

CONDOMINIUM DISCLOSURE/ADDENDUM

To be signed prior to entering into any Buy/Sell Agreement for the sale of a Condominium

1 In reference to the real property commonly known as _____
2 _____
3 and in accordance with the Montana Unit Ownership Act:

5 A majority of the condominium units may be owned by one person, corporation or other legal entity. Any
6 bylaws and administrative regulations governing the operation of the development and the association, as
7 adopted by the association, may have been adopted by the Seller or other person acting as a majority of the
8 unit owners and any change in the bylaws or administrative regulations occurring while the Seller or other
9 person constitutes a majority of the unit owners may be made only with the approval of the Seller or other
10 person constituting a majority of unit owners.

12 Any Buy-Sell Agreement is not effective until 72 hours after a buyer has received a copy of the Montana
13 Unit Ownership Act, the bylaws of the association, and any administrative regulations governing the
14 operation of the project or the association. During said 72 hours a buyer may withdraw any offer without
15 penalty.

17 _____
18 Seller Date

21 _____
22 Seller Date

25 The undersigned acknowledge(s) that he/she/they/it received a copy of the Montana Unit Ownership
26 Act, the bylaws of the association, and any administrative regulations governing the operation of the project
27 or the association on _____ at _____ a.m. p.m. (Mountain Time). If
28 the undersigned enter(s) into a Buy/Sell Agreement then this Condominium Disclosure/Addendum shall
29 become an integral part of said Buy/Sell Agreement.

31 _____
32 Buyer Date

35 _____
36 Buyer Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.