

CONSENT TO FIRST AMENDMENT TO BYLAWS OF
SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

The undersigned, being the owner of a certain Unit within Silverleaf Townhomes II Owners Association, hereby agrees and consents to the foregoing First Amendment to the Bylaws previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379251.

Unit Number: 4128 Julaura Lane

Dated: November 12, 2013

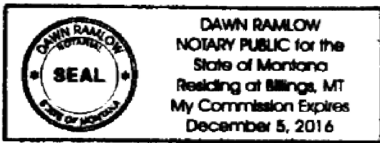
By: William R. Stuart

Owner's Name: **3MT Limited Partnership, by William R. Stuart, General Manager**

STATE OF MONTANA)
)
 §
COUNTY OF YELLOWSTONE)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 12th day of NOVEMBER, 2013, personally appeared 3MT Limited Partnership, by William R. Stuart, General Manager, to me known to be the identical person described in and who executed the within and foregoing instrument of writing and acknowledged and swore to me that he duly executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.



Notary Public: Dawn Ramlow
Printed name: Dawn Ramlow
Business address: P.O. Box 30918
Billings, MT 59116
My Commission Expires: —

**After Recording Return To:**

Eric Edward Nord
Crist, Krogh & Nord, LLC
2708 First Avenue North, Suite 300
Billings, MT 59101

**FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP
FOR SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION**

The undersigned, being owners of no less than seventy-five percent (75%) of the Units of Silverleaf Townhomes II Owners Association, hereby amend the Declaration previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379250 (the "Declaration"). The Development is located upon the following described real property in Billings, Yellowstone County, Montana.

Lot 13 and 15 through 19, Block 4, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

Lots 11 through 14, Block 5, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

WHEREAS, the parties desire to amend the existing Declaration in accordance herewith.

NOW, THEREFORE, from this day forward the Declaration is revised and amended as follows:

Definitions. Section 1(h) is deleted in its entirety and replaced with the following:

- h. "General common elements" are defined in Section 5(a) of this Declaration, and include expansion land if that land has been subjected to the provisions of this Declaration. Any portion of the project not identified as part of a unit or as a limited common element shall be a general common element.

Description of Unit. Section 4 is deleted in its entirety and replaced with the following:

4. **DESCRIPTION OF UNIT.**

Each townhome unit consists of the area bounded by the exterior surfaces of the walls of the building, the siding, the soil under the concrete floor, the exterior of the roof, and the common wall between the two townhomes in the building, to the center of the common walls separating the two townhomes. The "common wall" between two townhomes is actually two walls, one for each townhome with a small space of approximately 1/2 inch between the walls. The "centerline of the common wall," therefore, is the middle of that space separating the two walls. The driveway, front porch, deck or patio, the air conditioning compressor, and the sidewalk that leads from the driveway to the front door of any unit are also part of the unit. The separate and individual water and sewer lines serving each unit are also part of the unit. Likewise, gas, electricity, and other utilities separately connected to each unit and individually metered are part of the unit.

General Common Elements. Section 5(a) is deleted in its entirety and replaced with the following:

- a. The general common elements are the sidewalks not part of the unit description, underground sprinkler system, perimeter fencing, patio private fencing, and a community mailbox. General common elements in this Declaration may also be referred to as common elements with the same meaning intended.

Except as amended hereby, all other terms of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned President and Secretary of said Association certify that at least seventy-five percent (75%) of the unit owners have approved the foregoing Amendment and, as a consequence, they have executed this First Amendment to Declaration the day and year first above written.

SILVERLEAF TOWNHOMES
II OWNERS ASSOCIATION

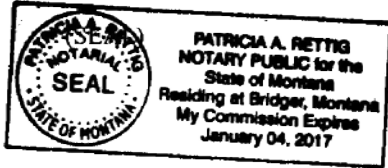
By: Joanne Dodd
Printed Name: Joanne Dodd
Title: President
Address: 4117 Sulawra Lane
Billings, Montana

By: Tom Emerling
Printed Name: TOM Emerling
Title: Secretary
Address: 4133 Sulawra Lane
Billings, Montana

STATE OF MONTANA)
) :ss.
County of Yellowstone)

On this 15 day of October, ~~2013~~ ²⁰¹⁴, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Joanne Dodd, known to me to be the President of the Association, and acknowledged to me that he/she executed the within instrument on behalf of said company, having first been authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.



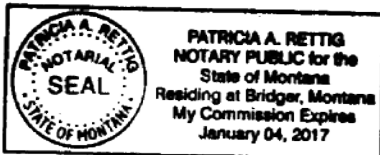
Patricia A. Rettig
Printed Name: Patricia A. Rettig
Notary Public for the State of Montana
Residing at: Bridger, Montana 59014
My Commission Expires: January 4, 2014

STATE OF MONTANA)
) :ss.
County of Yellowstone)

On this 15 day of October, ~~2013~~ ²⁰¹⁴, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Tom Emerling, known to me to be the Secretary of the Association, and acknowledged to me that he/she executed the within instrument on behalf of said company, having first been authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)



Patricia A. Rettig
Printed Name: Patricia A. Rettig
Notary Public for the State of Montana
Residing at: Bridger, Montana 59014
My Commission Expires: January 4, 2014

CONSENT TO FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP
FOR SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

The undersigned, being the owner of a certain Unit within Silverleaf Townhomes II Owners Association, hereby agrees and consents to the foregoing First Amendment to the Declaration previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379250.

Unit Number: 413.2 Gulama Falls

By: [Signature]
Owner's Name: Sherril Eastman

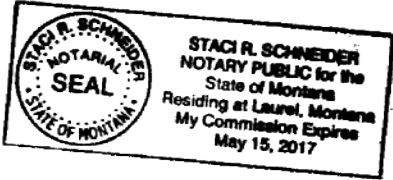
STATE OF Montana)
: ss.
County of Yellowstone)

On this 4 day of Oct, 2014¹⁴⁵²⁵, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Sherril Eastman known to me, and acknowledged to me that he/she executed the within instrument as the owner of the foregoing unit, and being authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

(SEAL)

[Signature]
Printed Name: Staci R. Schneide
Notary Public for the State of Montana
Residing at: _____
My Commission Expires: _____



DCL

3757325

10/13/2015 10:27 AM Pages: 1 of 8 Fees: 66.00
Jeff Martin Clerk & Recorder, Yellowstone MT

After Recording Return To:

Lynn M. Grant
Cashmore & Grant, P.C.
2722 3rd Ave., North, Suite 321
Billings, MT 59101

**SECOND AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR
SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION.**

WHEREAS, the undersigned constitute one hundred percent (100%) of the Unit Owners of the Silverleaf Townhomes II Owners Association (the "Association").

WHEREAS, a certain Declaration of Unit Ownership for Silverleaf Townhomes II Owners Association (the "Declarations") was filed on May 30, 2006 as document number 3379250 with the Yellowstone County Clerk and Recorder. The Development is located upon the following described real property Billings, Yellowstone County, Montana:

Lot 13 and 15 through 19, Block 4, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

Lots 11 through 14, Block 5, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

WHEREAS, the original Declaration was amended by the First Amendment to Declaration of Unit ownership for Silverleaf Townhomes II Owners Association recorded October 17, 2014, as document number 3721208 with the Yellowstone County Clerk and Recorder.

WHEREAS, the parties desire to amend the existing Declaration and First Amended Declaration of the Association in accordance herewith.

NOW-THEREFORE, from this day forward the Declaration and First Amended Declaration are revised and amended as follows:

COMMON EXPENSES. Section 9(c) of the Declaration is deleted in its entirety and replaced with the following:

9. **COMMON EXPENSES.**

c. Insurance premiums for all insurance purchased by the Association, as required or authorized by Section 7 of the Bylaws of SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION. Any insurance acquired by the Board of Directors under Section 7 of said Bylaws need only be "studs out" coverage. Such insurance shall provide coverage solely for the Common Elements. Each Unit shall be excluded from said coverage, and Unit Owners must obtain their own coverage for the interior structure of their Unit (i.e. "studs in"). In addition, the Owners must insure their own personal items and obtain any additional liability insurance necessary or prudent to cover injury or damage occurring either on or within their Unit or relating to their personal items that may be temporarily located in the Common Elements (e.g. bicycle parked or used in the Common Elements). Unit Owners' policy shall contain waivers of subrogation and provide that the liability of the carriers issuing insurance obtained by the Board of Directors shall not be affected or diminished by reason of or any such additional insurance carried by any Unit Owner. If an Owner makes any improvements to the interior of his or her Unit, those improvements will be insured under the Owners' policy. It is imperative that plans, permits



and costs be documented by Owner with the Association so that any insurance loss can be determined properly for the benefit for the Unit Owner and Association. Any provision in Section 7 (a) of the Buy-laws in conflict with this provision are hereby superseded by this Declaration Amendment. It is anticipated and understood that the change in insurance structure may cause an increase in assessment for Common Expenses of greater than 25% over the previous year. The Board of Directors of the Association is hereby authorized to incur those additional insurance premiums and assess those to the Unit Owners. This provision controls over any provision in the Bylaws to the contrary, and shall not require eligible mortgage holder approval under Section 14 (c) (1).

Except as amended hereby, all other terms of the Declaration and First Amended Declaration shall remain in full force and effect.

WITNESS WHEREOF, the undersigned President and Secretary of said Association certify that One Hundred percent (100%) of the Unit Owners have approved the foregoing Amendment and, therefore they have executed this Second Amendment to Declaration of Unit Ownership to Silverleaf Townhomes II Owners Association on the day and year first above written.

SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

By: Philip Eugene Cox
Printed Name: PHILIP EUGENE COX
Title: President ~~BOARD MEMBER~~
Address: 4127 JULAURA LANE
Billings, Montana

By: Joanne Dodd
Printed Name: Joanne Dodd
Title: Secretary ~~President~~
Address: 4117 Julaura
Billings, Montana

The undersigned, being the Owner of a certain Unit within Silverleaf Townhomes II Owners Association, hereby agrees and consents to the foregoing Second Amendment to Declarations of Unit Ownership for Silverleaf Townhomes II, previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379250, and First Amendment to Declaration of Unit Ownership for Silverleaf Townhomes II Owners Association recorded October 17, 2014 under Document number 3721208.

Dee Connaghan
Owner of 4114 Julaura Lane
Date: 9-26-15

Francis F. McDermott
John K. McDermott
Owner of 4115 Julaura Lane
Date: 9-26-15

J. H. Bull
Owner of 4116 Julaura Lane
Date: 9/26/15

Joanne Dodd
Owner of 4117 Julaura Lane
Date: 4/17 Julaura Lane

Ellen C. Bull
Owner of 4120 Julaura Lane
Date: _____

Shirley Astrom
Owner of 4122 Julaura Lane
Date: 9/26/15

Lilyan K. Vance
Owner of 4126 Julaura Lane
Date: 9/23/2015

Philip Eugene Cox
Owner of 4127 Julaura Lane
Date: 09/23/15

Owner of 4128 Julaura Lane

Jim Bates Karen J. Bailey
Owner of 4129 Julaura Lane

Date: 9/23/15

Cheryl Bratt
Owner of 4131 Julaura Lane
Date: 9/23/15

Thomas C. Emerling
Owner of 4133 Julaura Lane
Date: 9-23-2015

Owner of 4137 Julaura Lane
Date:

Kuen Batjameri
Owner of 4143 Julaura Lane
Date: 9-23-15

by Older Properties of JLV
Maria D. Pires
Owner of 4191 Julaura Lane
Date: 9-26-15

STATE OF MONTANA)
 :SS
County of Yellowstone)

Date: 9/23/15

Cheryl Bratt
Owner of 4131 Julaura Lane
Date: 9/23/15

John K. McDermott
Owner of 4134 Julaura Lane
Date: 9-26-15

Jung Hill
Owner of 4169 Julaura Lane
Date: 9/26/15

Owner of 4149 Julaura Lane
Date: Lorraine A. Isaacson
9-23-15

N/A
Owner of 4155 Julaura Lane
Date:

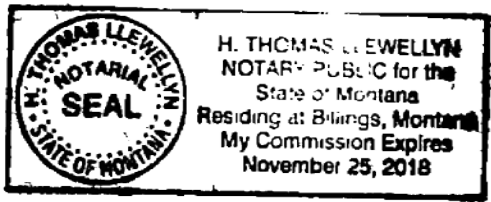
This was acknowledged before me this 23 day of Sept, 2015, by

- , 4114
- , 4116
- , 4120
- Lilyon K Vanes, 4126
- , 4128
- Cheryl Bratt, 4131
- Thomas C Emerling, 4133
- , 4137
- Kuen Batjameri, 4143
- , 4151

- John K McDermott, 4115
- Joanne Dodd, 4117 + President of Silverleaf Townhomes II
- , 4122
- Philip Eugene Cox, 4127 + Board member of Silverleaf Townhome II
- James Barclay Karen L. Barclay, 4132
- , 4134
- , 4139
- Lorraine A Isaacson, 4149
- , 4155

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Signature: H. Thomas Lewellyn
Print Name: H. Thomas Lewellyn
NOTARY PUBLIC for State of
Residing at
My Commission Expires:



DCL 3757325

10/13/2015 10:27 AM Pages: 3 of 8 Fees: 66.00
Jeff Martin Clerk & Recorder, Yellowstone MT



Date: _____

Date: _____

Owner of 4131 Julaura Lane
Date: _____

Owner of 4132 Julaura Lane
Date: _____

Owner of 4133 Julaura Lane
Date: _____

Owner of 4134 Julaura Lane
Date: _____

Owner of 4137 Julaura Lane
Date: _____

Owner of 4139 Julaura Lane
Date: _____

Owner of 4143 Julaura Lane
Date: _____

Owner of 4149 Julaura Lane
Date: _____

Owner of 4151 Julaura Lane
Date: _____

Eileen Hornud
Owner of ~~4155~~ 4145 Julaura Lane
Date: 10/27/15

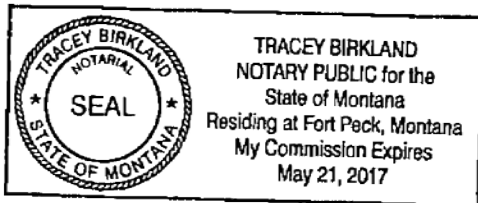
STATE OF MONTANA)
 :SS
County of Yellowstone)

This was acknowledged before me this _____ day of _____, 2015, by

- | | | | |
|-------|--------|-------|--------|
| _____ | , 4114 | _____ | , 4115 |
| _____ | , 4116 | _____ | , 4117 |
| _____ | , 4120 | _____ | , 4122 |
| _____ | , 4126 | _____ | , 4127 |
| _____ | , 4128 | _____ | , 4129 |
| _____ | , 4131 | _____ | , 4132 |
| _____ | , 4133 | _____ | , 4134 |
| _____ | , 4137 | _____ | , 4139 |
| _____ | , 4143 | _____ | , 4149 |
| _____ | , 4151 | | |

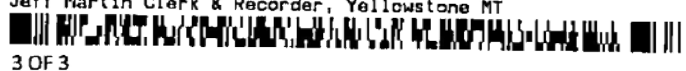
Eileen Hornud, #55
4145

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.



Signature: *Tracey Birkland*
 Print Name: Tracey Birkland
 NOTARY PUBLIC for State of Montana
 Residing at Fort Peck, MT
 My Commission Expires: 05-21-2017

DCL **3757325**
 10/13/2015 10:27 AM Pages: 7 of 8 Fees: 66.00
 Jeff Martin Clerk & Recorder, Yellowstone MT



**CONSENT TO SECOND AMENDMENT TO DECLARATION OF UNIT OWNERSHIP
FOR SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION.**

The undersigned, being the owner of a certain Unit within Silverleaf Townhomes II Owners Association, hereby agrees and consents to the foregoing Second Amendment to the Declaration of Ownership for Silverleaf Townhomes II Owners Association previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379250, and First Amendment to Declaration of Unit Ownership for Silverleaf Townhomes II Owners Association, recorded October 17, 2014, as Document number 3721208.

Unit Number: 4126 and 4128

By: William R. Stuart

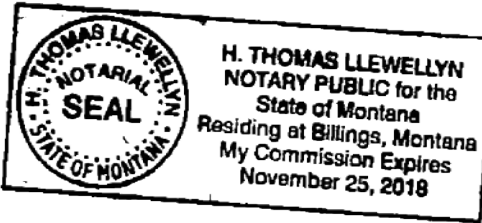
Owner's Name: WILLIAM R. STUART
Haven M. Stuart

William R. Stuart
3 MT Limited Partnership
by William R. Stuart,
General Manager

STATE OF MONTANA)
) :ss
County of Yellowstone)

On this 9th day of October, 2015, before me, the undersigned, a Notary Haven M. Stuart Public for the State of Montana, personally appeared William R. Stuart, known to me, and acknowledged to me that he/she executed the within instrument on behalf of said company, having first been authorized to do so. and as William Stuart a general mgr of 3 MT limited partnership

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

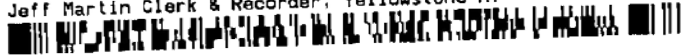


Signature: H. Thomas Llewellyn
Print Name: _____
NOTARY PUBLIC for State of _____
Residing at _____
My Commission Expires: _____

DCL

3757326

10/13/2015 10:27 AM Pages: 1 of 9 Fees: 73.00
Jeff Martin Clerk & Recorder, Yellowstone MT



After Recording Return To:

Lynn M. Grant
Cashmore & Grant, P.C.
2722 3rd Ave., North, Suite 321
Billings, MT 59101

**SECOND AMENDMENT TO BYLAWS OF SILVERLEAF TOWNHOMES II OWNERS
ASSOCIATION**

WHEREAS, the undersigned constitute at least seventy-five (75%) of the Unit Owners of the Silverleaf Townhomes II Owners Association (the "Association").

WHEREAS, certain Bylaws of Unit Silverleaf Townhomes II Owners Association (the "Bylaws") were recorded on May 30, 2006 as document number 3379251 with the Yellowstone County Clerk and Recorder. The development is located upon the following described real property Billings, Yellowstone County, Montana:

Lot 13 and 15 through 19, Block 4, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

Lots 11 through 14, Block 5, Goodman Subdivision, Fourth Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

WHEREAS, a First Amendment to Bylaws of Silverleaf Townhomes II Owners Association was recorded November 15, 2013 with the Clerk and recorder of Yellowstone County under Document Number 3690307.

WHEREAS, the parties desire to amend the existing Bylaws and First Amended Bylaws of the Association of the Development in accordance herewith.

NOW-THEREFORE, from this day forward the Bylaws and First Amended Bylaws are revised and amended as follows:

Assessment Amount. Section 8(b) of the Bylaws are deleted in their entirety and replaced with the following:

b. **Amount.** Prior to the annual meeting, the Board of Directors shall use its best efforts to prepare an estimated Association budget for the coming year. A copy of that budget, together with a statement of the amount of each monthly assessment for the coming year, shall be delivered to each Unit Owner at least one week before the annual meeting. Each monthly assessment shall be equal to the total estimated common expenses for the coming year, plus a reasonable reserve allowance for replacement of improvements, divided by twelve, divided by the total number of completed Units. Assessments shall be due and payable on the first day of each month. If an annual budget is not prepared prior to the annual meeting, the monthly assessment due shall be equal to the amount of the monthly assessment for the previous year until changed by the Board of Directors, after preparation of a new Association budget. In addition, the regular assessments may be changed by the Board at any time it determines that the change is necessary or advisable. Written notice of the amount of any changed monthly assessment shall be given, by mail or otherwise, to each unit owner at least thirty (30) days in advance of the first payment due date or the revised assessment. Except for changes in the amount of the monthly assessments, no bills or other notices that monthly

assessments are due need to be given by the Association. Assessments must be based upon and computed by using the percentile interest that each Unit Owner has in the Common Elements.

e. Special Assessments. Special assessments may be made by the Board of Directors for capital improvements only upon affirmative vote of at least seventy-five percent (75%) of the members entitled to vote. The Board may also impose special assessments for unanticipated emergency expenses without consent of the members.

Maintenance. Section 9 of the Bylaws and First Amended Bylaws is deleted in its entirety and replaced with the following:

9. MAINTENANCE OF UNITS AND COMMON ELEMENTS.

a. Unit Owner Responsibilities. Every Unit Owner shall be responsible for all maintenance or repairs to the interior of his or her Unit (i.e. "studs in") and for the replacement of glass in his or her Unit. The Unit Owner is also responsible for the driveway, front porch, deck or patio, and the air conditioning compressor for his or her Unit. The Unit Owner is also responsible for the repair, replacement or maintenance of the sidewalk that leads from the driveway to the front door of his or her Unit. Furthermore, the Unit Owner is responsible for the repair, replacement and maintenance of the separate and individual water and sewer lines serving each Unit as well as the gas, electricity, and other utilities separately running to each Unit and individually metered.

Each owner shall be responsible for all damages to the other Units or to the Common Elements resulting from his or her act or omission as well as the failure to effectuate such maintenance and repair noted above. Each Unit Owner shall be responsible for paying all taxes and assessments on his or her Unit and for payment for all utilities provided to his or her Unit, including water and sewer.

All maintenance and repairs for which an Owner is responsible shall be paid for by the Owner and shall be coordinated with, and reviewed and approved by, the Architectural Control Committee. Each owner shall use a reasonably high standard of care in performing the maintenance set forth above, so that the entire SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION project will reflect a high pride of ownership. The Architectural Control Committee shall be the final authority in determining whether an owner is providing the foregoing standard of maintenance and repair.

b. Association Responsibilities. Except as otherwise provided above, the Association shall be responsible for any maintenance, repair and replacement of Common Elements and for maintenance and repair of the exterior of the Units (i.e. "studs out"), except replacement of glass. The Association shall pay for mowing lawns, for fertilization of lawns, trees and shrubs; for pruning of trees and shrubs; and for snow removal from all driveways and sidewalks. The Association is not responsible for the repair, replacement, or maintenance relating to any driveway, front porch, deck or patio, or the air conditioning compressor for any Unit. Furthermore, the Association is not responsible for the repair, replacement, or maintenance relating to any water or sewer lines separately serving any Unit or the gas, electricity, or other utilities separately serving any Unit and individually metered.

The Association may employ personal necessary for all required maintenance, upkeep and repair. The Association shall use a reasonably high standard of care in providing such maintenance, management and repair, so that SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION will reflect a high pride of ownership.



WITNESS WHEREOF, the undersigned President and Secretary of said Association certify that at least seventy-five (75%) of the Unit Owners have approved the foregoing Amendment and, therefore they have executed this Second Amendment to Bylaws of Silverleaf Townhomes II Owner Association the day and year first above written.

SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

By: Joanne Dodd
Printed Name: Joanne Dodd
Title: President
Address: 4117 Julaura Lane
Billings, Montana

SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

By: Philip Eugene Cox
Printed Name: PHILIP EUGENE COX
Title: Secretary - BOARD MEMBER
Address: 4127 JULAURA LANE
Billings, Montana

We, the undersigned owners of 4114 Julaura Lane through 4155 Julaura Lane of Silverleaf Townhomes II, accept the **SECOND AMENDMENT TO BYLAWS OF SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION**, which were recorded on May 30, 2006 as document number 3379250 with the Yellowstone County Clerk and Recorder, and First Amendment to Bylaws of Silverleaf Townhomes II Owners Association recorded November 15, 2013 under Document Number 3690307.

Beth Connaghan
Owner of 4114 Julaura Lane

Date: 9-26-15

Ellen C. Buller
J. H. Buller

Owner of 4116 Julaura Lane
Date: 9-26-15

Alyson K. Vance
Owner of 4120 Julaura Lane
Date: 9/23/2015

Owner of 4126 Julaura Lane
Date: _____

Owner of 4128 Julaura Lane
Date: _____

Shirley Smith
Owner of 4131 Julaura Lane
Date: 9/23/15

Frances J. McDermott
John K. McDermott

Owner of 4115 Julaura Lane
Date: 9-26-15

Joanne Dodd + President of Silverleaf Townhomes II
Owner of 4117 Julaura Lane
Date: 9/23/15

Shirley Carter
Owner of 4122 Julaura Lane
Date: 9/26/15

Philip Eugene Cox + Board Member Silverleaf Townhomes II
Owner of 4127 Julaura Lane
Date: 09/23/15

Kim Bar Karen D. Bailey
Owner of 4129 Julaura Lane
Date: 9/23/15

Anthony
Owner of 4131 Julaura Lane
Date: 9/23/15

4132 Julaura
Lilah M. Meldahl
Elmer G. Meldahl
10/1/15



Owner of 4133 Julaura Lane
Date: _____

Deborah Purvis

Owner of 4137 Julaura Lane
Date: 10/17/2015

Owner of 4134 Julaura Lane
Date: _____

Owner of 4139 Julaura Lane
Date: _____

Owner of 4143 Julaura Lane
Date: _____

Owner of 4149 Julaura Lane
Date: _____

Owner of 4151 Julaura Lane
Date: _____

Owner of 4155 Julaura Lane
Date: _____

STATE OF MONTANA)
 :SS
County of Yellowstone)

This was acknowledged before me this 26 day of Sept, 2015, by

Beth Conneghan, 4114
James & Ellen Butler, 4116

Francis & John K. Dermott

_____, 4120

_____, 4117

_____, 4126

Shari Eastman, 4122

_____, 4128

_____, 4127

_____, 4131

_____, 4129

_____, 4133

_____, 4132

_____, 4137

Gary Keller, 4134

_____, 4143

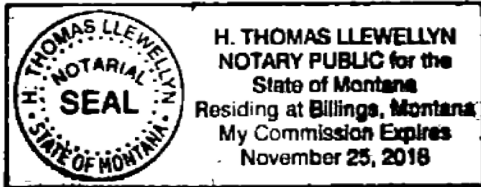
_____, 4139

Martin O'Neil, 4151
O'Neil Properties
President

_____, 4149

_____, ~~4155~~

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.



Signature: *H. Thomas Llewellyn*
Print Name: _____
NOTARY PUBLIC for State of _____
Residing at _____
My Commission Expires: _____

Thomas C. Emerling
 Owner of 4133 Julaura Lane
 Date: 9-23-2015
 ONEL Properties & Inv
 by Master O'Neil, Pres
 Owner of 4137 Julaura Lane
 Date: 9-26-15

[Signature]
 Owner of 4134 Julaura Lane
 Date: 9-26-15
Amy Hill
 Owner of 4139 Julaura Lane
 Date: 9/26/15

[Signature]
 Owner of 4143 Julaura Lane
 Date: 9-23-15

Lorraine A. Isaacson
 Owner of 4149 Julaura Lane
 Date: 9-23-15

Owner of 4151 Julaura Lane
 Date: _____

N/A
 Owner of 4155 Julaura Lane
 Date: _____

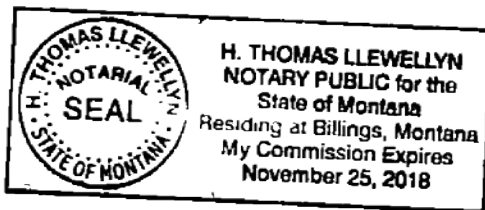
STATE OF MONTANA)
) :SS
 County of Yellowstone)

This was acknowledged before me this 23 day of Sept, 2015, by

_____ , 4114	<u>Ferris</u> , 4115	
_____ , 4116	<u>Jeanne Dodd</u> , 4117	+ President
<u>Rubyon K. Zentgraf</u> , 4120	_____ , 4122	of Board of Townhomes II
_____ , 4126	<u>Philip Eugene Cox</u> , 4127	+ Board member of
_____ , 4128	<u>Joan Bailey</u> , 4129	of Board of Townhomes II
<u>Phillip Bratton</u> / <u>Cheryl Bratton</u> , 4131	_____ , 4132	
<u>Thomas E Emerling</u> , 4133	<u>Amy Potter</u> , 4134	
<u>Master O'Neil Properties</u> , 4137	<u>Jenny Kunnille</u> , 4139	
<u>Heven Holzemer</u> , 4143	<u>Lorraine A. Isaacson</u> , 4149	
_____ , 4151	<u>N/A</u> , 4155	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Signature: [Signature]
 Print Name: _____
 NOTARY PUBLIC for State of _____
 Residing at _____
 My Commission Expires: _____



Second

CONSENT TO FIRST AMENDMENT TO BYLAWS OF SILVERLEAF TOWNHOMES II OWNERS ASSOCIATION

The undersigned, being the owner of a certain Unit within Silverleaf Townhomes II Owners Association, hereby agrees and consents to the foregoing First Amendment to the Bylaws of Silverleaf Townhomes II Owners Association previously recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, on May 30, 2006, under Document number 3379251.

Unit Number: 4126 and 4128

By: William R. Stuart
Owner's Name: WILLIAM R. STUART
HAVEN M. STUART

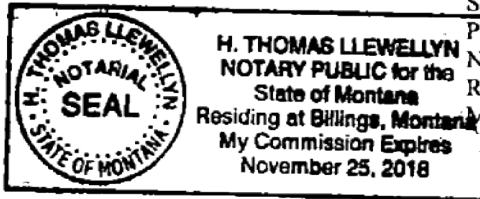
William R. Stuart
3MT LIMITED Partnership
By WILLIAM R. STUART,
General Manager

STATE OF MONTANA)
)ss
County of Yellowstone)

On this 9th day of October, 2015, before me, the undersigned, a Notary Public for the State of Montana, personally appeared William R. Stuart, known to me, Haven M. Stuart and acknowledged to me that he/she executed the within instrument on behalf of said company, having first been authorized to do so. and William Stuart as general mgr 3MT Limited Partnership

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Signature: [Handwritten Signature]



Print Name: _____
NOTARY PUBLIC for State of _____
Residing at _____
My Commission Expires: _____



Yellowstone County, Montana

Property Tax Detail For A31786B



TaxCode: A31786B

Owner Listed On Last Tax Statement

Last Updated: May 27, 2024

Primary Owner: BEATTY, MICHAEL R & KIM D

Owner as of May 27, 2024

Primary Owner Name: BEATTY, MICHAEL R & KIM D

2024 Mailing Address

Mailing Address: BEATTY, MICHAEL R & KIM D
4139 JULAURA LN
BILLINGS, MT 59106-1744

Property Information

Property Address: 4139 JULAURA LN
Township: 01 N Range: 25 E Section: 33
Subdivision: SILVERLEAF TOWNHOMES II Block: 004 Lot: 013
Full Legal: SILVERLEAF TOWNHOMES II, S33, T01 N, R25 E, UNIT 4139, 5%
COMMON AREA INTEREST, LOC @ LTS 13,15-19 BLK 4, LTS 11-14
BLK 5 GOODMAN SUB 4TH FILING
GeoCode: 03-1032-33-3-31-38-5008

Levy District: 2 - BILLINGS (661.07 Mills)

2023 Assessed Value Summary

Assessed Land Value =	\$52,488.00
Assessed Building(s) Value =	\$347,012.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$399,500.00

Assessed Value Detail Tax Year: 2023

Description	Tax Rate	Amount
Residential City/Town Lots	1.35%	\$52,488.00
Improvements on Residential City/Town Lots	1.35%	\$347,012.00

Total: \$399,500.00

SID Payoff Information

City of Billings SID

Contact the City of Billings for SID pay off information

Rural SID

NONE

Property Tax Billing History

Year	1st Half		2nd Half		Total
2023	1,866.01	P	1,866.00	P	3,732.01
2023	0.00		93.31	P	93.31
2022	1,542.43	P	1,542.42	P	3,084.85
2021	1,461.19	P	1,461.19	P	2,922.38
2020	1,492.44	P	1,492.44	P	2,984.88
2019	1,422.79	P	1,422.78	P	2,845.57
2018	1,414.30	P	1,414.28	P	2,828.58
2017	1,384.54	P	1,384.52	P	2,769.06
2016	1,298.04	P	1,298.03	P	2,596.07
2015	1,214.46	P	1,214.45	P	2,428.91
2014	1,293.72	P	1,293.71	P	2,587.43
2013	1,255.65	P	1,255.64	P	2,511.29
2012	1,232.27	P	1,232.26	P	2,464.53
2011	1,248.99	P	1,248.98	P	2,497.97
2010	1,257.52	P	1,257.50	P	2,515.02
2009	1,230.13	P	1,230.11	P	2,460.24
2008	1,228.65	P	1,228.62	P	2,457.27
2007	242.87	P	242.87	P	485.74

(P) indicates paid taxes.

Jurisdictional Information

Commissioner: [District - 3](#)
[Donald W. Jones](#)
[\(R\)](#)
1945 Clark Ave
Billings,
MT 59102

Senate: [District - 25](#)
[Jen Gross \(D\)](#)
PO Box 30472
Billings,
MT 59101
406-696-0649

House: [District - 50](#)
[Naarah Hastings](#)
[\(R\)](#)
1825 IRIS LN
Billings,
MT 59102

256-2701 -
Work
406-690-1434 -
Home

- Work

000-000-0000 -
Home

Ward: [4 - \(BILLINGS\)](#)

[Scott Aspenlieder](#)

3636 Colin
Drive

Billings,
MT 59102

406-461-8392 -
Work

406-461-8392 -
Home

[Daniel Tidswell](#)

PO Box 22445

Billings,
MT 59104

4066904534 -
Work

Precinct: [39](#)

**High
School:** West

**Middle
School:** Ben Steele

**Elementary
School:** Arrowhead

Zoning:

N2-Mid-Century Neighborhood

[Click Here to view Billings Regulations](#)

[Click Here to view Laurel Regulations](#)

[Click Here to view Broadview Regulations](#)

[Click Here to view Yellowstone County Regulations](#)

SD 2 Trustee [List of Trustees](#)
District #7:

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book	Page
3772969	Warranty Deed	4/4/2016	4/4/2016		
			8/17/2007	0034	34559
			6/28/2007	0034	28470
			8/28/2006	0033	90613
3434559	Warranty Deed				
AB10 - Townhome Conv					

Orion Detail

Owner Information

**Primary
Owner:** BEATTY, MICHAEL R & KIM D

Tax Code: A31786B

GeoCode: 03-1032-33-3-31-38-5008

Property Address: 4139 JULAURA LN BILLINGS 59106

Legal Description: SILVERLEAF TOWNHOMES II, S33, T01 N, R25 E, UNIT 4139, 5% COMMON AREA INTEREST, LOC @ LTS 13,15-19 BLK 4, LTS 11-14 BLK 5 GOODMAN SUB 4TH FILING

Property Type: TU - Townhouse Urban

Site Information - [View Codes](#)

Levy District: 03-0965-2 **Location:**
Neighborhood Code: 203.983.1T **Fronting:**
Parking type: **Parking Prox:**
Utilities: **Access:**
Lot Size: 1878 Sq. Ft. **Topography:**

Residential Building

Type: Townhouse	Index: 0.93
Year Built: 2007	ECF: 1.09
Year Remodeled:	Degree Remodeled:
Effective Year:	Utility: Very Good (9)
Style: 25 - Townhome - Duplex	Exterior: 1 - Frame - 3 - Masonite
Story Height: 1.0	Condition: Very Good (9)
Roof Type: 3 - Gable	Roof Material: 10 - Asphalt Shingle
Foundation: 2 - Concrete	Basement: 3 - Full
Central/AC: 3 - Gas	Grade-Factor: 6-1.31
Percent Complete: 100%	CDU:
Bedrooms: 2	Full Baths: 2
Family Rooms:	Half Baths: Addl Fixtr: 5
1st Floor: 1413	2nd Floor: 0
Additional Area: 0	Bsmt Fnsh:
Basement: 1413	Heated Flr:
Half Floor: 0	Daylight Basement: N
Attic: 0	Built-in Garage:

Attic Type: 0 - None

Total:* 2826

Masonry F/P:

F/P Stacks:

Pre Fab F/P: 1

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code	Area(Sq Ft)
19 - Garage, Frame, Finished	441
11 - Porch, Frame, Open	18

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	741	3501
RPA2 - Concrete	1	177	3501

GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
CITY			
BILLINGS-GEN OBLIGATION BALLPARK	\$7.55	\$7.55	\$15.10
BILLINGS-GEN OBLIGATION LIBRARY	\$6.82	\$6.82	\$13.64
BILLINGS-GEN OBLIGATION STREETS	\$3.61	\$3.61	\$7.22
BILLINGS-GENERAL	\$197.15	\$197.15	\$394.30
BILLINGS-LIBRARY	\$11.52	\$11.52	\$23.04
BILLINGS-PUBLIC SAFETY 1998	\$53.94	\$53.94	\$107.88
BILLINGS-PUBLIC SAFETY 2020	\$161.82	\$161.82	\$323.64
BILLINGS-PUBLIC SAFETY 2021	\$91.70	\$91.70	\$183.40
BILLINGS-TRANSIT	\$23.00	\$23.00	\$46.00
CITY TOTALS:	\$557.11	\$557.11	\$1,114.22
COUNTY			
BRIDGE	\$9.39	\$9.38	\$18.77
COUNTY PLANNING	\$3.26	\$3.26	\$6.52
EXTENSION SERVICE	\$1.91	\$1.91	\$3.82
GENERAL FUND	\$89.19	\$89.19	\$178.38
LIABILITY & PROPERTY INSURANCE	\$5.66	\$5.66	\$11.32
MENTAL HEALTH	\$2.43	\$2.43	\$4.86
METRA (CIVIC CENTER)&COUNTY FAIR	\$21.68	\$21.68	\$43.36

MUSEUM	\$4.77	\$4.77	\$9.54
PERMISSIVE MEDICAL LEVY	\$25.46	\$25.46	\$50.92
PUBLIC HEALTH	\$17.88	\$17.88	\$35.76
PUBLIC SAFETY - MENTAL HEALTH	\$8.04	\$8.04	\$16.08
PUBLIC SAFETY - SHERIFF	\$70.61	\$70.61	\$141.22
PUBLIC SAFETY- COUNTY ATTORNEY	\$30.07	\$30.07	\$60.14
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$10.28	\$10.28	\$20.56
WEED CONTROL	\$2.10	\$2.10	\$4.20
COUNTY TOTALS:	\$302.73	\$302.72	\$605.45
OTHER			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$8.12	\$8.12	\$16.24
OTHER TOTALS:	\$8.12	\$8.12	\$16.24
SCHOOL			
ELEM & HIGH SCH TRANSPORTATION	\$6.61	\$6.61	\$13.22
ELEMENTARY RETIREMENT	\$61.98	\$61.98	\$123.96
HIGH SCHOOL RETIREMENT	\$35.33	\$35.33	\$70.66
SD #2 (BILLINGS) - ELEM ADULT EDUCATION	\$5.37	\$5.37	\$10.74
SD #2 (BILLINGS) - ELEM BUILDING RESERVE	\$5.39	\$5.39	\$10.78
SD #2 (BILLINGS) - ELEM DEBT SERVICE	\$90.38	\$90.38	\$180.76
SD #2 (BILLINGS) - ELEM GENERAL	\$228.54	\$228.54	\$457.08
SD #2 (BILLINGS) - ELEM TECHNOLOGY	\$11.06	\$11.06	\$22.12
SD #2 (BILLINGS) - ELEM TRANSPORTATION	\$49.06	\$49.06	\$98.12
SD #2 (BILLINGS) - ELEM TUITION	\$38.27	\$38.27	\$76.54
SD #2 (BILLINGS) - HS ADULT EDUCATION	\$8.28	\$8.28	\$16.56
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$2.48	\$2.48	\$4.96
SD #2 (BILLINGS) - HS DEBT SERVICE	\$2.97	\$2.97	\$5.94
SD #2 (BILLINGS) - HS GENERAL	\$101.97	\$101.97	\$203.94
SD #2 (BILLINGS) - HS TECHNOLOGY	\$8.12	\$8.12	\$16.24
SD #2 (BILLINGS) - HS TRANSPORTATION	\$18.37	\$18.37	\$36.74
SD #2 (BILLINGS) - HS TUITION	\$10.98	\$10.98	\$21.96

SCHOOL TOTALS:	\$685.16	\$685.16	\$1,370.32
STATE			
ACCREDITED HIGH SCHOOL	\$48.55	\$48.55	\$97.10
GENERAL SCHOOL	\$72.82	\$72.82	\$145.64
STATE EQUALIZATION AID	\$88.73	\$88.73	\$177.46
UNIVERSITY MILLAGE	\$16.18	\$16.18	\$32.36
VOCATIONAL-TECHNICAL SCHOOLS	\$3.51	\$3.51	\$7.02
STATE TOTALS:	\$229.79	\$229.79	\$459.58

TOTAL GENERAL TAXES	\$1,782.91	\$1,782.90	\$3,565.81
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* = Voted Levy to impose a New Mill Levy

** = Voted Levy Increase to a Levy Submitted to Electors

*** = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

SPECIAL ASSESSMENTS

Description	1st Half	2nd Half	Total
4014 BLGS PARK MAINT	\$12.44	\$12.44	\$24.88
BASE BASELINE DRAINAGE	\$0.50	\$0.50	\$1.00
BLSW BILLINGS STORM SEWER	\$15.99	\$15.99	\$31.98
BS#2 BLGS STREET MAINT #2	\$53.17	\$53.17	\$106.34
ELEM GENERAL ADD'L MILLS	\$0.00	\$32.36	\$32.36
HS GENERAL ADD'L MILLS	\$0.00	\$21.58	\$21.58
SOIL SOIL CONSERVATION	\$1.00	\$1.00	\$2.00
STATE EQUAL ADD'L MILLS	\$0.00	\$38.29	\$38.29
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$1.08	\$1.08
TOTAL SPECIAL ASSESSMENTS	\$83.10	\$176.41	\$259.51

General Taxes	District	Mill Levy	1st Half	2nd Half
BILLINGS	2	661.07	1,782.91	1,782.90

TOTAL TAXES DUE CURRENT YEAR:	\$3,825.32
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This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased

Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 6/6/2024 4:11:36 PM