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Charlotte Mills - Gallatin County, MT MISC



**FIRST SUPPLEMENTAL DECLARATION
FOR THE
NAOMI ROSE CONDOMINIUMS**

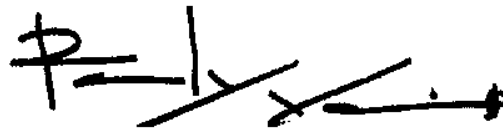
CERTIFICATE OF FLOOR PLAN

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

That the floor plan and site plan for 33A and 33B Naomi Rose Lane, of NAOMI ROSE CONDOMINIUMS, are situated according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana, as duly filed with this First Supplemental Declaration hereof, fully and accurately depict the layout, location, unit designation and dimensions of NAOMI ROSE CONDOMINIUMS, and that such floor plan and site plan are accurate copies of the plans filed with and approved by the officials and officers of Gallatin County, having jurisdiction to issue land use permits.

The floor plan accurately depicting the layout, location, unit designation and dimensions of each unit as-built, shall be recorded by the Declarant within thirty (30) days from the date of completion of the building or from the date of occupancy of the building, whichever first occurs.

DATED this 29th day of March, 2017.



REGISTERED PROFESSIONAL ARCHITECT
Number: 2393

**FIRST SUPPLEMENTAL DECLARATION
FOR THE
NAOMI ROSE CONDOMINIUMS**

By this First Supplemental Declaration made this 29th day of March, 2017, CHASE-SKOGEN CONSTRUCTION, INC., the undersigned supplements the prior Declaration for the NAOMI ROSE CONDOMINIUMS filed on March 10, 2017 as Document No. 2574184, and the First Amendment to the Declaration for the NAOMI ROSE CONDOMINIUMS filed on March 14, 2017 as Document No. 2574531, both in the office of the County Clerk and Recorder of Gallatin County, Montana. This First Supplemental Declaration is made pursuant to Articles VI and VII and other appropriate provisions of said Declaration.

1. The second paragraph of Article II., Real Estate, subparagraph Description shall be amended as follows:

The condominium units in NAOMI ROSE CONDOMINIUMS consist of three (3) buildings listed as 14 and 16 Naomi Rose Lane, 15 Naomi Rose Lane, Units A, B, C and D, and 33A and 33B Naomi Rose Lane. Under the expansion provision in Article IV, it is contemplated that the condominium units in NAOMI ROSE CONDOMINIUMS shall eventually consist of a total of thirty (30) separate buildings, consisting of a total of sixty (60) units, two (2) units or four (4) units per building. The provisions of this Declaration and Bylaws shall be construed to be covenants running with the land, and shall include every unit and shall be binding upon the Unit Owners, their heirs, successors, personal representatives and assigns for as long as this Declaration and Bylaws are in effect.

2. The last sentence in Article II., Real Estate, subparagraph Condominium Units shall be amended as follows:

The Units comprising the condominium are contained in three (3) buildings.

3. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Percentage of Interest, the percentage of interest in general common elements shall be amended as follows:

UNIT	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
14 Naomi Rose Lane	1525	11.42150%
16 Naomi Rose Lane	1525	11.42150%
15 Naomi Rose Lane, Unit A	1813	13.57850%
15 Naomi Rose Lane, Unit B	1813	13.57850%
15 Naomi Rose Lane, Unit C	1813	13.57850%

15 Naomi Rose Lane, Unit D	1813	13.57850%
33A Naomi Rose Lane	1525	11.42150%
33B Naomi Rose Lane	<u>1525</u>	<u>11.42150%</u>
TOTALS	13,352	100%*

* subject to the expansion provision below.

4. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Voting Interest shall be amended as follows:

For the purposes of this Declaration and the expanded Declaration as set forth below, the voting interest of the Unit Owner or Owners in all matters concerning the Association of the Unit Owners shall be equal to the other units in accordance with the Bylaws of the Association of the Unit Owners. For the present, each of the original eight (8) units shall have one vote per unit, for a total of eight (8) votes.

5. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Floor Plans and Exhibits, the first paragraph shall be amended as follows:


NAOMI ROSE CONDOMINIUMS will consist of three (3) buildings and the real property described in **Exhibit A** which contains eight (8) units as shown on the floor plans.

6. Except as amended and clarified as set forth above, the Declaration for the NAOMI ROSE CONDOMINIUMS shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this First Supplemental Declaration to be made and executed according to and under the provisions of the Unit Ownership Act, Title 70, Section 23, M.C.A., and the Declaration for the NAOMI ROSE CONDOMINIUMS.

CHASE-SKOGEN CONSTRUCTION, INC.

By:

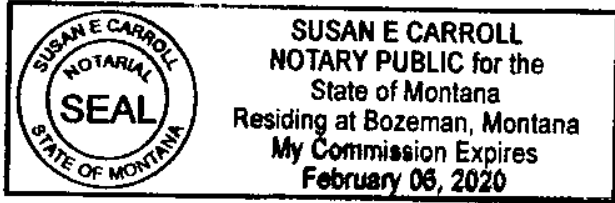


 Jesse Chase, President

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 29th day of March, 2017, before me, a Notary Public in and for the State of Montana, personally appeared Jesse Chase, known to me to be the President of CHASE-SKOGEN CONSTRUCTION, INC., the Declarant, and acknowledged to me that he executed the same on behalf of the corporation.

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



Susan E. Carroll

Notary Public for the State of Montana
Printed Name: Susan E. Carroll

EXHIBIT A

Lot 49A of the Amended Plat of Lots 49, 50, 51, 52 & 53 of Galactic Park Subdivision, Gallatin County, Montana, according to the official plat thereof on file in the Gallatin County Clerk and Recorder's Office, Gallatin County, Montana (Plat J-414-C).

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GALLATIN COUNTY

CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

I, Manager of Subdivision and Zoning for Gallatin County, Montana, do hereby certify that the First Supplemental Declaration for Naomi Rose Condominiums made March 29, 2017, by Jesse Chase, President of CHASE-SKOGEN 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(2), MCA.

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


Lot 49A of the Amended Plat of Lots 49, 50, 51, 52 & 53 of Galactic Park Subdivision, Gallatin County, Montana, according to the official plat thereof on file in the Gallatin County Clerk and Recorder's Office, Gallatin County, Montana (Plat J-414-C).

The Declaration is exempt because the condominiums are to be constructed on land that was subdivided in compliance with Parts 5 and 6 of the Subdivision and Platting Act. The units subject to this Declaration are exempt because the subject condominiums are in conformance with the requirements of the Four Corners Zoning Regulations.

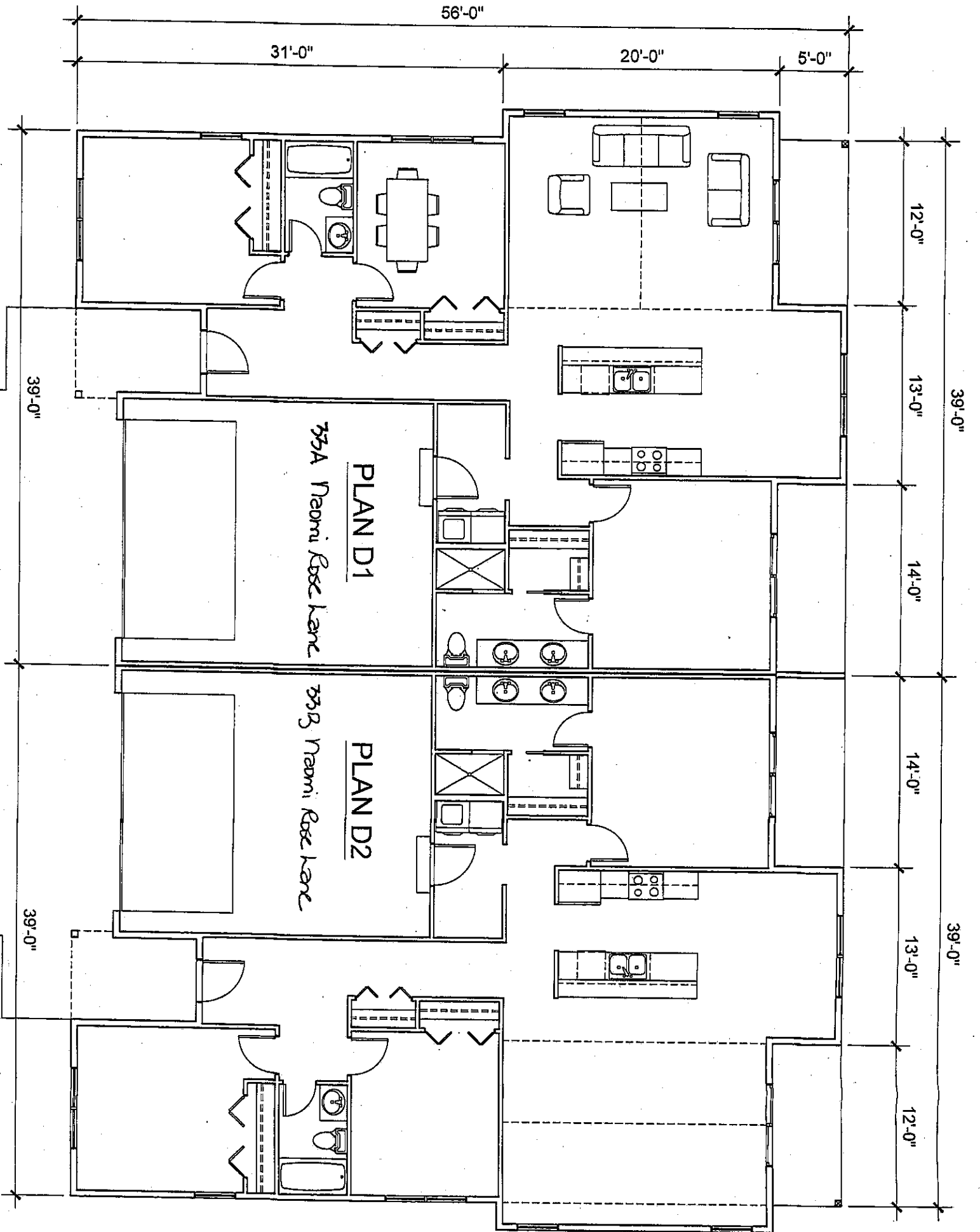
Any future amendment to the Preliminary Declaration for the Naomi Rose Condominiums or to any final Declaration that adds units to the Condominium Declaration for the Naomi Rose Condominiums within Lots 49, 50, 51, 52 and 53 of the Galactic Park Subdivision requires, for each amendment, an additional declaration of condominium exemption from the Gallatin County Planning Department.

This Certificate of Exemption in no way obviates the declarants' responsibility to file a final declaration as required under the Montana Unit Ownership Act.

DATED this 10th Day of April, 2017



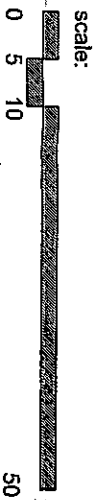
W. Randall Johnson, AICP;
Manager, Subdivision and Zoning




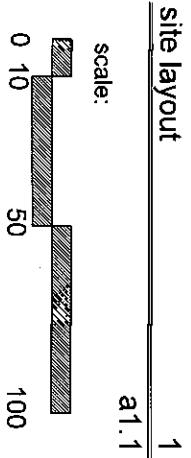
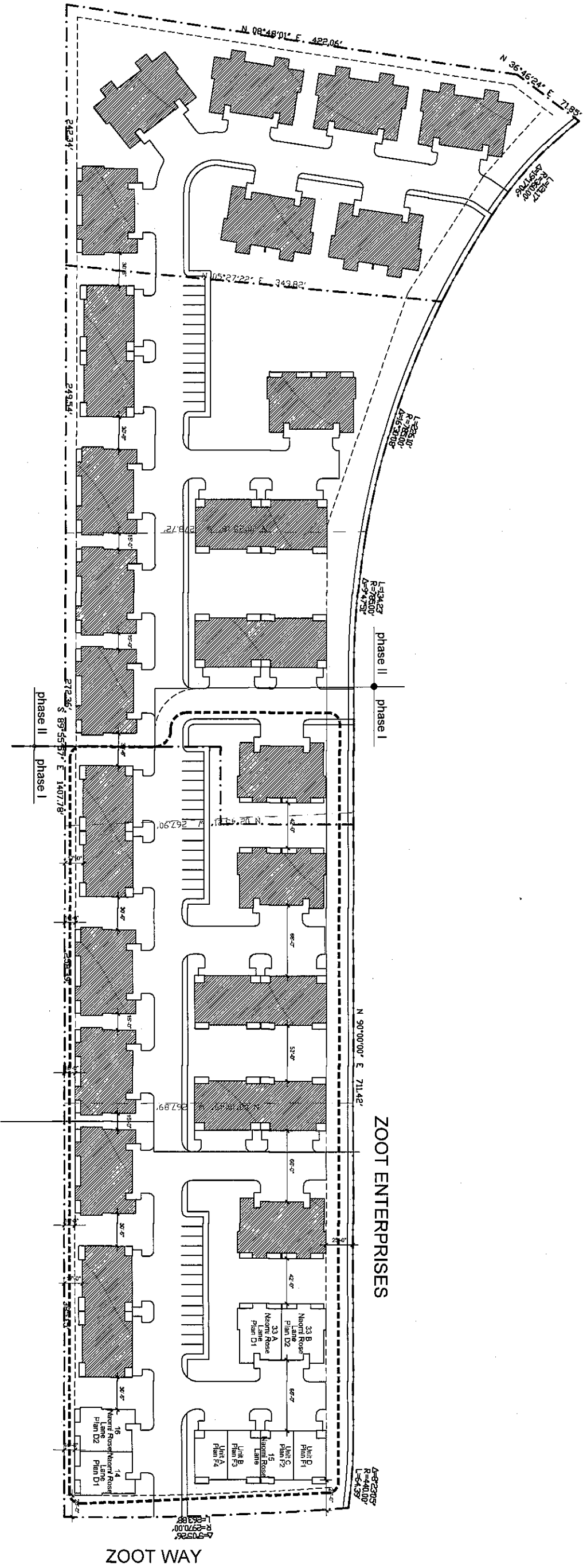
Naomi Rose Condominium Duplex Plan

sq. ft. summary:

Plan D1.....	1,525
Garage.....	453
Plan D2.....	1,525
Garage.....	453

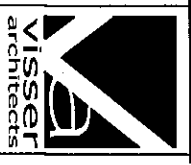


 VISSIER architects	Naomi Rose Condominiums four corners montana	drawing
issued for Review _____ _____ _____ _____ _____	issue date: _____	E.V. R drawing



drawing
a1.1
site plan

Naomi Rose Condominiums
four corners montana



Issue date:
EW.C
Issued for
Review

a1.1
site plan
drawing