

1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	ROOFING
6	PAINT
7	FINISH
8	LANDSCAPE
9	MECHANICAL
10	ELECTRICAL

CONSTRUCTION SET

A3.02

**BOZEMAN VILLAGE**  
BOZEMAN, MONTANA

**ANKROM MOISAN**  
ARCHITECTURE INTERIORS PLANNING  
4400 WY. BOZEMAN, MONTANA 59715  
PHONE: 309-295-2100 FAX: 309-248-2770 WWW.AMK.COM





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Charlotte Mills-Gallatin Co MTMISC 174.00

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 5. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.

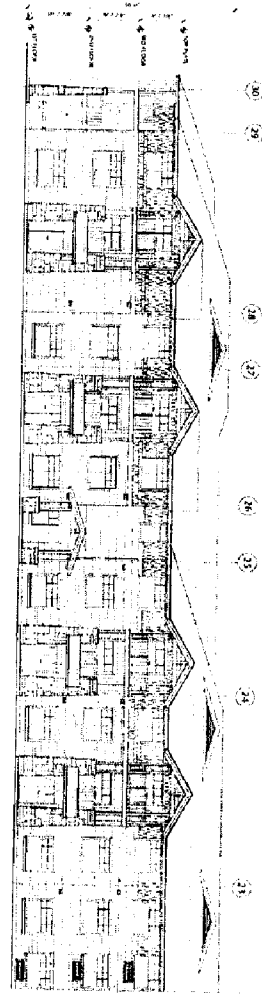
MATERIALS LEGEND

1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	ROOFING
6	PAINT
7	LANDSCAPE

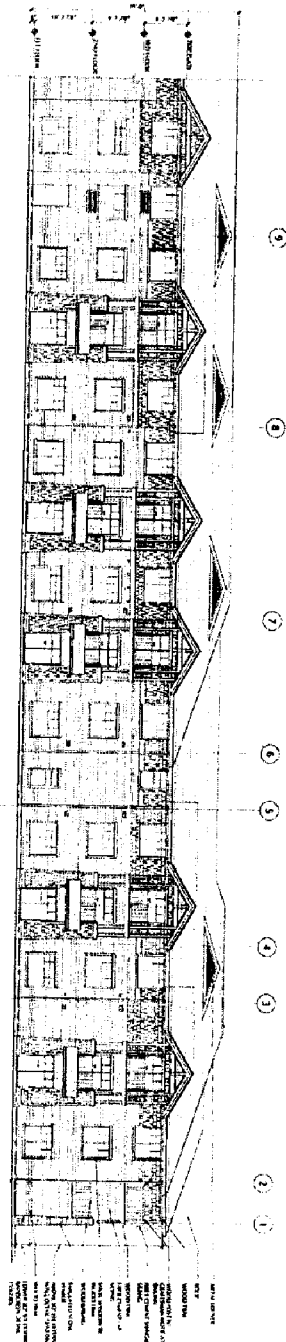
CONSTRUCTION SET

A3.03

FAST WING - EAST ELEVATION



WEST WING - WEST ELEVATION

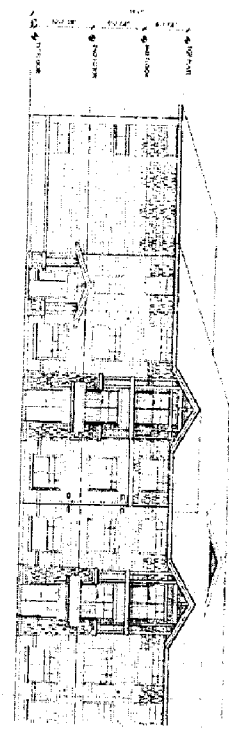


BOZEMAN VILLAGE  
BOZEMAN, MONTANA

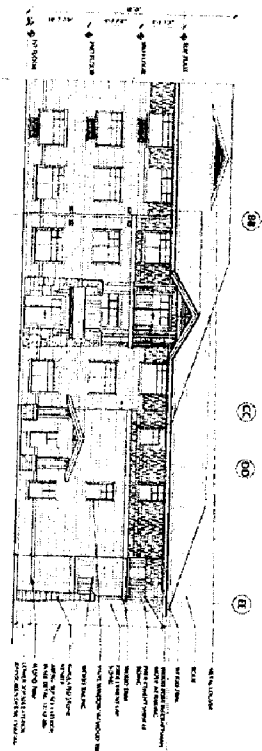
ANKROM MOISAN  
ARCHITECTURE INTERIORS PLANNING  
4720 W. BRADSHAW, SUITE 100, BOZEMAN, MONTANA 59719  
PHONE: 309-245-2100 | FAX: 309-245-7710 | WWW.ANKROM.COM



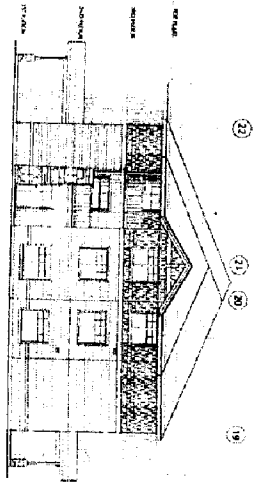
18-1 NORTH EAST WING - NORTH ELEVATION



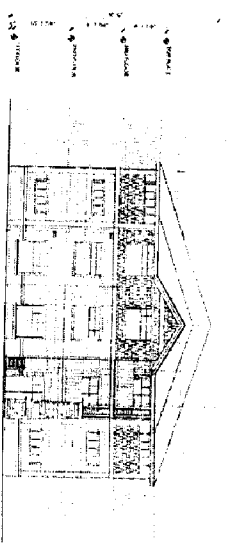
18-2 NORTH EAST WING - EAST ELEVATION



18-3 NORTH EAST END ELEVATION



18-4 SOUTH EAST & SOUTHWEST END ELEVATION



GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL BUILDING CODE (IBC).
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

MATERIALS LEGEND

EXTERIOR WALL	1/2" CMU
INTERIOR WALL	5/8" GYPSUM BOARD
FLOOR	1/2" GYPSUM BOARD
CEILING	5/8" GYPSUM BOARD
ROOF	1/2" GYPSUM BOARD
ROOFING	ASPH/FLT
PAINT	PRIME
TRIM	PRIME
DOORS	PRIME
WINDOWS	PRIME

CONSTRUCTION SET

A3.04

BOZEMAN VILLAGE  
 BOZEMAN, MONTANA

ANKROM MOISAN  
 ARCHITECTURE INTERIORS PLANNING  
 8720 SW MARSHALL BLVD SUITE 100 PORTLAND, OREGON 97219  
 TEL: 503.283.2700 FAX: 503.255.7718 WWW.AMK.COM

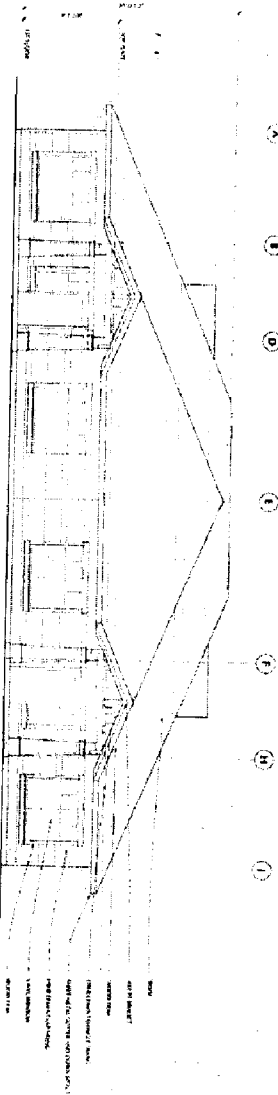




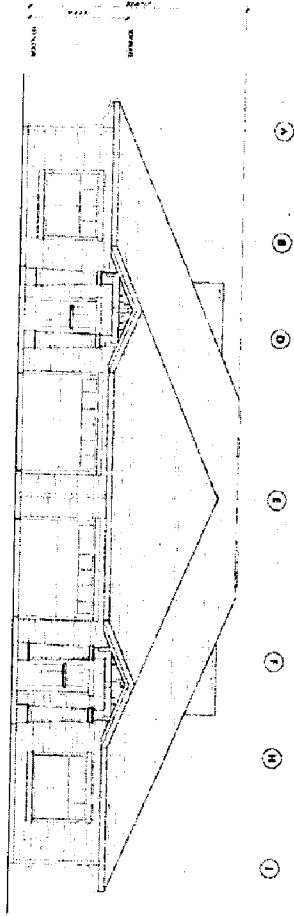
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Charlotte Mills-Gallatin Co MISC 174.00

**COTTAGE D-2 - STREET (REAR) ELEVATION**



**COTTAGE D-2 - FRONT ELEVATION**



**GENERAL NOTES**  
 1. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED & AS SHOWN.  
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

**MATERIALS LEGEND**

1. EXTERIOR WALLS	2. EXTERIOR ROOFING
3. EXTERIOR FLOORING	4. EXTERIOR FINISHES
5. EXTERIOR PAINTS	6. EXTERIOR GLAZING

CONSTRUCTION SET

A3.06

**EXTERIOR ELEVATIONS**

**BOZEMAN VILLAGE**  
 BOZEMAN, MONTANA

**ANKROM MOISAN**  
 ARCHITECTURE INTERIORS PLANNING  
 400 NW WALTON ST. SUITE 200, PORTLAND, OREGON 97219  
 PHONE: 503.253.7300 FAX: 503.253.7310 WWW.AMKM.COM

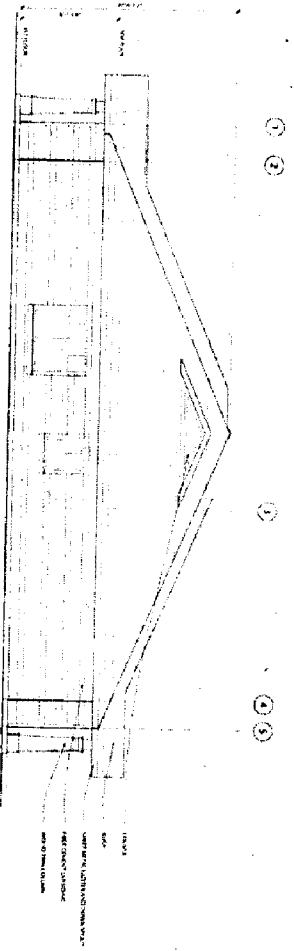


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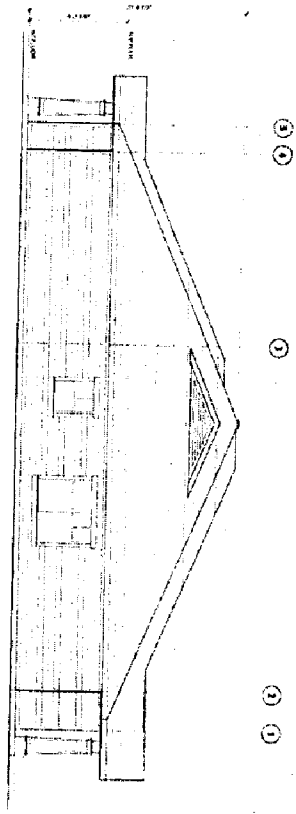


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1.1 COTTAGE D.2 - WEST ELEVATION



1.2 COTTAGE D.2 - EAST ELEVATION



**GENERAL NOTES**  
 1. SEE GENERAL NOTES ON SHEET 1.01  
 2. THE FINISHES SHOWN ON THIS SHEET ARE FOR INFORMATION ONLY.

**MATERIALS LEGEND**


CONSTRUCTION SET

A3.07

DATE: 12/07/07  
 BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**BOZEMAN VILLAGE**  
 BOZEMAN, MONTANA

**ANKROM MOISAN**  
 ARCHITECTURE INTERIORS PLANNING  
 6700 W. WASHINGTON, SUITE 600, BOZEMAN, MONTANA 59719  
 WWW.AMKM.COM | TEL: 406.552.7710 | FAX: 406.552.7711



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September 7, 2007

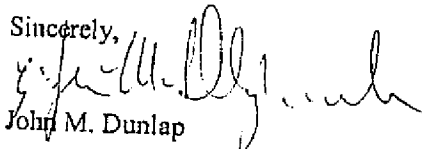
Mr. Ron Ziebart  
Farmington Centers, Inc.  
5100 SW Macadam Avenue Suite 360  
Portland, Oregon 97239

RE: Architectural Design Approval for Bozeman Village

Dear Mr. Ziebart,

Please accept this letter as confirmation that the proposed plans for the Bozeman Village project submitted for construction on Lots 1 and 2 of Block 2 Phase 3 of the West Winds Major Subdivision were approved by the Architectural Design Review Committee on June 6, 2007. The submitted plans met the required design guidelines as stated in the West Winds Covenants, Conditions and Restrictions Section 11.2.

Sincerely,

  
John M. Dunlap



Cascade Development, Inc.

1627 West Main #223

Bozeman, MT 59715

