Return to Richard De Jana, Esq.
P.O. Box 1757
Kalispell, MT 59903-1757

SECOND AMENDMENT TO THE DECLARATION OF THE VILLAS AT JUNIPER BAY CONDOMINIUM NUMBER NO. 1

The original **DECLARATION OF THE VILLAS AT JUNIPER BAY CONDOMINIUM NUMBER NO. 1**, was filed on October 19, 2006 as Document 200629209420, hereafter "Original Declaration." Juniper Bay, LLC, a Nevada Limited Liability Company, as the owner of all the built units and the other property set aside for the expansion of the project and as the Declarant as the term is used in such declaration. Juniper Bay, LLC having transferred by deed recorded as Document 201100001053, the property and its rights to **Zingo Holdings, LLC** of 3816 MT HIGHWAY 40 W, COLUMBIA FALLS, MT 59912-8934 as to a 25% interest; **1353 S Grant St LLC** of **2079 W. 44th Ave. Denver, CO 80211as** as to a 50% interest and , and **MTCO Holdings, Ltd.** of 5720 S. Jasmine St Greenwood Village, CO 80111 as to a 25% interest , with all interests as tenants in common. Units 5, 6, 8 have been sold and those owners consents are attached hereto. The Original Declaration was amended by that Amendment recorded as Document 202200009923 Records of Flathead County, Montana on April 18, 2022. All other terms in the prior Declaration remain as written.

So now as the owners of all the condominium units, except the two consenting units and the property as a whole and successors to the Original Declarant, **Zingo Holdings, LLC; 1353 S Grant St LLC**, and **MTCO Holdings, Ltd.** hereby again amend the prior Original Declaration pursuant to Articles 18 and 19 thereof as follows. All other terms in the prior Original Declaration remain as written therein except as amended by the 2022 Amendment. The numbering of the amendments stated herein commence after the number of the last amended provision in the 2022 Amendment.

NINTH AMENDMENT

Article 5.1 of the Original Declaration is deleted and the following is substituted:

5.1 Designation and Square Footage of Units. There are five, residential building, each having three units, sharing a common wall. Each unit is located at 396 North Juniper Bay Road and their individual addresses will designated by their respective "Villa" number. The units, their square footage and percent ownership of common elements is set forth below (NOTE: Each unit shall have the same percent ownership as all other units.):

Building 1		Square Feet	Percent
Unit A	(Villa 3)	1559	6%%
Unit B	(Villa 2)	1569	6%%
Unit C	(Villa 1)	1265	6%%
Building 2			
Unit A	(Villa 6)	1559	6%%
Unit B	(Villa 5)	1569	6%%
Unit C	(Villa 4)	1265	6%%
Building 3			
Unit A	(Villa 9)	1559	6%%
Unit B	(Villa 8)	1569	6%%
~~Unit A~~ Unit C	(Villa 7)	1265	6%%

B,S6.

Building 4

Unit A	(Villa I2)	1559	6%%
Unit B	(Villa 11)	1569	6%%
Unit C	(Villa 10)	1265	6%%
Building 5			
Unit A	(Villa 16)	1559	6%%
Unit B	(Villa 15)	1569	6%%
Unit C	(Villa 14)	~~1569~~ 1265	6%%

B.S6

Total Square feet in Project	21,965	100%

In witness hereto we have set our hands adopting to forgoing amendments to the Original Declaration and the Original Bylaws as above stated.

Zingo Holdings, LLC;

by_____ **Dated:**_____

Dean Grommet, member

State of Montana
County of Flathead

This instrument was acknowledged before me on_____, by DEAN GROMMET known to be to me a member of Zingo Holdings, LLC and on behalf of Zingo Holdings, LLC

_____

seal

Print Name:_____
Notary Public of the State of Montana
Residing at:_____

1353 S Grant St LLC

by _____ **Dated:** 5/10/23

Ben Gearhart, member and as President of the Homeowners Association

State of Colorado
County of Denver

This instrument was acknowledged before me on 05/10/2023, by Ben Gearhart known to be to me a member of 1353 S Grant St LLC and on behalf of 1353 S Grant St LLC.

seal

ERICA MCCLANAHAN BUSCHMAN
Notary Public
State of Colorado
Notary ID # 20214026828
My Commission Expires 07-02-2025

Print Name: Erica McClanahan Buschman
Notary Public of the State of Colorado
Residing at: 6975 W. 64th Way Arvada Co. 80003

MTCO Holdings, Ltd.

By_____ **Dated:**_____
John Cianci ,and as Secretary of the homeowners Association

State of _____
County of _____

This instrument was acknowledged before me on_____, by John Cianci known to be to me a member of **MTCO Holdings, Ltd.** and on behalf of **MTCO Holdings, Ltd.**

_____

seal

Print Nam e:_____
Notary Public of the State of _____
Residing at:_____
My Com m. Expires:_____