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RETURN TO: Todd D. Glazier Glazier Law Firm, P.C. P.O. Box 202 Kalispell, Montana 59901



DECLARATION OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF NORTHLAND SUBDIVISION

THIS Declaration of Annexation is executed on this 29th day of September, 2009, by Bridgeland Development, LLP, a Montana company (hereinafter referred to as the "Developer").

RECITALS:

Developer has executed and recorded written Declaration of Covenants, Conditions and Restrictions of Northland Subdivision Phase I dated September 9, 2005, and recorded on September 15, 2005 with the office of the Flathead County Clerk and Recorder, Document Reception No. 200525815000 (hereinafter referred to as the "Declaration"); and

Pursuant to the terms and conditions of the Declaration, specifically Article IX thereof, the Developer retains the right to expand the effect of this Declaration to include all or part of the Expansion Property which is defined in Article I, Section 1.1; and

The Developer has opted to expand and include Phase II and Phase III, all of which is shown on Site Plan attached hereto as Exhibit "A" and made a part hereof by this reference.

ACCORDINGLY, the undersigned Developer hereby annexes into the Declaration as follows:

- 1. All of the above and foregoing Recitals form a part of the operative and substantive provisions of this Annexation.
- 2. The addition of real property now owned or owned in the future by Declarant identified in Phase II and Phase III shall be as shown and described on the Site Plans attached hereto as Exhibits "A" and "B."



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- 3. This Annexation of Phase II and Phase III shall be effective upon the date that this document is recorded in the office of the Flathead County Clerk and Recorder.
- 4. Except as annexed by this Declaration of Annexation, all of the terms and conditions of the Declaration shall be and remain the same and in full force and effect.
- 5. Let this document serve as notice to all future purchasers that all lots in Phase II and Phase III are subject to the Covenants, Conditions and Restrictions of Northland Subdivision Phase I dated September 9, 2005, and recorded on September 15, 2005 with the office of the Flathead County Clerk and Recorder, Document Reception No. 200525815000.

IN WITNESS WHEREOF, the Developer has executed this Declaration of Annexation effective the date and year first above written.

DEVELOPER: Bridgeland Development, LLP

By:

Marvin Galts,

President of Bridgeland Development, LLP

	: ss				
Flathead County)				
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STATE OF MONTANA

instrument was acknowledged before me this 27th day of September, 2009, by President of Expression Development, LLO

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Printed Name: Barbara M. Rily Notary Public for State of Montana

Residing at: Combie Falls MT

My Commission Expires: ___

NORTHLAND ERTIFICATE OF EXAMINING LAND SURVEYOR H. Burton, PLS 8428 A PLAT OF SIZMILA DETAIL B PHASEoa! VICINITY DIAGRAM DRIVE NORTHRISE LANE NORTHRISE LANE SW 1/4 SE 1/4 PARKUA AD AREA NE 1/4 CLOPONEAL INSTRUMENT RECORD No. STATE OF CLERK AND RECORDER STATE OF MONTAWA Worth F. Hughes, PLS 7322LS Public for the State of-Tathed County Chirk and Theoretails Montained

01H 10.00 FEET CH REBUR WITH EY No. 5615. ASE-3 BOUNDARY SECTION +" (3) 81 FOR: BRIDGELAND DEVELOPMENT, LLP PARK AREA (MAINTAINED BY HOUE OWNER ASSOCIATION) 13.34 % P. 1.13 85 PR NORTHLAND SUBDIVISION SE1/4 NW1/4, SECTION 1, T.28N., R.22W., P.M.,MT. 15 88 88 88 900 00 page 48 36 Lang 20 83 NO 200807815180 PHASE B (3) FLATHEAD COUNTY, MONTANA PHASE-3VICINITY DIAGRAM SECTION 1 to' utility Easement 100.00 28 27 26 **(** 3 (g) NORTHRISE LANE 1-15 L=67.82 108 (118) 9,455 9,7,7 **(** (a) 1.37.73 ROAD AREA (£) 88 18 DATE: MAY 2007 **3** 108.93 -10.00 80.00 80.00 ALLEY #1 --10.00 Northland Subdivision, Phase 1 Instrument No. 200521709370 17 80.00 20 (i) 8 CERTIFICATE OF CITY COUNCIL The City Council of designal functions, does threstly Certify that it has examined this subdishine pair and showing found the stants to conform to late, approved it and showing an example deductions of public use of any and all lands shown on this plat as each deduction. City Attorney, Kalispell, Montano CERTIFICATE_OF_CITY_ATTORNEY This part has been examined by the Offer of the City Attorney, according to Section 74—3-12(2) LCA. Inshiping usen fills Repart No._________and approved based on information submitted by the developer and/or his agent. PARKCLAND DEDICATION The Person of Common error designated on this plot shall be owned and monitolined by Person Acres 1, shall 1,180 and 1,180 are the person of the Administration of the Administr NORTHLAND DRIVE \$90,00'00'E 271.33 S90'00'00'E 271.33 φ (£) 80.00 150 E 10' Utility Easer 21 21 44 A HILLTOP AVENUE (E) 80.00 80.00 536.61 200 100 15 (£) ALLEY #2 25 27 28 28 (3) 80.00 11 11 170 170 170 170 (B) 0. 10.00 14.22 OF BEGINNING 10.00 10.173 st 7. 25 8 (187) 24 10.00 N03'20'24'E 10. S40'07'34 E 10.00 109.94 55°W 53°BASIS OF BEARING PER CPS. S00°48°55°W 2691.01 500°51°56°W 2590.37°C (500°51°56°W 2681.64) NORTHRIDGE HEIGHTS, SECTION & CERTIFICATE OF CLERK AND RECORDER STATE OF HOMBANA } File for record this County of Figthedd

CERTIFICATE OF EXAMINING LAND SURVEYOR

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James H. Burton, PLS 54285

Flathend County Clerk and Recorder Kalisman, Montuna

wan F. Hughes, PLS 7322LS 200



Dated Unia. rentative(s) of Bridgeland Development, LLP 200

iolary Public for the State of ___ The foregoing Desication was subscribed and acknowledged before me, a hadary holds by the above normed person(s). In withess whereat, I have hereunta set my wand and efficied by natural seal. 200

CERTIFICATE OF LAND SURVEYOR Commission expires:





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