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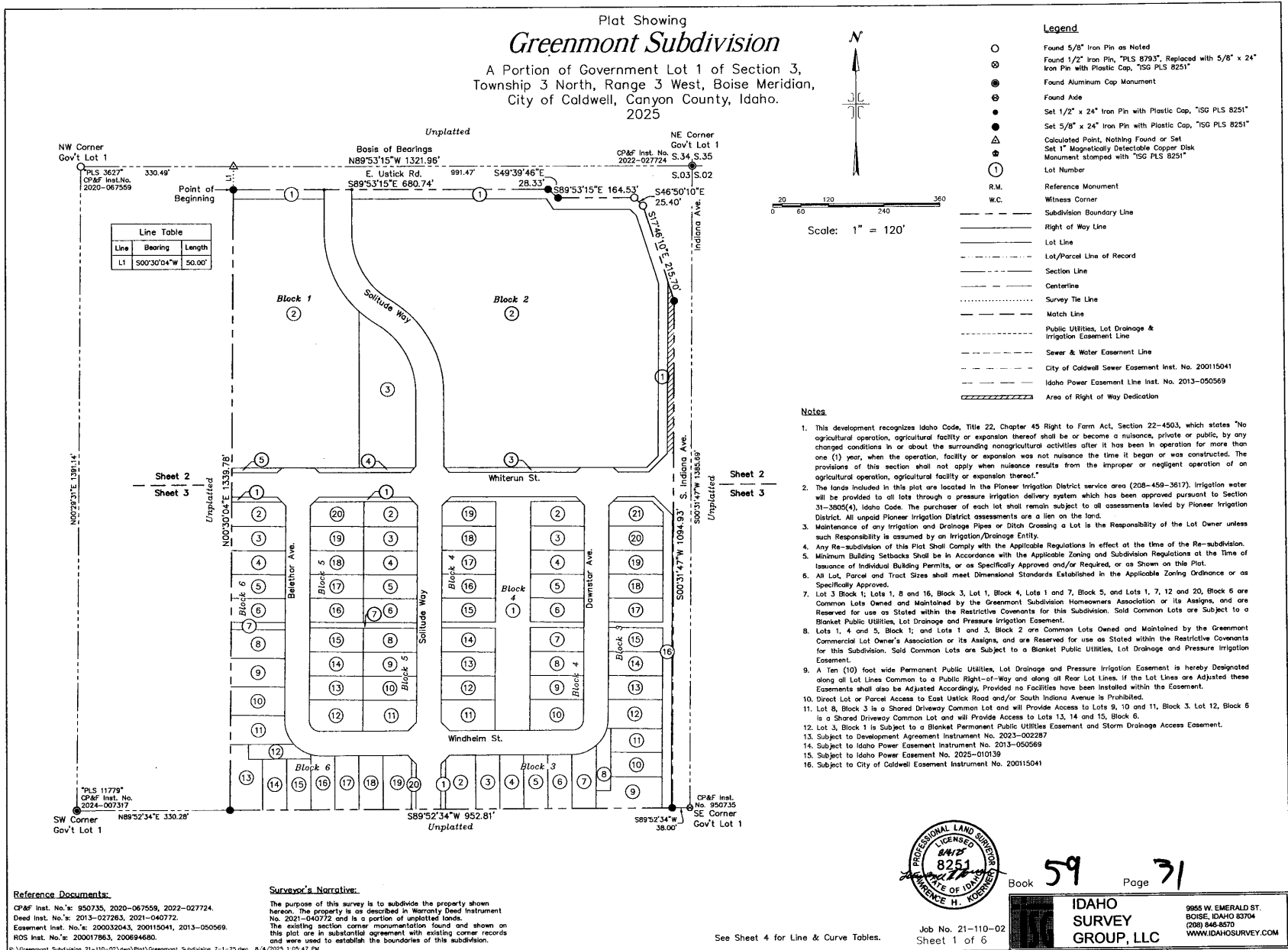
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RICK HOGABOAM

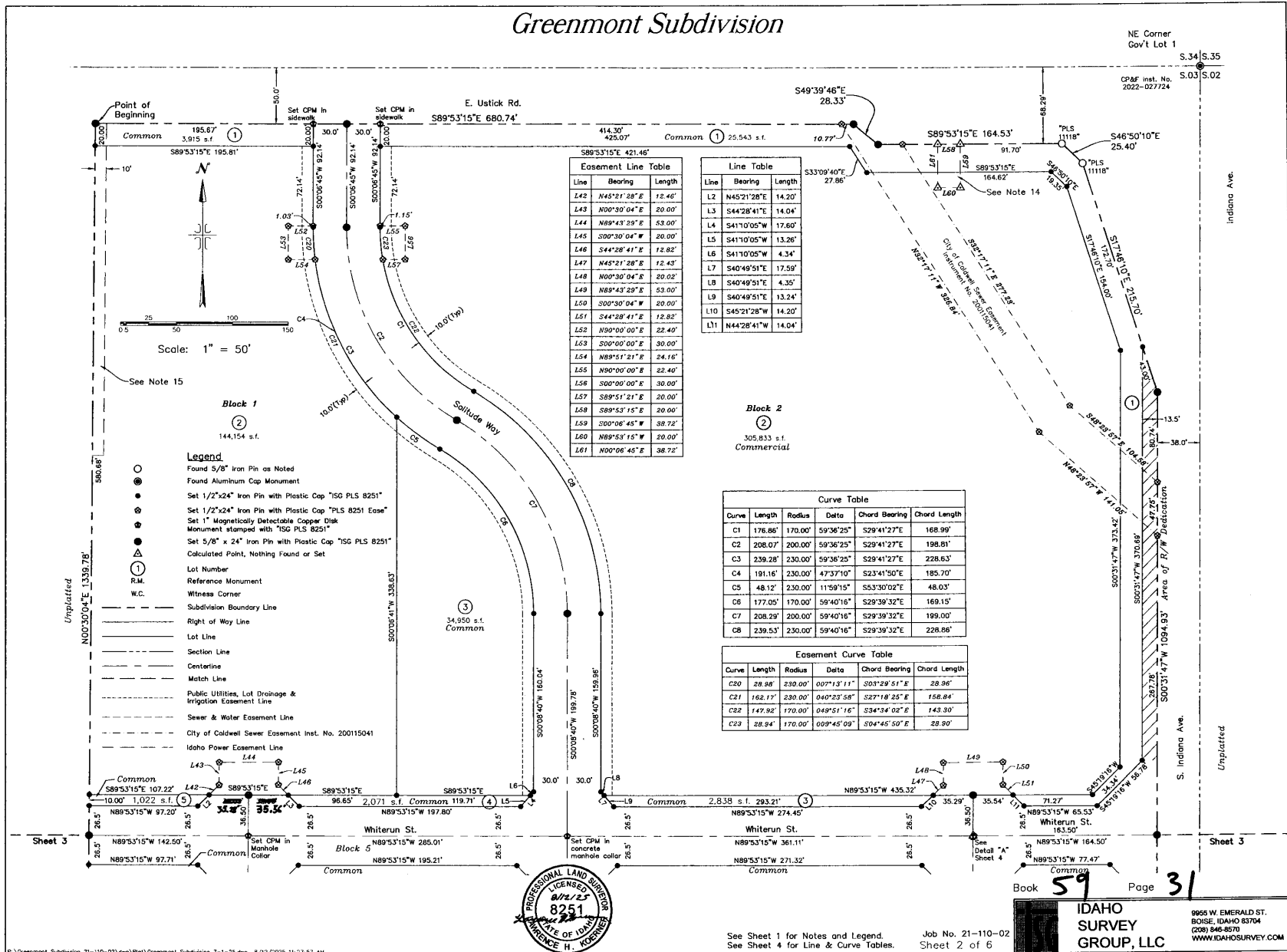
CANYON COUNTY RECORDER

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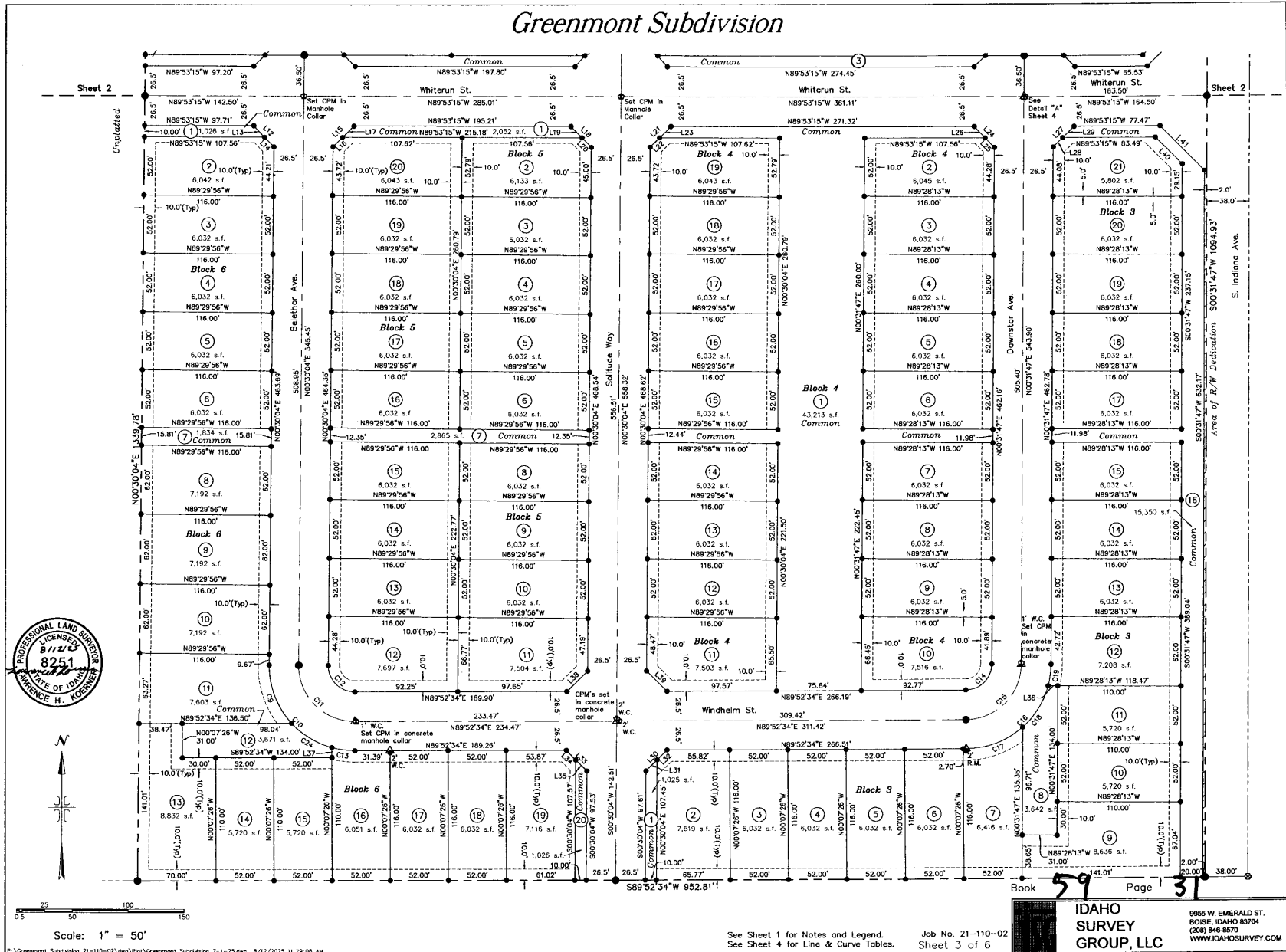
PLAT
KENT BROWN PLANNING



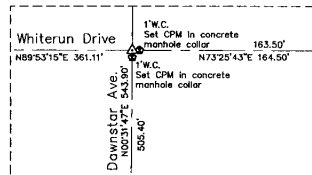
PROFESSIONAL LAND SURVEYOR
LICENSED
8/12/25
8251
LAWRENCE H. KOERNER
STATE OF IDAHO



Greenmont Subdivision



Greenmont Subdivision



Detail "A"
1"=10'

Line Table		
Line	Bearing	Length
L12	N44°15'28"W	25.99'
L13	N44°15'28"W	13.99'
L14	N44°15'28"W	12.00'
L15	S45°38'37"W	26.10'
L16	S45°38'37"W	11.82'
L17	S45°38'37"W	14.28'
L18	N44°15'28"W	25.98'
L19	N44°15'28"W	13.99'
L20	N44°15'28"W	11.99'
L21	S45°38'37"W	26.10'
L22	S45°38'37"W	11.83'
L23	S45°38'37"W	14.28'
L24	N44°15'28"W	25.95'
L25	N44°15'28"W	11.98'
L26	N44°15'28"W	13.97'

Line Table		
Line	Bearing	Length
L27	S45°38'37"W	26.15'
L28	S45°38'37"W	11.88'
L29	S45°38'37"W	14.28'
L30	S45°38'37"W	26.37'
L31	S45°38'37"W	14.11'
L32	S45°38'37"W	12.28'
L33	N44°43'14"W	25.94'
L34	N44°43'14"W	11.85'
L35	N44°43'14"W	14.09'
L36	N89°28'13"W	8.47'
L37	N00°07'28"W	8.83'
L38	N45°15'06"E	26.07'
L39	N45°01'31"W	25.83'
L40	N44°40'08"W	33.95'
L41	S44°40'08"E	56.37'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C9	57.33'	76.50'	42°56'24"	S20°58'07"E	56.00'
C10	121.00'	76.50'	90°37'31"	S44°48'41"E	108.78'
C11	78.09'	50.00'	90°37'31"	S44°48'41"E	71.10'
C12	37.17'	23.50'	90°37'31"	S44°48'41"E	33.41'
C13	20.87'	76.50'	15°37'40"	S82°18'38"E	20.80'
C14	36.65'	23.50'	89°20'47"	N45°12'10"E	33.04'
C15	77.97'	50.00'	89°20'47"	N45°12'10"E	70.31'
C16	119.29'	76.50'	89°20'47"	N45°12'10"E	107.57'
C17	55.62'	76.50'	41°39'40"	N69°02'44"E	54.41'
C18	44.18'	76.50'	33°05'21"	N31°40'14"E	43.57'
C19	19.49'	76.50'	14°35'46"	N07°49'40"E	19.44'
C24	42.80'	76.50'	32°03'27"	S58°28'03"E	42.25'



Book **59** Page **31**

**IDAHO
SURVEY
GROUP, LLC**

9945 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Greenmont Subdivision

CERTIFICATE OF OWNERS

Know all men by these presents: that Hubble Homes, LLC, an Idaho Limited Liability Company, surviving entity of the merger with Lionwood Properties, LLC, an Idaho Limited Liability Company, is the Owner of the Property described as follows:

The following Describes a Parcel of Land Located in a Portion of Government Lot 1 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and more Particularly Described as follows:

COMMENCING at the Northeast Corner Government Lot 1 of Section 3, Township 3 North, Range 3 West, Boise Meridian; From which, the Northwest Corner of said Government Lot 1 bears, North 89°53'15" West, 1321.96 feet; Thence along the Northerly Boundary Line of said Government Lot 1, North 89°53'15" West, 991.47 feet; Thence leaving said Northerly Boundary Line, South 00°30'04" West, 50.00 feet to a point on the Southerly Right of Way Line of East Ustick Road, the POINT OF BEGINNING:

Thence along the Southerly Right of Way Line of East Ustick Road the following four Courses and Distances:

South 89°53'15" East, 680.74 feet;

South 49°39'46" East, 28.33 feet;

South 89°53'15" East, 164.53 feet;

South 46°50'10" East, 25.40 feet to the Westerly Right of Way Line of South Indiana Avenue;

Thence leaving said Southerly Right of Way Line, and along the Westerly Right of Way Line of South Indiana Avenue, South 17°46'10" East, 215.70 feet;

Thence continuing, South 00°31'47" West, 1094.93 feet to a point on the Southerly Boundary Line of said Government Lot 1;

Thence leaving said Westerly Right of Way Line, and along the Southerly Boundary Line of said Government Lot 1, South 89°52'34" West, 952.81 feet;

Thence leaving said Southerly Boundary Line, North 00°30'04" East, 1339.78 feet to the POINT OF BEGINNING:

The above Described Parcel of Land Contains 28.97 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 Perpetually 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 in this Plat will be Eligible to Receive Water Service from an Existing City of Caldwell Main Line, and the City of Caldwell has agreed in writing to Serve all the Lots in this Subdivision. The owner(s) hereby certify 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.

In Witness whereof, I have hereunto set my hand:

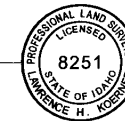
Hubble Homes, LLC, an Idaho Limited Liability Company,

Austin Edwards
Austin Edwards,
Authorized Agent

CERTIFICATE OF SURVEYOR

I, Lawrence H. Koerner, 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" was 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.

Lawrence H. Koerner



P.L.S. No. 8251

Acknowledgment

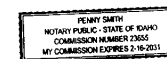
State of Idaho }
County of Ada } s.s.

On this 31st day of July, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Austin Edwards, known or identified to me to be the authorized agent of Lionwood Properties, LLC, the limited liability company and that said limited liability company executed the same.

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

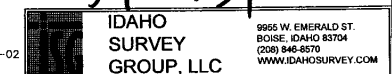
2-16-2031
My Commission Expires

Penny Smith
Notary Public, State of Idaho
Residing In Boise, Idaho



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Job No. 21-110-02
Sheet 5 of 6



Greenmont Subdivision

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 City of Caldwell Public Works, 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 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.

Anthony Lee 09/25/2024
Southwest District Health Department, REHS Date

Approval of City Council

I, the undersigned, City Clerk, in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting of City Council held on the 19th day of November, 2024, this plat was duly accepted and approved.



Debbie Meyer 8/8/25
City Clerk, Caldwell Idaho Date

Approval of City Engineer

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



August 8th 2025
Date

Certificate Of County Surveyor

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

Daniel R. Kinsler 7/21/25
Canyon County Surveyor DIVISION 22 50-1304
DANIEL R. KINSLER 7/21/25 7659

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, 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.

Jennifer Wallas 8/12/2025
County Treasurer Date



Book 59 Page 31

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

ELECTRONICALLY RECORDED DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

ACCOMMODATION

2025-035918

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RICK HOGABOAM

CANYON COUNTY RECORDER

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\$109.00

TYPE: CCR

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
GREENMONT SUBDIVISION**

October 6, 2025

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE GREENMONT SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS THEREIN.

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREENMONT SUBDIVISION

This Declaration of Covenants, Conditions and Restrictions for Greenmont Subdivision (this "Declaration") is made effective this 6th day of October, 2025, by Hubble Homes, LLC, an Idaho limited liability company ("Declarant").

ARTICLE I: PROPERTY AND PURPOSES

Section 1. Property Covered/Benefit of Declaration. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the overall residential portion of the Greenmont Subdivision as described on the attached Exhibit B, which is made a part hereof ("Greenmont Subdivision"). **It is currently anticipated that additional phases of Greenmont Subdivision will be platted, annexed into the Property and made subject to this Declaration. Each Owner, as that term is hereinafter defined, covenants and agrees that 1) additional phases of Greenmont Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/they shall not contest any such platting, annexation and/or subjection to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property.

Section 2. Purposes of Declaration. The purposes of this Declaration are to set forth the basic Restrictions, as that term is hereinafter defined, and uses that will apply to the Property. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, including each Lot, Dwelling Unit, Common Lot, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Greenmont Subdivision Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

Section 5. "Common Driveways" shall collectively mean Common Lots 8, Block 3 and 12, Block 6, as shown on the Plat. These Common Driveways are also Common Lots to be owned and maintained by the Association. These Common Driveways may individually be referred to herein as a "Common Driveway".

Section 6. "Common Lots" shall mean that certain real 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 7. "Declarant" shall mean Hubble Homes, LLC, an Idaho limited liability company, or its permitted assigns.

Section 8. "Dwelling Unit" shall mean each single family, detached residential home to be constructed on each Lot.

Section 9. "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon, under or over any portion of the Property, including, without limitation, Dwelling Units, fences, landscaping, streets, roads, drives, driveways, parking areas, sidewalks, bicycle paths, curbs, walls, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, grading, utility improvements, dog runs and/or kennels, play equipment, and any other exterior construction or exterior improvement which may not be included in the foregoing. Improvement(s) includes both original improvements existing on the Property on the date hereof and/or all later additions and/or alterations.

Section 10. "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Lot, directly attributable to the Owner (or his or her family members, invitees or licensees), equal to the costs and expenses incurred by the Association, including, without limitation, legal fees and costs (whether or not suit has been filed), for specific maintenance as detailed in this Declaration, any corrective action taken by the Association, fines levied by the Association or otherwise as necessitated by any intentional or negligent act or omission by any such Owner, or the family members, licensees and invitees thereof. Such costs, expenses and fines shall include, without limitation, damage to the Common Lots (including the Common Driveways), as well as the failure of an Owner to keep his or her Lot or Dwelling Unit in proper repair.

Section 11. "Lot" shall mean any lot shown on the Plat (or any other plat of the Property) **with the exception of the Common Lots and lots 1, 2, 4 and 5, block 1 and lots 1 through 3, block 2.**

Section 12. "Member" shall mean each Person holding a membership in the Association, including Declarant.

Section 13. "Mortgage" shall mean any mortgage, deed of trust, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation.

Section 14. "Owner" shall mean the record owner, other than Declarant, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers and builders, but excluding those having such interest merely as security for the performance of an obligation.

Section 15. "Person(s)" shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 16. "Plat" shall mean the Greenmont Subdivision final plat filed in Book 59 of Plats at Page 31, Records of Canyon County, Idaho, a copy of which is attached hereto as Exhibit D, which is made a part hereof.

Section 17. "Pressurized Irrigation System" shall mean that certain non-potable water irrigation delivery system further described in Article V.

Section 18. "Property" shall mean that certain real property shown on the Plat and legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 19. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots (including Common Driveways), including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 20. "Restrictions" shall mean the restrictions, easements, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 21. "Special Assessments" shall mean the cost of capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments incurred by the Association and levied against the Lot of each Owner by the Association.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot within the Property shall be used for residential Dwelling Units, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry or mobile homes are allowed.

By accepting a deed to any portion of the Property, each Owner hereby covenants to abide by all terms and Restrictions contained in this Declaration, any supplemental declaration, the Plat, and any rules adopted by the Board.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including snow removal, if appropriate, and the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the

Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Subject to Section 3 below, every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions (and subject to all other terms contained in this Declaration):

- (a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;
- (b) the right of the Association to adopt rules governing the use of any recreational facility situated upon a Common Lot; and
- (c) the right of the Association to suspend the voting rights and use of any recreational facility by an Owner for any period during which any Assessment remains unpaid and/or for any infraction of its rules.

The Common Lots cannot be mortgaged, conveyed or encumbered without the approval of at least two-thirds (2/3) of the Class A Members. If ingress or egress to any Lot is through any portion of the Common Lots, any such conveyance or encumbrance shall be subject to an easement of the Owners for the purpose of ingress and egress.

Section 3. Common Driveways. The Common Driveway located on Common Lot 8, Block 3, as shown on the Plat, shall be used only by the Association (for any reasonable purpose) and the Owners of Lots 9, 10 and 11, Block 3, 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 9, 10 and 11, Block 3, as well as their family members, invitees and licensees, shall have a perpetual, non-exclusive easement on, over, across and through this Common 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 Common Driveway located on Common Lot 12, Block 6, as shown on the Plat, shall be used only by the Association (for any reasonable purpose) and the Owners of Lots 13, 14 and 15, Block 6, 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 13, 14 and 15, Block 6, as well as their family members, invitees and licensees, shall have a perpetual, non-exclusive easement on, over, across and through this Common 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 the Common Driveways and shall keep them in a neat, clean and well maintained condition. The Common Driveways must consist of paved surfaces capable of supporting fire trucks and equipment. The costs of such maintenance, repair and replacement shall be passed on to all Owners in equal shares in the form of Regular 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 Declaration to the contrary, 1) the Common 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 Common Driveways is strictly prohibited.

Section 4. Lots 1, 2, 4 and 5, Block 1 and Lots 1 through 3, Block 2. It is currently anticipated that lots 1, 2, 4 and 5, block 1 and lots 1 through 3, block 2, as shown on the Plat, will be used for commercial purposes. Accordingly, these lots are not subject to this Declaration nor will the owners thereof be Members in the Association.

Section 5. Home Occupations. Assuming all governmental laws, rules, regulations, and ordinances are complied with, home occupations may be conducted from the interior of Dwelling Units provided such home occupations 1) do not increase the burdens on the public streets and/or Common Driveways (including increased traffic) and/or 2) do not unreasonably interfere with any other Owner's use and enjoyment of his or her Lot. If the Board determines, in its sole and absolute discretion, that a home occupation is increasing the burden on the public streets and/or Common Driveways, and/or unreasonably interfering with any other Owner's use and enjoyment of his or her Lot, the Board shall have the right to terminate any Owner's ability to conduct a home occupation from his or her Dwelling Unit. Notwithstanding the foregoing, Declarant may conduct any business operation it sees fit from any portion of the Property owned by it, regardless of the impact on the public streets or Common Driveways, or the use and enjoyment of an Owner's Lot.

Section 6. Vehicle and Other Storage. Unenclosed areas, including driveways and all other unenclosed paved areas within the Property (other than the Common Driveways), are restricted to use for temporary parking of operative motor vehicles of Owners and their family members, invitees and licensees, provided that such vehicles are parked so as to not interfere with any other Owner's right of ingress and egress to his or her Lot. Notwithstanding the foregoing, the parking of equipment (lawn or otherwise), inoperative vehicles, motor homes, campers, trailers, boats, any other recreational vehicles and other items on the Property is strictly prohibited unless parked within an Owner's garage (and said garage door is closed) or other enclosed area approved by the Architectural Committee. For purposes of this Section, temporary parking shall be as determined by the Board.

The Board may remove any inoperative vehicle, or any unsightly vehicle, and any other vehicle, motor home, camper, trailer, boat, equipment or item improperly parked or stored after three (3) days' written notice to the known owner thereof or, in the event such owner is unknown, posted on such item, at the risk and expense of the owner thereof.

Notwithstanding anything in this Section to the contrary, all Owners, as well as their family members, invitees and licensees, 1) must abide by all parking and other signs posted within the 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; provided however, that this restriction shall not prohibit Owners, or their family members, invitees or licensees, from temporarily parking operative motor vehicles on the driveway aprons of Lots.

Section 7. Compliance With Laws, Rules and Ordinances. Neither the Association nor any Owner, or their respective family members, invitees or licensees, shall permit anything to be done or kept in his or her Lot or Dwelling Unit or any part of the Common Lots which would be in violation of any laws, rules, regulations or ordinances.

Section 8. Signs. Subject to applicable law, no sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign it sees fit on any portion of the Property owned by Declarant.

Section 9. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot or Common Lot, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e., an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise disturbing the Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 10. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lot or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 11. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement. In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner: 1) levy a fine, in an amount as determined by the Board, against said Owner for as long as the violation persists, and/or 2) enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit**

exterior into compliance with this Section. Any such fines and any cost incurred by the Association for repairs and maintenance shall be treated as Limited Assessments to such Owner.

In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their family members, invitees or licensees, or an immediate risk of harm or damage to any Lot, Dwelling Unit or any other part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of Regular or Special Assessments (unless the emergency was caused by an Owner, his family members, invitees or licensees, in which case the cost shall be treated as a Limited Assessment and charged only to that Owner). In addition, if the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

Section 12. Outbuildings. All outbuildings shall be pre-approved in writing by the Architectural Committee and be constructed of quality building material, completely finished and painted on the outside and shall be of quality and character that will be in harmony with the other buildings on the Property.

Section 13. Fences. Fences are not required. If a fence is desired, plans for such fence shall be pre-approved in writing by the Architectural Committee. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Chain link fences are prohibited. No fence shall be higher than six feet (6') in height. Fences shall not be built closer to the front of a Lot than the corner of the Dwelling Unit on either side. The location of fences shall be so situated as to not unreasonably interfere with the enjoyment and use of any other portion of the Property and shall not be allowed to constitute an undesirable nuisance or noxious use.

Section 14. Antennae/Dishes. All antennae and/or satellite or other dishes shall be pre-approved in writing by the Architectural Committee and shall be placed and/or mounted in such a way to minimize the visual impact to all other portions of the Property.

Section 15. Insurance. Nothing shall be done or kept in any Dwelling Unit, Lot or Common Lot which will increase the rate of insurance on the Common Lots or any other Dwelling Unit or Lot. **Each Owner must maintain a homeowner's insurance policy insuring the homeowner from loss by fire, theft, and all other loss or damage.**

Section 16. Individual Lot Drainage. 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 17. Garages. Garages shall be well constructed of good quality material and workmanship. To the extent possible, garage doors must remain closed at all times.

Section 18. Construction Commencement, Completion and Other Activities. To the extent that any Owner is responsible for the construction of the Dwelling Unit and/or any or all other Improvements on such Lot (including, without limitation, front, side and back yard landscaping), such Owner must commence construction of his or her Dwelling Unit and such other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have one year from the commencement date in which to complete construction of the Dwelling Unit and such other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to the Association a fine of \$100/day for as long as the violation persists. This fine is applicable to both the construction commencement and construction completion requirements.** Any fine, or fines, shall be due and payable within thirty (30) days of receiving an invoice therefore.

Section 19. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 20. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be conclusively presumed that all such Improvements are in good condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 21. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

Section 22. No Further Subdivision. No Lot may be further subdivided; provided, however, that this Section is not applicable to Declarant who may further subdivide any Lot owned by it.

Section 23. Exterior Lighting. Other than lighting provided by Declarant or any of its affiliates, exterior lights are prohibited from remaining on all night. Exterior lights programmed for on and off times, as well as motion sensor lights, are allowed.

Section 24. Rental Restrictions. To preserve the residential character of the Property, each Owner agrees that each Lot and/or Dwelling Unit is subject to the following rental restrictions:

(a) Short Term Rentals: Short-term rentals of less than six (6) months of all or a portion of any Lot and/or Dwelling Unit are prohibited.

(b) Percentage of Rentals: No more than twenty percent (20%), or other percentage set by the Board in its sole discretion, of the Lots and/or Dwelling Units within the Property (unless modified by any subsequent supplement) may be rented to any Person. If the allowed percentage is subsequently reduced by the Board, any Owner engaged in rental activities at the time of such reduction shall be allowed to continue such rental activities until such Owner's Lot and Dwelling Unit are sold or otherwise transferred. Any Owner engaged in rental activities must, upon the sale or transfer of

his/her/its Lot, notify any potential buyer or contemplated transferee of the rental restrictions applicable to such Lot.

(c) Rental Agreements and Tenant Restrictions: All rental agreements must be submitted to the Association prior to the execution by the Owner. Owners shall also submit a "Tenant Registration Form" to the Association for each existing tenant/rent agreement, in a form prepared by the Board, no less than fifteen (15) days prior to the execution or modification of any rental agreement. The Association may charge reasonable review and processing fees for rental agreement review purposes which shall be classified as Limited Assessments. Any Owner wishing to rent his/her/its Lot and/or Dwelling Unit must submit to the Association a security deposit in an amount determined by the Board in its reasonable discretion ("Security Deposit"). The Security Deposit shall be forfeited to the Association should the Owner, or the Owner's tenant(s), fail to abide by any term or other Restriction contained in this Declaration. Additionally, if an Owner fails to provide the "Tenant Registration Form", the Association may impose a fine on the Owner in an amount reasonably determined by the Board, in its discretion, in addition to other remedies available under this Declaration and/or Idaho law. The Association may also suspend an Owner's ability to rent their Lot and/or Dwelling Unit until such time as all conditions contained in this Section are satisfied.

(d) Hardship: Owners may apply for a hearing before the Board for temporary or special variances in case of hardship, which may be granted in this Board's sole and absolute discretion.

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the Caldwell Municipal Irrigation District ("District") utilizing a pressurized irrigation system owned and operated by the District ("Pressurized Irrigation System"). **The Pressurized Irrigation System will be used for all irrigation, including the irrigation of the Common Lots and Lots. By accepting a deed to any portion of the Property: 1) each Owner and the Association hereby agree to pay his/her/its proportionate share of assessments and other fees levied by the District, and 2) each Owner and the Association agree to abide by any irrigation watering schedule enacted by the District or Association. In addition, each Owner and the Association covenant and agree to hold the Declarant and/or the Association harmless from any and all liability for damages or injuries to themselves, and their family members, invitees and licensees, associated with the Pressurized Irrigation System.**

ARTICLE VI: INSURANCE

Section 1. Insurance. The Association may obtain insurance from insurance companies authorized to do business in the State of Idaho, with an AM Best Rating of A or better, and maintain in effect any insurance policy the Association deems necessary or advisable, which may include, without limitation, the following policies to the extent it is possible for the Association to obtain the same:

(a) Property insurance for the Improvements located within the Common Lots with special form coverage, a replacement cost valuation provision and blanket coverage. The Association may also insure for flood or earthquake if determined by the Board.

(b) Commercial General Liability (CGL) insurance insuring the Association, as well as its agents, employees, invitees and licensees, against any liability incident to the ownership, management, maintenance and/or use of the Common Lots and/or any other portion of the Property.

(c) Directors and Officers Liability (D&O) insurance insuring the Association and/or its board members and/or officers.

(d) Such other insurance or bonds to the extent necessary to comply with all applicable laws and such indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Declarant and every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any aforementioned Lot.

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any aforementioned Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to ten (10) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property entitled to vote.

ARTICLE VIII: ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot shall pay reasonable start-up and/or transfer fee assessments for use by the Association.** These start-up and transfer fee assessments shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, late fees and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Notwithstanding any of the foregoing, the imposition, perfection and/or foreclosure of any Association lien must also comply with any and all requirements contained in the Idaho Code.

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and occupants of the Property and for any construction, maintenance and operation of the Common Lots (including the Common Driveways), as well as for the proper operation of the Association.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the closing of the sale of a Lot from Declarant to an Owner. The first annual assessment shall be pro-rated according to the number of months remaining in the calendar year. Subsequently, the Board shall fix and notify all Owners in writing of the amount of the Regular Assessments against each Lot at least thirty (30) days in advance of each annual Regular Assessment period. The due dates shall be established by the Board, which may be annually, quarterly or monthly as the Board, in its sole discretion, shall determine. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specific Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from that date at a rate equal to the lesser of twelve percent (12%) or the highest rate allowed by applicable law. Additionally, a late fee of \$50.00 shall be added to and charged on each Assessment which is not paid within this payment period. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Lots or abandonment of his or her Lot.

Section 6. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE IX: AUTHORITY OF BOARD/ASSUMPTION OF RISK

Section 1. Authority of Board. The Board, for the benefit of Declarant, the Association and the Owners, shall enforce the provisions of this Declaration and the Association's articles, bylaws and rules, shall have all powers and authority permitted to the Board under the Association's articles and bylaws and this Declaration, and shall acquire and shall pay all goods and services requisite for the proper functioning of the Association and the Property, including, but not limited to, the following:

(a) Operation, maintenance and management of the Common Lots (including the Common Driveways), including repair and replacement of property damaged or destroyed by casualty loss.

(b) Water, sewer, garbage collection, electrical, and any other utility service as required for the Common Lots (including the Common Driveways). The Board may arrange for special metering of utilities as appropriate.

(c) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding as the same are more fully described in the bylaws or this Declaration. **Each Owner shall be responsible for the insurance for his or her Lot, Dwelling Unit and personal property.**

(d) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(e) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(f) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(g) **The Board shall not incur any non-budgeted expenditure in excess of \$3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.**

The Board shall have the absolute right to adopt any rules it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties (including, without limitation, Declarant and/or any of its affiliates) to operate, maintain and manage the Common Lots (including the Common Driveways), as well as to perform any other right, duty or obligation of the Board or Association.

Section 2. Easements. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles, bylaws or rules, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term or Restriction, but such term or Restriction shall remain in full force and effect. Failure by the Board to immediately enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of Assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees and costs), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the Association or against the Board member and incurred by reason of the fact that he or she is or was a Board member, if such Board member acted in good faith and in a manner such Board member believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such Board member's conduct was unlawful. This Section shall extend to and apply also to the indemnification of the Declarant.

Section 6. Assumption of Risk; Waiver of Claims. All Owners, for themselves and their family members, invitees and licensees, shall store their property in and shall occupy and use their Lots, Dwelling Units, and all other portions of the Property solely at their own risk. All Owners and the Association, for themselves and their family members, invitees and licensees, hereby waive any and all rights to recover claims against Declarant, and its respective members, managers, employees and agents, of every kind, including loss of life, personal or bodily injury, damage to equipment, fixtures or other property, arising, directly or indirectly, out of or from or on account of the occupancy and/or use of any portion of the Property by such indemnifying Persons, or resulting from any present or future conditions or state of repair thereof, except to the extent such claims are directly caused by the gross negligence or willful misconduct of Declarant (or its respective members, managers, employees or agents) and are not covered by insurance required to be carried by such Persons pursuant to this Declaration. Declarant, and its respective members, managers, employees and agents, shall not be responsible or liable for damages to any Owners and/or the Association, or their respective family members, invitees or licensees, for any loss of life, bodily or personal injury, or damage to property that may be occasioned by or through the acts, omissions or negligence of any other Person.

ARTICLE X: ARCHITECTURAL COMMITTEE

Section 1. Charter of Architectural Committee. The Association or Declarant is authorized to appoint an Architectural Committee. The charter of the Architectural Committee is to represent the collective interests of all Owners, and to help Owners wishing to make exterior Improvements. **Each Owner is deemed to covenant and agree to be bound by the terms and conditions of this Declaration, including the standards and process of architectural review and approval. This Article does not apply to the Declarant.**

Section 2. Architectural Control. No exterior Improvement, including, without limitation, Dwelling Unit, building, deck, patio, fence, landscaping, permanent exterior affixed decoration, exterior

lighting or heating, cooling and other utility systems shall be altered, erected, or placed on the Property unless and until the building, plot or other plan has been reviewed in advance by the Architectural Committee and same has been approved in writing, and an appropriate building permit has been acquired, if required by law. The review and approval may include, without limitation, topography, finish, ground elevations, landscaping, lighting, drainage, color, material, design, conformity to other residences in the area, and architectural symmetry. Approval of the architectural design shall apply only to the exterior appearance of said Improvements. It shall not be the intent of these restrictions to control the interior layout or design of said structures. **The Architectural Committee shall have the right to charge fees and/or collect deposits associated with plan review, inspections, re-inspections and any other facet of its duties and responsibilities as detailed in this Article.**

Section 3. Review of Proposed Improvements. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board and/or Declarant, including the inspection of construction in progress. The Architectural Committee may condition its approval of proposals upon the agreement of the Owner to an additional Assessment for the cost of maintenance of any Improvement. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue architectural guidelines and/or guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of all required plans, specifications, fees and/or deposits the Architectural Committee may postpone its review. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after its receipt of all materials, fees and/or deposits required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner's application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, sue to enforce compliance with the approved plans, correct such noncompliance itself, fine such Owner in an amount reasonably determined by the Board, and/or take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting such noncompliance.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than thirty (30) days from his or her receipt of the noncompliance notice, then the Board may, at its option, sue to enforce compliance with this Article, correct such noncompliance itself, fine such Owner in an amount reasonably determined by the Board, and/or take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting such noncompliance.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Enforcement/Fines. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this Declaration. In addition, the Board, in its reasonable discretion, shall have the right to impose fines, in amounts as reasonably determined by the Board, upon any Owner, and such Owner's Lot, associated with any and all violations of this Declaration, any supplemental declaration and/or any Association rules by such Owner or such Owner's family members, invitees or licensees. **Notwithstanding any of the foregoing, the imposition, perfection, collection and/or enforcement of any fines must also comply with any and all requirements contained in the Idaho Code.**

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

Section 3. Term and Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument approved in writing by Declarant (assuming Declarant owns one or more Lots) and the written consent of two-thirds (2/3) of the Class A Members. Amendments shall be in the form of supplemental declarations, and must be recorded in the records of Canyon County, Idaho.

Section 4. Annexation/De-Annexation. **As described in Article I, Section 1, additional real property consisting of additional phases of Greenmont Subdivision may be annexed into the Property. These future annexations will be accomplished by Declarant at its sole and absolute discretion without any Association, Owner or Class A Member consent.** In addition, additional residential property not currently anticipated to be a part of the remainder of Greenmont Subdivision may be annexed into the Property by Declarant or with the consent of two-thirds (2/3) of the Class A Members. Annexations shall be accomplished by supplemental declarations to this Declaration recorded in the records of Canyon County, Idaho.

Declarant, at its sole and absolute discretion, may also de-annex any real property it owns from the Property, including, without limitation, previously annexed phases. In the event of any such de-annexation, the real property de-annexed shall not be subject to this 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 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.

Section 5. Duration and Applicability to Successors. The terms and Restrictions set forth in this Declaration shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest. **Declarant shall have the absolute right, at its sole and absolute discretion, to assign any and all of Declarant's rights, duties and/or obligations under this Declaration to any third party. Any such assignment shall be in writing signed by both the assignor and assignee.**

Section 6. 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 Declaration, 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. **Notwithstanding any other provision contained in this Declaration, the award of attorneys' fees and costs to the Association must comply with any and all requirements contained in the Idaho Code.**

Section 7. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

Section 8. Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by regular mail. If delivery is made personally, the notice shall be deemed properly delivered immediately upon delivery. If delivery is made by regular mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid. All notices shall be addressed to the Owner at the last known address on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner to the Association. Such address may be changed from time to time by notice in writing to the Association given in compliance with the foregoing.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands as of the date first above written.

Declarant:

Hubble Homes, LLC,
an Idaho limited liability company

By: *Austin Edwards*
Austin Edwards, Authorized Agent

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on October 6th, 2025, by Austin Edwards as an Authorized Agent of Hubble Homes, LLC.

Penny Smith
Signature of Notary Public

My commission expires: 2-16-2031

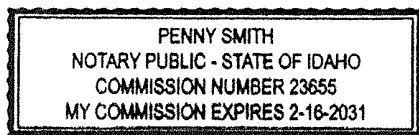


EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 3, Block 1; Lots 1 through 21, Block 3; Lots 1 through 19; Block 4; Lots 1 through 20, Block 5; and Lots 1 through 20, Block 6, Greenmont Subdivision, according to the official plat thereof, filed in Book 59 of Plats at Page 31, Records of Canyon County, Idaho.

EXHIBIT B
DESCRIPTION OF THE OVERALL GREENMONT SUBDIVISION

See attached.

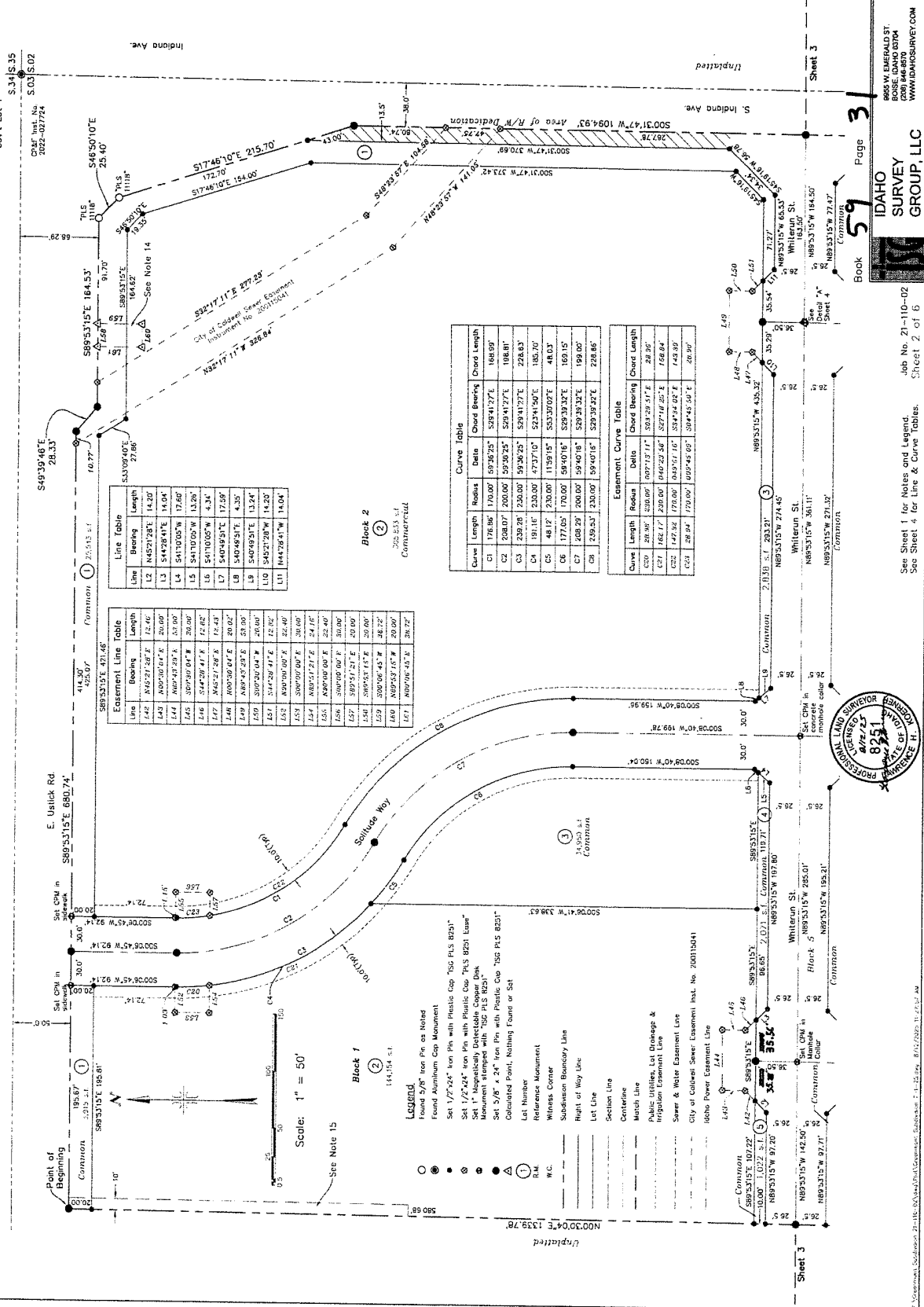
EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lot 3, Block 1; Lots 1, 8 and 16, Block 3; Lot 1, Block 4; Lots 1 and 7, Block 5; and Lots 1, 7, 12 and 20, Block 6, Greenmont Subdivision, according to the official plat thereof, filed in Book 59 of Plats at Page 31, Records of Canyon County, Idaho.

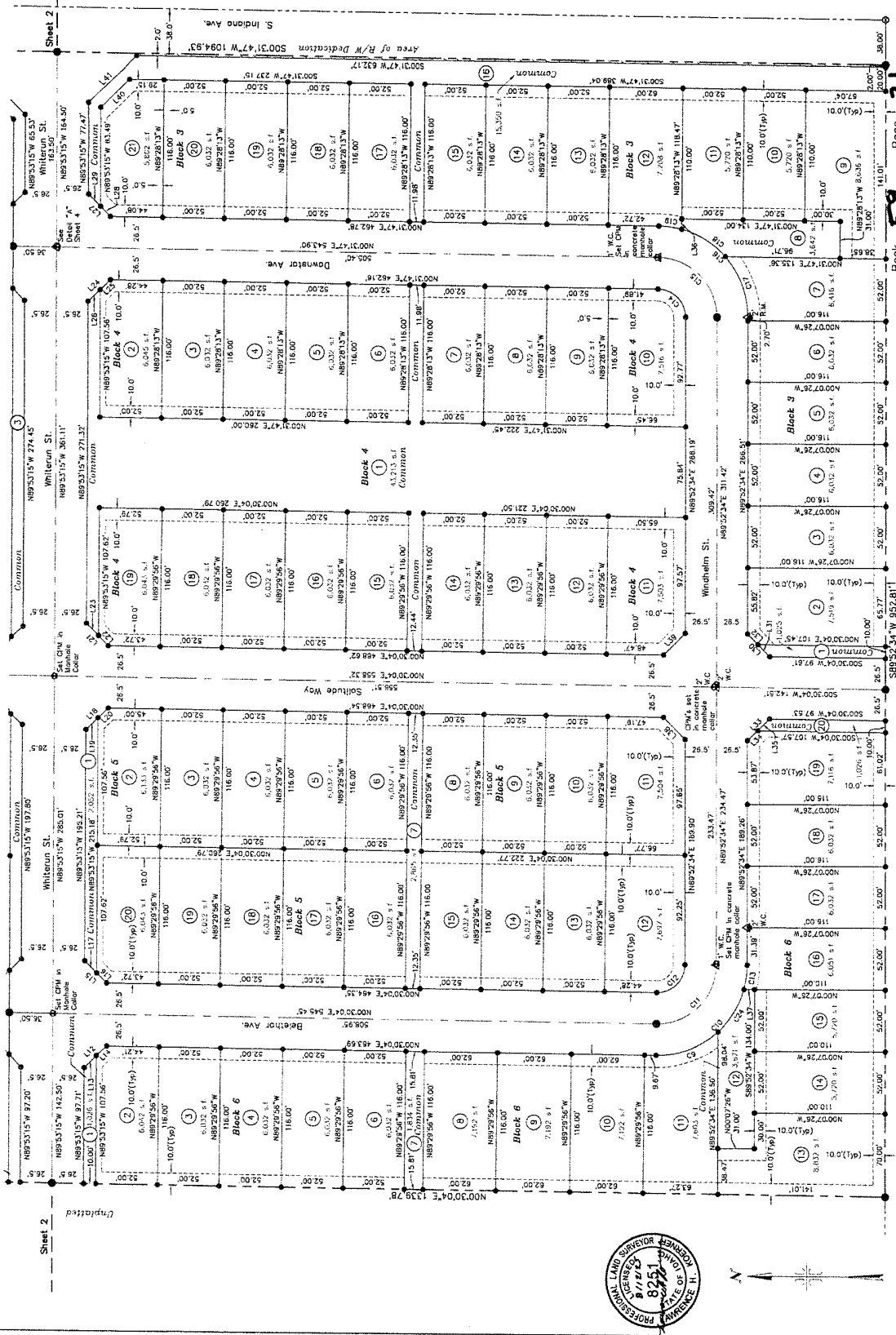
EXHIBIT D
GREENMONT SUBDIVISION FINAL PLAT

See attached.

Greenmont Subdivision



Greenmont Subdivision



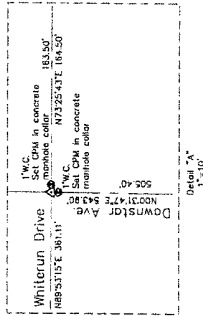
Scale: 1" = 50'

See Sheet 1 for Notes and Legend. Job No. 21-110-02

SURVEY

BOISE, IDAHO 83704
(208) 846-2570

Greenmont Subdivision



Line Table		
Line	Bearing	Length
L12	N44°15'28"W	25.99'
L13	N44°15'28"W	13.99'
L14	N44°15'28"W	12.00'
L15	S45°38'37"W	26.37'
L16	S45°38'37"W	14.87'
L17	S45°38'37"W	14.28'
L18	N44°15'28"W	25.98'
L19	N44°15'28"W	13.99'
L20	N44°15'28"W	11.99'
L21	S45°38'37"W	26.37'
L22	S45°38'37"W	14.83'
L23	S45°38'37"W	14.28'
L24	N44°15'28"W	25.95'
L25	N44°15'28"W	11.98'
L26	N44°15'28"W	13.97'

Line Table		
Line	Bearing	Length
L27	S45°38'37"W	26.15'
L28	S45°38'37"W	11.88'
L29	S45°38'37"W	14.20'
L30	S45°38'37"W	26.37'
L31	S45°38'37"W	14.11'
L32	S45°38'37"W	17.28'
L33	N44°15'15"W	25.94'
L34	N44°15'14"W	11.85'
L35	N44°15'14"W	14.05'
L36	N00°20'15"W	8.47'
L37	N00°20'26"W	8.87'
L38	N45°12'06"E	26.07'
L39	N45°20'31"W	25.83'
L40	N44°40'08"E	33.95'
L41	S44°40'06"E	56.37'

Curve Table			
Curve	Length	Radius	Delta
C9	97.13	76.50'	42°58'24"
C10	131.00	76.50'	90°37'31"
C11	78.09	501.00'	90°37'31"
C12	37.17	23.50'	90°37'31"
C13	20.87	76.50'	153°27'40"
C14	36.65	23.50'	89°20'47"
C15	77.87	501.00'	89°20'47"
C16	119.29	76.50'	89°20'47"
C17	58.62	76.50'	41°39'40"
C18	44.18	76.50'	33°05'21"
C19	18.49	76.50'	14°55'46"
C24	42.86	76.50'	37°03'27"



CERTIFICATE OF OWNERS

Know all men by these presents: that Hubble Homes, LLC, an Idaho Limited Liability Company, surviving entity of the merger with Lionwood Properties, LLC, an Idaho Limited Liability Company, is the Owner of the Property described as follows:

The following Describes a Parcel of Land Located in a Portion of Government Lot 1 of Section 3, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and more particularly described as follows:

COMMENCING at the Northeast Corner Government Lot 1 of Section 3, Township 3 North, Range 3 West, Boise Meridian, from which, the Northwest Corner of said Government Lot 1 bears, North 89°33'19" West, 1321.96 feet; thence along the Northernly Boundary Line of said Government Lot 1, North 89°33'19" West, 891.47 feet; thence leaving said Northernly Boundary Line, South 00°30'04" West, 50.00 feet to a point on the Southernly Right of Way Line of East-Willink Road, the POINT OF BEGINNING.

hence along the Southerly Right of Way Line of East Ustick Road the following four Courses and Distances:

South 89°53'15" East, 680.74 feet;

South 49°39'46" East, 28.33 feet.

outh 89°53'15" East, 164.53 feet:

South 46°50'10" East, 25.40 feet to the Westerly Right of Way Line of South Indiana Avenue;

entrance leaving said Southerly Right of Way Line, and along the Westerly Right of Way Line of South Indiana Avenue, South 17°46'10" East, 215.70 feet;

ence continuing. South 00°31'47" West, 1094.93 feet to a point on the Southerly Boundary line of said Government Lot 1:

ence leaving said Wasterly Right of Way Line, and along the Southerly Boundary Line of said Government Lot 1, South 89°52'34" West, 952.81 feet;

ence leaving said Sculherly Boundary Line, North 00°30'04" East, 1339.78 feet to the POINT OF BEGINNING;

more above Described Parcel of Land Containing 28.97 acres, more or less.

[illegible]

Witness whereof, I have hereunto set my hand;

bbble Homes, LLC, an Idaho Limited Liability Company,

Just - Edward
Justin Edwards,
Authorized Agent

CERTIFICATE OF SURVEYOR

Lawrence H. Koerner, 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" was 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.

Lawrence H. Koerner



P.L.S. No. 8251

Acknowledgment

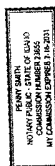
State of Idaho }
County of Ada }
S.S.

County of Los Angeles, California, do hereby certify that on this 31st day of July, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Austin Edwards, known to me to be the authorized agent of Lionwood Properties, LLC, the limited liability company and that said limited liability company executed the same.

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

2-16-2031
Commission Expires

Erin Smith
Notary Public, State of Idaho
Residing In Boise, Idaho



Book 59 Page 31



9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6570
WWW.IDAHOSURVEY.COM

DATA
SURVEY
GROUP, LLC

Job No. 21-110-02
Sheet 5 of 6

\\cremona-subdivision-24-110-022-stay\pub\Cremona\Subdivision-1-1-28.mxd 1/1/28 4:16:12 AM

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 36, Chapter 15 have been satisfied based on a review by a Qualified Licensed Professional Engineer (Q-LPE) representing City of Caldwell Public Works, and the Q-LPE approval of the design plans and specifications and the conditions imposed on the use 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 facilities if the developer fails to construct facilities, then sanitary restrictions may be required in accordance with Section 501-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or smaller requiring drinking water or sewer/septic facilities shall be

Anthony Lee 09/25/2024
Southwest District Health Department, REHS Date

Approval of City Council:

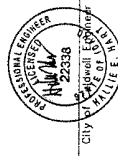
I, the undersigned, City Clerk, in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting of City Council held on the 19 day of November, 2024, this plat was duly accepted and approved.



Sebbie Wayne 8/8/25
City Clerk, Caldwell, Idaho Date

Approval of City Engineer

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



Date August 8th 2025

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, ~~was~~ for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

7/21/25
Canyon County Surveyor-DANIEL Z. SO-17045
DANIEL Z. KIMBLE 7/21/25 2659

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, 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.

County Treasurer, Jennifer Wallas Date 8/12/2025



Book 59 Page 31



Job No. 21-110-02
Sheet 6 of 6

**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM