Return to:
Snyder Law Office, PC
PO Box 717
Bigfork, Mt. 59911

SECOND AMENDMENT TO DECLARATION FOR THE TERRACES AT SOMERS BAY

This Second Amendment to Declaration is made this _____ day of _____, 2020, by and between the current owners which are described on Exhibit A , attached hereto. ("Owners")

RECITALS:

1. On August 8, 2007, 5:00 Somewhere, LLC ("Declarant") recorded a Declaration at Reception No. 200700023866 on file and of record with the Office of the Clerk and Recorder, Flathead County, Montana.

2. On August 31, 2007, the Declarant recorded a First Amendment at Reception No. 200700026812 on file and of record with the Office of the Clerk and Recorder, Flathead County, Montana.

3. This affects property located in Flathead County, Montana described as:

   Tract 1 of Certificate of Survey No. 15329, located in the Government Lot 4 of Section 26 and Government Lot 2 of Section 27, Township 27 North, Range 19 West, P.M.M., Flathead County, Montana.

4. The Declaration currently provides for its amendment by an affirmative vote of at least two-thirds of the owners. There are 17 units applicable to the Declaration. Therefore, 12 of the 17 units must vote in favor of this Amendment for it to pass.

5. The president and secretary certify that at least 12 lots voted in favor of the this Second Amendment. This Amendment shall inure to the benefit of and pass with said property and apply to and bind the successors in interest of any owner or contract purchaser thereof.

NOW THEREFORE, the Declaration is amended as follows:

AMENDMENT 1

Page 19, Article XII, Section 12.2(c) is amended as follows:

> "(c) Owner's Additional Insurance. Each Owner shall maintain physical damage/casualty insurance for the Owner's townhome in an amount of $500,000.00 or greater. The Association may require from time to time that each Owner provide the Association with proof of such insurance and that such insurance remains in continuous force and effect. Should any Owner fail to provide proof of insurance upon request, the Association may purchase the required insurance, and the costs of such insurance may be levied as a Default Assessment against such Owner. Each Owner covenants and agrees to use the proceeds of any physical damage/casualty insurance to reconstruct or repair the Owner's townhome as required by the following Section.

Counterpart Signature Page Attached

<u>CERTIFICATION.</u> This page certifies that at least 2/3 of the unit owners have voted in favor of this Second Amendment.

THE TERRACES AT SOMERS BAY CONDOMINIUM ASSOCIATION, INC.

By: _____, President

By: _____, Secretary

STATE OF _____

County of _____

This instrument was acknowledged before me on _____, 2020 by _____President of The Terraces at Somers Bay Condominium Association, Inc. and _____, Secretary of The Terraces at Somers Bay Condominium Association, Inc.

_____
Printed Name_____
Notary Public for the State of_____
Residing at: _____
My commission expires: _____