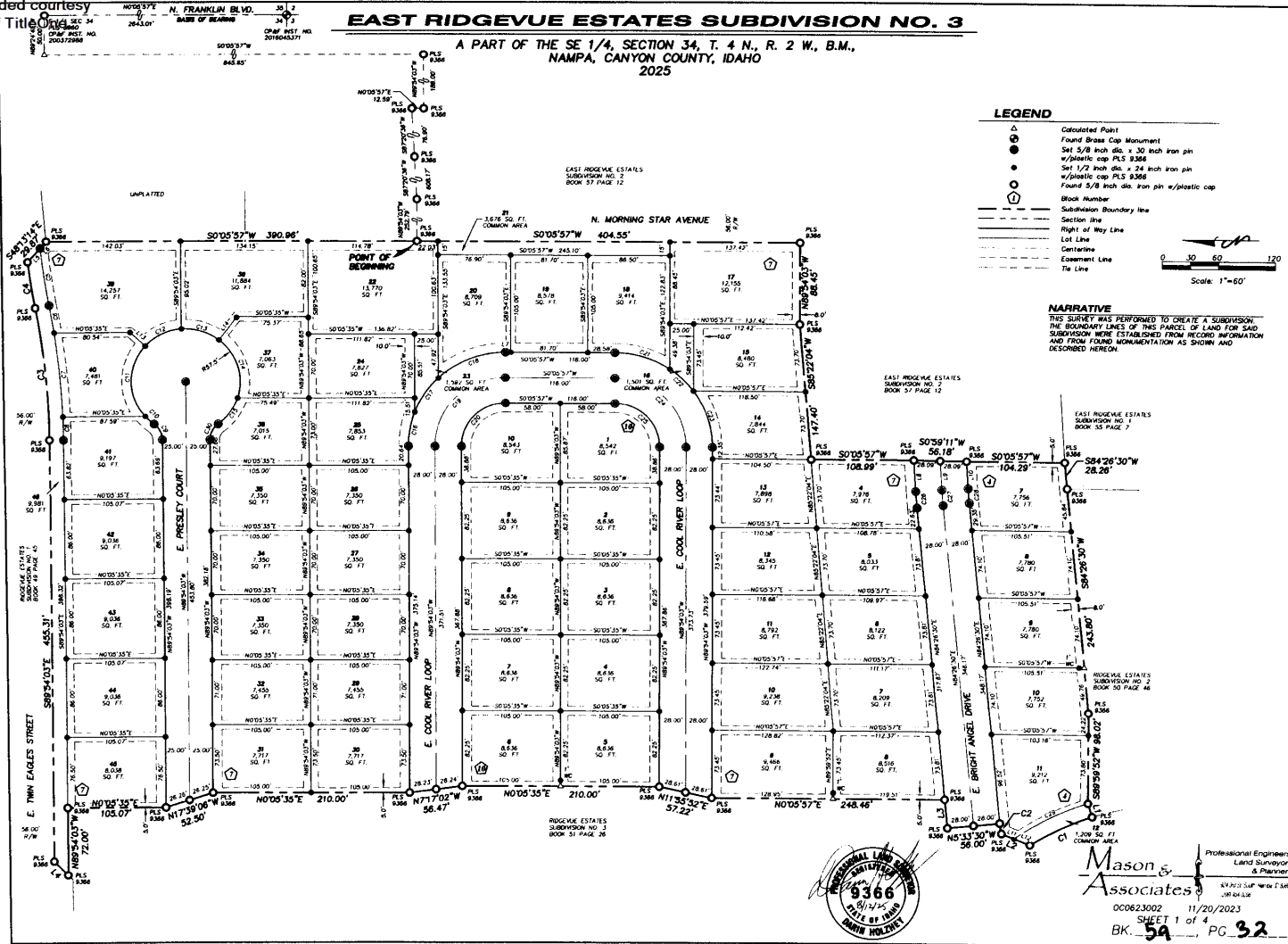




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EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	73.21	278.00	150°19'	N24°48'38"W	73.00	38.82
C2	11.12	72.00	8°50'51"	N80°01'00"E	11.11	5.57
C3	144.52	778.00	10°38'34"	N84°46'40"E	144.31	72.47
C4	50.48	722.00	4°00'13"	N81°27'30"E	50.44	25.24
C5	62.87	707.00	5°06'43"	S82°00'15"W	62.85	31.48
C6	26.88	763.00	2°08'42"	N80°31'43"E	26.88	14.83
C7	62.43	763.00	6°40'41"	N84°56'24"E	62.37	48.27
C8	25.19	763.00	1°48'12"	N89°11'21"E	25.19	12.80
C9	18.84	21.00	54°07'38"	N63°02'08"E	18.11	10.73
C10	12.40	57.50	12°21'38"	S42°06'08"W	12.38	8.23
C11	84.74	57.50	84°28'37"	N88°26'44"W	77.28	52.18
C12	43.30	57.50	43°11'47"	N25°37'31"W	42.33	22.78
C13	42.11	57.50	41°57'21"	N16°57'03"E	41.17	22.06
C14	70.87	57.50	70°43'01"	N23°17'14"E	68.55	40.80
C15	35.71	57.50	35°34'50"	S53°33'50"E	35.14	18.45
C16	37.48	103.00	20°57'58"	N79°25'06"W	37.48	19.08
C17	45.53	103.00	25°19'28"	N58°16'33"W	45.15	23.14
C18	78.26	103.00	43°42'58"	N21°45'29"W	76.89	41.32
C19	117.81	75.00	80°00'00"	N44°54'03"W	106.07	78.00
C20	73.83	47.00	80°00'00"	N44°54'03"W	66.47	47.00
C21	87.51	103.00	34°17'02"	N17°12'28"E	80.80	37.70
C22	34.87	103.00	19°23'57"	N44°06'55"E	34.71	17.80
C23	85.41	103.00	36°23'05"	N71°54'24"E	84.31	33.85
C24	117.81	75.00	80°00'00"	N45°05'57"E	108.07	75.00
C25	73.83	47.00	80°00'00"	N45°05'57"E	66.47	47.00
C26	17.54	538.00	1°54'10"	S85°23'30"W	17.53	8.77
C27	18.81	500.00	1°54'10"	S85°23'30"W	18.80	8.30
C28	15.68	472.00	1°54'10"	S85°23'30"W	15.67	7.84
C29	87.83	283.00	17°11'38"	N25°51'48"W	87.80	44.30
C30	19.84	21.00	54°07'38"	N82°50'14"W	18.11	10.73

Line #	Direction	Length
L1	S72°44'33"W	15.00
L2	N21°37'17"E	32.35
L3	N84°28'30"E	30.30
L4	N45°05'48"E	21.21
L5	S48°13'14"E	20.28
L6	S48°13'14"E	9.62
L7	S0°05'57"W	5.72
L8	N86°20'40"E	33.52
L9	N86°20'40"E	31.24
L10	N86°20'40"E	28.87
L11	N21°37'17"E	14.00
L12	N21°37'17"E	18.30
L13	N42°48'35"E	21.72
L14	S52°04'18"E	31.58

NOTES

- IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3002(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOTS, PARCELS, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF NAMPA ZONING ORDINANCE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- EASEMENTS - UNLESS OTHERWISE SHOWN WIDTHS SHALL BE:
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE
8 FOOT UTILITY & IRRIGATION EASEMENT ALONG REAR LOT LINES
5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES
- LOT 12 BLOCK 4, AND LOTS 21 & 48 BLOCK 7, ARE COMMON AREA LOTS CONTAINING A GENERAL BLANKET EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE EAST RIDGEVUE ESTATES NO. 1 HOMEOWNERS ASSOCIATION.
- LOTS 18 AND 23 BLOCK 7, ARE COMMON AREA DRIVEWAY LOTS FOR THE PURPOSE OF PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE EAST RIDGEVUE ESTATES NO. 1 HOMEOWNERS ASSOCIATION. THESE LOTS ALSO CONTAIN A SHARED DRIVEWAY EASEMENT. DRIVEWAY IMPROVEMENTS SHALL BE MAINTAINED BY THE LOTS UTILIZING THE DRIVEWAYS. THIS EASEMENT WILL ALSO SERVE AS A FIRE LANE, NO PARKING TO BE ALLOWED IN SAID EASEMENT.



Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
34319 Sola Way, Suite 100
208 64-056

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

OWNERS CERTIFICATE

WE, Challenger Development Inc, an Idaho Corporation, being first duly sworn, depose and say we are the owners of the following described tract known as EAST RIDGEVUE ESTATES SUBDIVISION No. 3 more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from the City of Nampa Water Department, and that the city has agreed in writing to serve all the lots in this subdivision.

A parcel of land being a portion of the SE1/4 of Section 34, Township 4 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

Commencing at southeast corner of the SE1/4;

Thence N 00° 05' 57" E a distance of 2643.01 feet along the east boundary of the SE1/4 to the northeast corner of the SE1/4;

Thence N 89° 24' 45" W a distance of 50.00 feet along the north boundary of the SE1/4;

Thence S 00° 05' 57" W a distance of 845.65 feet parallel with the east boundary of the SE1/4 to the northeast corner of East Ridgevue Estates No. 1 in Book 55 at Page 1, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of said East Ridgevue Estates No. 1 the following course and distances;

Thence N 89° 54' 03" W a distance of 186.00 feet;

Thence N 00° 05' 57" E a distance of 12.59 feet;

Thence S 87° 20' 36" W a distance of 76.90 feet to the northwest corner of East Ridgevue Estates No. 1;

Thence along the northerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 0000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 87° 20' 36" W a distance of 608.17 feet;

Thence N 89° 54' 03" W a distance of 252.79 feet to the northwest corner of said East Ridgevue Estates No. 2 and the POINT OF BEGINNING;

Thence along the westerly boundary of East Ridgevue Estates No. 2 in Book 000 at Page 0000, filed in the Canyon County Recorder's Office the following course and distances;

Thence S 00° 05' 57" W a distance of 404.55 feet;

Thence N 89° 54' 03" W a distance of 88.45 feet;

Thence S 85° 22' 04" W a distance of 147.40 feet;

Thence S 00° 05' 57" W a distance of 108.99 feet;

Thence S 00° 59' 11" W a distance of 56.18 feet;

Thence S 00° 05' 57" W a distance of 104.29 feet to the southwest corner of East Ridgevue Estates No. 2;

Thence S 84° 26' 30" W a distance of 28.26 feet along the northerly boundary of East Ridgevue Estates No. 1 to the northeasterly corner of Ridgevue Estates in Book 50 at Page 46, filed in the Canyon County Recorder's Office;

Thence along the northerly boundary of Ridgevue Estates No. 2 the following course and distances;

Thence S 84° 26' 30" W a distance of 243.80 feet;

Thence S 89° 59' 52" W a distance of 98.02 feet;

Thence S 72° 44' 03" W a distance of 15.00 feet to a point on the easterly boundary of Ridgevue Estates No. 3 in Book 51 at Page 26, filed in the Canyon County Recorder's Office;

Thence along the easterly boundary of Ridgevue Estates No. 3 the following course and distances;

Thence a distance of 73.21 feet along a curve left, having a radius of 278.00 feet, a central angle of 15° 05' 19", the long chord of which bears N24° 48' 38"W, a distance of 73.00 feet;

Thence N 21° 37' 11" E a distance of 32.35 feet;

Thence a distance of 11.21 feet along a curve right, having a radius of 72.00 feet, a central angle of 08° 50' 51", the long chord of which bears N80° 01' 05"E, a distance of 11.11 feet;

Thence N 05° 33' 30" W a distance of 56.00 feet;

Thence N 84° 26' 30" E a distance of 30.30 feet;

Thence N 00° 05' 57" E a distance of 248.46 feet;

Thence N 11° 55' 52" E a distance of 57.22 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 07° 17' 02" W a distance of 56.47 feet;

Thence N 00° 05' 35" E a distance of 210.00 feet;

Thence N 17° 39' 06" W a distance of 52.50 feet;

Thence N 00° 05' 35" E a distance of 105.07 feet to the northeast corner of Ridgevue Estates No. 3;

Thence N 89° 54' 03" W a distance of 72.00 feet along the northerly boundary of Ridgevue Estates No. 3 to a point on the southerly boundary of Ridgevue Estates No. 1 in Book 49 at Page 45, filed in the Canyon County Recorder's Office;

Thence along the southerly boundary of Ridgevue Estates No. 1 the following courses and distances;

Thence N 45° 05' 46" E a distance of 21.21 feet;

Thence S 89° 54' 03" E a distance of 455.31 feet;

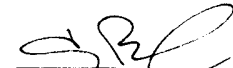
Thence a distance of 144.52 feet along a curve left, having a radius of 778.00 feet, a central angle of 10° 38' 34", the long chord of which bears N84° 46' 40"E, a distance of 144.31 feet;

Thence a distance of 50.45 feet along a curve right, having a radius of 722.00 feet, a central angle of 04° 00' 13", the long chord of which bears N81° 27' 30"E, a distance of 50.44 feet;

Thence S 48° 13' 14" E a distance of 29.87 feet;

Thence leaving said southerly boundary S 00° 05' 57" W a distance of 390.96 feet to the POINT OF BEGINNING.

EAST RIDGEVUE ESTATES SUBDIVISION No. 3 contains 13.638 acres more or less.


COREY D. BARTON President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this 17th day of September, 2024, before me, the undersigned, a notary public in and for said state, personally appeared COREY D. BARTON, who is known or identified to me to be the President of Challenger Development Inc., and Idaho Corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.


Notary Public for Idaho
Residing at Nampa, ID
Commission expires 6-03-2028

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.

Darin Holzhey



P.L.S. License No. 9366

OC062385 11/27/2023
SHEET 3 of 4

BK. 59 PG. 32

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat.


Nampa, City Engineer

8-12-25
Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

The foregoing plat was accepted and approved by the Planning and Zoning Commission of the City of Nampa on the _____ day of _____, 20____.


Chairman

1/21/25
Date

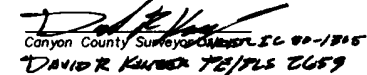
APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 10th day of January, 2024 this plat was accepted and approved.


City Clerk, City of Nampa, Idaho

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and subdivisions.


Canyon County Surveyor License # SC 90-1305
DAVID R. KUEHN PE/PLS 2659

10/10/24
Date

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

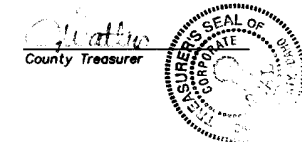

District Health Department, EHS

10/21/2024
Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for Canyon County, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.

This certificate is valid for the next thirty (30) days only.


County Treasurer

8/21/2025
Date



ACCOMMODATION RECORDING

2025-031503

RECORDED

09/04/2025 03:30 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=13 TYOUREN

\$46.00

TYPE: CCR

TITLEONE BOISE

ELECTRONICALLY RECORDED

**SECOND SUPPLEMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAST RIDGEVUE ESTATES SUBDIVISION**

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**SECOND SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAST RIDGEVUE ESTATES SUBDIVISION**

This Second Supplement To The Declaration Of Covenants, Conditions And Restrictions For East Ridgevue Estates Subdivision (this "Second Supplement") is made this 3rd day of September, 2025, by Challenger Development Inc., an Idaho corporation ("Declarant").

ARTICLE I: SUPPLEMENT/PURPOSES

Section 1. Supplement to Declaration. This Second Supplement is a supplement to 1) that certain Declaration of Covenants, Conditions and Restrictions for East Ridgevue Estates Subdivision, recorded on February 22, 2023, as Canyon County, Idaho Instrument Number 2023-005505 ("Master Declaration"), and 2) that certain First Supplement to the Declaration of Covenants, Conditions and Restrictions for East Ridgevue Estates Subdivision, recorded on May 13, 2024, as Canyon County, Idaho Instrument Number 2024-014371 ("First Supplement"). This Second Supplement supplements the Master Declaration and First Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Second Supplement Property"). The Second Supplement Property is shown on the East Ridgevue Estates Subdivision No. 3 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("Second Supplement Plat"). The covenants, conditions and restrictions contained in this Second Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration and First Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration and/or First Supplement are hereinafter expressly modified hereby.

Section 2. Purposes. The purposes of this Second Supplement are to subject the Second Supplement Property to all the terms and Restrictions contained in the Master Declaration, First Supplement and this Second Supplement, to designate the Second Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the Second Supplement Property.

ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the Second Supplement Property, including any parcel or portion thereof, is hereby annexed into, and made a part of, the Property, as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all the terms and Restrictions of the Master Declaration, First Supplement and this Second Supplement. In addition, each Owner of any Lot within the Second Supplement Property shall be a Member in the Association, and shall pay all Assessments levied thereby.

ARTICLE III: DEFINITIONS

Section 1. "Common Lots" shall mean all real property within the Second Supplement Property (including the Improvements thereto) owned by the Association. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 2. "Shared Driveways" shall collectively mean Lots 16 and 23, Block 7, as shown on the Second Supplement Plat. These Shared Driveways are also Common Lots to be owned and maintained by the Association. These Shared Driveways may be referred to herein individually as a "Shared Driveway".

Section 3. All Other Definitions. Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Common Lots. The Common Lots shall be owned and maintained by the Association and, subject to Section 2 below, all terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2. Shared Driveways. The Shared Driveway located on Lot 16, Block 7, as shown on the Second Supplement Plat, shall be used only by the Association (for any reasonable purpose) and the Owners of Lots 15 and 17, Block 7, as well as their family members, invitees and licensees, for ingress to, and egress from, their respective Lots, as well as for the construction, operation, maintenance, repair and/or replacement of underground utilities serving these Lots. Accordingly, the Owners of Lots 15 and 17, Block 7, as well as their family members, invitees and licensees, shall have a perpetual, non-exclusive easement on, over, across and through this Shared Driveway for the purposes of vehicular and pedestrian ingress to, and egress from, their respective Lots, as well as for the construction, operation, maintenance, repair and/or replacement of underground utilities serving these Lots.

The Association shall be responsible for the maintenance, repair and replacement of this Shared Driveway and shall keep it in a neat, clean and well maintained condition. The costs of such maintenance, repair and replacement shall be passed on to the Owners of Lots 15 and 17, Block 7, in equal shares in the form of Limited Assessments; provided that if such maintenance, repair and/or replacement is caused by a specific Owner, or his or her family members, invitees or licensees, such cost shall be the sole responsibility of such Owner.

The Shared Driveway located on Lot 23, Block 7, as shown on the Second Supplement Plat, shall be used only by the Association (for any reasonable purpose) and the Owners of Lots 22 and 24, Block 7, as well as their family members, invitees and licensees, for ingress to, and egress from, their respective Lots, as well as for the construction, operation, maintenance, repair and/or replacement of underground utilities serving these Lots. Accordingly, the Owners of Lots 22 and 24, Block 7, as well as their family members, invitees and licensees, shall have a perpetual, non-exclusive easement on, over, across and through this Shared Driveway for the purposes of vehicular and pedestrian ingress to, and egress from, their respective Lots, as well as for the construction, operation, maintenance, repair and/or replacement of underground utilities serving these Lots.

The Association shall be responsible for the maintenance, repair and replacement of this Shared Driveway and shall keep it in a neat, clean and well maintained condition. The costs of such maintenance, repair and replacement shall be passed on to the Owners of Lots 22 and 24, Block 7, in equal shares in the form of Limited Assessments; provided that if such maintenance, repair and/or replacement is caused by a specific Owner, or his or her family members, invitees or licensees, such cost shall be the sole responsibility of such Owner.

Notwithstanding anything in this Second Supplement to the contrary, 1) the Shared Driveways cannot be used by any Persons other than the Persons described above, and 2) the parking or storage of any vehicle or other item in or on the Shared Driveways is strictly prohibited.

Section 3. Parking. In addition to any other parking restrictions contained in the Master Declaration, all Owners, as well as their family members, invitees and licensees, 1) must abide by all parking and other signs posted within the Second Supplement Property by the Declarant and/or the Association, and 2) are hereby prohibited from parking or storing any vehicles on or in the front yards of Lots (including, without limitation, graveled areas (including flower beds and/or decorative rock beds)); provided however, that this restriction shall not prohibit Owners, or their family members, invitees or licensees, from temporarily parking operative motor vehicles on the concrete driveways of Lots.

Section 4. Exterior Lighting. Notwithstanding Article IV, Section 24 of the Master Declaration, exterior lights (other than exterior lighting provided by Declarant or any of its affiliates) are prohibited from remaining on all night. Exterior lights programmed for on and off times, as well as motion sensor lights, are allowed.

Section 5. Unclaimed Infrastructure Improvement Maintenance and Repairs. To the extent any portion of the Second Supplement Property contains drainage pipes and/or other infrastructure improvements (including associated equipment and facilities) the ownership and/or maintenance responsibilities thereof are unknown or unclear (for example, subsurface agricultural irrigation water run-off pipes (including access manholes) serving one or more neighboring farms), the Association shall be responsible for the maintenance and repair of such pipes and/or other infrastructure improvements and the costs thereof shall be passed onto all Owners in the form of Regular Assessments.

Section 6. De-Annexation. Declarant, at its sole and absolute discretion, may de-annex any portion of the Second Supplement Property from the Property. In the event of any such de-annexation, the real property de-annexed shall not be subject to the Master Declaration, First Supplement and/or this Second Supplement, nor will the owners thereof be Members in the Association. Any such de-annexation shall be accomplished by a Supplemental Declaration of De-Annexation recorded in the real property records of Canyon County, Idaho. Unless specifically authorized in writing by Declarant, no Persons other than Declarant shall be entitled to de-annex any real property as described above.

ARTICLE V: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this Second Supplement. Failure by the Association, Declarant or any Owner to immediately enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidity of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Second Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This Second Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4. Duration and Applicability to Successors. The terms and Restrictions contained within this Second Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, Association and all Owners, as well as all their successors in interest.

Section 5. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Second Supplement, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

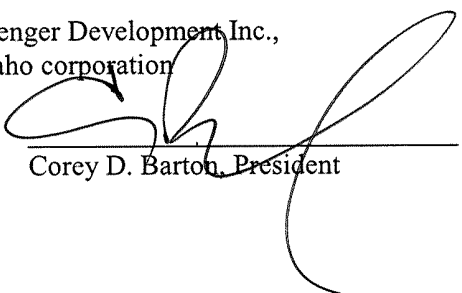
Section 6. Governing Law. This Second Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the undersigned has duly executed this Second Supplement as of the date first above written.

Declarant:

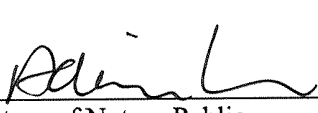
Challenger Development Inc.,
an Idaho corporation

By:


Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on September 3rd, 2025, by Corey D. Barton as the President of Challenger Development Inc.


Signature of Notary Public

My commission expires: 6-05-2028

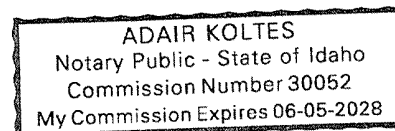


EXHIBIT A
LEGAL DESCRIPTION OF THE SECOND SUPPLEMENT PROPERTY

Lots 7 through 12, Block 4; Lots 4 through 46, Block 7; and Lots 1 through 10, Block 10, East Ridgevue Estates Subdivision No. 3, according to the official plat thereof, filed in Book 59 of Plats at Page 32, Records of Canyon County, Idaho.

EXHIBIT B
EAST RIDGEVUE ESTATES SUBDIVISION NO. 3 FINAL PLAT

See attached.

EAST RIDGEVIEW ESTATES SUBDIVISION NO. 3

2025-029429
RECORDED

08/20/2023 11:41 AM

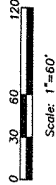


CANYON COUNTY RECORDER
Page 4 JANNISLOW
PLAT
200337948
RICK HOGABOOM
NASH & ASSOCIATES
\$11.00

A PART OF THE SE 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2025

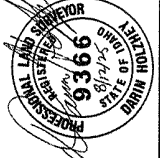
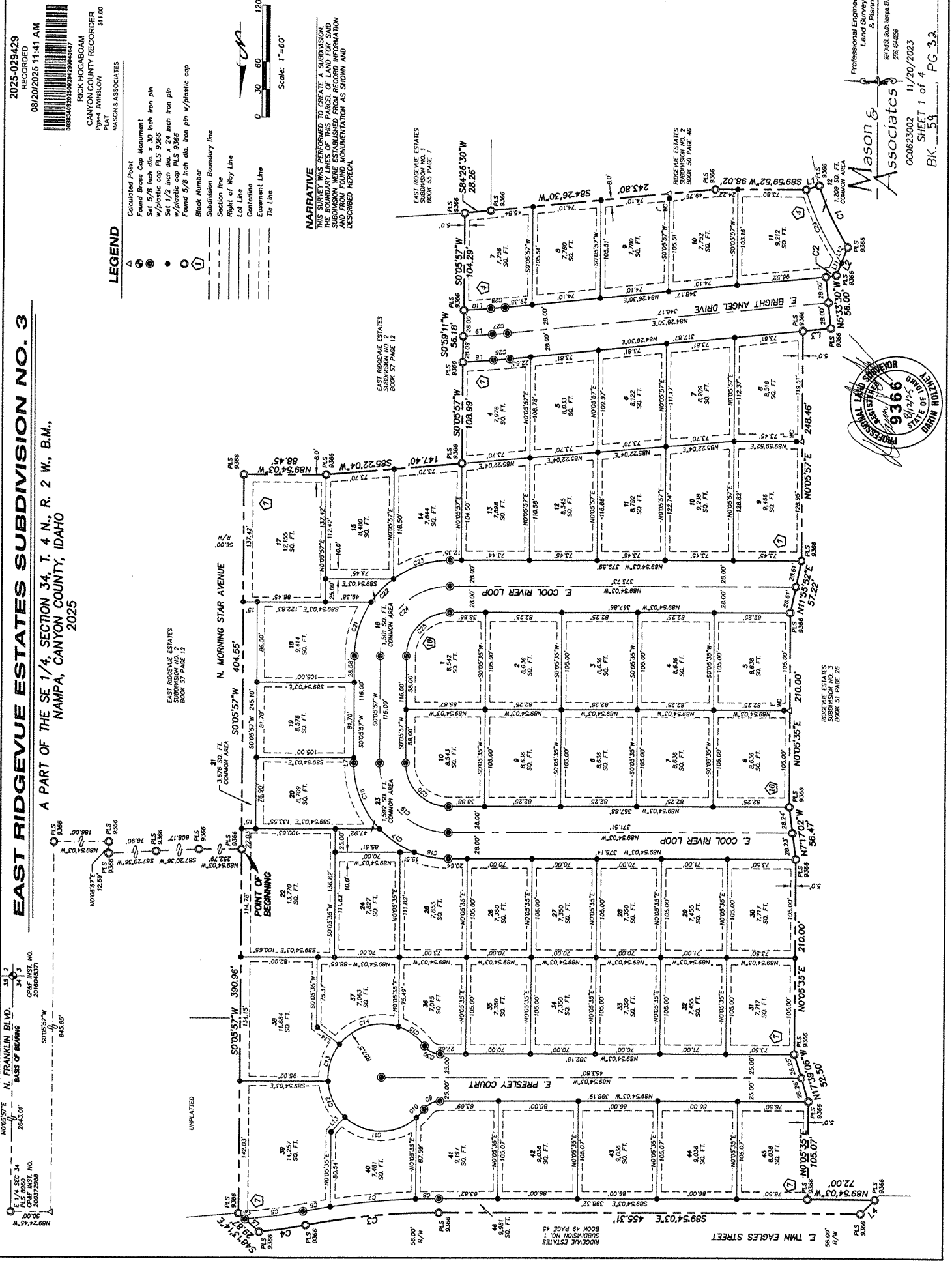
LEGEND

- Calculated Point
- Found Brass Cap Monument
- Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Set 1/2 inch dia. x 30 inch iron pin w/plastic cap PLS 9366
- Found 5/8 inch dia. iron pin w/plastic cap
- Block Number
- Subdivision Boundary Line
- Section Line
- Right of Way Line
- Lot Line
- Centerline
- Common Line
- Tie Line



NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FIELD MEASUREMENTS. THE INFORMATION AS SHOWN AND DESCRIBED HEREON.



Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
81453 Sub. Nampa 03861
208 644268
000623002 11/20/2023
SHEET 1 of 4
BK. 59, PG. 32

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.21	278.00	155°59'	N24°45'30"W	73.00
C2	11.12	72.00	85°39'	N80°01'05"E	11.11
C3	144.52	778.00	103°34'	N84°46'40"E	144.31
C4	50.45	722.00	47°01'	N81°27'30"E	50.44
C5	62.67	707.00	55°43'	S82°00'15"W	62.66
C6	26.89	733.00	20°42'	N80°31'43"E	26.88
C7	92.43	793.00	6°49'41"	N88°36'34"E	92.37
C8	26.19	793.00	1°40'12"	N89°17'21"E	26.19
C9	18.64	21.00	54°07'38"	N83°02'08"E	18.11
C10	12.40	57.50	122°13'	S42°09'08"W	12.38
C11	84.74	57.50	8°26'37"	N85°28'44"W	77.28
C12	43.35	57.50	43°1'47"	N25°37'31"W	42.33
C13	42.11	57.50	41°57'21"	N16°57'03"E	41.17
C14	70.87	57.50	20°43'01"	N23°17'14"E	68.55
C15	36.71	57.50	35°54'00"	S33°33'50"E	35.14
C16	37.89	103.00	20°57'56"	N75°25'05"W	37.48
C17	45.52	103.00	25°19'09"	N65°18'33"W	43.15
C18	78.59	103.00	43°42'56"	N21°42'31"W	76.89
C19	117.81	75.00	90°00'00"	N44°43'03"W	106.07
C20	23.83	47.00	90°00'00"	N44°43'03"W	66.47
C21	61.51	103.00	34°13'02"	N17°12'28"E	61.60
C22	34.87	103.00	19°23'53"	N44°00'35"E	34.71
C23	65.41	103.00	38°23'05"	N77°54'24"E	64.31
C24	117.81	75.00	90°00'00"	N43°03'57"E	106.07
C25	23.83	47.00	90°00'00"	N43°03'57"E	66.47
C26	17.34	568.00	1°34'10"	S85°23'35"W	17.53
C27	16.81	560.00	1°34'10"	S85°23'35"W	16.60
C28	15.88	472.00	1°34'10"	S85°23'35"W	15.67
C29	87.93	283.00	1°71'19"	N25°14'46"W	87.60
C30	18.84	21.00	54°07'38"	N83°02'08"W	18.11

Line Table		
Line #	Direction	Length
L1	S72°44'30"W	15.00
L2	N21°37'11"E	32.35
L3	N45°25'30"E	30.30
L4	N45°09'46"E	21.21
L5	S48°31'14"E	20.36
L6	S48°31'14"E	8.62
L7	S00°55'57"W	5.72
L8	N86°30'40"E	33.62
L9	N86°30'40"E	31.24
L10	N86°30'40"E	28.97
L11	N21°37'11"E	14.60
L12	N42°46'35"E	18.30
L13	N42°46'35"E	21.72
L14	S52°04'18"E	31.58

NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM HANAPA MUNICIPAL IRRIGATION DISTRICT IN ACCORDANCE WITH IDAHO CODE, 31-1-305(2). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE SEPARATED FOR ASSESSMENT FROM HANAPA MUNICIPAL IRRIGATION DISTRICT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF HANAPA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. LOT DIMENSIONS AND PLAT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF HANAPA ZONING ORDINANCE.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4803 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT BEING A SUBDIVISION OF LAND, SHALL BE CONSIDERED AN AGRICULTURAL OPERATION OR EXPANSION THEREOF. THE CITY OF HANAPA SHALL NOT ENFORCE ANY ZONING ORDINANCE THAT CHANGES OR CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS INITIATED OR EXPANDED. THIS SECTION SHALL NOT APPLY WHEN A VIOLANCE RESULTS FROM THE OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
5. EASEMENTS - UNLESS OTHERWISE SHOWN, NOTES SHALL BE:
 - 10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY
 - 5 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE
 - 5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES
6. LOT 12, BLOCK 2, AND LOTS 21 & 48, BLOCK 2, ARE COMMON AREA LOTS CONTAINING A GENERAL EASEMENT FOR THE USE OF THE SUBDIVISION FOR THE PURPOSES OF PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE EAST RIDGEVUE ESTATES NO. 1 HOMEOWNERS ASSOCIATION. THESE LOTS ALSO CONTAIN A SHARED DRIVEWAY EASEMENT. DRIVEWAY IMPROVEMENTS SHALL BE MAINTAINED BY THE LOTS UTILIZING THE SAID EASEMENT. EASEMENT WILL ALSO SERVE AS A TREE LAINE, NO PARKING TO BE ALLOWED IN SAID EASEMENT.



Mason & Associates
Professional Engineers
Land Surveyors
& Planners
561412 South Vista Drive
P.O. Box 4625

EAST RIDGEVUE ESTATES SUBDIVISION NO. 3

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat.

[Signature]
Nampa/City Engineer

8-17-25
Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 5th day of June, 2024, this plat was accepted and approved.

[Signature]
City Clerk, City of Nampa, Idaho

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions of the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at this time, no drinking water extensions or sewer extensions were constructed. Building construction shall proceed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

[Signature]
District Health Department, EHS

10/21/2024
Date

APPROVAL OF CITY OF NAMPA

PLANNING AND ZONING COMMISSION

The foregoing plat was accepted and approved by the Planning and Zoning Commission of the City of Nampa on the 1st day of June, 2024.

[Signature]
Chairman

1/21/25
Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor based for Canyon County, Idaho, hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and ~~meetings~~ meetings CV 7-15-12.

[Signature]
Canyon County Surveyor DAVID R. KUBER 761715 CLS

10/29/24
Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for Canyon County, State of Idaho, per the requirements of IC 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

[Signature]
County Treasurer

8/21/2025
Date



EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lot 12, Block 4; and Lots 16, 21, 23, and 46, Block 7, East Ridgevue Estates Subdivision No. 3, according to the official plat thereof, filed in Book 59 of Plats at Page 32, Records of Canyon County, Idaho.