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Charlotte Mills - Gallatin County, MT MISC



THIRD 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 50, 52, 68, 72, 86 and 90 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 Third 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 27th day of April, 2017.



REGISTERED PROFESSIONAL ARCHITECT
Number: 2393



GALLATIN COUNTY

CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW

I, Manager of Subdivision and Zoning for Gallatin County, Montana, do hereby certify that the Third Supplemental Declaration for Naomi Rose Condominiums made April 27, 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 4th Day of May, 2017


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

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

By this Third Supplemental Declaration made this 27th day of April, 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, the First Amendment to the Declaration for the NAOMI ROSE CONDOMINIUMS filed on March 14, 2017 as Document No. 2574531, the First Supplemental Declaration for the NAOMI ROSE CONDOMINIUMS filed on April 10, 2017 as Document No. 2576763, and the Second Supplemental Declaration for the NAOMI ROSE CONDOMINIUMS filed on April 25, 2017 as Document No. 2578108, all in the office of the County Clerk and Recorder of Gallatin County, Montana. This Third 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 seven (7) buildings listed as 14 and 16 Naomi Rose Lane, 15 Naomi Rose Lane, Units A, B, C and D, 33A and 33B Naomi Rose Lane, 49A and 49B Naomi Rose Lane, 50 and 52 Naomi Rose Lane, 68 and 72 Naomi Rose Lane, and 86 and 90 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 seven (7) 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	5.96822167%
16 Naomi Rose Lane	1525	5.96822167%

15 Naomi Rose Lane, Unit A	1813	7.09533499%
15 Naomi Rose Lane, Unit B	1813	7.09533499%
15 Naomi Rose Lane, Unit C	1813	7.09533499%
15 Naomi Rose Lane, Unit D	1813	7.09533499%
33A Naomi Rose Lane	1525	5.96822167%
33B Naomi Rose Lane	1525	5.96822167%
49A Naomi Rose Lane	1525	5.96822167%
49B Naomi Rose Lane	1525	5.96822167%
50 Naomi Rose Lane	1525	5.96822167%
52 Naomi Rose Lane	1525	5.96822167%
68 Naomi Rose Lane	1525	5.96822167%
72 Naomi Rose Lane	1525	5.96822167%
86 Naomi Rose Lane	1525	5.96822167%
90 Naomi Rose Lane	<u>1525</u>	<u>5.96822167%</u>
TOTALS	25,552	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 sixteen (16) units shall have one vote per unit, for a total of sixteen (16) votes.

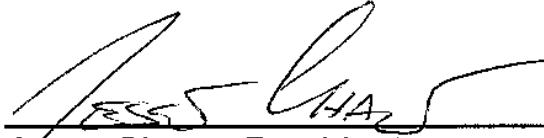
5. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph Floor Plans and Exhibits, the first paragraph shall be amended as follows:

NAOMI ROSE CONDOMINIUMS will consist of seven (7) buildings and the real property described in **Exhibit A** which contains sixteen (16) 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 Third 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.

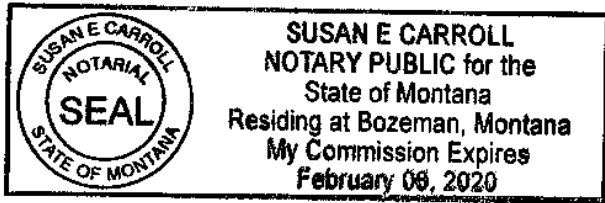
CHASE-SKOGEN CONSTRUCTION, INC.

By: 
Jesse Chase, President

STATE OF MONTANA)
) ss.
County of Gallatin)

On this 21st day of April, 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.




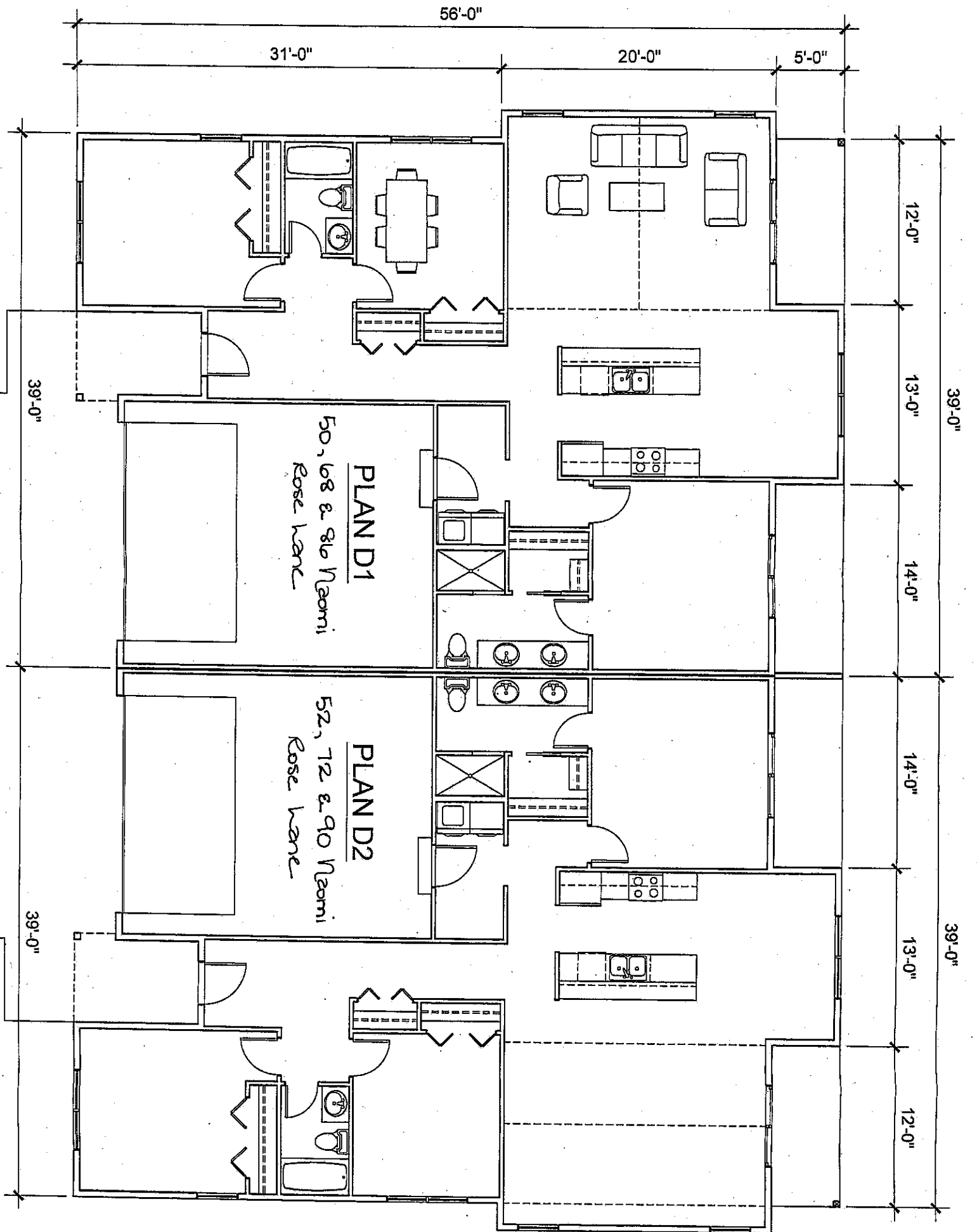

Notary Public for the State of Montana
Printed Name: Susan E. Carroll

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).



Naomi Rose Condominium Duplex Plan

sq. ft. summary:

scale:	0	5	10	50
Plan D1.....	1,525			
Garage.....	453			
Plan D2.....	1,525			
Garage.....	453			

 VISSAR architects	Naomi Rose Condominiums four corners montana	drawing	
Issued for Review _____ _____ _____	Issue date: _____	Ew. R drawing	

