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Instrument # 2026-009685

Ada County, Boise, Idaho

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Recorded for: KENT BROWN

Trant Tripple Fee: \$36.00

dryalls



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

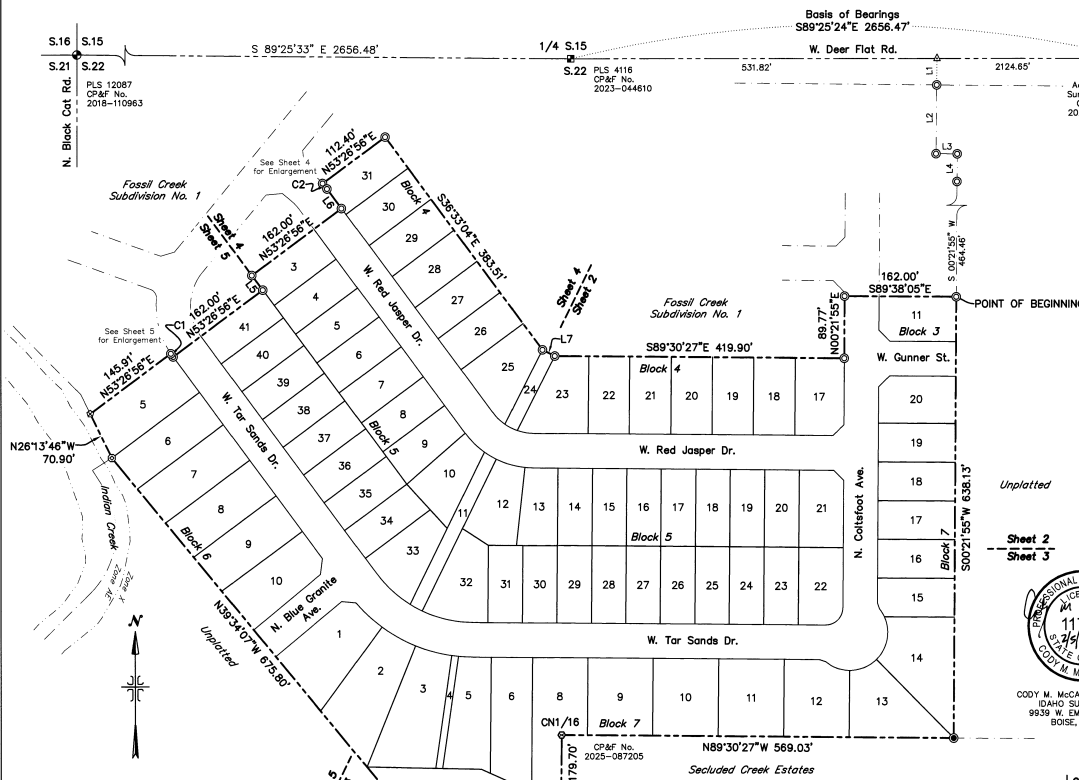
COMMENTS

PLAT SHOWING FOSSIL CREEK SUBDIVISION NO. 2

Situated in the E 1/2 of the NW 1/4 and the NW 1/4 of the
NE 1/4 of Section 22, T.2N., R.1W., B.M.,
City of Kuna, Ada County, Idaho
2026

Notes:

1. Unless otherwise shown and dimensioned, a ten (10) foot wide permanent public utilities, water, sewer, property drainage & pressure irrigation easement is hereby designated on all lots adjacent to a public right-of-way, subdivision boundary and rear lot line.
2. Unless otherwise shown and dimensioned, a five (5) foot wide property drainage easement is hereby designated on each side of interior lot lines. Where a City of Kuna pressure irrigation main is constructed a ten (10) foot wide pressure irrigation easement is hereby designated adjacent to the interior lot line.
3. Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
4. Lot 24, Block 4, Lot 11, Block 5, and Lots 4 and 7, Block 7 are designated as common area lots to be owned and maintained by the Fossil Creek Homeowners' Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. Said common area lots are subject to a blanket lot drainage and pressure irrigation easement.
5. The lands included in this plat are located in the Kuna Municipal Irrigation District (CMR-922-5546) service area. Irrigation water will be provided to all lots through a pressure irrigation delivery system which has been approved pursuant to Section 31-3605(4), Idaho Code. The purchaser or each lot shall remain subject to all assessments levied by the Kuna Municipal Irrigation District subject to Ordinance 2026-01, amending the Fossil Creek Subdivision No. 2 into the Kuna Municipal Irrigation System and pooling the appurtenant water rights thereof, recorded as Instrument No. 2026-01, records of Ada County, Idaho. The City of Kuna will own, operate and maintain the irrigation system. All unpaid irrigation entity assessments are a lien on the land.
6. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
7. This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities offer. 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."
8. ACHD License Temporary Agreements - See Inst. No. 2025-086352 & 2025-086358.
9. ACHD Permanent Easement - See Inst. No. 2025-084382.
10. Portions of Lot 17, Block 4, Lots 3-4, 10-12, 15-19, Block 5, Lots 5-7, Block 6, Lots 5-8, 8-12, Block 7, are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full ("the Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
11. Lots 5-7, Block 6 and Lot 7, Block 7 are subject to an Indian Creek easement as shown and dimensioned.
12. Survey monuments shall be preserved, set, and/or restored in accordance with IC 50-1303.
13. All lots shall be subject to the Covenants, Conditions and Restriction recorded as Instrument number 2023-067884, records of Ada County, Idaho, and as amended and supplemented from time to time.



CODY N. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, ID 83704

Legend

- | | | |
|---|------|--|
| Found Brass Cap, as Noted | W.C. | Witness Corner, as Noted, Marked "W.C." |
| Found Aluminum Cap, as Noted | 5 | Lot Number |
| Found 1" Magnetically Detectable Copper Disk Monument, PLS 11779 | --- | Subdivision Boundary Line |
| Found 5/8" Iron Pin, PLS 11779, or as Noted | --- | Section Line |
| Found 5/8" Iron Pin, PLS 4347, Removed by Construction, Re-Set 5/8" x 24" Iron Pin with Aluminum Cap, PLS 11779 | --- | Adjacent Subdivision Boundary/Right-of-Way/Parcel Line |
| Found 5/8" Iron Pin, PLS 4431, Removed by Construction, Re-Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779 | --- | FEMA Flood Hazard Boundary |
| Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779 | --- | Lot Line |
| Calculated Point, Nothing Found or Set | --- | Tie Line |

Surveyors Narrative:

The purpose of this survey is to subdivide the property shown hereon. The property is a portion of the property shown on Record of Survey No. 7556, recorded as Instrument No. 106153435 and is adjacent to Fossil Creek Subdivision No. 1 as filed in Book 126 of Plats at Pages 20350 through 20354, and Secluded Creek Estates as filed in Book 61 at Pages 5055 through 5056, records of Ada County, Idaho. The monuments found per said plat and record of survey are in substantial agreement and were held as controlling corners.

The record bearing of S89°25'24"E as shown on the above mentioned record of survey was used between the found monuments for the 1/4 corner common to Sections 15 and 22 and the Section corner common to Sections 14, 15, 22, 23 T.2N., R.1W., B.M., Ada County, Idaho, and the Basis of Bearing for this plat.

References:

Crimson Point South Sub., Bk. 118 Pg. 18256-18259,
Secluded Creek Estates, Bk. 60 Pg. 5955-5956,
Fossil Creek Sub. No.1, Bk. 126 Pg. 20350-20354,

Record of Surveys: 603, 2063, 2308, 5228, 5240, 7277, 7566, 10066, & 11097.

Deeds: 2018-008864, 2021-092064, 2021-093028.

Line Table		
Line #	Direction	Length
L1	S00°34'36"W	48.00'
L2	S00°34'36"W	124.00'
L3	S89°25'24"E	38.23'
L4	S00°34'36"W	50.00'
L5	N36°13'04"W	26.36'
L6	N36°13'04"W	35.28'
L7	S83°01'46"E	20.00'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	5.75'	125.00'	7°38'04"	S35°14'02"E	5.75'
C2	10.06'	125.00'	4°36'33"	N36°51'21"W	10.05'

Bailey Engineering, Inc.

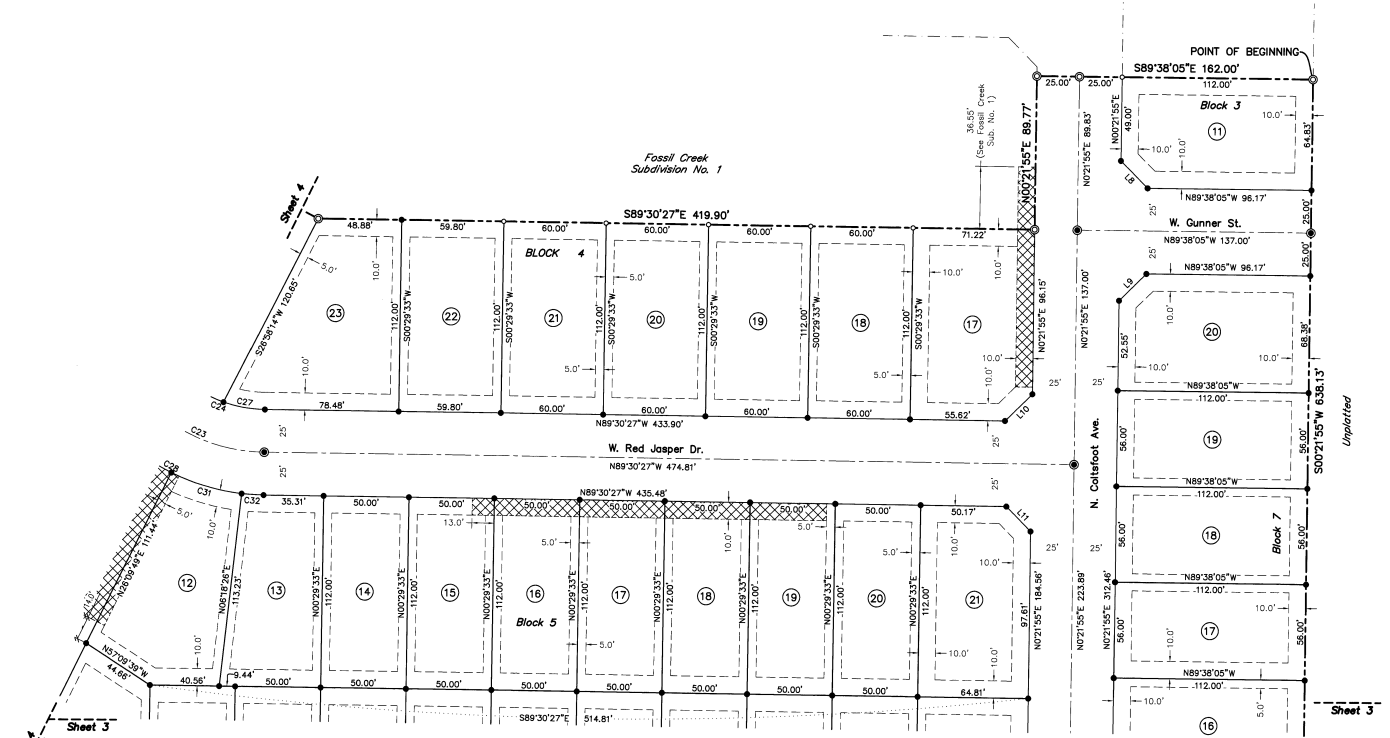
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1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616

TEL 208-938-0013
www.baileyengineers.com

FOSSIL CREEK SUBDIVISION NO. 2

34 131 Page 312



Legend

- Subdivision Boundary
- - - Adjacent Subdivision Boundary/Right-of-Way/Parcel Line
- Centerline
- Lot Line
- - - Easement line (Notes 1 & 2)
- ACHD Master Storm Drain
- Easement (Note 10)
- Tie Line

- ⑤ Lot Number
- Found 5/8" Iron Pin, PLS 11779
- Found 1/2" Iron Pin, PLS 11779
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779



Scale: 1" = 40'

See Sheet 1 for Notes
See Sheet 4 for Line
and Curve Tables



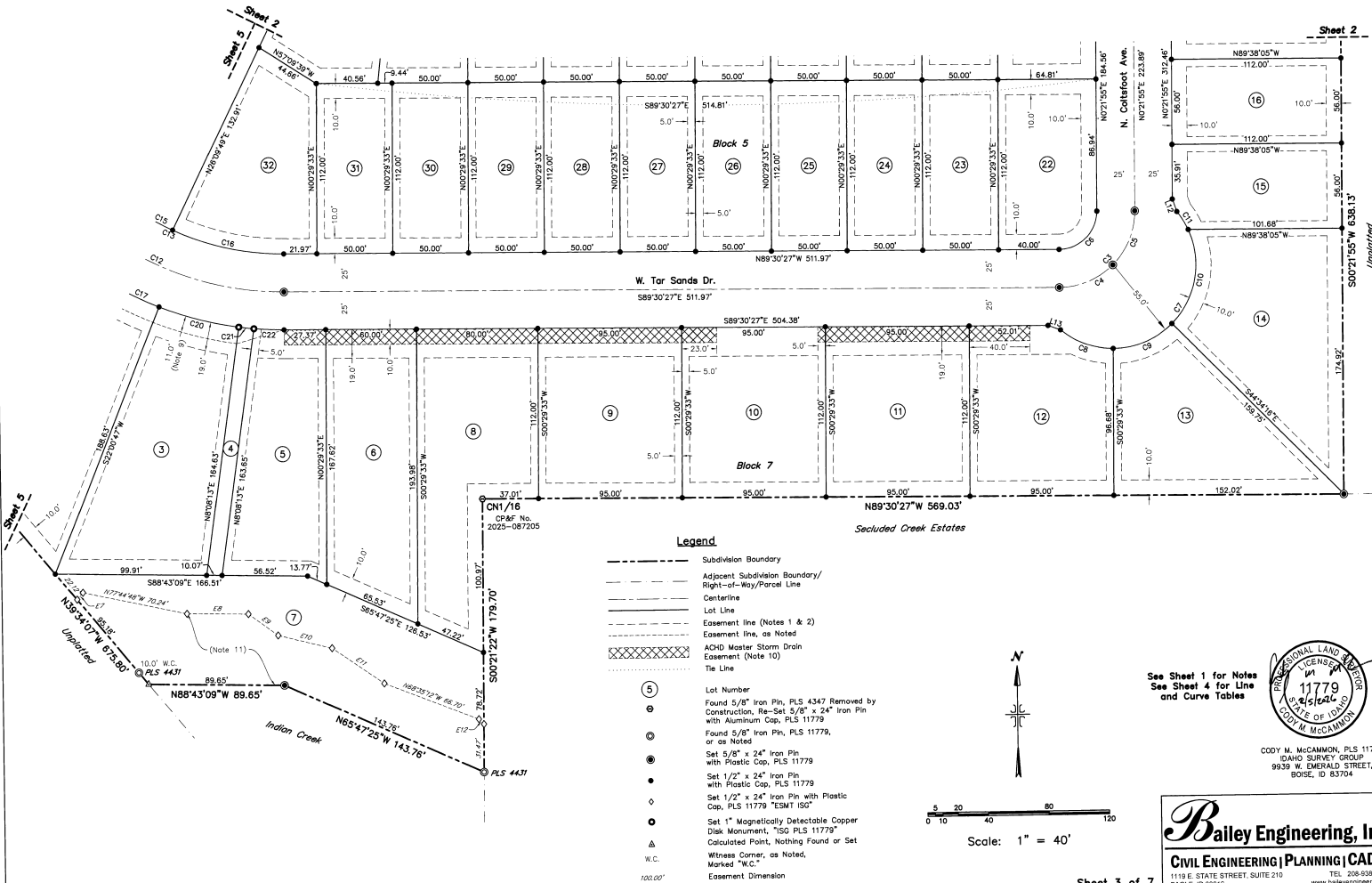
CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, ID 83704

Bailey Engineering, Inc.
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Sheet 2 of 7

FOSSIL CREEK SUBDIVISION NO. 2



See Sheet 1 for Notes
See Sheet 4 for Line
and Curve Tables



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9939 W. EMERALD STREET,
BOISE, ID 83704

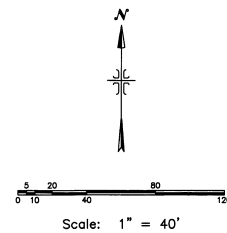
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Line Table		
Line #	Direction	Length
L1	S00°34'36"W	48.00'
L2	S00°34'36"W	124.00'
L3	S89°25'24"E	38.25'
L4	S00°34'36"W	50.00'
L5	N36°33'04"W	28.38'
L6	N36°33'04"W	35.28'
L7	S63°01'48"E	20.00'
L8	N44°38'05"W	22.38'
L9	S45°25'44"W	22.38'
L10	S45°25'44"W	22.40'
L11	S44°34'16"E	20.37'
L12	S19°14'35"E	8.73'
L13	N89°53'58"W	8.73'
L14	N84°51'58"W	20.32'
L15	S06°46'24"W	23.16'
L16	S36°33'04"E	25.03'

Easement Line Table		
Line #	Direction	Length
E1	S08°01'12"E	32.71'
E2	S24°16'14"E	36.26'
E3	S24°16'14"E	21.57'
E4	S29°56'59"E	37.42'
E5	S29°56'59"E	16.02'
E6	S09°02'21"E	14.72'
E7	N29°12'58"E	5.91'
E8	S88°50'31"E	40.50'
E9	S53°34'50"E	24.22'
E10	S75°57'00"E	36.52'
E11	S55°22'22"E	41.68'
E12	S44°16'11"E	4.73'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	5.75'	125.00'	2°38'04"	S35°14'02"E	5.75'
C2	10.06'	125.00'	4°36'33"	N38°51'21"W	10.05'
C3	78.65'	50.00'	90°07'38"	N45°25'44"E	70.79'
C4	39.33'	50.00'	45°03'49"	N67°57'38"E	38.32'
C5	39.33'	50.00'	45°03'49"	N22°53'49"E	38.32'
C6	39.33'	25.00'	90°07'38"	S45°25'44"W	35.39'
C7	161.81'	55.00'	168°33'36"	N45°25'44"E	109.45'
C8	37.85'	55.00'	38°12'59"	N89°53'58"W	36.91'
C9	43.26'	55.00'	45°03'49"	S87°57'38"W	42.15'
C10	66.88'	55.00'	69°40'16"	S10°35'36"W	62.83'
C11	14.02'	55.00'	14°36'32"	S31°32'48"E	13.99'
C12	184.85'	200.00'	52°57'23"	S63°01'48"E	178.34'
C13	161.75'	175.00'	52°57'23"	S63°01'48"E	156.05'
C14	66.05'	175.00'	21°37'27"	N47°21'48"W	65.68'
C15	20.03'	175.00'	6°33'26"	N81°27'15"W	20.02'
C16	75.67'	175.00'	24°46'29"	N77°07'13"W	75.08'
C17	192.35'	225.00'	48°58'50"	S65°01'02"E	186.54'
C18	51.85'	225.00'	13°12'08"	N47°07'41"W	51.73'
C19	55.89'	225.00'	14°15'28"	N80°51'29"W	55.85'
C20	54.49'	225.00'	13°52'34"	N74°55'30"W	54.36'
C21	10.00'	225.00'	2°32'50"	N83°06'12"W	10.00'
C22	20.02'	225.00'	5°05'50"	N86°57'32"W	20.01'
C23	92.43'	100.00'	52°57'23"	S63°01'48"E	89.17'
C24	69.32'	75.00'	52°57'23"	S63°01'48"E	66.88'
C25	24.83'	75.00'	18°48'57"	N45°57'33"W	24.52'
C26	20.06'	75.00'	15°19'28"	N63°01'48"W	20.00'
C27	24.83'	75.00'	18°48'57"	N80°06'59"W	24.52'
C28	115.53'	125.00'	52°57'23"	S63°01'48"E	111.46'
C29	39.44'	125.00'	18°04'42"	S45°25'25"E	39.28'
C30	20.09'	125.00'	9°12'25"	S89°13'58"E	20.06'
C31	43.32'	125.00'	19°51'23"	S73°45'52"E	43.10'
C32	12.88'	125.00'	5°48'53"	S86°36'01"E	12.68'



See Sheet 1 for Notes

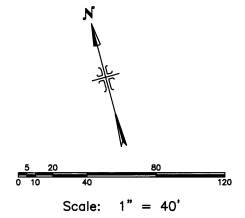
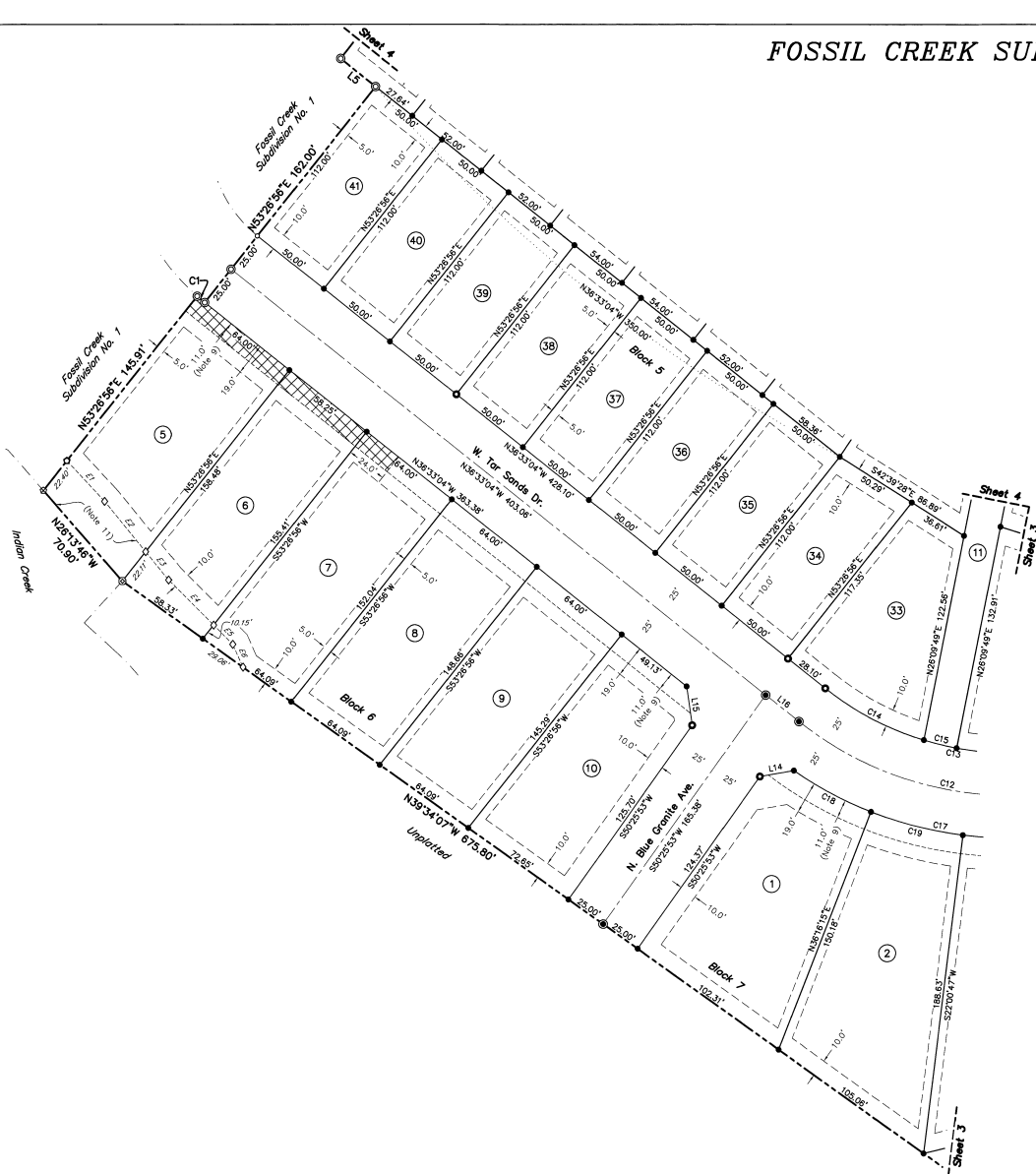


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Sheet 4 of 7

FOSSIL CREEK SUBDIVISION NO. 2



Legend

- Subdivision Boundary
- - - Adjacent Subdivision Boundary/
Right-of-Way/Parcel Line
- Centerline
- Lot Line
- Easement line (Notes 1 & 2)
- Easement line, as Noted
- ACHD Master Storm Drain
Easement (Note 10)
- Tie Line
- 5 Lot Number
- Found 5/8" Iron Pin, PLS 11779
- Found 5/8" Iron Pin, PLS 4431, Removed
by Construction, Re-Set 5/8" x 24" Iron
Pin with Plastic Cap, PLS 11779
- Found 1/2" Iron Pin, PLS 11779,
"ESMT ISO"
- Found 1" Magnetically Detectable
Copper Disk Monument, PLS 11779
- Set 5/8" x 24" Iron Pin
with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin
with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic
Cap, PLS 11779 "ESMT ISO"
- Set 1" Magnetically Detectable Copper
Disk Monument, "ISG PLS 11779"

See Sheet 1 for Notes
See Sheet 4 for Line
and Curve Tables



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
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FOSSIL CREEK SUBDIVISION NO. 2

Certificate Of Owners

Know all men by these presents: that Challenger Development, Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land situated in the East 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.2N. R.1W. B.M., from which the Section corner common to Sections 14, 15, 22, and 23, T.2N. R.1W. B.M. bears, South 89°25'24" East, 2656.47 feet; thence on the north boundary line of said Section 22, South 89°25'24" East, 531.82 feet; thence leaving said north boundary line, South 00°34'36" West, 48.00 feet to the Northeast corner of Fossil Creek Subdivision No. 1 as filed in Book 126 at Pages 20350 through 20354, records of Ada County, Idaho; thence on the easterly boundary line of said Fossil Creek Subdivision No. 1 the following four (4) courses and distances: South 00°34'36" West, 124.00 feet; South 89°25'24" East, 38.25 feet; South 00°34'36" West, 50.00 feet; South 00°21'55" West, 464.46 feet to the POINT OF BEGINNING.

thence leaving said easterly boundary line and continuing, South 00°21'55" West, 638.13 feet to the north boundary line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, coincident to the north boundary line of Secluded Creek Estates as filed in Book 60 of Plats at Pages 5955 through 5956, records of Ada County, Idaho;

thence on said north boundary line, North 89°30'27" West, 569.03 feet to the Center-North 1/16 corner of said Section 22;

thence the west boundary line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, coincident to the west boundary line of said Secluded Creek Estates, South 00°21'22" West, 179.70 feet to the northeasterly bank of Indian Creek;

thence leaving said west boundary line on said northeasterly bank the following two (2) courses and distances:

North 65°47'25" West, 143.76 feet;

North 88°43'09" West, 89.65 feet to the Northeasterly boundary line of Parcel A conveyed by a Quitclaim Deed, recorded as Instrument No. 2018-008864, records of Ada County, Idaho;

thence on said northeasterly boundary line, North 39°34'07" West, 675.80 feet to the northeasterly bank of Indian Creek;

thence on said northeasterly bank, North 26°13'46" West, 70.90 feet to the southerly boundary line of said Fossil Creek Subdivision No. 1;

thence leaving said northeasterly bank and on said southerly boundary the following thirteen (13) courses and distances:

North 53°26'56" East, 145.91 feet;

5.75 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 02°38'04" and a long chord which bears South 35°14'02" East, 5.75 feet;

North 53°26'56" East, 162.00 feet;

North 36°33'04" West, 26.36 feet;

North 53°26'56" East, 162.00 feet;

North 36°33'04" West, 35.28 feet;

10.06 feet along the arc of curve to the left having a radius of 125.00 feet, a central angle of 04°36'33" and a long chord which bears North 38°51'21" West, 10.05 feet;

North 53°26'56" East, 112.40 feet;

South 36°33'04" East, 383.51 feet;

South 63°01'46" East, 20.00 feet;

South 89°30'27" East, 419.90 feet;

North 00°21'55" East, 89.77 feet;

South 89°38'05" East, 162.00 feet to the POINT OF BEGINNING.

Containing 16.901 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots within the plat will be eligible to receive domestic water service from an existing City of Kuna main line and the City of Kuna has agreed in writing to serve all the lots in this Subdivision. Challenger Development, Inc. hereby certifies that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code

Challenger Development, Inc., an Idaho Corporation

Corey D. Barton, President

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this 20th day of November, 2025, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public

My Commission Expires: 6-05-2028

Certificate of Surveyor

I, Cody M. McComman, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual 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.

Cody M. McComman



P.L.S. No. 11779

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EAGLE, ID 83616 www.baileyengineers.com

FOSSIL CREEK SUBDIVISION NO. 2

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



B. A. Cope REHS 11/21/25
District Health, EHS Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 19th day of December, 2025.




President ACHD

Approval of City Engineer

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

1/22/2026
Just W. W. PE 12524
City Engineer Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the 20th day of February, 2024, this plat was duly accepted and approved.



City of Kuna, Kuna, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



D. [Signature] PLS 20920
County Surveyor
10 FEBRUARY 2026

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Elyse Maki 2-11-26
County Treasurer Date
Signed by deputy *Candy*

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2024-009685

I hereby certify that this instrument was filed at the request of Challenger Development, Inc. at 12 minutes past 3 o'clock P M., this 11 day of February, 2016 in Book 131 of Plats at Pages 311 through 317.

Fee \$ 36 —

Dan Ryalls
Deputy

Thant Tripple
Ex-Officio Recorder



CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, ID 83704

Sheet 7 of 7

Bailey Engineering, Inc.
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ACCOMMODATION RECORDING

**FIRST SUPPLEMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FOSSIL CREEK SUBDIVISION**

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**FIRST SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FOSSIL CREEK SUBDIVISION**

This First Supplement To The Declaration Of Covenants, Conditions And Restrictions For Fossil Creek Subdivision (this "First Supplement") is made this 20th day of February 2026, by Challenger Development Inc., an Idaho corporation ("Declarant").

ARTICLE I: SUPPLEMENT/PURPOSES

Section 1. Supplement to Declaration. This First Supplement is a supplement to that certain Declaration of Covenants, Conditions and Restrictions for Fossil Creek Subdivision, recorded on December 4, 2023, as Ada County, Idaho Instrument Number 2023-067684 ("Master Declaration"). This First Supplement supplements the Master Declaration with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("First Supplement Property"). The First Supplement Property is shown on the Fossil Creek Subdivision No. 2 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("First Supplement Plat"). The covenants, conditions and restrictions contained in this First Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration, except insofar as the covenants, conditions and restrictions of the Master Declaration are expressly modified hereby.

Section 2. Purposes. The purposes of this First Supplement are to subject the First Supplement Property to all the terms and Restrictions contained in the Master Declaration and this First Supplement, to designate the First Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the First 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 First 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 and this First Supplement. In addition, each Owner of any Lot within the First 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 First 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. 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 all terms and Restrictions contained in the Master Declaration applicable to Common Lots shall be applicable to the Common Lots within the First Supplement Property.

Section 2. Drainage. Portions of Lot 17, Block 4, Lots 3, 4, 10 through 12, and 15 through 19, Block 5, Lots 5 through 7, Block 6, and Lots 5, 6 and 8 through 12, Block 7, as shown on the First Supplement Plat, are servient to and contain the Ada County Highway District ("ACHD") storm water drainage system. These Lots and Common Lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, which is incorporated herein by this reference as if set forth in full ("Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm water drainage facilities.

There shall be no interference with the established drainage pattern over any portion of these Lots and Common Lots unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of these Lots and Common Lots are completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD, which may include drainage from Lots or Common Lots over any other Lots or Common Lots within the First Supplement Property.

ACHD shall have the right to inspect any storm water drainage systems the Association is responsible to maintain, repair and/or replace, and, if necessary, perform any maintenance, repairs or replacements. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the First Supplement Property until such costs are paid in full.

All Owners, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Notwithstanding the forgoing: 1) all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement, and 2) the over watering of landscaping (including lawns) is strictly prohibited. **Neither Declarant, any of its affiliates, nor the Association shall be responsible, in any fashion, for the over watering of any landscaping (including lawns) by the Owner of any Lot.**

Section 3. Additional Parking Restriction. In addition to any other parking restrictions contained in the Master Declaration, all Owners within the First Supplement Property, as well as their

family members, invitees and licensees, 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. Unclaimed Infrastructure Improvement Maintenance and Repairs. To the extent any portion of the First 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 5. De-Annexation. Declarant, at its sole and absolute discretion, may de-annex the First Supplement Property (or any portion thereof) from the Property. In the event of any such de-annexation, such de-annexed portion of the First Supplement Property shall not be subject to the Master Declaration, 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 Ada County, Idaho. Unless specifically authorized in writing by Declarant, no Persons other than Declarant shall be entitled to de-annex any portion of the First Supplement Property.

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 First 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. Invalidation 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 First Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This First 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 First 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 First 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.

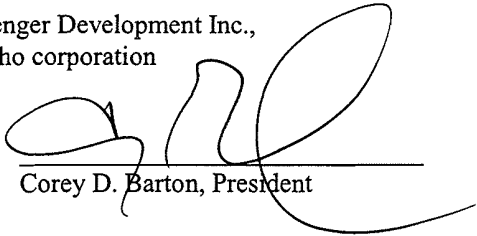
Section 6. Governing Law. This First Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

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

Declarant:

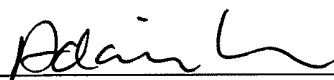
Challenger Development Inc.,
an Idaho corporation

By:


Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on February 20th, 2026, by Corey D. Barton as the President of Challenger Development Inc.


Signature of Notary Public

My commission expires: 6-05-2028

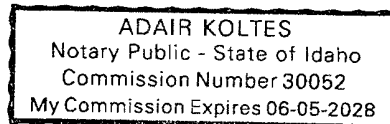
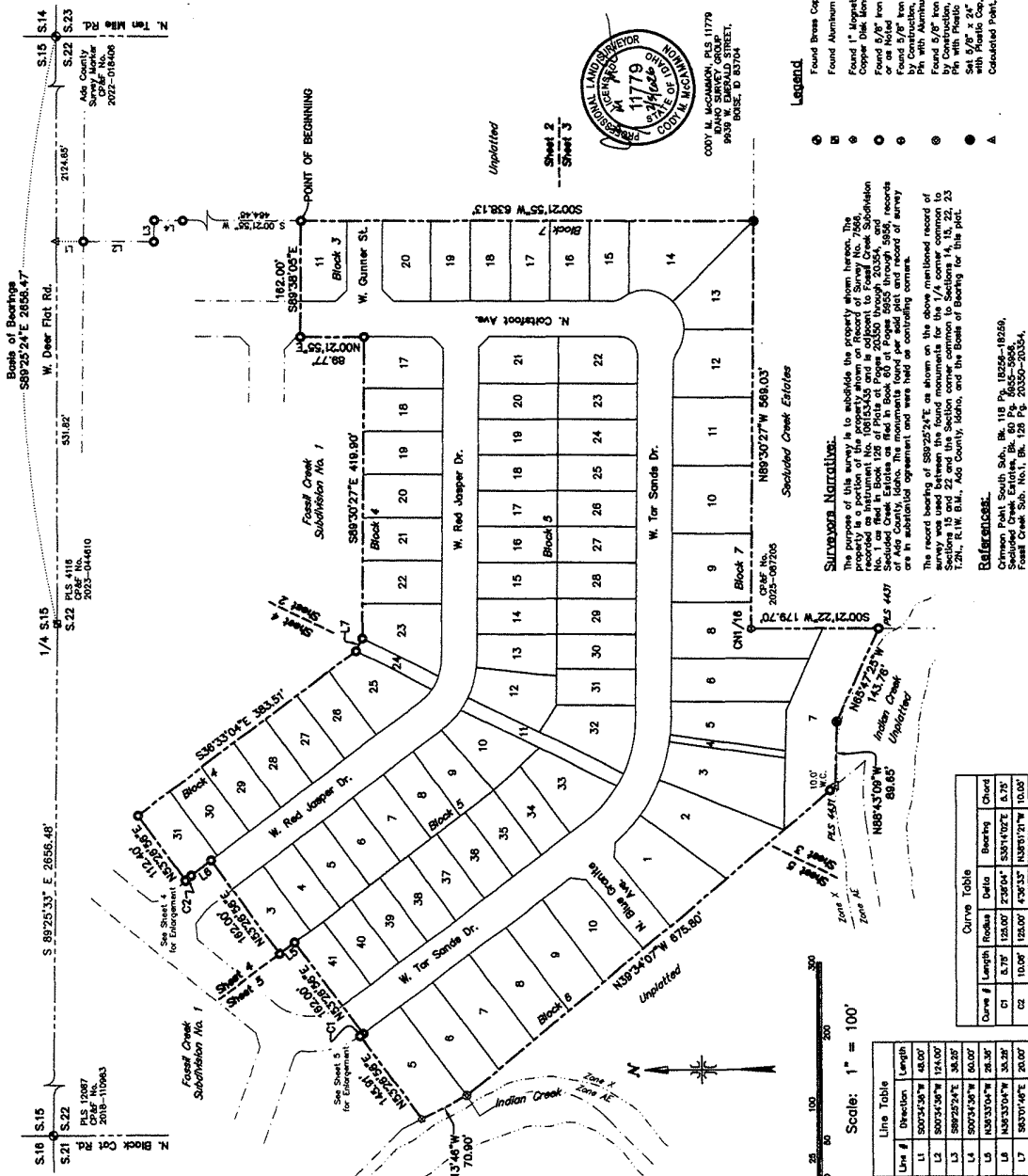


EXHIBIT A
LEGAL DESCRIPTION OF THE FIRST SUPPLEMENT PROPERTY

Lot 11, Block 3; Lots 17 through 31, Block 4; Lots 3 through 41, Block 5; Lots 5 through 10, Block 6; and Lots 1 through 20, Block 7, Fossil Creek Subdivision No. 2, according to the official plat thereof, filed in Book 131 of Plats at Pages 311 through 317, Records of Ada County, Idaho.

EXHIBIT B
FOSSIL CREEK SUBDIVISION NO. 2 FINAL PLAT

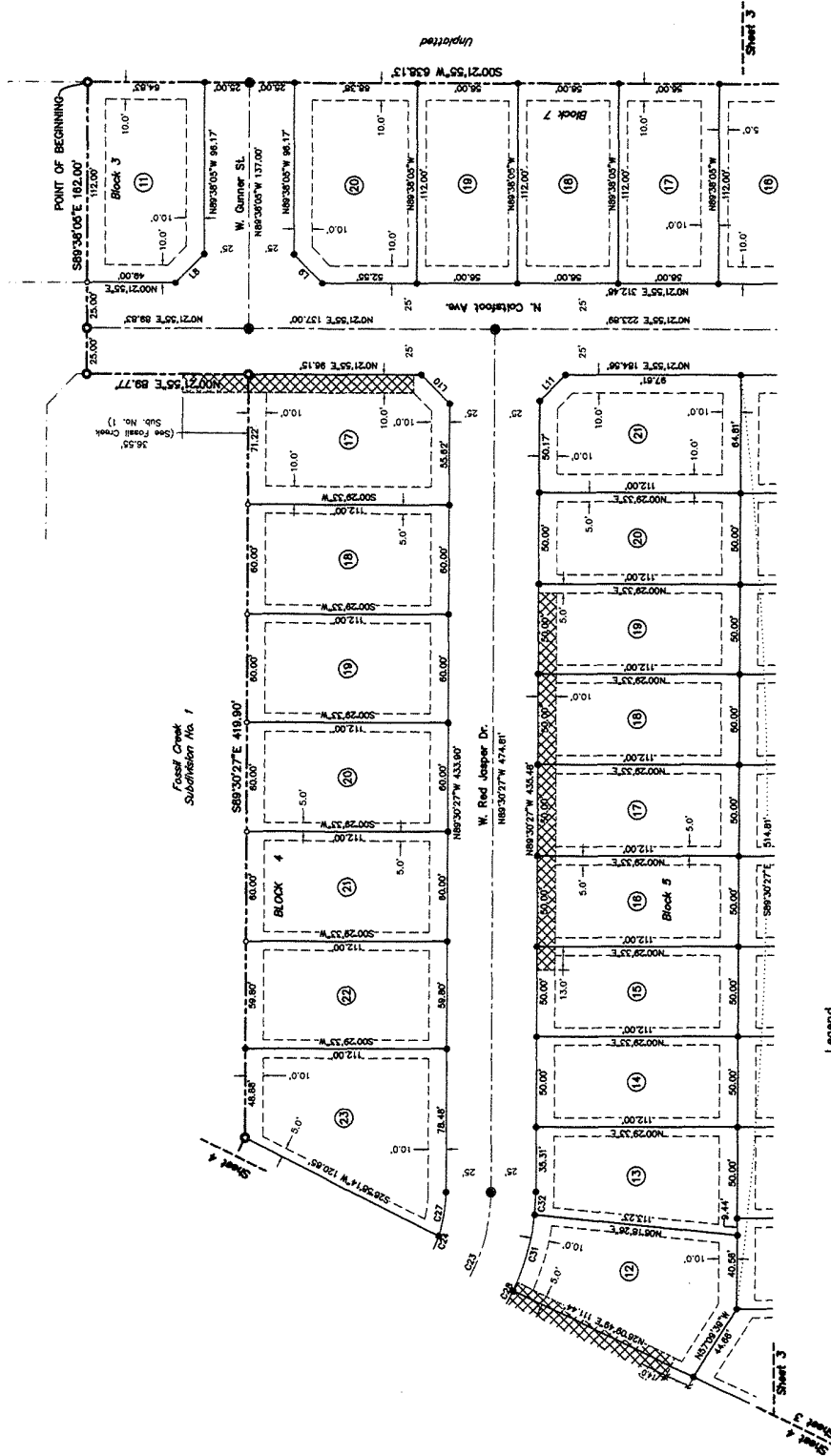
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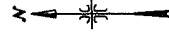
Sheet 1 of 7

04/11/15 Page 3/2

FOSSIL CREEK SUBDIVISION NO. 2



- LEGEND**
- Subdivision Boundary
 - Adjacent Subdivision Boundary/Right-of-Way/Parcel Line
 - Centerline
 - Lot Line
 - Easement Line (Notes 1 & 2)
 - ACRD Master Storm Drain Easement (Note 10)
 - Tie Line
 - Lot Number
 - Found 5/8" Iron Pin, PLS 11779
 - Found 1/2" Iron Pin, PLS 11779
 - Sat 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
 - Sat 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779

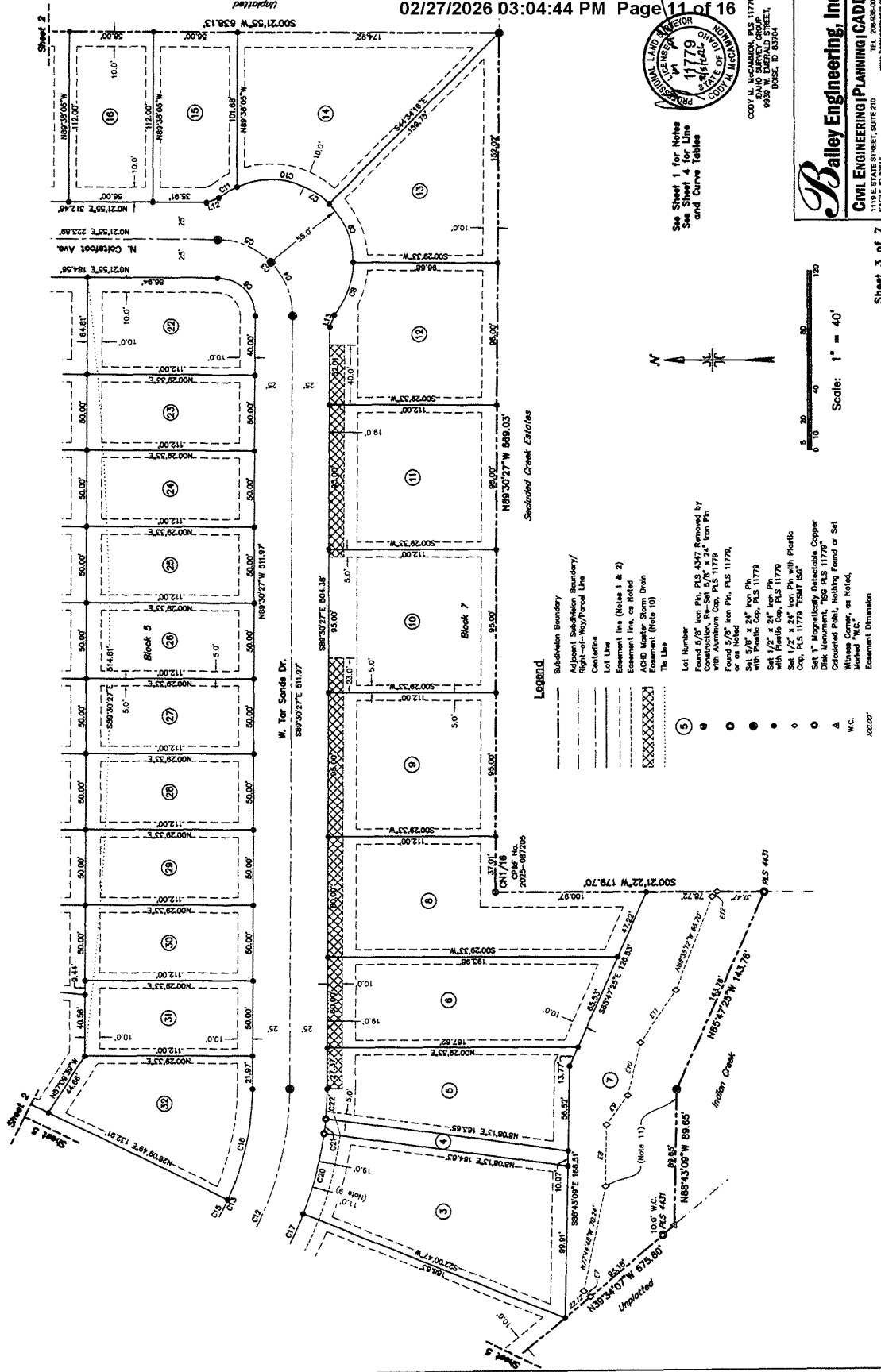


See Sheet 1 for Notes
See Sheet 4 for Lot
and Curve Tables

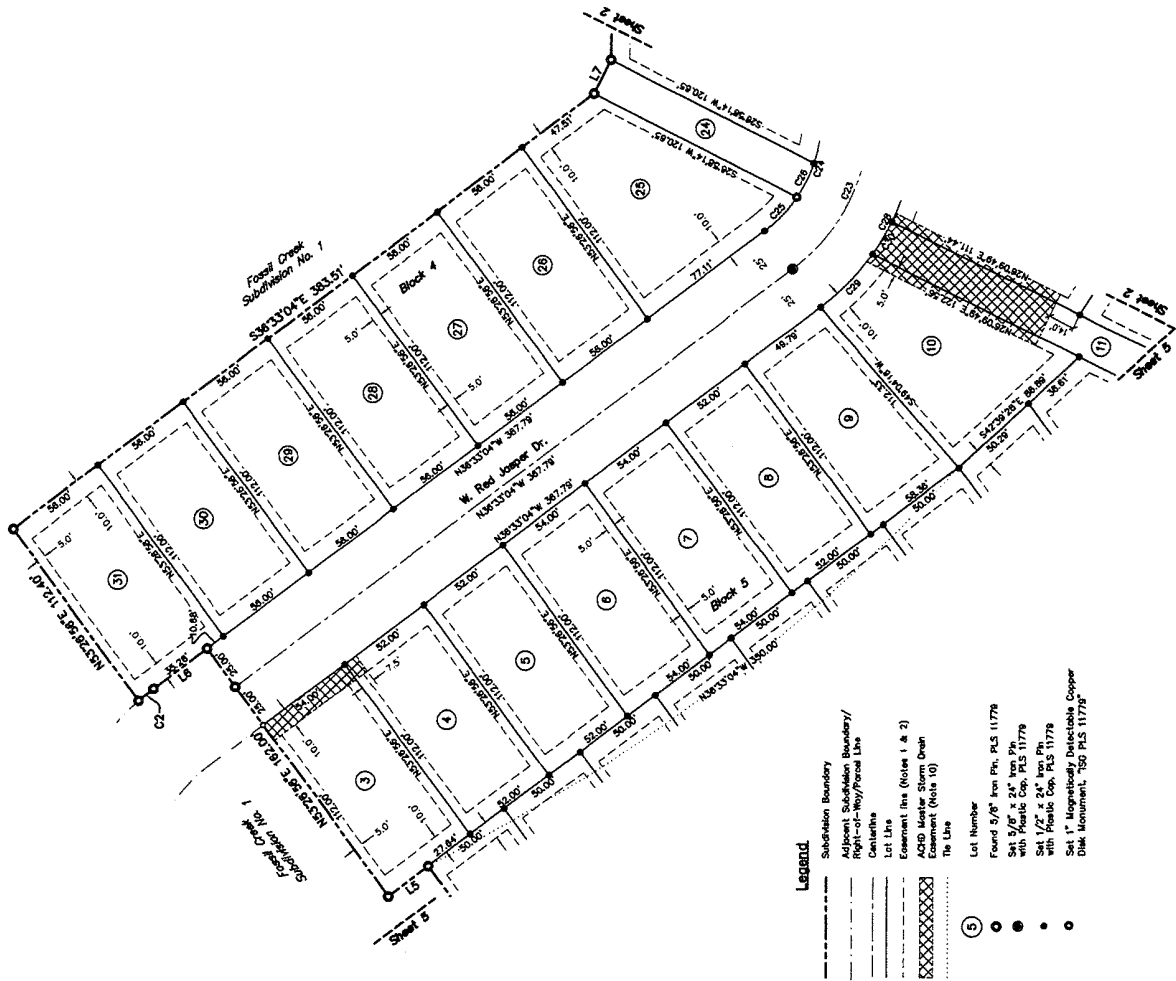


CODY M. MCCAMMON, PLS 11779
OKLAHOMA SURVEY GROUP
9933 W. EMMETT STREET,
DALE, OK 73114

Balley Engineering, Inc.
CIVIL ENGINEERING/PLANNING/CADD
1119 E. STATE STREET, SUITE 210
DALE, OK 73114
TEL: 204-638-0013
www.balleyengineering.com



FOSSIL CREEK SUBDIVISION NO. 2



Line Table		
Line #	Direction	Length
L1	S89°54'30\"W	48.00'
L2	S89°54'30\"W	14.00'
L3	S89°22'24\"E	36.25'
L4	S89°54'30\"W	60.00'
L5	S89°54'30\"W	26.35'
L6	N43°35'04\"W	36.25'
L7	S89°54'30\"W	20.00'
L8	N44°38'05\"W	22.30'
L9	S46°21'45\"W	22.30'
L10	S46°21'45\"W	22.30'
L11	S44°34'18\"E	26.35'
L12	S79°41'50\"E	8.75'
L13	N49°53'08\"W	20.32'
L14	N48°51'58\"W	20.32'
L15	S68°26'24\"W	23.18'
L16	S58°33'04\"E	23.03'

Easement Line Table		
Line #	Direction	Length
E1	S28°07'07\"E	12.75'
E2	S29°19'44\"E	38.39'
E3	S29°19'44\"E	71.57'
E4	S29°58'59\"E	16.62'
E5	S29°12'27\"E	14.75'
E6	N69°12'58\"E	5.81'
E7	S28°50'37\"E	43.50'
E8	S53°29'30\"E	24.22'
E9	S72°57'00\"E	36.52'
E10	S53°22'27\"E	41.68'
E11	S44°17'11\"E	41.27'

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	6.75'	124.00'	27°00'44\"	S55°14'02\"E
C2	10.00'	125.00'	43°01'57\"	S45°01'17\"W
C3	76.85'	50.00'	90°07'58\"	N45°25'44\"E
C4	36.35'	50.00'	40°02'48\"	N67°57'58\"E
C5	35.35'	50.00'	40°02'48\"	N23°57'49\"E
C6	36.35'	50.00'	90°07'58\"	S45°25'44\"W
C7	101.81'	55.00'	186°32'36\"	N45°25'44\"E
C8	37.68'	55.00'	36°17'06\"	N49°53'08\"W
C9	43.35'	55.00'	40°03'46\"	S67°57'58\"W
C10	46.86'	55.00'	86°49'16\"	S10°05'59\"W
C11	11.02'	55.00'	1°28'32\"	S31°32'48\"E
C12	104.86'	240.00'	52°07'23\"	S65°01'46\"E
C13	181.78'	175.00'	52°07'23\"	S65°01'46\"E
C14	64.05'	175.00'	21°37'27\"	N47°21'48\"W
C15	26.03'	175.00'	6°33'26\"	N61°27'15\"W
C16	76.87'	175.00'	24°48'26\"	N77°07'13\"W
C17	192.35'	225.00'	48°58'50\"	S65°01'46\"E
C18	81.86'	225.00'	1°12'08\"	N47°07'41\"W
C19	46.86'	225.00'	1°12'08\"	N69°12'58\"W
C20	54.48'	225.00'	1°32'54\"	N74°05'30\"W
C21	10.00'	225.00'	2°22'00\"	N83°06'27\"W
C22	20.02'	225.00'	5°05'50\"	N89°57'52\"W
C23	92.45'	100.00'	52°07'23\"	S65°01'46\"E
C24	68.32'	75.00'	52°07'23\"	S65°01'46\"E
C25	24.83'	75.00'	16°48'57\"	N45°25'44\"W
C26	26.06'	75.00'	16°48'57\"	N45°25'44\"W
C27	24.83'	75.00'	16°48'57\"	N45°25'44\"W
C28	113.53'	125.00'	52°07'23\"	S65°01'46\"E
C29	36.44'	125.00'	18°04'42\"	S45°25'44\"E
C30	20.00'	125.00'	9°17'35\"	S69°13'08\"E
C31	43.35'	125.00'	19°17'35\"	S73°48'52\"E
C32	12.86'	125.00'	5°48'53\"	S86°26'51\"E



Scale: 1\" = 40'



See Sheet 1 for Notes

CORY M. MCCAMMON, PLS 11779
IDaho Survey Group
9450 N. CENTRAL STREET,
BOISE, ID 83704

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1010 S. GARDEN STREET, SUITE 210
BOISE, ID 83705
www.balleyengineering.com

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "DAVID M. MODY" at the bottom. Inside the ring, it says "STATE OF IDAHO". In the center, the license number "1779" is prominently displayed, with the expiration date "2/28/06" written below it. Above the seal, the page number "e 13 of 16" is visible.

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.balleyengineering.com

Sheet 5 of 7



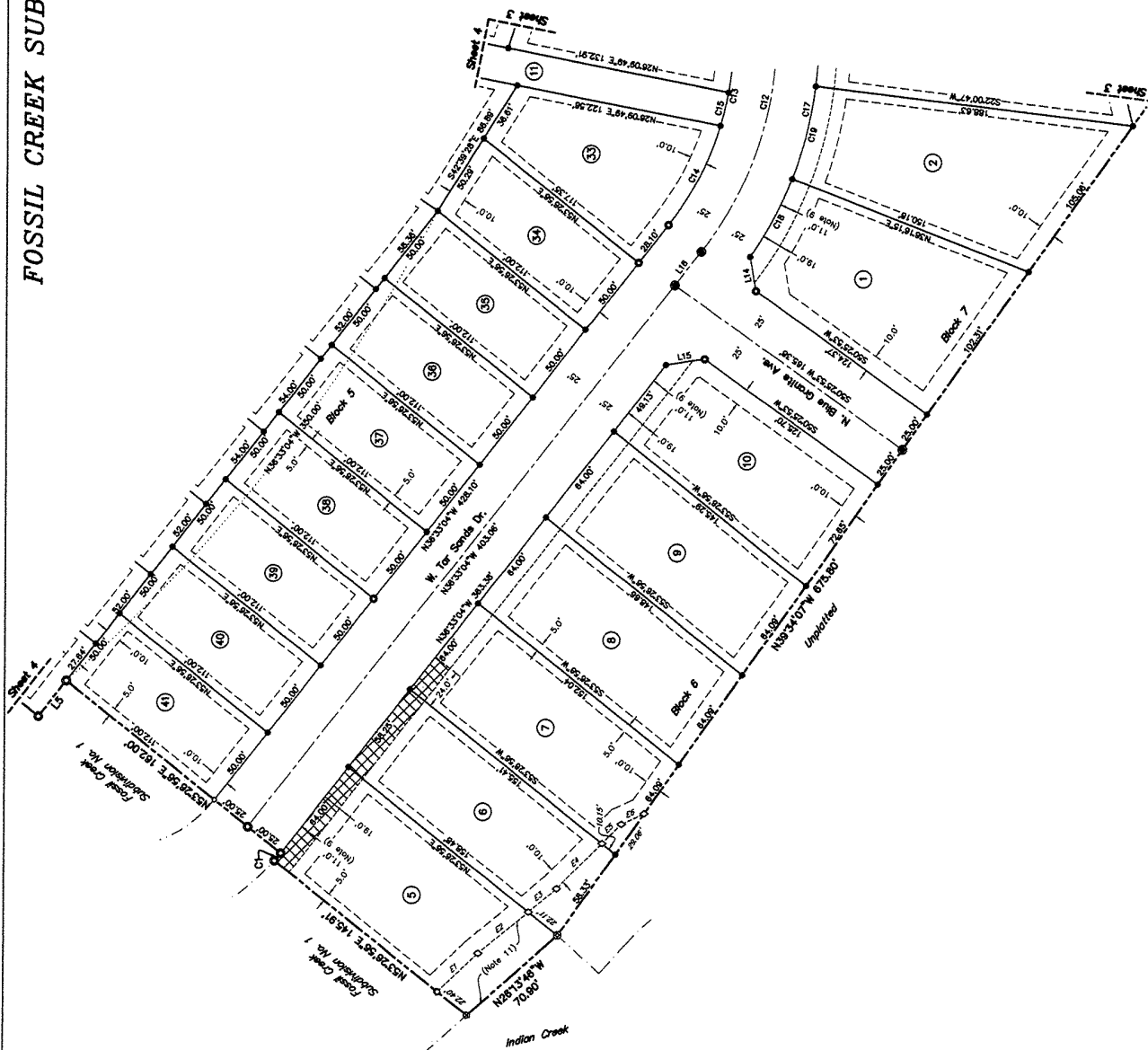
Legend

Subdivision Boundary
Adjacent Subdivision Boundary/
Right-of-Way/Parcel Line
Centerline
Lot Line
Easement line (Notes 1 & 2)
Easement line, as Noted
ACSD Master Storm Drain
Easement (Note 10)
The Line

5

Found 5/8" Iron Ph. PLS 11770
Found 5/8" Iron Ph. PLS 4431, Re-
sults by Construction, Re-Sat 5/8" & 24"
Iron Ph. with Plastic Cap, PLS 11778
Found 1/2" Iron Ph. PLS 11779,
ESMT ISO[®]
Found 1" Magnetically Detectable
Copper Disk Monument, PLS 11779
Found 5/8" & 24" Iron Ph.
with Plastic Cap, PLS 11779
Set 1/2" & 24" Iron Ph
with Plastic Cap, PLS 11779
Set 1/2" & 24" Iron Ph. with Plastic
Cap, PLS 11779 ESMT ISO[®]
Set 1" Magnetically Detectable Copper
Disk Monument, ISO PLS 11779[®]

See Sheet 1 for Notes
See Sheet 4 for Line
and Curve Tables



FOSSIL CREEK SUBDIVISION NO. 2

Certificate of Owners

Know all men by these presents: that Challenger Development, Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land situated in the East 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.2N. R.1W. B.M., from which the Section corner common to Sections 14, 15, 22, and 23, T.2N. R.1W. B.M. bears, South 89°25'24" East, 2656.47 feet; thence on the north boundary line of said Section 22, South 89°25'24" East, 531.82 feet; thence leaving said north boundary line, South 00°34'36" West, 48.00 feet to the Northeast corner of Fossil Creek Subdivision No. 1 as filed in Book 126 of Pages 20350 through 20354, records of Ada County, Idaho; thence on the easterly boundary line of said Fossil Creek Subdivision No. 1 the following four (4) courses and distances: South 00°34'36" West, 124.00 feet; South 89°25'24" East, 38.25 feet; South 00°34'36" West, 50.00 feet; South 00°21'55" West, 464.46 feet to the POINT OF BEGINNING.

thence leaving said easterly boundary line and continuing, South 00°21'55" West, 638.13 feet to the north boundary line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, coincident to the north boundary line of Seccluded Creek Estates as filed in Book 60 of Plots at Pages 5955 through 5956, records of Ada County, Idaho; thence on said north boundary line, North 89°30'27" West, 569.03 feet to the Center-North 1/16 corner of said Section 22;

thence the west boundary line of the Southwest 1/4 of the Northeast 1/4 of said Section 22, coincident to the west boundary line of said Seccluded Creek Estates, South 00°21'22" West, 176.70 feet to the northeasterly bank of Indian Creek;

thence leaving said west boundary line on said northeasterly bank the following two (2) courses and distances: North 85°47'25" West, 143.76 feet;

North 88°43'08" West, 89.65 feet to the Northeasterly boundary line of Parcel A conveyed by a Quitclaim Deed, recorded as Instrument No. 2018-008664, records of Ada County, Idaho;

thence on said northeasterly boundary line, North 39°34'07" West, 675.80 feet to the northeasterly bank of Indian Creek;

thence on said northeasterly bank, North 26°13'46" West, 70.90 feet to the southerly boundary line of said Fossil Creek Subdivision No. 1;

thence leaving said northeasterly bank and on said southerly boundary the following thirteen (13) courses and distances:

North 53°26'56" East, 145.91 feet;

5.75 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 02°36'04" and a long chord which bears South 35°14'02" East, 5.75 feet;

North 53°26'56" East, 162.00 feet;

North 36°33'04" West, 26.36 feet;

North 53°26'56" East, 162.00 feet;

North 36°33'04" West, 35.28 feet;

10.08 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 04°36'33" and a long chord which bears North 38°51'21" West, 10.05 feet;

North 53°26'56" East, 112.40 feet;

South 36°33'04" East, 383.51 feet;

South 83°01'46" East, 20.00 feet;

South 89°30'27" East, 419.90 feet;

North 00°21'55" East, 89.77 feet;

South 89°38'05" East, 162.00 feet to the POINT OF BEGINNING.

Containing 16.901 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is hereby reserved for public utilities and for such other uses as designated hereon, no permanent structure shall be erected on such utility purposes or such other uses are to be erected within the limits of said easements. All easements shall be eligible to receive domestic water service from an existing City of Kuna main line and the City of Kuna has agreed in writing to serve all the lots in this Subdivision. Challenger Development, Inc. hereby certifies that surface water for irrigation is reasonably available, per Section 87-6337, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code

Challenger Development, Inc., an Idaho Corporation

Corey D. Barton, President

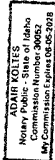
Acknowledgment

State of Idaho }
County of Ada }

This record was acknowledged before me on this 20th day of November, 2025, by Corey D. Barton, as President of Challenger Development Inc., an Idaho Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public My Commission Expires: 6-05-2028



Certificate of Surveyor

I, Cody M. McCommon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



Cody M. McCommon

P.L.S. No. 11779

EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lot 24, Block 4; Lot 11, Block 5; and Lots 4 and 7, Block 7, Fossil Creek Subdivision No. 2, according to the official plat thereof, filed in Book 131 of Plats at Pages 311 through 317, Records of Ada County, Idaho.