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**BROWNSTONE CONDOMINIUM DECLARATION  
BIG SKY, GALLATIN COUNTY, MONTANA**

WHEREAS, Brownstone Development, LLP (hereinafter referred to as “Declarant”), is the owner in fee simple of those certain lands being developed by Brownstone Development, LLP more particularly described as:

Lot 1 of Northfork Creek Subdivision, located in Section 35, Township Six South (T6S), Range Three East (R3E), P.M.M. Gallatin County, Montana;

and

NOW THEREFORE, the Declarant does hereby establish, dedicate, declare, publish the following condominium declaration in accordance with Montana Statutes 70-23-301 et. seq. MCA (hereinafter referred to as “declaration”) which shall run with the land and shall be binding upon and be for the benefit and value of the Declarant, and persons claiming under it, its grantees, successors and assigns (hereinafter referred to as “owners” or “owner”).

(1) The land upon which the condominium for which this declaration is created is legally described as follows:

Lot 1 of Northfork Creek Subdivision, located in Section 35, Township Six South (T6S), Range Three East (R3E), P.M.M. Gallatin County, Montana.

(2) The name of the property shall be known as Brownstone Condominiums. The condominium when completed will be a collection of eight two story homes built slab on grade. The homes are constructed of high quality wood frame construction, built slab on grade with steel roofs.

(3) The unit designation, location, approximate area of each unit and other necessary information for identification is attached as exhibit A.

(4) The general common elements essentially include the open space around which the condominium units are built. The development resides on a ten acre plot which includes two waterfalls, access to Middle Fork Creek, a ski trail access. Each unit will have a one eighth interest in and to the common elements.

(5) Each single family residence shall be afforded a privacy area or limited common element that shall extend by the width of the residence from the front of the residence to the street and shall extend by the width of the residence from

the rear of the residence to fifty feet. Said privacy area, shall be exclusively used by the resident with the exception of any maintenance required on said premises provided by the ownership association. The property has no other limited common elements.

(6) All of the buildings and all of the units are intended to be used as single family dwellings.

(7) Person to receive service of process: Jim McEnroe

(8) There are no other details to declare with regard to the property at this time.

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Randy R. Brown  
Managing Partner Brownstone Development, LLP