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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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Meridian, Idaho 83642
(208) 424-0020
www.tollbrothers.com

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=6 BONNIE OBERBILLIG
PIONEER TITLE CANYON - CALDWELL

2022-055663
06/14/2022 04:23 PM
\$25.00

**FIRST ANNEXATION SUPPLEMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
CRESTA DEL SOL COMMUNITY

CRESTA DEL SOL SUBDIVISION NO. 2**

This First Annexation Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Cresta Del Sol Community (this “**First Annexation Supplement**”) is made effective as of the date this First Annexation Supplement is recorded in the real property records of Ada County, Idaho (the “**Effective Date**”), by Toll Southwest LLC, a Delaware limited liability company (“**Developer**”).

WHEREAS, Developer recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements for Cresta Del Sol Community in the real property records of Ada County, Idaho as Instrument No. 2022-045942 (the “**Declaration**”). Capitalized terms not otherwise defined in the text of this First Annexation Supplement are defined in the Declaration.

WHEREAS, Article 11 of the Declaration provides that Developer has the right to annex phases into the Community at any time by recording a supplement to the Declaration declaring the applicable real property to be part of the Community and subject to the Declaration.

WHEREAS, Developer owns the real property that is legally described as follows (the “**Phase 2 Property**”):

All of Cresta Del Sol Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho, on June 13, 2022, as Instrument No. 2022-055252, a copy of which is attached hereto as Exhibit A (the “**Phase 2 Plat**”).

WHEREAS, Developer desires to record this First Annexation Supplement to annex the Phase 2 Property in to the Community as contemplated by Article 11 of the Declaration.

NOW, THEREFORE, **Developer hereby declares that the Phase 2 Property, and every Lot and portion thereof, is hereby annexed into the Community and is hereby subject to all of the terms and conditions of the Declaration.** The Declaration (as supplemented by this First Annexation Supplement) (a) runs with the Phase 2 Property; (b) is binding upon, and inures to the benefit of, any person or entity or acquiring any right, title, or interest in any portion of the Phase 2 Property; and (c) inures to the benefit of, and is binding upon, Developer.

Developer hereby designates Lots 51 and 56 in Block 1; Lot 2 in Block 2 Lot 2, 5 and 12 in Block 3; as Common Area to be owned and maintained by the Association as set forth in the Declaration.

The provisions of this First Annexation Supplement will be liberally construed to effectuate its purpose of annexing and incorporating the Phase 2 Property into the Community on equal footing with all other phases of the Community.

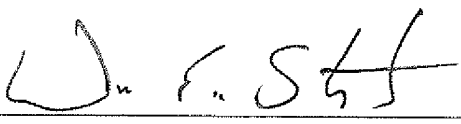
All exhibits attached hereto are incorporated herein as if set forth in full herein.

Except as specifically set forth herein, the Declaration shall remain in full force and effect.

This First Annexation Supplement is executed effective as of the date this First Annexation Supplement is recorded in the real property records of Ada County, Idaho.

"Developer"

TOLL SOUTHWEST LLC, a Delaware limited liability company

By: 
William Stanton, Division Vice President

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on June 14, 2022 by William ^{stanton} as Division Vice President of Toll Southwest LLC.



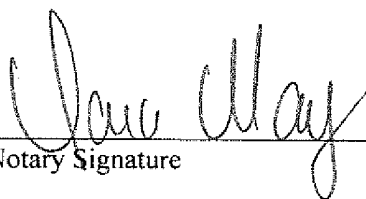

Notary Signature

EXHIBIT A
PHASE 2 PLAT

The final plat of Cresta Del Sol Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho, on June 13, 2022, as Instrument No. 2022-055252.

[a 8 1/2" x 11" reduced size copy of the Phase 2 Plat is attached; three (3) pages]

2022



No.	Name	1960-61				1961-62				1962-63				1963-64				1964-65				1965-66				1966-67				1967-68				1968-69				1969-70				1970-71				1971-72				1972-73				1973-74				1974-75				1975-76				1976-77				1977-78				1978-79				1979-80				1980-81				1981-82				1982-83				1983-84				1984-85				1985-86				1986-87				1987-88				1988-89				1989-90				1990-91				1991-92				1992-93				1993-94				1994-95				1995-96				1996-97				1997-98				1998-99				1999-00				2000-01				2001-02				2002-03				2003-04				2004-05				2005-06				2006-07				2007-08				2008-09				2009-10				2010-11				2011-12				2012-13				2013-14				2014-15				2015-16				2016-17				2017-18				2018-19				2019-20				2020-21				2021-22				2022-23				2023-24				2024-25				2025-26				2026-27				2027-28				2028-29				2029-30				2030-31				2031-32				2032-33				2033-34				2034-35				2035-36				2036-37				2037-38				2038-39				2039-40				2040-41				2041-42				2042-43				2043-44				2044-45				2045-46				2046-47				2047-48				2048-49				2049-50				2050-51				2051-52				2052-53				2053-54				2054-55				2055-56				2056-57				2057-58				2058-59				2059-60				2060-61				2061-62				2062-63				2063-64				2064-65				2065-66				2066-67				2067-68				2068-69				2069-70				2070-71				2071-72				2072-73				2073-74				2074-75				2075-76				2076-77				2077-78				2078-79				2079-80				2080-81				2081-82				2082-83				2083-84				2084-85				2085-86				2086-87				2087-88				2088-89				2089-90				2090-91				2091-92				2092-93				2093-94				2094-95				2095-96				2096-97				2097-98				2098-99				2099-00				2100-01				2101-02				2102-03				2103-04				2104-05				2105-06				2106-07				2107-08				2108-09				2109-10				2110-11				2111-12				2112-13				2113-14				2114-15				2115-16				2116-17				2117-18				2118-19				2119-20				2120-21				2121-22				2122-23				2123-24				2124-25				2125-26				2126-27				2127-28				2128-29				2129-30				2130-31				2131-32				2132-33				2133-34				2134-35				2135-36				2136-37				2137-38				2138-39				2139-40				2140-41				2141-42				2142-43				2143-44				2144-45				2145-46				2146-47				2147-48				2148-49				2149-50				2150-51				2151-52				2152-53				2153-54				2154-55				2155-56				2156-57				2157-58				2158-59				2159-60				2160-61				2161-62				2162-63				2163-64				2164-65				2165-66				2166-67				2167-68				2168-69				2169-70				2170-71				2171-72				2172-73				2173-74				2174-75				2175-76				2176-77				2177-78				2178-79				2179-80				2180-81				2181-82				2182-83				2183-84				2184-85				2185-86				2186-87				2187-88				2188-89				2189-90				2190-91				2191-92				2192-93				2193-94				2194-95				2195-96				2196-97				2197-98				2198-99				2199-00				2200-01				2201-02				2202-03				2203-04				2204-05				2205-06				2206-07				2207-08				2208-09				2209-10				2210-11				2211-12				2212-13				2213-14			
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SURVEYOR'S NARRATIVE

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LandSolutions
Land Surveying and Consulting
2116 STEVENSON, LEXINGTON KY 40502
606-254-2248
www.LandSolutions.com

DATE: 02/19/08
SHEET 1 OF 3

Page 1 of 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO REDEVELOP THE FOLLOWING DESCRIBED PROPERTY IN TWO PLATS OF CRESTA DEL SOL SUBDIVISION NO. 2.

A PLAT, BEING A PORTION OF LOTS 1 AND 2 OF BLOCK 8 OF MOYLE ESTATES SUBDIVISION AS SHOWN IN BOOK 64 OF PLATS ON PAGES 664-665 THEREOF, RECORDS OF ADA COUNTY, IDAHO, LOCATED AND RECORDED IN BOOK 133 OF PLATS ON PAGES 1123-1124 OF RECORDS OF ADA COUNTY, IDAHO, AND MORE PARTICULARLY OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, 3RD MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP JOINTMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE ALONG A BRASS CAP JOINTMENT MARKING THE SOUTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 21, THENCE S 89° 00' 00" E A DISTANCE OF 283.00 FEET, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 21, THENCE N 89° 00' 00" E A DISTANCE OF 283.00 FEET TO A POINT.

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 89° 00' 00" E ALONG THE WENTHERLY BOUNDARY OF SAID LOT 2, BLOCK 1 OF MOYLE ESTATES SUBDIVISION AND THE EXTENSION THEREOF, ALSO BEING THE WESTERLY BOUNDARY AND EXTENSION OF CRESTA DEL SOL SUBDIVISION NO. 1 AS SHOWN IN BOOK 133 OF PLATS ON PAGES 1123-1124 THROUGH 1125, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY BOUNDARY OF CRESTA DEL SOL SUBDIVISION NO. 1 AND CONTINUING N 0° 00' 00" E (FORMERLY N 0° 00' 00" E) ALONG THE WESTERLY BOUNDARY OF SAID LOT 2 A DISTANCE OF 111.31 FEET TO A POINT.

THENCE LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 17.52 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12° 12' 42" E AND A LONG CHORD BEARING N 41° 25' 07" W A DISTANCE OF 17.50 FEET TO A POINT OF TANGENCY.

THENCE N 40° 00' 00" W A DISTANCE OF 62.18 FEET TO A POINT OF CURVATURE.

THENCE A DISTANCE OF 97.47 FEET ALONG THE ARC OF A 104.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 40° 00' 00" E AND A LONG CHORD BEARING N 20° 00' 00" W A DISTANCE OF 90.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1 OF MOYLE ESTATES SUBDIVISION.

THENCE S 80° 00' 00" E (FORMERLY N 80° 00' 00" E) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 AND OF SAID LOT 2 OF BLOCK 1 OF MOYLE ESTATES SUBDIVISION A DISTANCE OF 257.90 FEET TO THE CORNER OF SAID SECTION 21.

THENCE CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 S 84° 00' 00" E (FORMERLY S 85° 25' 23" E) A DISTANCE OF 518.90 FEET (FORMERLY 501.25 FEET) TO THE NORTHEAST CORNER OF SAID LOT 2.

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 S 0° 00' 00" W (FORMERLY S 0° 00' 00" W) A DISTANCE OF 922.04 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21.

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID CRESTA DEL SOL SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89° 00' 00" W A DISTANCE OF 505.43 FEET TO A POINT.

THENCE N 47° 00' 00" W A DISTANCE OF 433.03 FEET TO A POINT.

THENCE N 47° 00' 00" W A DISTANCE OF 21.28 FEET TO A POINT OF CURVATURE.

THENCE A DISTANCE OF 42.17 FEET ALONG THE ARC OF A 224.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10° 40' 00" E AND A LONG CHORD BEARING N 47° 00' 00" W A DISTANCE OF 42.05 FEET TO A POINT.

THENCE N 40° 00' 00" W A DISTANCE OF 97.14 FEET TO A POINT.

THENCE N 0° 00' 00" W A DISTANCE OF 130.70 FEET TO A POINT.

THENCE N 89° 00' 00" W A DISTANCE OF 104.00 FEET TO A POINT.

THENCE S 80° 00' 00" W A DISTANCE OF 142.47 FEET TO A POINT OF CURVATURE.

THENCE A DISTANCE OF 142.17 FEET ALONG THE ARC OF A 104.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 40° 00' 00" E AND A LONG CHORD BEARING S 20° 00' 00" E A DISTANCE OF 142.00 FEET TO A POINT.

THENCE S 47° 00' 00" E A DISTANCE OF 1.01 FEET TO A POINT.

THENCE S 42° 00' 00" W A DISTANCE OF 66.00 FEET TO A POINT.

THENCE N 89° 00' 00" W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

UNFINISHED CONTAINS 12.18 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY REDDICATED TO THE PUBLIC. PUBLIC UTILITY, TRASH, AND GROUNDWATER FACILITIES ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE FACILITIES IS HEREBY RESERVED FOR PUBLIC UTILITIES, GROUNDWATER AND FOR ANY OTHER USES AS MAY BE DESIGNATED BY NEWMAN AND PERMANENT STRUCTURES OTHER THAN FOR SAID LOTS ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENT'S.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SIGNS, DAY OF July, 2024.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

Susan Stanley
BY SUSAN STANLEY, DEEDMAN PRESENT

ACKNOWLEDGMENT

STATE OF IDAHO } ss
COUNTY OF ADA }

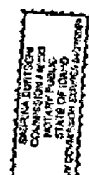
ON THIS 21st DAY OF July, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ELEANOR ELLIOTT, KNOWN TO ME TO BE THE PERSON WHO, AS A MEMBER OF THE BOARD OF DIRECTORS OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-27-24

RESIDING AT 1302 S. 14th ST.

Clinton W. Hansen
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AND DEEDS HEREIN IN THE CERTIFICATE OF OWNERS WERE DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CLINTON W. HANSEN
11718
PLS 11/1/25

Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER

THE SOUTHWEST, U.S. & CANADA
1000 JEFFERSON BLVD.
SUITE 100
DENVER, CO 80202
781.234.1234

PLS 11/1/25

SHEET 2 OF 3

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IOWA CODE, TITLE 36, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE INC. ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE IMPOSED IN ACCORDANCE WITH SECTION 36.1302, IOWA CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Donna B. Buehler, MD DATE 01-18-2022
COUNTY HEALTH INSPECTION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IOWA, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 1 DAY OF 3-2022, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Jim Zed
CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IOWA, ON THIS DAY, 01-18-2022, HEREBY APPROVE THIS PLAT.

Donna B. Buehler 01-18-2022
CITY ENGINEER - STAR, IOWA

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVES ON THE 18 DAY OF February, 2022.



Donna B. Buehler 01-18-2022
PRESIDENT OF ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IOWA, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IOWA CODE RELATING TO PLATS AND SURVEYS.



Donna B. Buehler 01-18-2022
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IOWA, PER THE REQUIREMENTS OF I.C. 36.1302, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND UNDELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT BEING PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Donna B. Buehler
COUNTY TREASURER
Signed by
City Engineer
Donna Buehler

DATE 01-18-2022

CERTIFICATE OF COUNTY RECORDER

STATE OF IOWA
COUNTY OF ADA

RECORDING NO. 2022-055252

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Toll Brothers Land Solutions, LLC, AT 10:00 AM, FEBRUARY 18, 2022 ON 18 FEBRUARY 2022.

THIS DAY OF February, 2022, IN BOOK 122 OF PLATS AT PAGE 14025.

Donna B. Buehler
COUNTY RECORDER

FEE _____



CLINTON W. HARRIS
FILE 11118

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