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Griffith & Cummings, PLLC
Attn: Mindy Cummings, Esq.
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**THIRD SUPPLEMENT TO THE
DECLARATION FOR CROFT FARMS CONDOMINIUMS
GALLATIN COUNTY, MONTANA**

This Third Supplement to the Declaration for Croft Farms Condominiums, Gallatin County, Montana (this "Supplemental Declaration") is made by FHG Construction, Incorporated, a Montana Corporation ("Declarant").

RECITALS

A. The Declaration for Croft Farms Condominiums, Gallatin County, Montana was recorded in the office of the Clerk and Recorder, Gallatin County, Montana on November 3, 2017, Document No. 2597601 and the First Supplement to the Declaration for Croft Farms Condominiums, Gallatin County, Montana recorded in the office of the Clerk and Recorder, Gallatin County, Montana on February 7, 2018, Document No. 2605489 (collectively the "Declaration"). Capitalized terms used but not defined in this Supplemental Declaration shall have the meanings given to them in the Declaration.

B. Declarant is the sole owner of the following described real property, located in Gallatin County, Montana (the "Property"):

Lot 2 of Gallatin River Farm North Major Subdivision Phase 2 – Final Plat, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana [Plat Reference J-504].

C. Per Article, X, Section 10.1 and 10.5 of the Declaration, Declarant may unilaterally amend the Declaration during the Declarant Control Period and annex additional property.

D. Per Article VIII, Sections 8.1 and 8.2 of the Declaration Declarant may amend Exhibit D of the Declaration to certify construction of the Units as they are completed.

SUPPLEMENT

1. **Annexation.** Pursuant to Sections 10.1 and 10.5 of the Declaration, Declarant hereby annexes the Annexed Property and submits the Annexed Property to the Unit Ownership Act and the Declaration. Exhibit A of the Declaration is hereby supplemented with the legal description of the Annexed Property as set forth on the attached Exhibit A-2. As a result, the Annexed Property shall be subject to the provisions of the Declaration and any amendments and supplements thereto.
2. **Exhibit C.** Exhibit C of the Declaration is hereby supplemented with Exhibit C-3, attached hereto and incorporated herein by reference to reflect the Units on the Annexed Property.
3. **Floor Plans and Exhibits.** Pursuant to Section 70-23-306 Montana Code Annotated (2017) there shall be recorded within 30 days from the date of completion a verified statement of a registered architect, registered professional engineer, or registered land surveyor certifying that the floor plans previously filed fully and accurately depict the layout of the units and floors of the building and the date construction of the building was completed. Therefore, Declarant hereby records the floor plans and verified statement of floor plans attached hereto and incorporated herein as Exhibit D-3.
4. **Exhibit E.** Exhibit E of the Declaration is hereby superseded and replaced in its entirety with Exhibit E, attached hereto and incorporated herein by reference to declare Units 3A, 3B, 3C, 3D, and 3E on the Annexed Property and amend the percentage of interest for each Unit.

Except as modified or supplemented by this Supplemental Declaration, all provisions of the Declaration remain in full force and effect.

* * * * *

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the 29 day of November, 2018.

DECLARANT

FHG Construction, Inc.,
a Montana corporation

By: [Signature]
Name: Jeremy Shea
Title: Vice President

STATE OF MT)
COUNTY OF Gallatin) :ss

This instrument was acknowledged before me on Nov 29, 2018 by Jeremy Shea, as Vice President of FHG Construction, Inc., a Montana corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written.

[Signature] [signature]
Notary Public for the State of _____
(Printed Name)
Residing at: _____, _____ (City) (State)
My commission expires: _____, 20____
(Month/Day/Year)

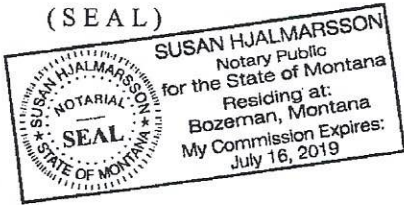


Exhibit A-2

Description of Annexed Property

Lot 2 of Gallatin River Farm North Major Subdivision Phase 2 – Final Plat, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana [Plat Reference J-504].

Exhibit C-3

Site Plan for Lot 2
[see attached site plan - 1 page (11 X 17)]

EXHIBIT D-3

Floor Plans and Verified Statement of Floor Plans
[see attached floor plans - 3 pages (11 X 17)]

The undersigned, being a duly registered professional architect, professional engineer or professional land surveyor in the State of Montana, herewith certifies the following:

That Units, 3A, 3B, 3C, 3D and 3E of the Croft Farms Condominiums, located on Lot 2, Gallatin River Farm North Major Subdivision, Phase 2 [Plat J-504], were verified on November 20th and 26th, 2018 as complete and the layout, location, Unit designations and dimensions of the Units, and the common areas to which each Unit has access, fully and accurately match the surveyed site plan and floor plans for the Units attached to this Exhibit D-3.

Dated: Nov. 29, 2018

Mark A. Chandler

Mark A. Chandler, P.L.S., P.E.
Montana License No. 9518ES



- Check applicable box:
- Registered Architect
 - Registered Professional Engineer
 - Registered Professional Land Surveyor

EXHIBIT E**Percentage of Interest**

Phase	Building	Unit Designation	Unit Address	Unit Description	Square Feet	Percentage of Interest
1	1	Unit 1A	91 Croft Farms Road	Typ.	2158 sq. ft.	6.00%
1	1	Unit 1B	93 Croft Farms Road	Typ. w/ bonus room	2618 sq. ft.	7.27%
1	1	Unit 1C	95 Croft Farms Road	Typ.	2158 sq. ft.	6.00%
1	1	Unit 1D	97 Croft Farms Road	Typ. w/ bonus room	2618 sq. ft.	7.27%
1	1	Unit 1E	99 Croft Farms Road	Angled garage	2263 sq. ft.	6.28%
2	2	Unit 2A	31 Croft Farms Road	Typ.	2228 sq. ft.	6.19%
2	2	Unit 2B	33 Croft Farms Road	Typ. w/ bonus room	2578 sq. ft.	7.16%
2	2	Unit 2C	35 Croft Farms Road	Typ.	2179 sq. ft.	6.05%
2	2	Unit 2D	37 Croft Farms Road	Typ. w/ bonus room	2578 sq. ft.	7.16%
2	2	Unit 2E	39 Croft Farms Road	Typ.	2373 sq. ft.	6.60%
3	3	Unit 3A	205 Croft Farms Rd.	Angled garage	2346 sq. ft.	6.52%
3	3	Unit 3B	203 Croft Farms Rd.	Typ. w/ bonus room	2574 sq. ft.	7.14%
3	3	Unit 3C	201 Croft Farms Rd.	Typ.	2446 sq. ft.	6.79%
3	3	Unit 3D	163 Croft Farms Rd.	Typ.	2446 sq. ft.	6.79%
3	3	Unit 3E	161 Croft Farms Rd.	Typ.	2444 sq. ft.	6.78%
Total					36,007 sq. ft.	100%

Square footage calculation includes garage square footage. Percentages are rounded up to the nearest tenth.



CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

I, Jason Karp, Planning Director for the City of Belgrade, do hereby certify that the Declaration for the Croft Farms Condominiums, submitted November 29, 2018, by Griffith & Cummings PLLC, pursuant to Title 70, Chapter 23, Montana Code Annotated, is exempt from review under the Montana Subdivision and Platting Act pursuant to Section 76-3-203 (1) MCA.

The condominiums are to be located on the following described real property:

Lot 2 of Gallatin River Farm North Major Subdivision Phase 2 – Final Plat, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana [Plat Reference J-504].

The Declaration is exempt because the condominiums are being constructed in a subdivision that expressly contemplated the construction of condominiums and parkland dedication requirements were addressed at the time of subdivision review.

DATED this 29th Day of November 2018.

BELGRADE CITY-COUNTY PLANNING OFFICE



Jason Karp, Planning Director

SITE PLAN

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

LOT 2, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.

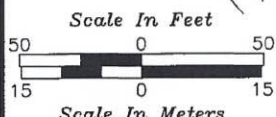
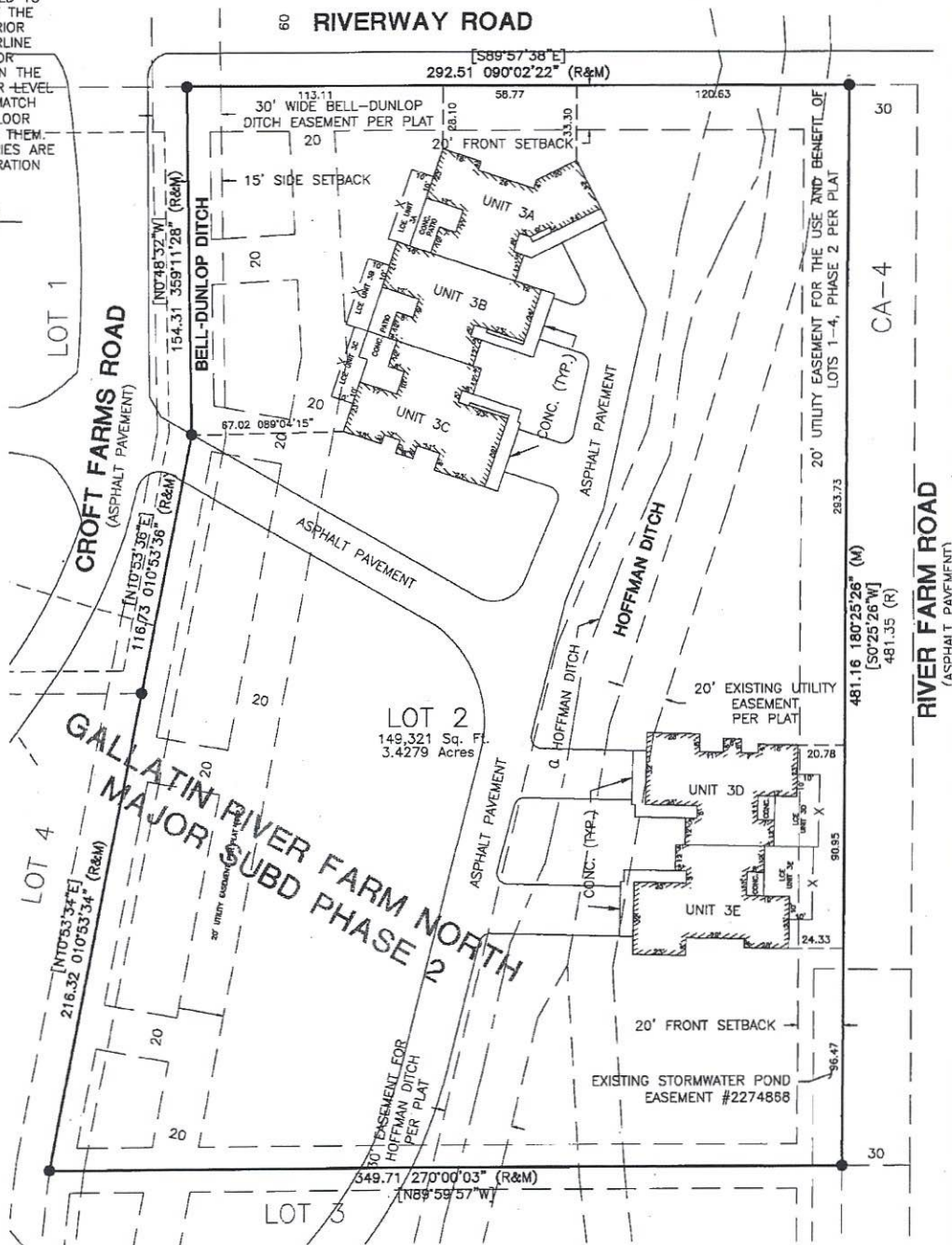
ADDRESS: 161, 163, 201, 203, 205 CROFT FARMS ROAD

ALL UNITS AND IMPROVEMENTS SHOWN HEREON WERE CONFIRMED TO BE AS CONSTRUCTED BY FIELD VISIT ON (11/20/2018).

NOTES

UNIT AREAS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE EXTERIOR SURFACE OF THE STUD WALLS ON THE EXTERIOR WALLS AND TO THE CENTERLINE OF COMMON WALLS. INTERIOR STAIRWAYS ARE INCLUDED IN THE FLOOR AREA OF THE LOWER LEVEL ONLY. THIS IS DONE TO MATCH THE ASSESSOR'S OFFICE FLOOR AREAS AS THEY CALCULATE THEM. THE ACTUAL UNIT BOUNDARIES ARE AS DEFINED IN THE DECLARATION OF THIS CONDOMINIUM

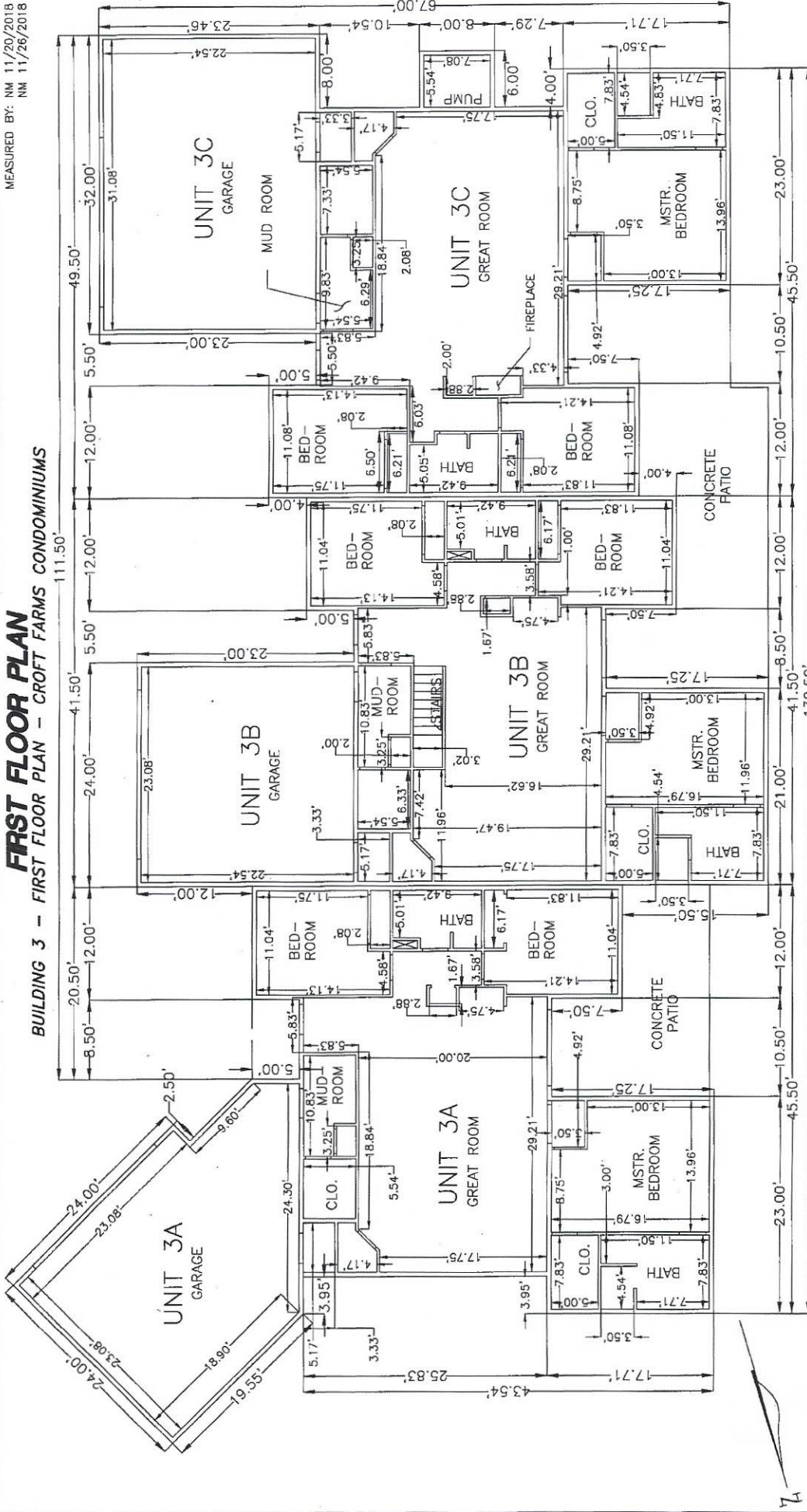
UNIT #	ADDRESS #
UNIT 3A	205
UNIT 3B	203
UNIT 3C	201
UNIT 3D	163
UNIT 3E	161



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www.chengineers.com • info@chengineers.com

MEASURED BY: NM 11/20/2018
NM 11/26/2018

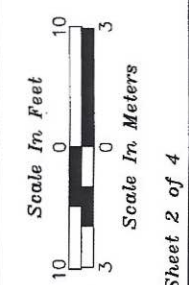
FRST FLOOR PLAN
BUILDING 3 - FIRST FLOOR PLAN - CROFT FARMS CONDOMINIUMS



NOTES
UNIT AREAS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE EXTERIOR SURFACE OF THE STUD WALLS ON EXTERIOR WALLS, AND TO THE CENTERLINE OF COMMON WALLS. INTERIOR STAIRWAYS ARE INCLUDED IN THE FLOOR AREA OF THE LOWER LEVEL ONLY. THIS IS DONE TO MATCH THE ASSESSOR'S OFFICE FLOOR AREAS AS THEY CALCULATE THEM. THE ACTUAL UNIT BOUNDARIES ARE AS DEFINED IN THE DECLARATION OF THIS CONDOMINIUM.

AREA	1st FLOOR	2nd FLOOR	TOTAL
UNIT 3A	2,346 SF	0 SF	2,346 SF
UNIT 3B	2,174 SF	400 SF	2,574 SF
UNIT 3C	2,446 SF	0 SF	2,446 SF
TOTAL	6,966 SF	400 SF	7,366 SF

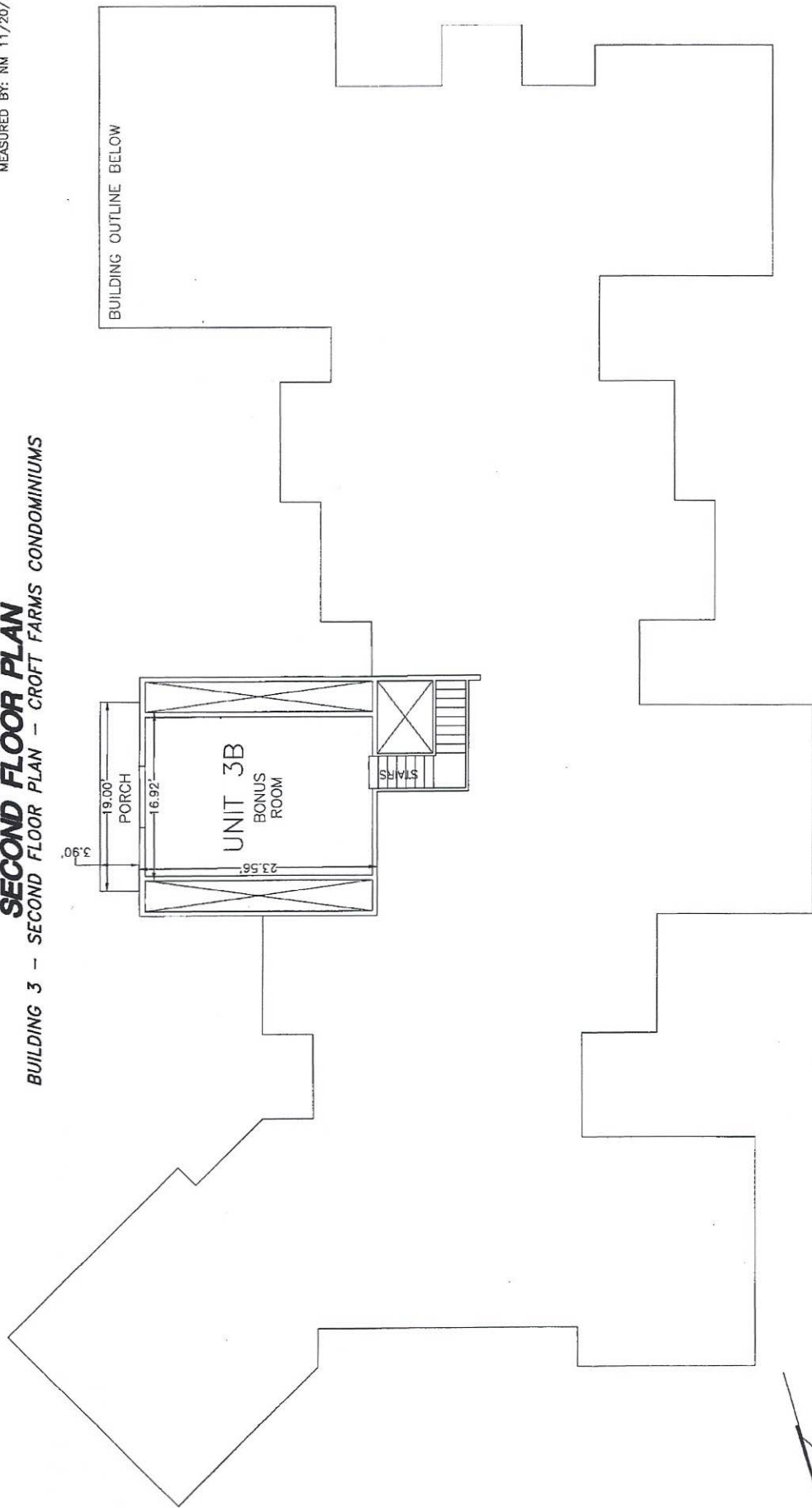
LEGAL DESCRIPTION
LOT 2, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 (PLAT J-504), LOCATED IN THE NE 1/4 SEC. 9, T. 15, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.



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MEASURED BY: NM 11/20/2018

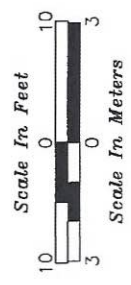
SECOND FLOOR PLAN
 BUILDING 3 - SECOND FLOOR PLAN - CROFT FARMS CONDOMINIUMS



NOTES
 UNIT AREAS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE EXTERIOR SURFACE OF THE STUD WALLS ON EXTERIOR WALLS, AND TO THE CENTERLINE OF COMMON WALLS. INTERIOR STAIRWAYS ARE INCLUDED IN THE FLOOR AREA OF THE LOWER LEVEL ONLY. THIS IS DONE TO MATCH THE ASSESSOR'S OFFICE FLOOR AREAS AS THEY CALCULATE THEM. THE ACTUAL UNIT BOUNDARIES ARE AS DEFINED IN THE DECLARATION OF THIS CONDOMINIUM.

AREA --	1st FLOOR	2nd FLOOR	TOTAL
UNIT 3A	2,346 SF	0 SF	2,346 SF
UNIT 3B	2,174 SF	400 SF	2,574 SF
UNIT 3C	2,446 SF	0 SF	2,446 SF
TOTAL	6,966 SF	400 SF	7,366 SF

LEGAL DESCRIPTION
 LOT 2, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.



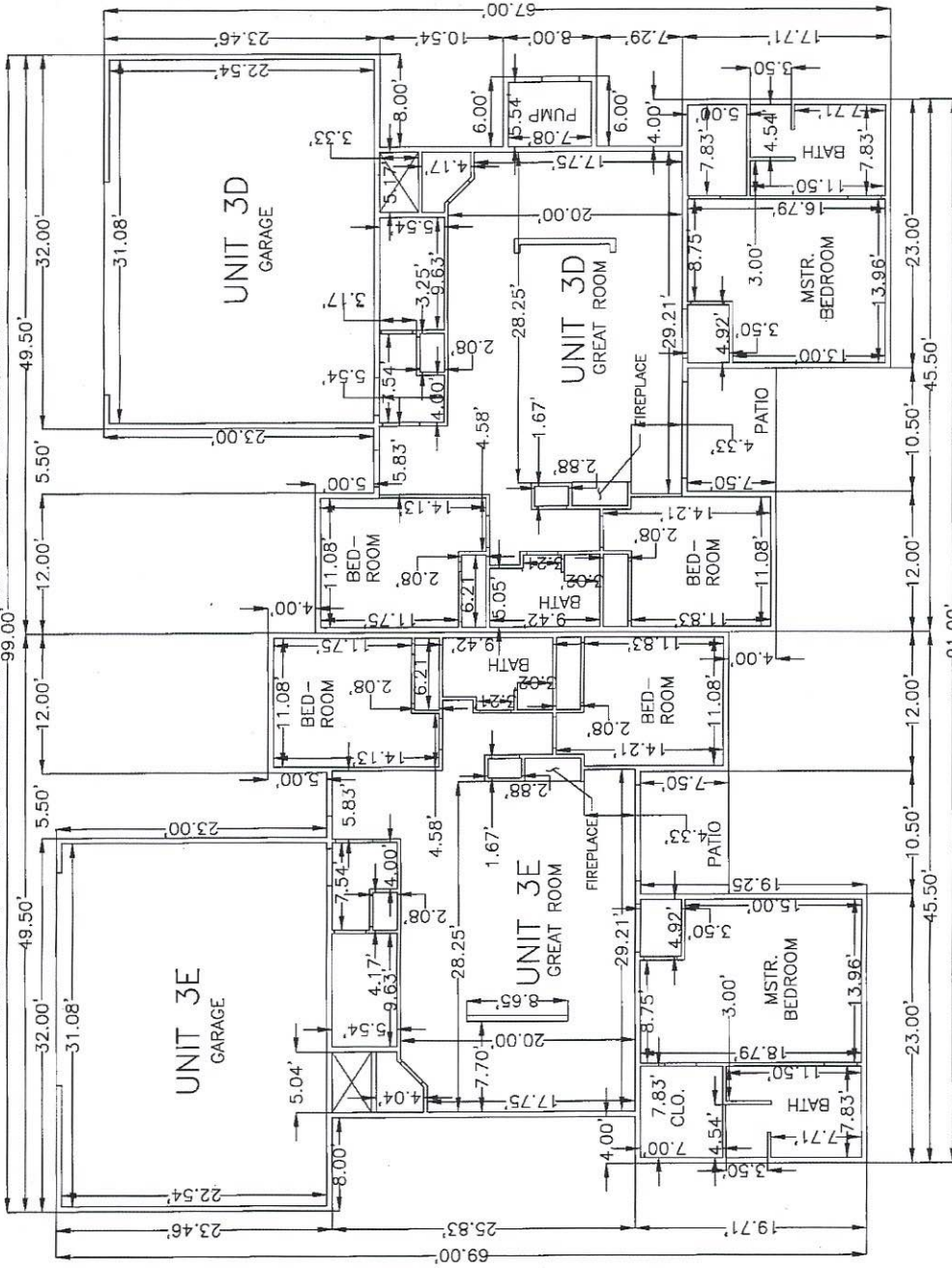
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MEASURED BY: NM 11/20/2018

#170882.5

FIRST FLOOR PLAN
BUILDING 4 - FIRST FLOOR PLAN - CROFT FARMS CONDOMINIUMS



NOTES
 UNIT AREAS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE EXTERIOR SURFACE OF THE STUD WALLS ON EXTERIOR WALLS, AND TO THE CENTERLINE OF COMMON WALLS. INTERIOR STAIRWAYS ARE INCLUDED IN THE FLOOR AREA OF THE LOWER LEVEL ONLY. THIS IS DONE TO MATCH THE ASSessor'S OFFICE FLOOR AREAS AS THEY CALCULATE THEM. THE ACTUAL UNIT BOUNDARIES ARE AS DEFINED IN THE DECLARATION OF THIS CONDOMINIUM.



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Scale In Feet
 0 10

Scale In Meters
 0 3

Sheet 4 of 4

LEGAL DESCRIPTION
 LOT 2, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED IN THE NE 1/4 SEC. 9, T. 15, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.

AREA - 163 & 161 CROFT FARM RD.

UNIT	1st FLOOR	2nd FLOOR	TOTAL
UNIT 3D	2,446 SF	0 SF	2,446 SF
UNIT 3E	2,444 SF	0 SF	2,444 SF
TOTAL	4,890 SF	0 SF	4,890 SF