

**GENERAL INFORMATION ON
SPAIN BRIDGE MEADOWS SUBDIVISION PHASE 1**

1. This document is to be SIGNED, DATED AND ATTACHED TO EACH EARNEST MONEY RECEIPT AND AGREEMENT TO SELL AND PURCHASE. The information contained herein is designed to be helpful and answer questions commonly asked. However it may or may not be all inclusive.

2. The lands located in Spain Bridge Meadows Subdivision are being developed and are being sold by Spain Bridge Meadows, LLC, herein after referred to as the "Developer".

The lands have been platted in conformance with state and local subdivision regulations and standards. The Final Plat of Spain Bridge Meadows Subdivision Phase 1 has been filed with the Gallatin County Clerk and Recorder.

The restrictions as to usage for this land are set forth in the *Declaration of Protective Covenants and Restrictions for Spain Bridge Meadows Subdivision*, the *Design Guidelines* and the *Management Plan for the Farm Element and Additional Open Space Lands*, and the East Gallatin Zoning District Regulation. A buyer should carefully review these documents and check with any county regulations to make certain the buyer's intended use of the lot is permitted. A buyer should review a copy of the plat of the subdivision, and make him/herself aware of the zoning or potential development of adjacent properties.

3. The Seller is providing owner's title insurance from Security Title Company to assure that the buyer receives marketable title. Any exceptions shall be set forth in the general and special exceptions shown on the preliminary title commitment, which shall be furnished to the buyer prior to closing. A buyer should carefully review these exceptions.

Upon full payment of the purchase price and filing, the buyer shall receive a Warranty Deed conveying merchantable title to the property, subject to the general and special exceptions noted in the title insurance policy. The final plat shows any necessary easements to allow construction and maintenance of utilities, both to, and within, the subdivision.

4. Spain Bridge Meadows Subdivision is located in the Central Valley Fire District. The developer shall provide a water source from two fire ponds to be located in the open space of Spain Bridge Meadows Subdivision, as delineated on the plat.

5. Spain Bridge Meadows Subdivision is located within the Belgrade School District, the Central Valley Fire District, and the Belgrade Postal Service jurisdictions.

Buyer's initials_____

(12/20/06)

Seller's initials_____

6. Underground power, natural gas and telephone is being provided by the Developer underground in the utility easements of Spain Bridge Meadows Subdivision Phase 1. Be aware however, that the schedule for installation is controlled by the utility providing the service. Buyer should make their own investigation regarding costs to bring any and all of these services to future improvements on the lot. Bresnan Communications has also agreed to install their cable in the utility easement, but service shall not be activated until Bresnan Communications determines there are sufficient houses to warrant activating service capability.

7. On-site improvements including paved streets and utilities (as noted above in # 6) within the Spain Bridge Meadows Subdivision have been completed by the Developer at his cost, and no assessment shall be made to the lot owners for these improvements.

8. Property taxes are based upon the appraised value of the land together with all improvements, and are determined by the Gallatin County Assessor.

9. The Developer has paved all internal subdivision roads. Offsite improvements for improving the intersection of Airport Road from the west boundary of the subdivision to Springhill Road, and in compliance with Gallatin County paved collector standards have been completed. In addition Developer shall make certain improvements to, and pave to Gallatin County standards, Spain Bridge Road from where the paving ends at the south end near its intersection with Airport Road to the north property line of the subdivision, concurrent with the platting of Phase 2. These shall be completed as required by the Gallatin County Road Department and as delineated on the plat.

10. Each lot owner in Spain Bridge Meadows Subdivision shall have a well drilled to obtain water for domestic and landscaping care uses at the time of construction of a residence. Specific requirements for each lot are outlined in the State of Montana Department of Environmental Quality Certificate of Subdivision Plat Approval and all wells shall comply with the rules and regulations of the Spain Bridge Meadows County Water and Sewer District.

11. Each lot owner in Spain Bridge Meadows Subdivision shall have an individual sewage disposal system installed at the time of construction of a residence. An owner will need to contact the Gallatin County Health Department to obtain a permit for the sewage disposal system. Septic systems with Level 2 treatment and pressure dosed drainfields are required. Specific requirements for each lot are outlined in the State of Montana Department of Environmental Quality Certificate of Subdivision Plat Approval and all sewage disposal systems shall comply with The Spain Bridge Meadows County Sewer and Water District. Each septic system shall include an "Eliminite" waste water treatment system as required by the Montana Department of Environmental Quality (MDEQ).

Buyer's initials_____

(12/20/06)

Seller's initials_____

12. A waiver of right to protest the creation of Rural Improvement Districts and Water and Sewer Districts has been signed by the Developer.

13. Trails and parks are in the process of being constructed by the Developer and shall be maintained consistent with the trails and parks plan, as delineated on the Master Plan Map. This plan is binding upon the Association and the individual lot owners.

14. The Declaration of Protective Covenant and Restrictions for Spain Bridge Meadows Subdivision includes a section of specific provisions required by the county.

16. A Homeowners' Association for Spain Bridge Meadows Subdivision shall be created. Initial homeowner's dues are estimated to be \$75 per month. The dues shall initially include but not be limited to payment of the following: a) snow plowing and maintenance of internal subdivision roads, b) maintenance of entry landscaping and signage, c) maintenance of perimeter boundary fencing, d) maintenance of trails, parks, ponds and open space, e) farm and open space management costs.

17. The entire Spain Bridge Meadows Subdivision encompasses 518.73 acres and has preliminary plat approval for two phases, with Phase 1 already platted. When fully completed there shall be 100 single-family home sites, with 318.50 acres within Spain Bridge Meadows Subdivision remaining as common open space (parks) and agricultural open space.

The undersigned acknowledges that (he has), (she has), (they have) read through the foregoing and has received a copy of the Final Plat map, and *Declaration of Protective Covenants and Restrictions*, the *Design Guidelines for Spain Bridge Meadows Subdivision* and the *Land Management Plan* prior to entering into a contract to purchase a lot(s) located in Spain Bridge Meadows Subdivision.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

SALES REPRESENTATIVE'S CERTIFICATION

I hereby certify that I have made no statements contrary to the above information.

SALES AGENT _____ DATE _____