

**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 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.
3. 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 *Land Management Plan*, 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.
4. 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.
5. 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.
6. Spain Bridge Meadows Subdivision is located in the Central Valley Fire District. The developer has provided a fire pond as water source in the open space of Spain Bridge Meadows Subdivision, as delineated on the plat. All homes to be constructed with fire suppression systems.
7. Spain Bridge Meadows Subdivision is located within the Belgrade School District and the Belgrade Postal Service jurisdictions.
8. Underground power, natural gas and telephone are 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 installed their cable in the utility easement, but service shall not be activated until Bresnan Communications determines there are sufficient houses to warrant activating

Buyer's Initials _____/_____

Seller's Initials _____

service capability.

9. 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.
10. HOA has initiated the formation of a Road Maintenance Rural Improved District(RID) to fund the eventual asphalt overlay of the internal roads. Anticipated cost to each lot owner is approximately 550 dollars a year for the next 8-10 years.
11. Property taxes are based upon the appraised value of the land together with all improvements, and are determined by the Gallatin County Assessor. The RID assessment (#10 Above) will be included on the property tax bill.
12. 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.
13. 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.
14. 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 drain fields 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).
15. A waiver of right to protest the creation of Rural Improvement Districts and Water and Sewer Districts has been signed by the Developer.
16. The Declaration of Protective Covenant and Restrictions for Spain Bridge Meadows Subdivision includes a section of specific provisions required by the county.
17. A Homeowners' Association for Spain Bridge Meadows Subdivision shall be created. Initial homeowner's dues are \$20 per month for lots, and \$50.00 a month for a lot with a home. 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

Buyer's Initials _____/_____

Seller's Initials _____

fencing, d) maintenance of trails, ponds and open space, e) farm and open space management costs.

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

BUYER _____ Date _____

BUYER _____ Date _____

SELLER _____ Date _____