

BRIDGER SHADOWS SUBDIVISIONS - General Conditions - August 28, 2025

1. This document is to be SIGNED, INITIALED, DATED BY BUYER(S), AND ATTACHED AS PART OF EACH BUY/SELL AGREEMENT. The information contained herein is designed to be helpful and answer questions commonly asked. However it may or may not be all inclusive. Earnest money to be payable to Security Title Company at time of Buy-Sell Agreement.

2. The lands located in Bridger Shadows Subdivisions have been developed and are being sold by Riverwood One LLC, hereafter referred to as the "Developer".

The lands have been developed and are being subdivided in conformance with state and local subdivision regulations and standards. Both the Preliminary Plat application, which received approval from the Gallatin County Commission, and the Final Plat application, which has approval from the Gallatin County Commission, are available for review at the listing agent's office (Benchmark Real Estate Brokers). The plat applications include an Environmental Assessment as required by Gallatin County Subdivision Regulations. The restrictions as to usage for the land are set forth in the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BRIDGER SHADOWS SUBDIVISIONS and local zoning regulations. A buyer should carefully review the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BRIDGER SHADOWS SUBDIVISIONS) and review the applicable zoning regulations to make certain the buyer's intended plans for the lot are permitted. A buyer should review a copy of the referenced Plat applications, and make (himself), (herself), (themselves) aware of the zoning of adjacent properties. By signing this document, Buyer acknowledges receipt of a copy of the referenced declaration of protective covenants, of which have been recorded with Gallatin County.

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

Upon full payment of the purchase price the buyer will 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 application referenced in item 2 above shows any necessary easements to allow construction and maintenance of utilities, both to, and within, the subdivision.

4. Bridger Shadows subdivisions are located in the Central Valley Fire District. No pressurized fire hydrants are installed or required. A pond (fire fill point) has been built to provide water for fire fighting purposes. Each home will be required to install a fire suppression system that is to be inspected by the Central Valley Fire Department.

5. Underground power, natural gas, and communication utilities are being provided by the Developer and installed by the utility companies in the access and utility easements of Bridger Shadows Subdivisions. When extending utilities to the home-site, electrical power and natural gas will have additional fees associated with them from the utility company(s). Buyer should make their own investigation to verify any changes in installation rates that may occur.

6. Property taxes are based upon the appraised value of the lot and/or with improvements, and are determined by the Gallatin County Assessor.

7. On-site improvements including paved streets and necessary utilities within Bridger Shadows Subdivisions have been completed by the developer at its own cost, and no assessment will be made to the lot owners for these existing improvements.

8. The internal roads are public roads for public use, see the referenced plat applications for additional information.

The Home Owners Association is:

- Required to maintain all interior roads and entry features including any signage, kiosk, mailboxes, and all landscape materials. - Responsible for the maintenance of all common open space within the development. - Responsible for the maintenance of all fencing located along the exterior boundary lines of all tracts and/or open spaces.

9. Homeowners Association dues are established by the Homeowners Association Board of Directors. The dues will be used in a manner that promotes the general welfare and safety of the Association members and will include, but may not be limited to, the following: a) Snow plowing and maintenance of internal streets. b) Maintenance of perimeter boundary fencing. c) Maintenance of common landscaping and entry features. d) Insurance coverage for Association owned or maintained property. e) Maintenance and/or improvement of commonly maintained grounds.

10. All lots are limited to one driveway access with the exception of lots 2&3 Bridger Shadows East and lot 25 Bridger Shadows West. Please reference the "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BRIDGER SHADOWS SUBDIVISIONS" for additional driveway requirements. Roads within Bridger Shadows Subdivisions provide connectivity to undeveloped lands bordering the Bridger Shadows as required by Gallatin County Road Department and may be installed and extended at a future date. These extensions include the north end of Liberty Dr. to the east and Tippet Trail extending across Hyalite Creek to the west near the Riverwood / Bridger Shadows mailboxes.

11. Each lot shall be used for one single family residence which shall be located in the approved building setbacks. Buyer should review the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BRIDGER SHADOWS SUBDIVISIONS and BRIDGER SHADOWS DESIGN REVIEW GUIDELINES (DRG'S) to make certain the buyer's intended plans for the lot are permitted. Additional dwelling units (ADU's) are not permitted.

12. Each purchaser in “Bridger Shadows East” is responsible to construct their own onsite septic system as required by the State of Montana DEQ. The septic systems approved for Bridger Shadows East are above ground sand mound systems as illustrated in Certificate of Subdivision Approval (COSA). Buyers are encouraged to verify with the Gallatin County Health Department for any changes to local regulations. The buyer is responsible for the cost of installation of the system and must install the system according to the approved application.

13. Each purchaser in “Bridger Shadows West” is responsible to install the pre-approved septic system using the E-One sewer grinder pump system as approved by the State of Montana DEQ. The E-One system can be obtained from Ambiente H2O Inc. in Billings, MT. The developer has obtained approval for the installation of these systems. The buyer is responsible for the cost of installation of the system and connection to the sewer force main that connects to the community drainfield. All components of the septic system must be installed according to the approved application by MDEQ and Gallatin County Health department.

14. Potable water wells have been approved for all lots as illustrated in Certificate of Subdivision Approvals (COSA). Buyers are responsible for all well permitting and costs associated with the completion of the private domestic well drilled to 80-100 ft depth, including the installation of an appropriate sized pump. The Certificate of Subdivision Approval (COSA) for Bridger Shadows East and West provides the well locations. Buyer(s) should review any and all conditions associated with the completion of the wells on record with the Montana Department of Natural Resources (DNRC). Buyer shall install a water meter and back-flow preventer at the time of well completion. Water usage out of the individual wells determined by DNRC for each lot are limited .76 acre/feet/year for all lots in Bridger Shadows East and .37 acre/feet/year for all lots in Bridger Shadows West. Please refer to BRIDGER SHADOWS DESIGN REVIEW GUIDELINES (DRG’S) for water and irrigation table for Bridger Shadows East and West.

The undersigned acknowledges that (he has), (she has), (they have) read through the foregoing and has received and reviewed a copy the "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE BRIDGER SHADOWS SUBDIVISIONS and BRIDGER SHADOWS DESIGN REVIEW GUIDELINES (DRG’S)".

BUYER

DATE

BUYER

DATE

SALES REPRESENTATIVE'S CERTIFICATION

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

SALES REPRESENTATIVE / Seller

