

Return to:

Security Title Company
P.O. Box 6550
Bozeman, MT 59771-6550

After recording, return to:

Griffith & Cummings, PLLC
Attn: Mindy Cummings, Esq.
P.O. Box 160748
Big Sky, Montana 59716

2637176

Page: 1 of 13 02/01/2019 03:35:12 PM Fee: \$101.00
Eric Semerad - Gallatin County, MT MISC



Accommodation Recording Only
STC# G2019

PLATTED
JP ✓

**FOURTH SUPPLEMENT TO THE
DECLARATION FOR CROFT FARMS CONDOMINIUMS
GALLATIN COUNTY, MONTANA**

This Fourth 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, the First Supplement to the Declaration for Croft Farms Condominiums, Gallatin County, Montana was recorded in the office of the Clerk and Recorder, Gallatin County, Montana on February 7, 2018, Document No. 2605489, the Second Supplement to the Declaration for Croft Farms Condominiums, Gallatin County, Montana was recorded in the office of the Clerk and Recorder, Gallatin County, Montana on June 20, 2018, Document No. 2616896, and the Third Supplement to the Declaration for Croft Farms Condominiums, Gallatin County, Montana was recorded in the office of the Clerk and Recorder, Gallatin County, Montana on November 30, 2018, Document No. 2632819 (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 3 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-3**. 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-4**, 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-4**.

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 4A, 4B, 4C, 4D, and 4E 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 1 day of February, 2019.

DECLARANT

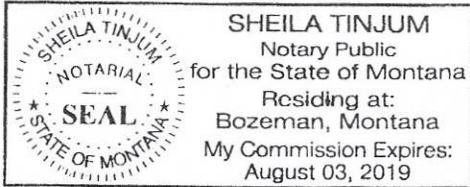
FHG Construction, Inc.,
a Montana corporation

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

STATE OF Montana)
COUNTY OF Gallatin) :SS

This instrument was acknowledged before me on 1st of February, 2019, 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]
Sheila Tinjum (print name)
Notary Public for the State of _____
Residing at _____,
My Commission Expires: _____
(mm/dd/yyyy)

(SEAL)

Exhibit A-3

Description of Annexed Property

Lot 3 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-4

Site Plan for Lot 3
[see attached site plan - 1 page (11 X 17)]

LEGAL DESCRIPTION

LOT 3, 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.

SITE PLAN

**CROFT FARMS CONDOMINIUMS
LOT 3**

MEASURED BY: KL/MT 01/24/2019

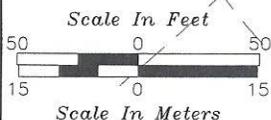
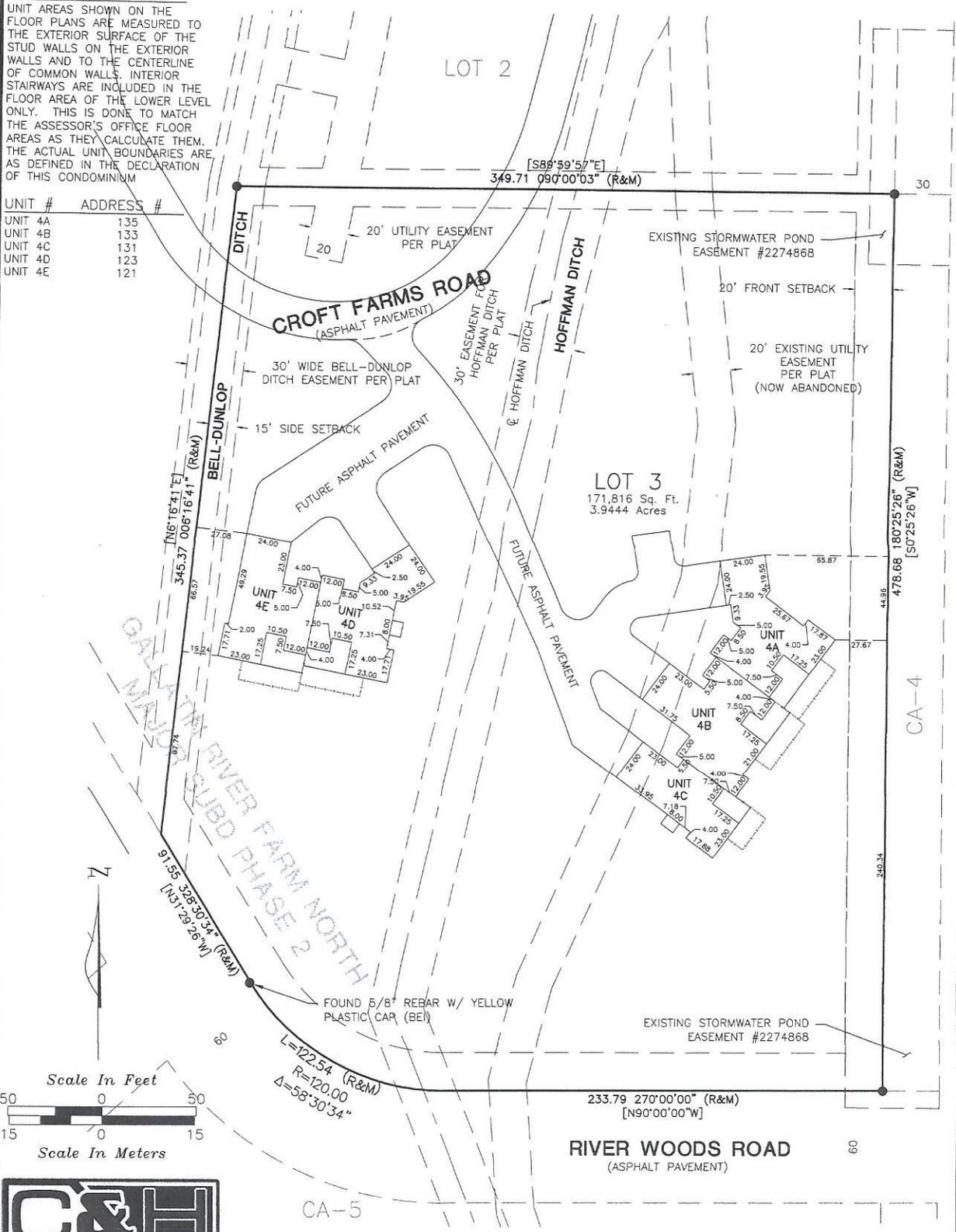
ADDRESS: 121, 123, 131, 133, 135 CROFT FARMS ROAD

ALL UNITS AND IMPROVEMENTS SHOWN HEREON WERE CONFIRMED TO BE AS CONSTRUCTED BY FIELD VISIT ON (01/21/2019).

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 4A	135
UNIT 4B	133
UNIT 4C	131
UNIT 4D	123
UNIT 4E	121



Engineering and Surveying Inc.
1091 Stoneridge Drive • Bozeman, MT 59718
Phone (406) 597-1115 • Fax (406) 597-9788
www.chengineers.com • info@chengineers.com

EXHIBIT D-4

**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, 4A, 4B, 4C, 4D and 4E of the Croft Farms Condominiums located on Lot 3, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2, [Plat J-504] were field verified on January 17 and 24, 2019, and were determined to be 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-4.

Note: the pavements adjacent to the units and used to access the units were not complete as of the date of signing.

Dated: FEB. 1, 2019

Mark A. Chandler

Mark A. Chandler, P.L.S., P.E.



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

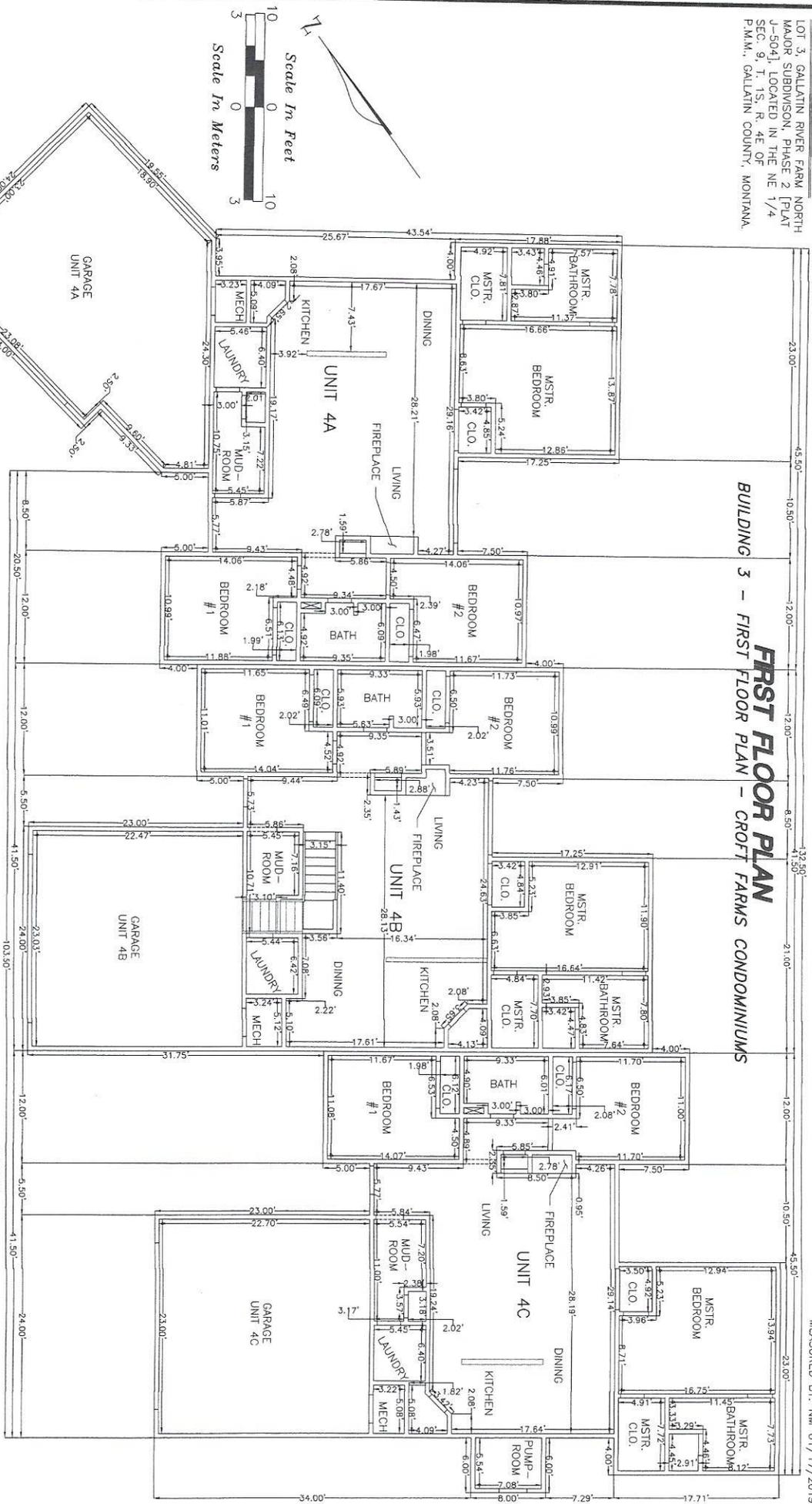
Montana License Number: 9518 ES

LEGAL DESCRIPTION

LOT 3, 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.

MEASURED BY: NM 01/17/2019

FIRST FLOOR PLAN - CROFT FARMS CONDOMINIUMS



Engineering and Surveying Inc.
 1001 11th Avenue, NE 59118
 Billings, MT 59118
 Phone (406) 887-1118 • Fax (406) 887-1119
 www.candhsurvey.com • info@candhsurvey.com

Sheet 2 of 5

UNIT	1st FLOOR	2nd FLOOR	TOTAL
UNIT 4A	1,331 SF	0 SF	1,331 SF
UNIT 4B	1,333 SF	0 SF	1,333 SF
UNIT 4C	1,335 SF	0 SF	1,335 SF
UNIT 4D	1,335 SF	0 SF	1,335 SF
TOTAL	6,779 SF	563 SF	7,342 SF

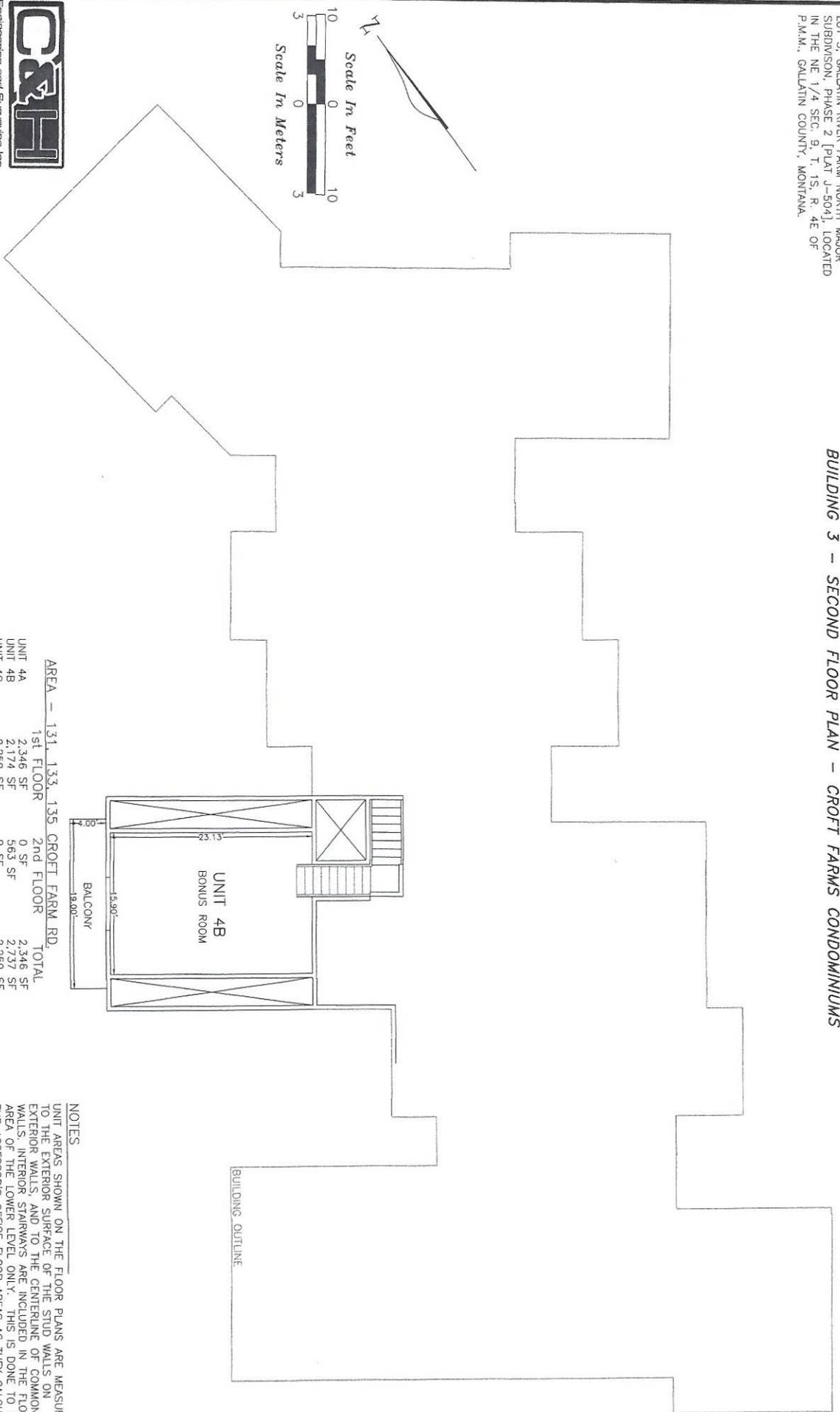
NOTES
 UNIT AREAS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE EXTERIOR SURFACE OF THE STUD WALLS ON EXTERIOR WALLS AND TO THE CENTERLINE OF COMMON WALLS. INTERIOR STAIRWAYS ARE INCLUDED IN THE FLOOR AREA OF THE LOWER LEVEL ONLY. THIS IS DONE TO MATCH THE ASSessor'S OFFICE FLOOR AREAS AS THEY CALCULATE THEM. THE ACTUAL UNIT BOUNDARIES ARE AS DEFINED IN THE DECLARATION OF THIS CONDOMINIUM. #170882.6

LEGAL DESCRIPTION

LOT 3, 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.

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

MEASURED BY: NM 01/17/2019



Engineering and Surveying Inc.
 1081 Stange Drive • Steamboat, CO 80761
 Phone (408) 587-1115 • Fax (408) 587-9788
 www.croftengr.com • info@croftengr.com



Sheet 3 of 5

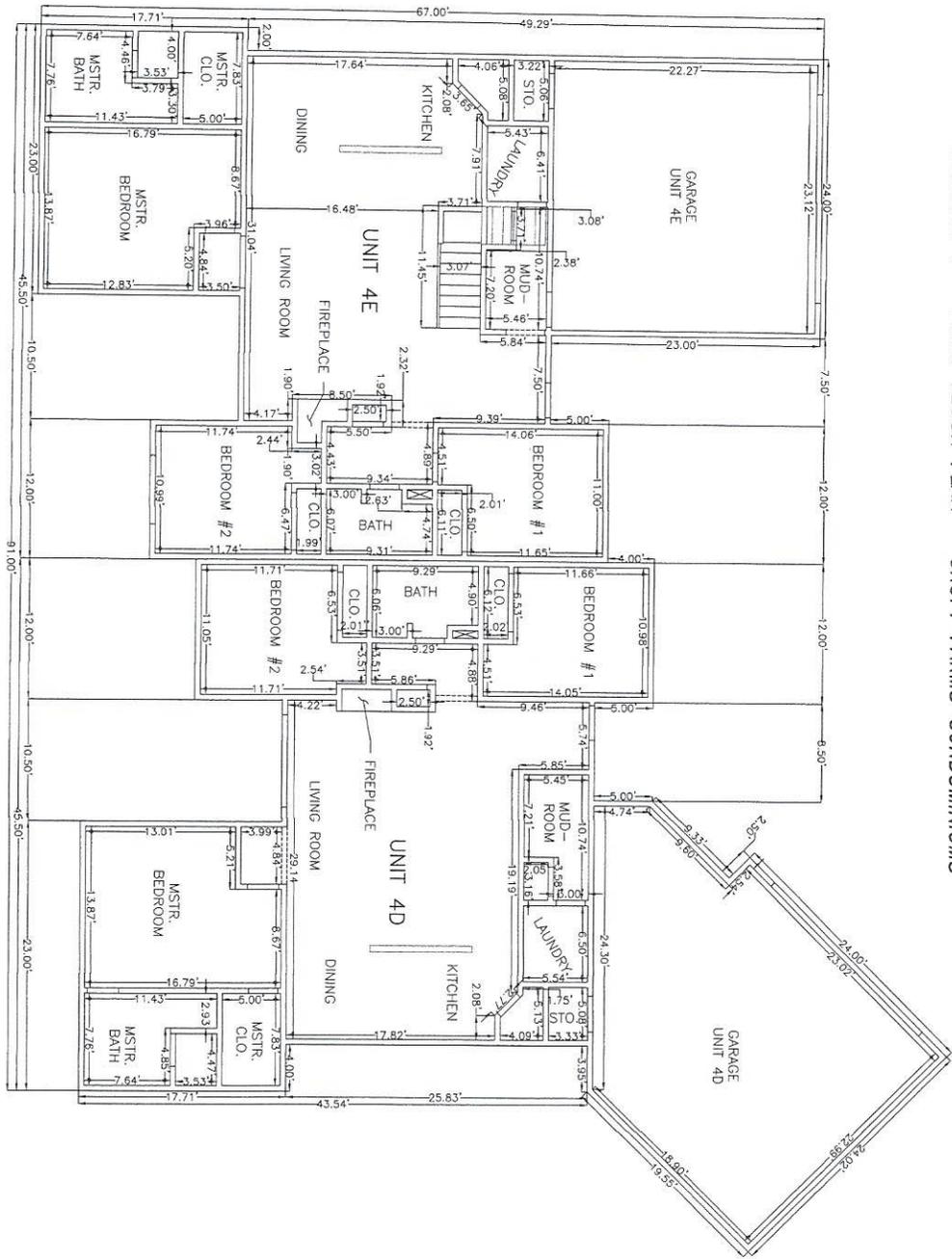
AREA - 131, 133, 135 CROFT FARM RD.	1st FLOOR	2nd FLOOR	TOTAL
UNIT 4A	2,346 SF	0 SF	2,346 SF
UNIT 4B	2,174 SF	563 SF	2,737 SF
UNIT 4C	2,259 SF	0 SF	2,259 SF
TOTAL	6,779 SF	563 SF	7,342 SF

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.
 #1708826

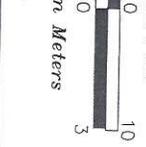
FIRST FLOOR PLAN

BUILDING 4 - FIRST FLOOR PLAN - CROFT FARMS CONDOMINIUMS

MEASURED BY: NM 01/17/2019



Engineering and Surveying Inc.
 1081 Standard Drive • Bozeman, MT 59718
 Phone (406) 587-1115 • Fax (406) 587-8788
 www.candh-engineers.com • info@candh-engineers.com



Sheet 4 of 5

LEGAL DESCRIPTION
 LOT 3, GALLATIN RIVER FARM 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.

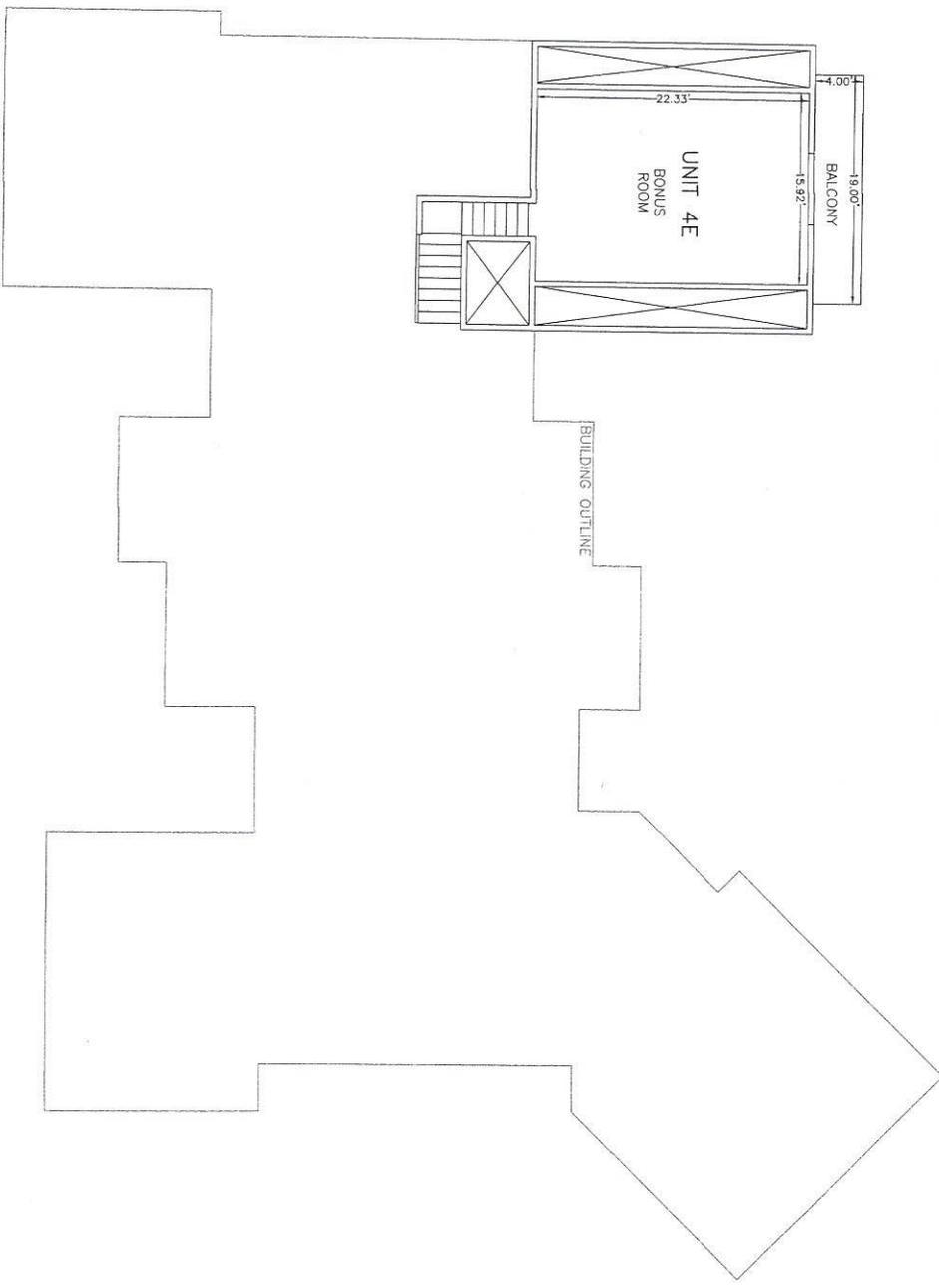
AREA - 121, 123 CROFT FARM RD.	1st FLOOR		2nd FLOOR		TOTAL
	UNIT 4E	UNIT 4D	UNIT 4E	UNIT 4D	
	2,263 SF	0 SF	563 SF	2,346 SF	
TOTAL	4,609 SF	563 SF	5,172 SF		

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.

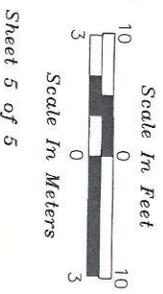
#170982.6

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

MEASURED BY: NW 01/17/2019



Engineering and Surveying Inc.
 1081 Seward Drive • Bozeman, MT 59718
 Phone (406) 587-1115 • Fax (406) 587-5788
 www.croftfarms.com • info@croftfarms.com



Sheet 5 of 5

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.

	AREA - 121, 123 CROFT FARM RD.		TOTAL
	1st FLOOR	2nd FLOOR	
UNIT 4E	2,263 SF	563 SF	2,826 SF
UNIT 4D	2,346 SF	0 SF	2,346 SF
TOTAL	4,609 SF	563 SF	5,172 SF

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.

#170882.6

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.	4.4476%
1	1	Unit 1B	93 Croft Farms Road	Typ. w/ bonus room	2618 sq. ft.	5.3956%
1	1	Unit 1C	95 Croft Farms Road	Typ.	2158 sq. ft.	4.4476%
1	1	Unit 1D	97 Croft Farms Road	Typ. w/ bonus room	2618 sq. ft.	5.3956%
1	1	Unit 1E	99 Croft Farms Road	Angled garage	2263 sq. ft.	4.6640%
2	2	Unit 2A	31 Croft Farms Road	Typ.	2228 sq. ft.	4.5918%
2	2	Unit 2B	33 Croft Farms Road	Typ. w/ bonus room	2578 sq. ft.	5.3132%
2	2	Unit 2C	35 Croft Farms Road	Typ.	2179 sq. ft.	4.4908%
2	2	Unit 2D	37 Croft Farms Road	Typ. w/ bonus room	2578 sq. ft.	5.3132%
2	2	Unit 2E	39 Croft Farms Road	Typ.	2373 sq. ft.	4.8907%
3	3	Unit 3A	205 Croft Farms Rd.	Angled garage	2346 sq. ft.	4.8350%
3	3	Unit 3B	203 Croft Farms Rd.	Typ. w/ bonus room	2574 sq. ft.	5.3049%
3	3	Unit 3C	201 Croft Farms Rd.	Typ.	2446 sq. ft.	5.0411%
3	3	Unit 3D	163 Croft Farms Rd.	Typ.	2446 sq. ft.	5.0411%
3	3	Unit 3E	161 Croft Farms Rd.	Typ.	2444 sq. ft.	5.0370%
4	4	Unit 4A	135 Croft Farms Rd.	Angled garage	2346 sq. ft.	4.8350%
4	4	Unit 4B	133 Croft Farms Rd.	Typ. w/ bonus room	2737 sq. ft.	5.6409%
4	4	Unit 4C	131 Croft Farms Rd.	Typ.	2259 sq. ft.	4.6557%
4	4	Unit 4D	123 Croft Farms Rd.	Angled garage	2346 sq. ft.	4.8350%
4	4	Unit 4E	121 Croft Farms Rd.	Typ. w/ bonus room	2826 sq. ft.	5.8243%
Total					48,521 sq. ft.	100%

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



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 January 31, 2019, 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.

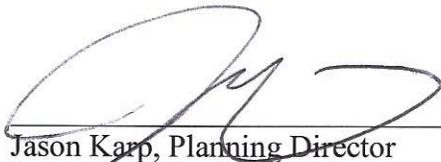
The condominiums are to be located on the following described real property:

Lot 3 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 31st Day of January 2019.

BELGRADE CITY-COUNTY PLANNING OFFICE



Jason Karp, Planning Director