

After recording, return to:

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

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

This Second 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 1 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-1. 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-2, attached hereto and incorporated herein by reference to reflect the Units on the Annexed Property.

3. **Article VIII – Ownership and Floor Plans** is hereby replaced and superseded with the following new paragraph 8.4.4, such that any amendments and supplements to Exhibit C are referenced:

8.4.4 Except as otherwise set forth in this Declaration or as approved by the Board or Declarant, nothing shall be altered or constructed in or removed from the Common Elements. However, each Unit Owner may have use of the area directly behind their Unit, as illustrated on Exhibit C-1 and any subsequent amendments or supplements to Exhibit C, attached hereto and incorporated herein, with the prior written approval of the Declarant during the Declarant Control Period and thereafter the Board; as well as, the Design Review Committee for the Community Association (as applicable). The use contemplated herein is for use by the Unit Owner as a back yard for such uses, including but not limited to: construction of an on-ground patio or terrace, placement of a hot tub, garden and/or play area. Declarant reserves the right to install privacy fencing in this area as necessary, subject to approval by the Community Association.

4. **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-2.

5. **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 2A, 2B, 2C, 2D, and 2E 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.

* * * * *

Exhibit A-1

Description of Annexed Property

Lot 1 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-2

Site Plan for Lot 1
[see attached site plan - 1 pages (8 ½ X 11)]

LEGAL DESCRIPTION

LOT 1, 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.

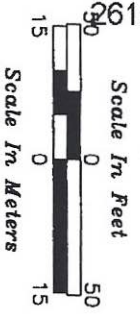
ADDRESS: 31-39 CROFT FARMS ROAD

ALL UNITS AND IMPROVEMENTS SHOWN HEREON WERE CONFIRMED TO BE AS CONSTRUCTED BY FIELD VISIT ON (06/07/2018).

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 2A	31
UNIT 2B	33
UNIT 2C	35
UNIT 2D	37
UNIT 2E	39



SITE PLAN

CROFT FARMS CONDOMINIUMS

GALLATIN RIVER FARM NORTH
MAJOR SUBD PHASE 1

RIVERWAY ROAD

GALLATIN RIVER FARM NORTH
MAJOR SUBD PHASE 1

RIVER WOODS ROAD

CROFT FARMS ROAD
(ASPHALT PAVEMENT)

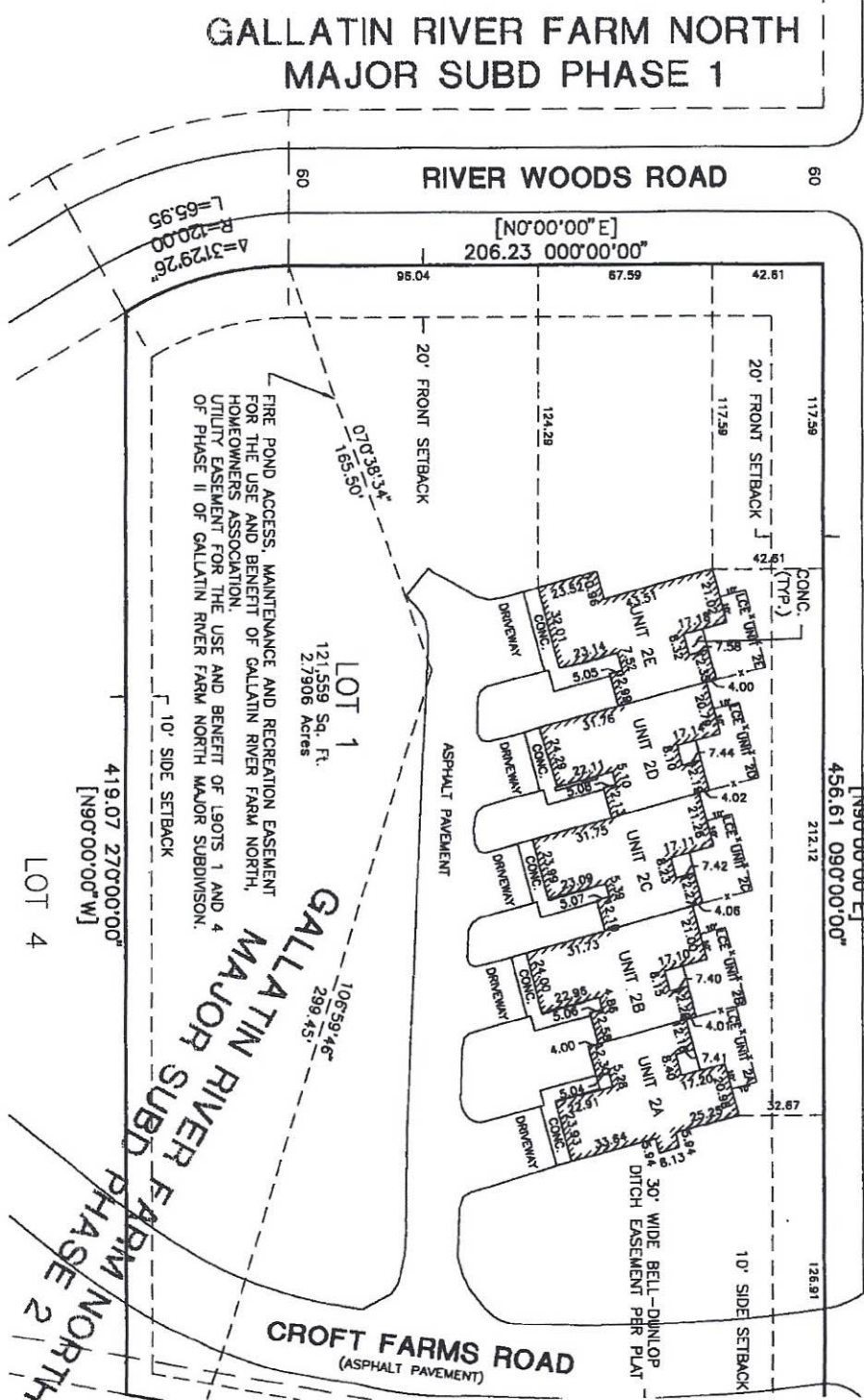


EXHIBIT D-2

**Floor Plans and Verified Statement of Floor Plans
[see attached floor plans - 7 pages (8 ½ X 11)]**

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

That the Units, 2A, 2B, 2C, 2D and 2E on Lot 1 of the Croft Farms Condominiums were verified on June 7, 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-2.

Dated: JUNE 15, 2018
Mark A. Chandler



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

Number: 9518 ES

FIRST FLOOR PLAN

UNIT 2A

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

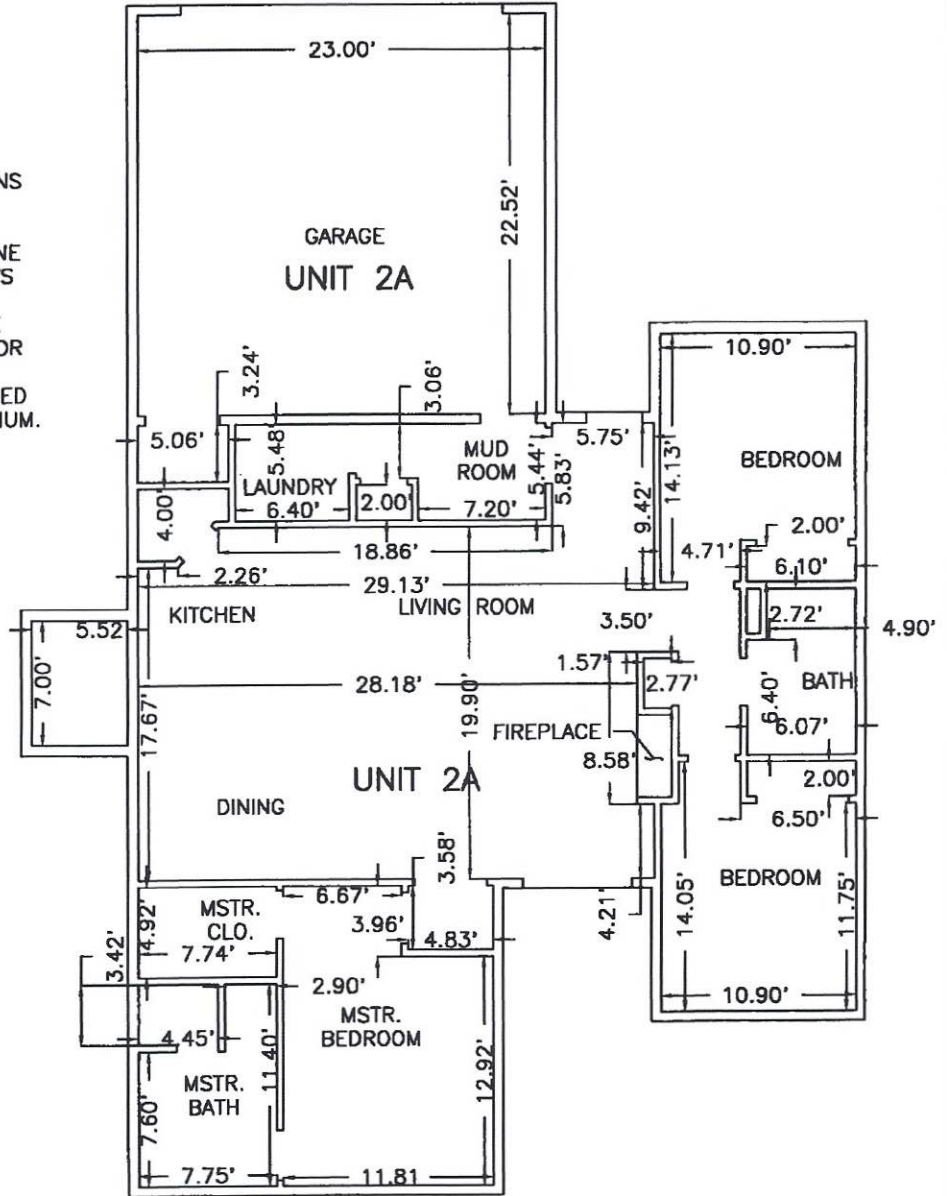
LOT 1, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.

AREA UNIT 2A

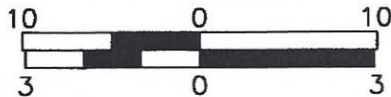
FIRST FLOOR	1,661 SF
GARAGE	567 SF
TOTAL	2,228 SF

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.



Scale In Feet



Scale In Meters



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FIRST FLOOR PLAN

UNIT 2B

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

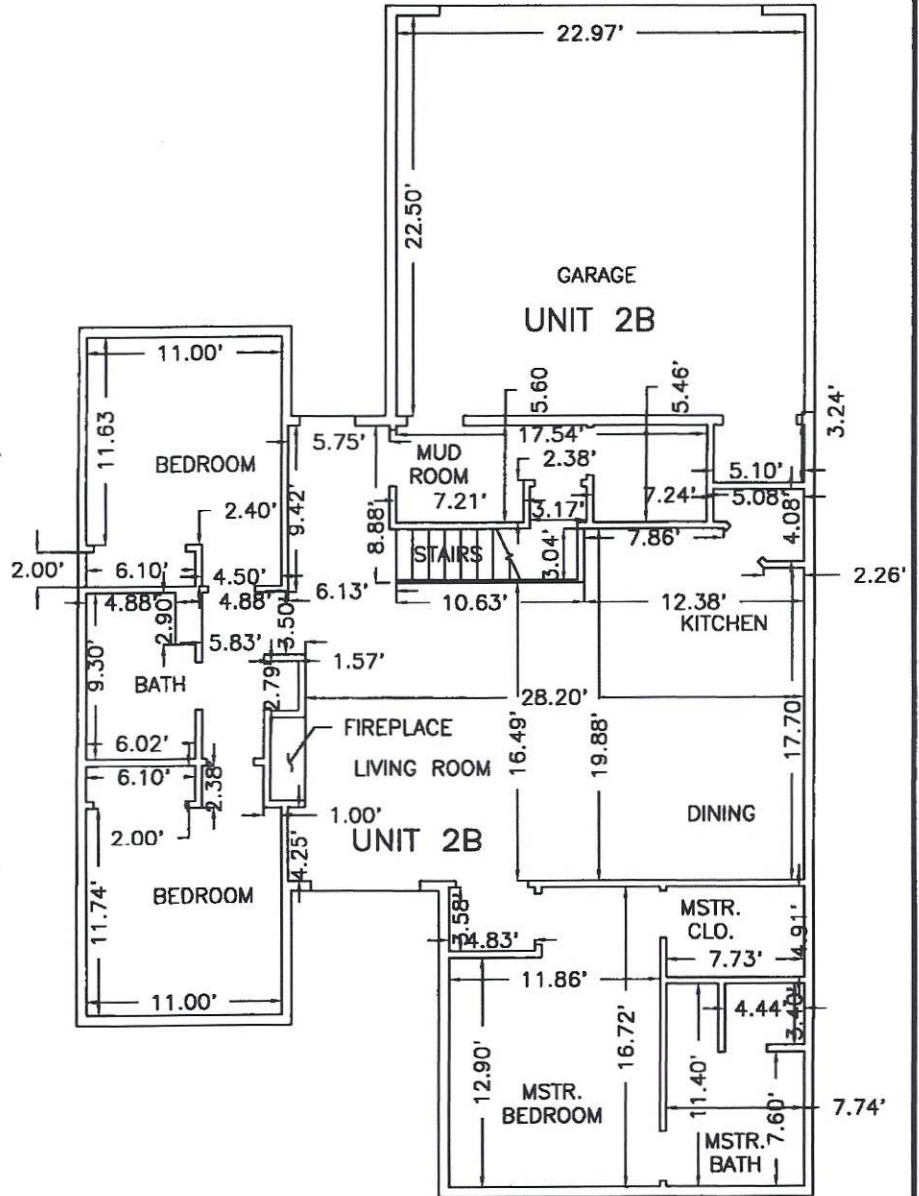
LOT 1, GALLATIN RIVER FARM NORTH MAJOR
 SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED
 IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF
 P.M.M., GALLATIN COUNTY, MONTANA.

AREA UNIT 2B

FIRST FLOOR	1,613 SF
SECOND FLOOR	398 SF
GARAGE	567 SF
TOTAL	2,578 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.



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SECOND FLOOR PLAN

UNIT 2B

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

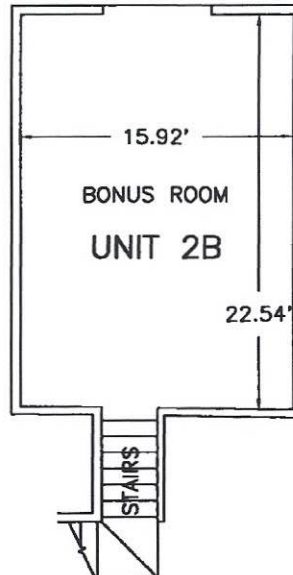
LOT 1, GALLATIN RIVER FARM NORTH MAJOR
 SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED
 IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF
 P.M.M., GALLATIN COUNTY, MONTANA.

AREA UNIT 2B

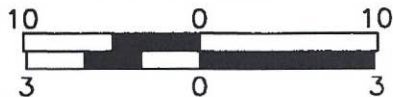
FIRST FLOOR	1,613 SF
SECOND FLOOR	398 SF
GARAGE	567 SF
TOTAL	2,578 SF

NOTES

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FIRST FLOOR PLAN

UNIT 2C

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

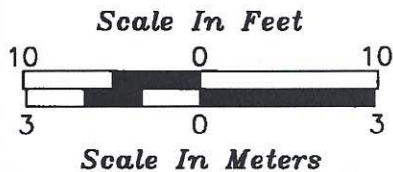
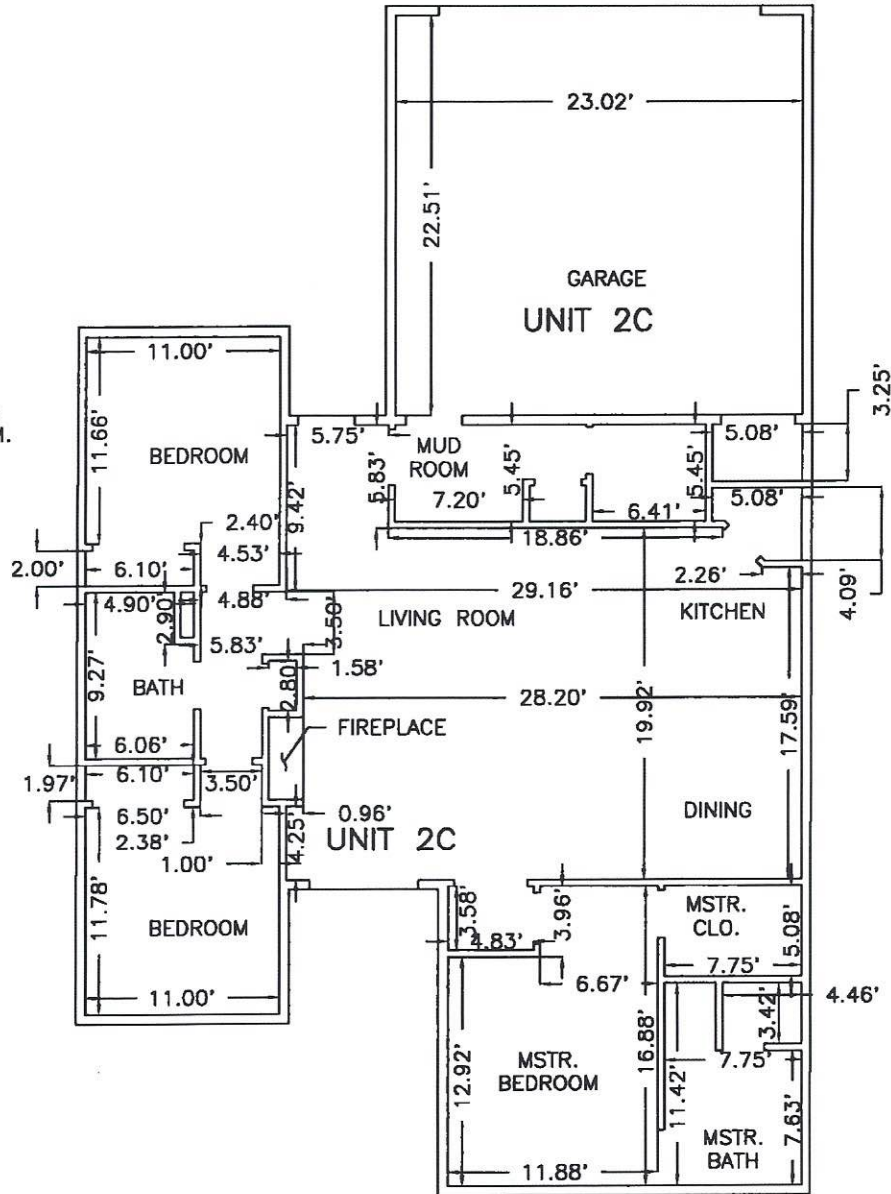
LOT 1, GALLATIN RIVER FARM NORTH MAJOR SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED IN THE NE 1/4 SEC. 9, T. 1S, R. 4E OF P.M.M., GALLATIN COUNTY, MONTANA.

AREA UNIT 2C

FIRST FLOOR	1,612 SF
GARAGE	567 SF
TOTAL	2,179 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.



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FIRST FLOOR PLAN

UNIT 2D

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

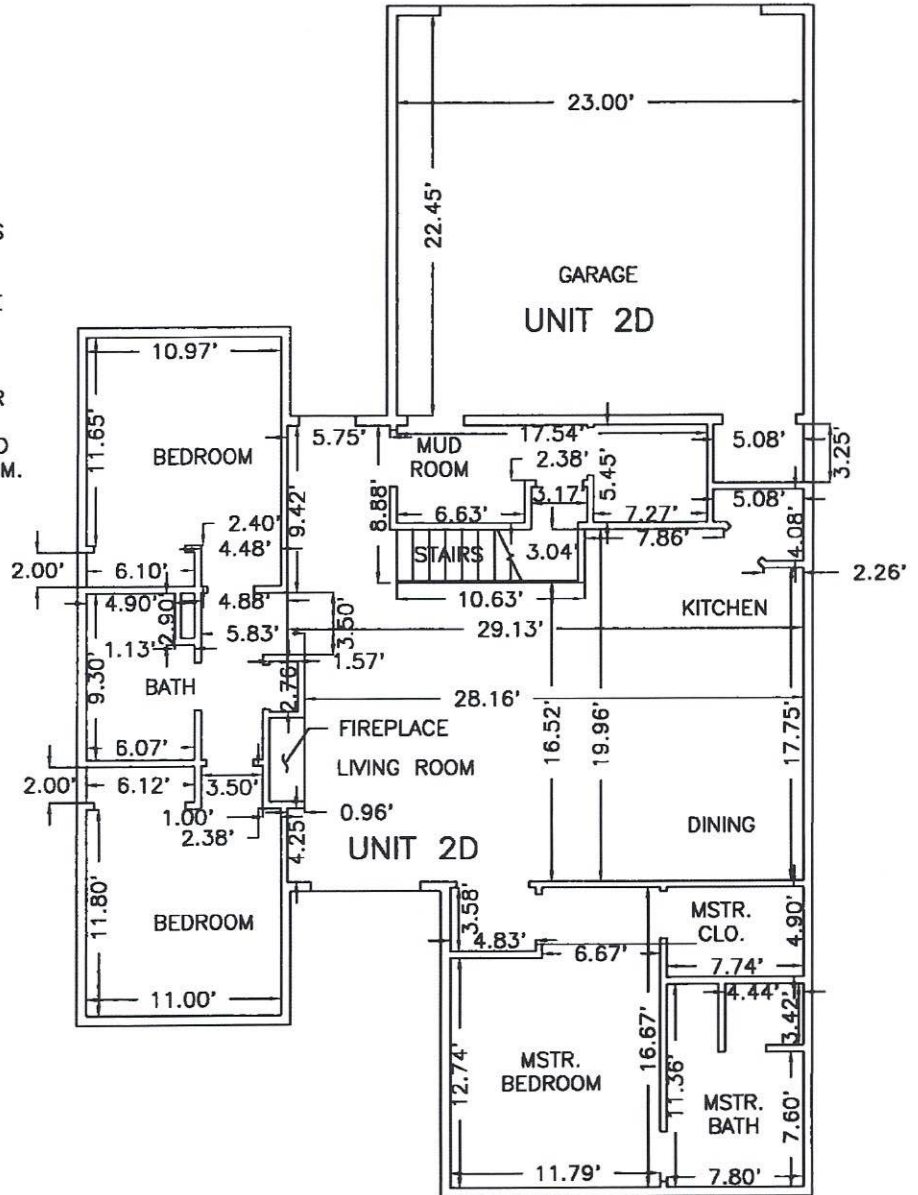
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AREA UNIT 2D

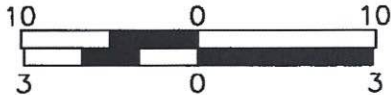
FIRST FLOOR	1,613 SF
SECOND FLOOR	398 SF
GARAGE	567 SF
TOTAL	2,578 SF

NOTES

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SECOND FLOOR PLAN

UNIT 2D

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

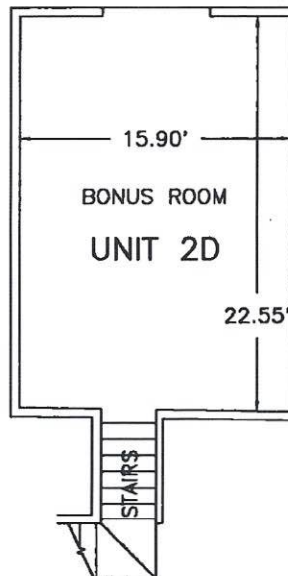
LOT 1, GALLATIN RIVER FARM NORTH MAJOR
 SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED
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AREA UNIT 2D

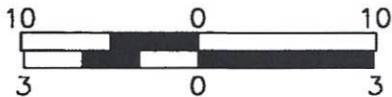
FIRST FLOOR	1,613 SF
SECOND FLOOR	415 SF
GARAGE	567 SF
TOTAL	2,595 SF

NOTES

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FIRST FLOOR PLAN

UNIT 2E

CROFT FARMS CONDOMINIUMS

LEGAL DESCRIPTION

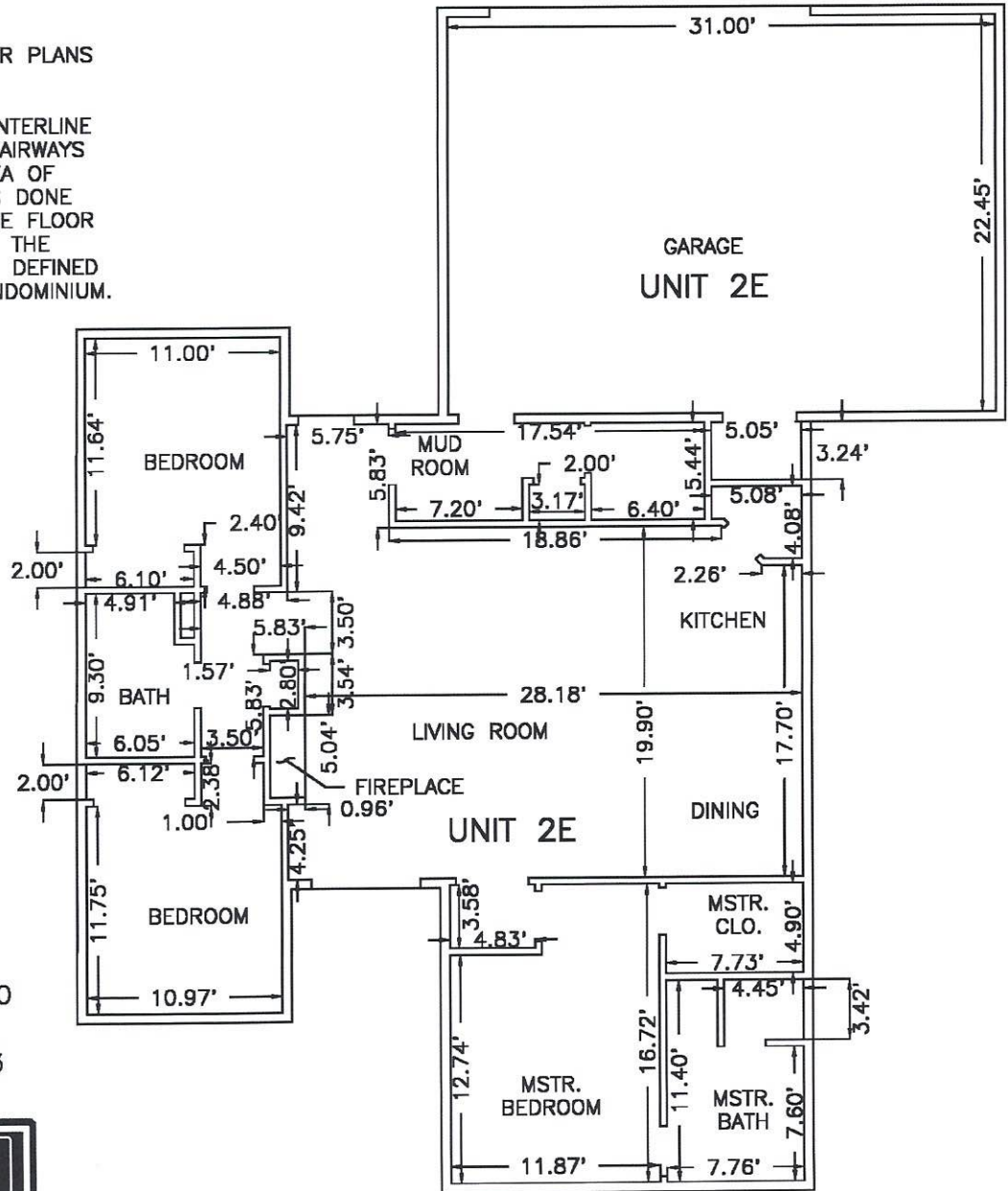
LOT 1, GALLATIN RIVER FARM NORTH MAJOR
 SUBDIVISION, PHASE 2 [PLAT J-504], LOCATED
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AREA UNIT 2E

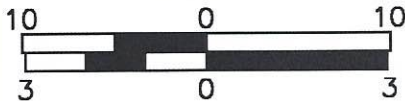
FIRST FLOOR	1,618 SF
GARAGE	755 SF
TOTAL	2,373 SF

NOTES

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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.	1610 sq. ft.	9%
1	1	Unit 1B	93 Croft Farms Road	Bonus room above garage	2069 sq. ft.	12%
1	1	Unit 1C	95 Croft Farms Road	Typ.	1610 sq. ft.	9%
1	1	Unit 1D	97 Croft Farms Road	Bonus room above garage	2070 sq. ft.	12%
1	1	Unit 1E	99 Croft Farms Road	Angled garage	1603 sq. ft.	9%
2	2	Unit 2A	31 Croft Farms Road	Typ.	1661 sq. ft.	9%
2	2	Unit 2B	33 Croft Farms Road	Bonus room above garage	2028 sq. ft.	11%
2	2	Unit 2C	35 Croft Farms Road	Typ.	1612 sq. ft.	9%
2	2	Unit 2D	37 Croft Farms Road	Bonus room above garage	2028 sq. ft.	11%
2	2	Unit 2E	39 Croft Farms Road	Garage	1618 sq. ft.	9%
Total					17,909 sq. ft.	100%

Square footage calculation does not include garage square footage. Percentages are rounded up to the nearest tenth.



CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

I, Jason Karp, Planner for the Belgrade City-County Planning Office, do hereby certify that the Declaration for the Croft Farms Condominiums, submitted June 18, 2018, by FHG Construction, Inc, 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)(b), MCA.

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

Lot 1 of Gallatin River Farm North Major Subdivision Phase 2, Plat J-504, located in the NE ¼ of Section 9, T1S, R4E, P.M.M. Gallatin County, Montana, according to the official plat thereof on file and of record in the office the County Clerk and Recorder of Gallatin County, Montana. The addresses of the Condominiums are 31,33,35,37,39 Croft Farms Road, Belgrade, MT, 59714.

The Declaration is exempt because the condominiums are to be constructed on land that: (1) was expressly contemplated for the construction of condominiums and; (2) the condominium proposal is in conformance with applicable local zoning regulations.

DATED this 19th Day of June 2018.

KNSpadafne, Krishn Spadafne, Planning Assistant

Jason Karp, Belgrade City-County Planning Director