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Instrument # 2026-012241
Ada County, Boise, Idaho
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Recorded for: HUBBLE HOMES
Trent Tripple Fee: \$31.00
dryalls



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

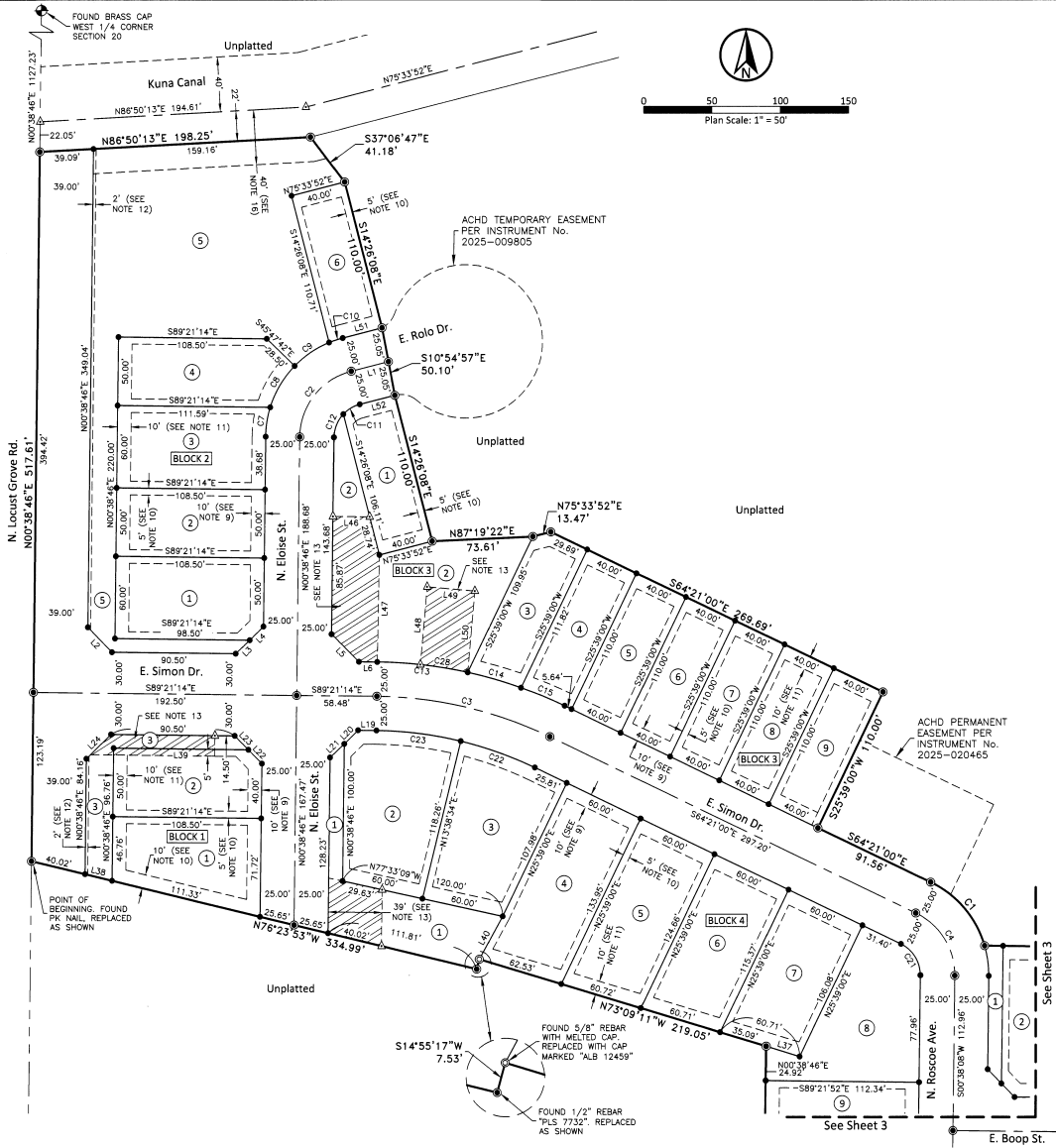
SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

COMMENTS

PLAT OF
Riverton Subdivision No. 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°33'52"E	28.15'
L2	S44°23'25"E	25.44'
L3	N45°38'46"E	14.14'
L4	N45°38'46"E	14.14'
L5	N44°21'14"W	28.28'
L6	N89°21'14"W	13.48'
L7	S44°21'52"E	14.50'
L8	S44°21'52"E	13.78'
L9	N45°38'08"E	14.14'
L10	N45°38'08"E	14.14'
L11	S44°21'52"E	14.14'
L12	S44°21'52"E	14.14'
L13	N45°38'08"E	14.14'
L14	N45°38'08"E	14.14'
L15	N45°38'08"E	28.28'
L16	N44°21'52"W	28.28'
L17	S45°38'08"W	28.28'
L18	S44°21'52"E	28.28'
L19	S89°21'14"E	13.48'
L20	N45°38'46"E	14.14'
L21	N45°38'46"E	14.14'
L22	N44°21'14"W	14.14'
L23	N44°21'14"W	14.14'
L24	S45°38'46"W	25.46'
L25	S45°38'08"W	14.14'
L26	S45°38'08"W	14.14'
L27	S44°21'52"E	14.14'
L28	S44°21'52"E	14.14'
L29	S45°38'08"W	14.14'
L30	S45°38'08"W	14.14'
L31	S44°21'52"E	14.14'
L32	S44°21'52"E	14.14'
L33	S45°38'08"W	14.14'
L34	S45°38'08"W	14.14'
L35	S44°21'52"E	14.14'
L36	S44°21'52"E	14.14'
L37	S73°09'11"E	25.62'
L38	N76°23'53"W	20.52'
L39	S89°21'14"E	98.50'
L40	N28°31'58"E	35.59'
L41	S89°21'52"E	13.62'
L42	S60°18'36"E	51.48'
L43	S61°34'51"W	51.48'
L44	N60°18'36"W	51.48'
L45	N61°34'51"E	51.48'
L46	S89°21'14"E	26.71'
L47	S109°52'W	78.13'
L48	N5°02'35"E	56.98'
L49	S84°57'25"E	34.96'
L50	S5°02'35"W	59.60'
L51	N75°33'52"E	29.69'
L52	N75°33'52"E	26.61'

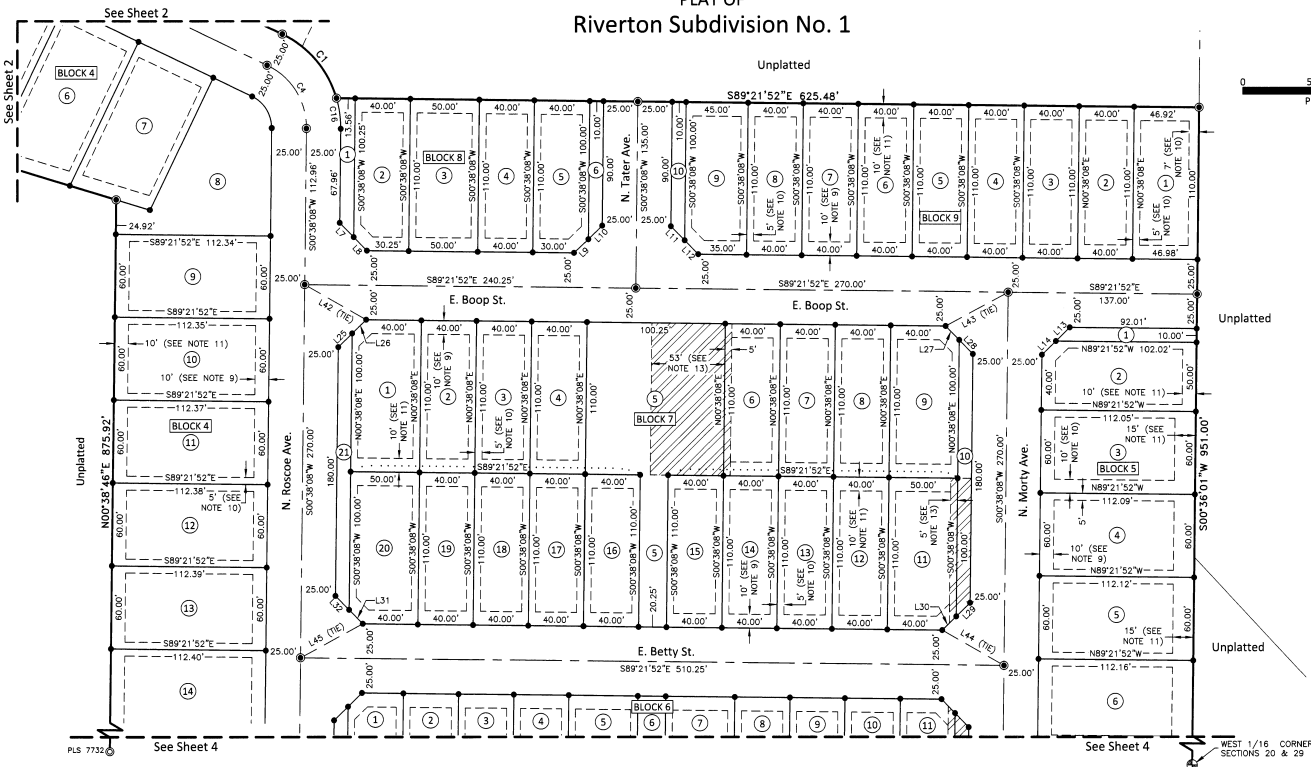
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	75.00'	62.70'	47°53'52"	S40°24'04"E	60.89'
C2	50.00'	65.38'	74°55'06"	N38°06'19"E	60.82'
C3	300.00'	130.92'	25°00'14"	S78°51'07"E	129.88'
C4	50.00'	56.71'	64°59'08"	S31°51'26"E	53.72'
C5	50.00'	78.54'	90°00'00"	S44°21'52"E	70.71'
C6	50.00'	78.54'	90°00'00"	N45°38'08"E	70.71'
C7	75.00'	21.62'	16°30'52"	N08°54'12"E	21.54'
C8	75.00'	35.40'	27°02'41"	N30°40'58"E	35.07'
C9	75.00'	30.70'	23°27'16"	N55°55'56"E	30.49'
C10	75.00'	10.35'	7°54'18"	N71°36'43"E	10.34'
C11	25.00'	14.13'	32°23'06"	N59°22'19"E	13.94'
C12	25.00'	18.56'	42°32'00"	N21°54'46"E	18.14'
C13	325.00'	66.81'	11°46'41"	N83°27'53"W	66.69'
C14	325.00'	40.60'	7°09'23"	N73°59'49"W	40.57'
C15	325.00'	34.42'	6°04'05"	N67°23'03"W	34.40'
C16	75.00'	22.37'	17°05'16"	N07°54'30"W	22.29'
C17	75.00'	15.10'	11°32'13"	N06°24'14"E	15.08'
C18	75.00'	102.71'	78°27'47"	N51°24'14"E	94.87'
C19	75.00'	102.71'	78°27'47"	S50°07'59"E	94.87'
C20	75.00'	15.10'	11°32'13"	S05°07'59"E	15.08'
C21	25.00'	28.36'	64°59'08"	S31°51'26"E	26.86'
C22	275.00'	57.63'	12°00'26"	S70°21'13"E	57.53'
C23	275.00'	62.38'	12°59'48"	S82°51'20"E	62.25'
C24	25.00'	23.18'	53°07'48"	N27°12'02"E	22.36'
C25	25.00'	16.09'	36°52'12"	N72°12'02"E	15.81'
C26	25.00'	16.09'	36°52'12"	S70°55'46"E	15.81'
C27	25.00'	23.18'	53°07'48"	S25°55'46"E	22.36'
C28	325.00'	35.08'	6°11'03"	N80°40'04"W	35.06'



Hubble Homes, LLC
MERIDIAN, IDAHO



PLAT OF
Riverton Subdivision No. 1



NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- THE RIVERTON SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. (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 A 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.
- DIRECT LOT OR PARCEL ACCESS TO N. LOCUST GROVE RD. AND E. KUNA RD. IS PROHIBITED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS LOCATED IN THE KUNA MUNICIPAL IRRIGATION SYSTEM SERVICE AREA (208-922-5546). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3505(A), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY KUNA MUNICIPAL IRRIGATION SYSTEM. ALL UNPAID KUNA MUNICIPAL IRRIGATION SYSTEM ASSESSMENTS ARE A LIEN ON THE LAND. PER KUNA CITY ORDINANCE #2025-38 (INSTRUMENT NO. 2025-076664, RECORDS OF ADA COUNTY) THIS SUBDIVISION IS ANNEKED INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND APPLICANT IRRIGATION WATER RIGHTS HAVE BEEN POOLED FOR DELIVERY PURPOSES.
- LOT 3, BLOCK 1, LOT 5, BLOCK 2, LOT 2, BLOCK 3, LOTS 1, 8, AND 21, BLOCK 4, LOTS 1 AND 13, BLOCK 5, LOTS 6, 12, AND 21, BLOCK 6, LOTS 5, 10, AND 21, BLOCK 7, LOTS 1 AND 6, BLOCK 8, AND LOT 10, BLOCK 9 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS' ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
- UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE. THE LINES COMMON TO LOTS 19 AND 20, BLOCK 4 AND LOTS 11 AND 12, BLOCK 5 ARE NOT SUBJECT TO THIS EASEMENT.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
- ACHD PERMANENT EASEMENT PER INSTRUMENT NO. 2025-009803, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOTS 2 AND 3, BLOCK 1, LOT 2, BLOCK 3, LOT 1, BLOCK 4, LOTS 6, 11, 12, 13, 16, AND 17, BLOCK 6, AND LOTS 5, 6, 10, AND 11, 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.
- THIS PLAT IS SUBJECT TO AN ACHD TEMPORARY LICENSE AGREEMENT PER INSTRUMENT NO. 2025-066561, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- A PORTION OF LOT 5, BLOCK 2 AS SHOWN HEREON IS SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- LOTS 19, 20, AND 21, BLOCK 4 ARE SUBJECT TO A SEWER EASEMENT IN FAVOR OF THE CITY OF KUNA AS SHOWN HEREON.
- LOTS 19, AND 20, BLOCK 4 AND LOTS 11 AND 12, BLOCK 5 ARE SUBJECT TO A WATER EASEMENT IN FAVOR OF THE CITY OF KUNA AS SHOWN HEREON.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.



Hubble Homes, LLC
MERIDIAN, IDAHO



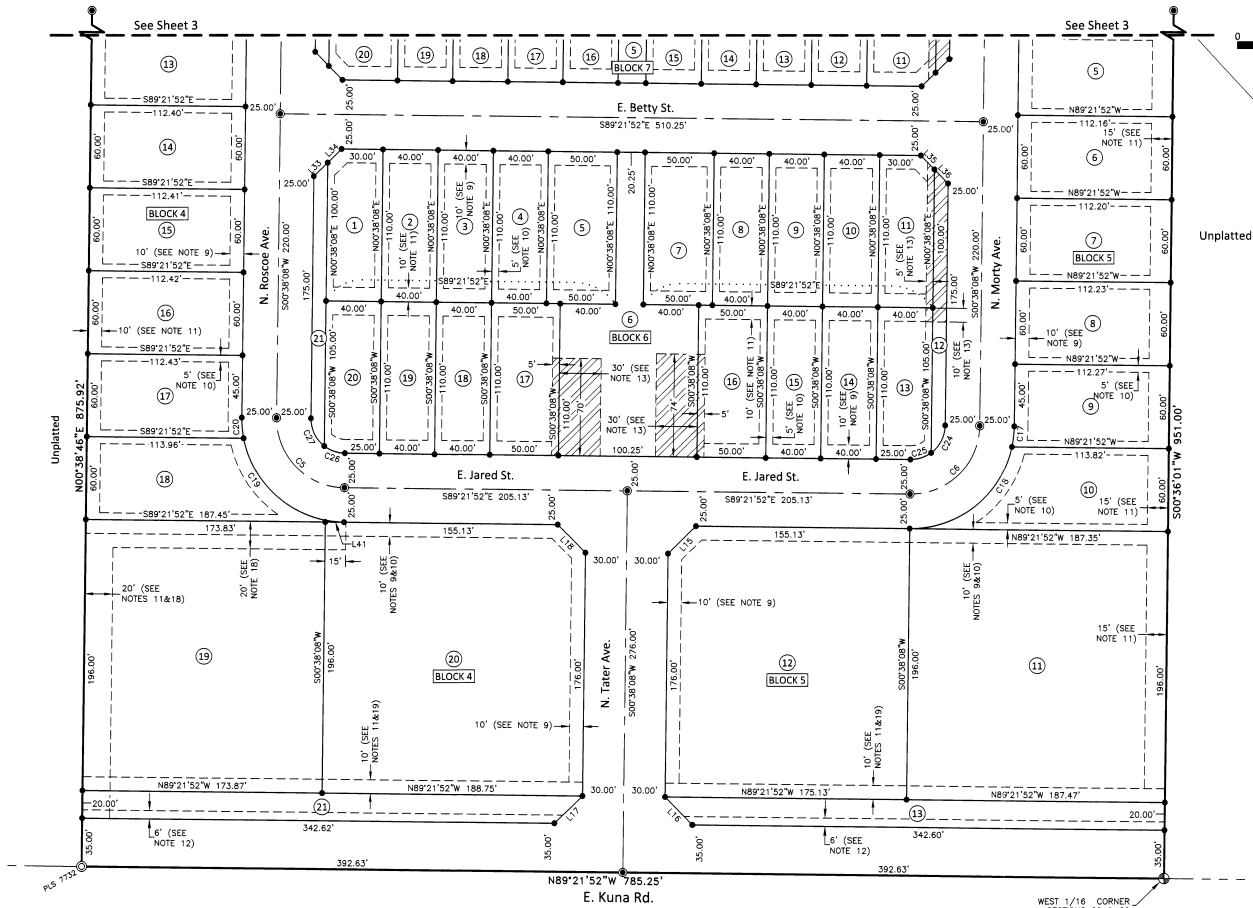
JOB NO. 23-218

SHEET 3 OF 6

PLAT OF
Riverton Subdivision No. 1



0 50 100 150
Plan Scale: 1" = 50'



Hubble Homes, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@gp.com

PLAT OF
Riverton Subdivision No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

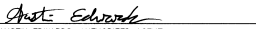
A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20, WHICH BEARS S007°36'46"W A DISTANCE OF 2,649.78 FEET FROM A BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE FOLLOWING THE WESTERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, N00°38'48"E A DISTANCE OF 1,004.94 FEET TO THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°38'48"E A DISTANCE OF 517.61 FEET TO A 5/8-INCH REBAR;
THENCE LEAVING SAID WESTERLY LINE, N86°50'13"E A DISTANCE OF 189.25 FEET TO A 5/8-INCH REBAR;
THENCE S37°06'47"E A DISTANCE OF 41.18 FEET TO A 5/8-INCH REBAR;
THENCE S14°28'08"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE S10°54'57"E A DISTANCE OF 50.10 FEET TO A 5/8-INCH REBAR;
THENCE S14°28'08"E A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE N87°19'22"E A DISTANCE OF 73.61 FEET TO A 5/8-INCH REBAR;
THENCE N79°33'52"E A DISTANCE OF 13.47 FEET TO A 5/8-INCH REBAR;
THENCE S64°21'00"E A DISTANCE OF 269.69 FEET TO A 5/8-INCH REBAR;
THENCE S25°30'00"W A DISTANCE OF 110.00 FEET TO A 5/8-INCH REBAR;
THENCE S84°21'00"E A DISTANCE OF 91.56 FEET TO A 5/8-INCH REBAR;
THENCE 62.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 47°53'52", A CHORD BEARING OF S40°24'04"E, AND A CHORD DISTANCE OF 60.89 FEET TO A 5/8-INCH REBAR;
THENCE S89°21'52"E A DISTANCE OF 625.48 FEET TO A 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4;
THENCE FOLLOWING SAID EASTERLY LINE, S00°36'01"W A DISTANCE OF 991.00 FEET TO AN ALUMINUM CAP MARKING THE WEST 1/16 CORNER OF SAID SECTION 20 AND SECTION 29;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, N89°21'52"W A DISTANCE OF 785.25 FEET TO A 5/8-INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N00°38'48"E A DISTANCE OF 875.92 FEET TO A 5/8-INCH REBAR;
THENCE N73°09'11"W A DISTANCE OF 219.05 FEET TO A 5/8-INCH REBAR;
THENCE S14°55'17"W A DISTANCE OF 7.53 FEET TO A 5/8-INCH REBAR;
THENCE N76°23'53"W A DISTANCE OF 334.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22.778 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS. THE OWNER HEREBY CERTIFIES THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 87-6537, IDAHO CODE, AND THAT THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.


AUSTIN EDWARDS, AUTHORIZED AGENT
HUBBLE HOMES, LLC.

ACKNOWLEDGEMENT

STATE OF IDAHO)
ADA COUNTY)SS
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON February 13th, 2026, BY AUSTIN EDWARDS, AS AUTHORIZED AGENT OF HUBBLE HOMES, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 09-06-2029



CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF RIVERTON SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS 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.

AARON BALLARD, P.L.S. 12459



Hubble Homes, LLC
MERIDIAN, IDAHO

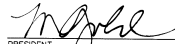


PLAT OF
Riverton Subdivision No. 1

BK 192 Page 18

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

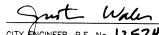
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 1st DAY OF October, 2025


PRESIDENT
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF KUNA CITY ENGINEER

THIS PLAT IS ACCEPTED AND APPROVED THIS 17 DAY OF Feb., AD 2026, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.


CITY ENGINEER, P.E. No. 12524

APPROVAL OF CITY COUNCIL

I, Nathan Stanley, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF 16 DECEMBER, A.D. 2025 THIS PLAT WAS DULY ACCEPTED AND APPROVED.




KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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


COUNTY SURVEYOR
PLS 20920

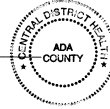


23 FEBRUARY 2026
DATE

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 REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

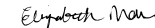
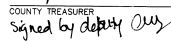

HEALTH OFFICER



7-16-25
DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR 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
Signed by deputy 

2-23-26
DATE

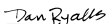


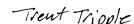
CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF RIVERTON SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF Hubble Homes LLC AT 44 MINUTES PAST 12 O'CLOCK P.M., THIS 23 DAY OF Feb, 2026 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 192 OF PLATS AT PAGES 18 THRU 18.

INSTRUMENT NUMBER 2026-012241


DEPUTY


EX-OFFICIO RECORDER

FEE:



6-19-2025
DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@ip.com



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

April, 2026

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE RIVERTON 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 RIVERTON SUBDIVISION**

This Declaration of Covenants, Conditions and Restrictions for Riverton Subdivision (this "Declaration") is made effective this 3rd day of April, 2026, 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 Riverton Subdivision as described on the attached Exhibit B, which is made a part hereof. **It is currently anticipated that additional phases of the Riverton 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 the Riverton 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 Riverton Subdivision Homeowners' Association, Inc., its successors and/or assigns.

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

Section 5. "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 6. "Declarant" shall mean Hubble Homes, LLC, an Idaho limited liability company, or its permitted assigns.

Section 7. "Dwelling Unit" shall mean each single family, detached residential home to be constructed on each Lot.

Section 8. "Gravity Irrigation Drain" shall mean that certain gravity irrigation drain/waste ditch facility running through Lots 4 through 7, Block 4, Lots 3 through 10, Block 5, and Lots 11 through 20, Block 7.

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 or Gravity Irrigation Drain, and/or 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 19 and 20, Block 4; and Lots 11 and 12, Block 5.

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 Riverton Subdivision No. 1 final plat filed in Book 132 of Plats at Pages 13 through 18, Records of Ada 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 Gravity Irrigation Drain and Common Lots, including all Improvements thereon or thereto, as well as 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. 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. 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 (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 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 and/or the use and enjoyment of an Owner's Lot.

Section 4. Vehicle and Other Storage. Unenclosed areas, including driveways and all other unenclosed paved areas within the Property, 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 5. 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 6. 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 7. 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 8. 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 9. 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 10. 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 11. 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 12. 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 13. 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 14. Storm Water Drainage. Portions of Lots 2 and 3, Block 1; Lot 2, Block 3; Lot 1, Block 4; Lots 6, 11, 12, 13, 16 and 17, Block 6; and Lots 5, 6, 10 and 11, Block 7, as shown on the 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, and are 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 and such system shall be maintained by ACHD. 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.

ACHD shall have the right to inspect any of the storm water drainage systems and, if necessary, perform any maintenance, repairs or replacements caused by the Association and/or Owners. 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 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 15. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 16. 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 17. 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 18. 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 19. 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 20. 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 21. 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 22. Rental Restrictions. To preserve the residential character of the Property, each Owner agrees that, subject to applicable law, 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 is 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.

Section 23. Drainage for Lots 4-7 and 9-18, Block 4, and Lots 2-10, Block 5. Declarant has installed a drainage system for the benefit of Lots 4 through 7 and 9 through 18, Block 4, and Lots 2 through 10, Block 5, as shown on the Plat, across and through the back of these Lots. This drainage system consists of drop inlets, PVC piping and other components which provide better water drainage for these Lots. The Association shall be responsible for the maintenance, repair and/or replacement of this drainage system. Such costs shall be passed onto all Owners in the form of Assessments unless such maintenance, repair and/or replacement is caused by a specific Owner, or his or her family members, invitees or licensees, in which event such costs shall be passed unto such Owner in the form of Limited Assessments. The Owners of Lots 4 through 7 and 9 through 18, Block 4, and Lots 2 through 10, Block 5, shall not interfere in any fashion with the Association's maintenance, repair and/or replacement of this drainage system.

Section 24. Gravity Irrigation Drain. Declarant has installed the Gravity Irrigation Drain which shall be owned, maintained, repaired and/or replaced by the Association. The costs of such maintenance, repair and/or replacement shall be passed onto all Owners in the form of Assessments unless such maintenance, repair and/or replacement is caused by a specific Owner, or his or her family members, invitees or licensees, in which event such costs shall be passed unto such Owner in the form of Limited Assessments. The Owners of Lots 4 through 7, Block 4, Lots 3 through 10, Block 5, and Lots 11 through 20, Block 7, shall not interfere in any fashion with the Association's maintenance, repair and/or replacement of this Gravity Irrigation Drain.

Section 25. Lots 19 and 20, Block 4; and Lots 11 and 12, Block 5. **It is currently anticipated that Lots 19 and 20, Block 4; and Lots 11 and 12, Block 5, as shown on the Plat, will be used for commercial purposes. Accordingly, such lots are not encumbered by this Declaration, nor will the future owners thereof be Members in the Association.**

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the Kuna Municipal Irrigation District ("District") utilizing a pressurized irrigation system ("Pressurized Irrigation System") owned, operated and maintained by the District. **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 Gravity Irrigation Drain and Common Lots (including the Improvements located thereon) 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, Gravity Irrigation Drain 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 Lot which is subject to assessment.

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 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.

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 Gravity Irrigation Drain and Common Lots, 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. 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, prior to January 1st of each year, shall fix and notify all Owners in writing of the amount of Assessments which will be levied against each Lot for the upcoming calendar year. 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, 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 Gravity Irrigation Drain and Common Lots as detailed herein, 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 Gravity Irrigation Drain and Common Lots, if any. 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 Gravity Irrigation Drain and Common Lots, 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 Ada County, Idaho.

Section 4. Annexation/De-Annexation. As described in Article I, Section 1, additional real property consisting of additional phases of the Riverton 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 the Riverton 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 Ada 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 Ada 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.

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 April 7th, 2026, by Austin Edwards as an Authorized Agent of Hubble Homes, LLC.

[Signature]
Signature of Notary Public

My commission expires: 07/07/2029

CREEDENCE NICOLE JOHNSTON Notary Public - State of Idaho Commission Number 20232866 My Commission Expires 07-07-2029

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

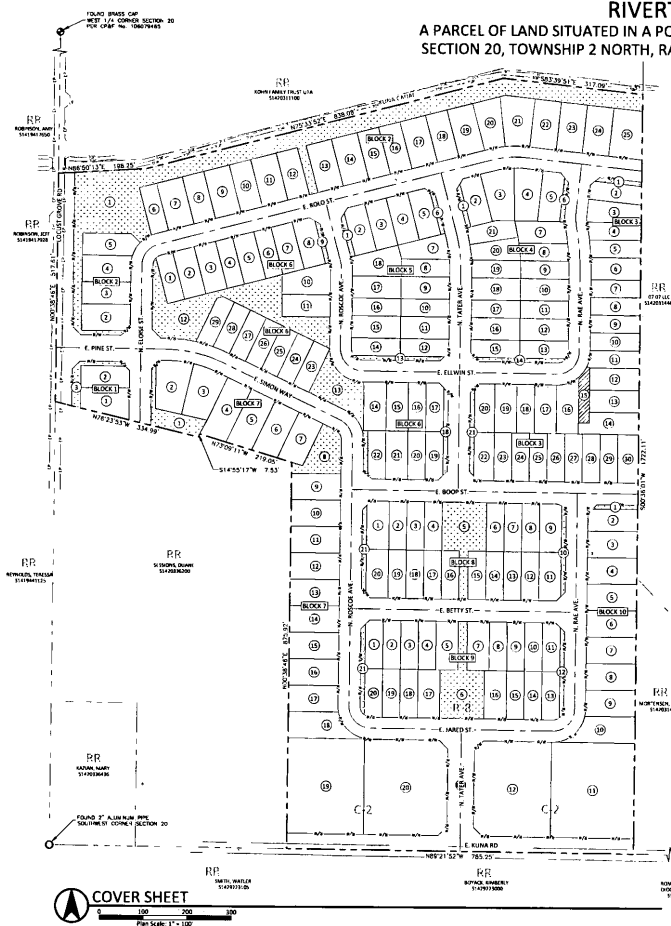
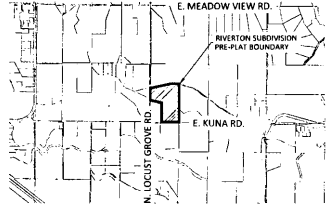
Lots 1 through 3, Block 1; Lots 1 through 6; Block 2; Lots 1 through 9, Block 3; Lots 1 through 18 and 21, Block 4; Lots 1 through 10 and 13, Block 5; Lots 1 through 21, Block 6; Lots 1 through 21, Block 7; Lots 1 through 6, Block 8; and Lots 1 through 10, Block 9, Riverton Subdivision No. 1, according to the official plat thereof, filed in Book 132 of Plats at Pages 13 through 18, Records of Ada County, Idaho.

EXHIBIT B
DESCRIPTION OF THE OVERALL RIVERTON SUBDIVISION

See attached.

PRELIMINARY PLAT SHOWING
RIVERTON SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO

[illegible]

INDEX OF DRAWINGS	
SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP1.1	EXISTING CONDITIONS
PP2.1	PRELIMINARY PLAT LAYOUT NORTH
PP2.2	PRELIMINARY PLAT LAYOUT SOUTH
PP3.1	PRELIMINARY PLAT ENGINEERING
PP1.2	PRELIMINARY PLAT LANDSCAPE COVER
PP2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PP3.0	PRELIMINARY PLAT LANDSCAPE PLAN

LEGEND

-----	BOUNDARY LINE
-----	OFFICE BOUNDARY LINE
-----	ROAD CENTERLINE
-----	SECTION LINE
-----	PATENTED LIFT
-----	LOT LINE
-----	RIGHT-OF-WAY LINE
-----	EDGE OF CANAL
-----	EDGE OF PARKWAY
R-5	ZONING
(1)	LOT NUMBER
BOOK	BLOCK NUMBER
○	FOUND ALUMINUM PIPE
●	FOUND ALUMINUM CANT
●	FOUND BRASS CAP
-----	COMMON HILL
-----	COMMON DRILL
ASPHALT	ASPHALT

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ALA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) DATUMS/STATION.

NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KUNIA STANDARDS AND SPECIFICATIONS AND THE ISCAO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. ALL CEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF KUNIA ZONING ORDINANCE, OR AS OTHERWISE APPROVED.
3. INTERINAL LDI LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
4. STREET NAMES AS SHOWN ARE TEMPORARY AND SHALL BE NAMED ACCORDING TO THE CITY OF KUNIA ZONING ORDINANCE PRIOR TO RECORDING OF THE FINAL PLAT.

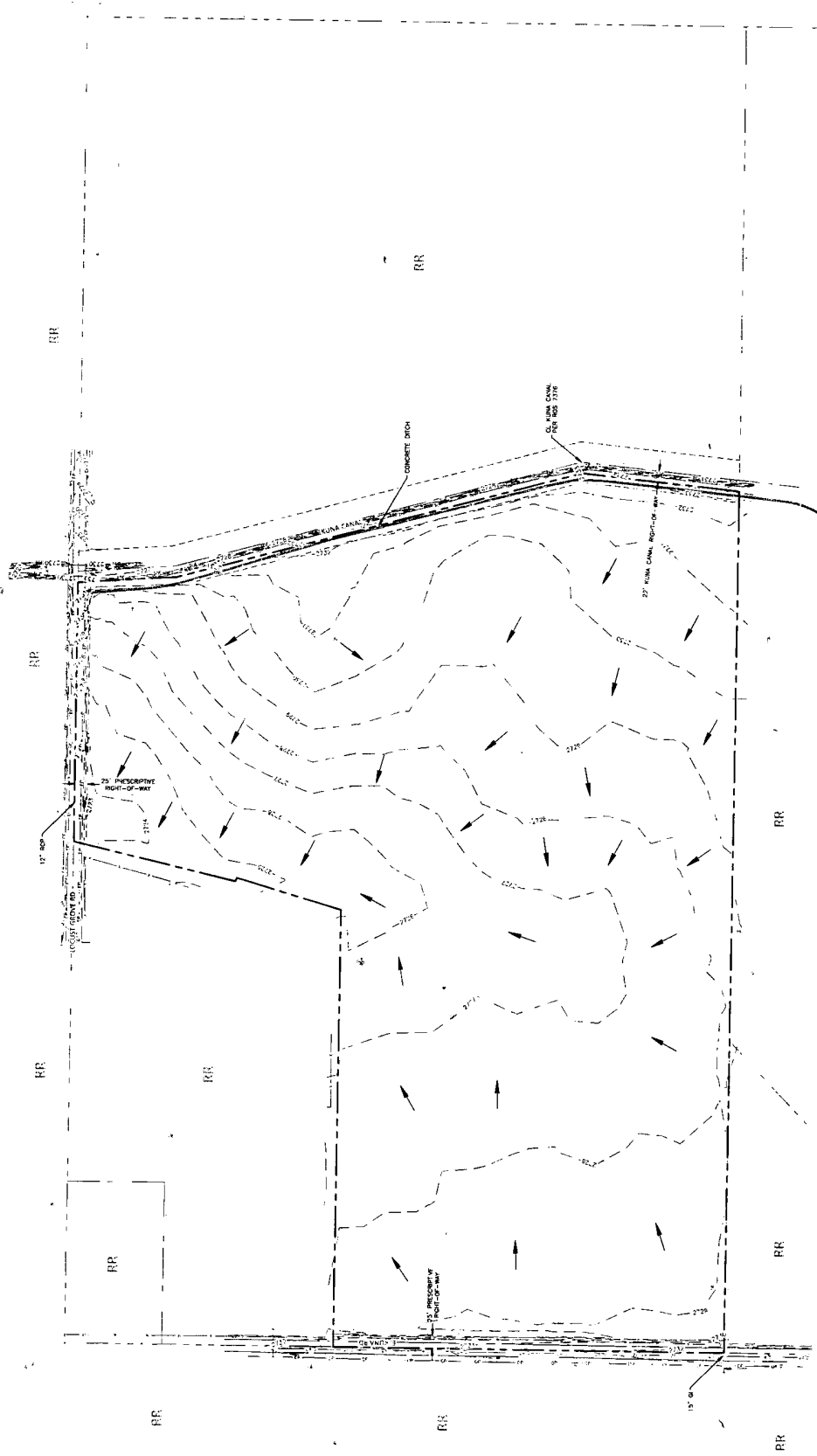
CONTACT INFORMATION
ENGINEERING CONSULTANT AND SURVEYING
KIM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 838-8938
FAX (208) 838-8930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kpm@kimengrps.com

OWNER
 PROMISE PROPERTIES, LLC
 701 S. ALLEN ST. #104
 MERIDIAN, IDAHO 83642
 CONTACT: BATHING - COMANCHE

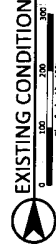
**RIVERTON SUBDIVISION
KUNA, ID
COVER SHEET**



Digitally signed by Matthew S. Derr, PE Date: 2023.05.09 10:50:39 -06'00'	DATE: 10/12 PROJECT: 21 SHEET NO. PP1.0
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EXISTING CONDITIONS



LEGEND

[illegible]



MATCH LINE - SEE SHEET PP2.2

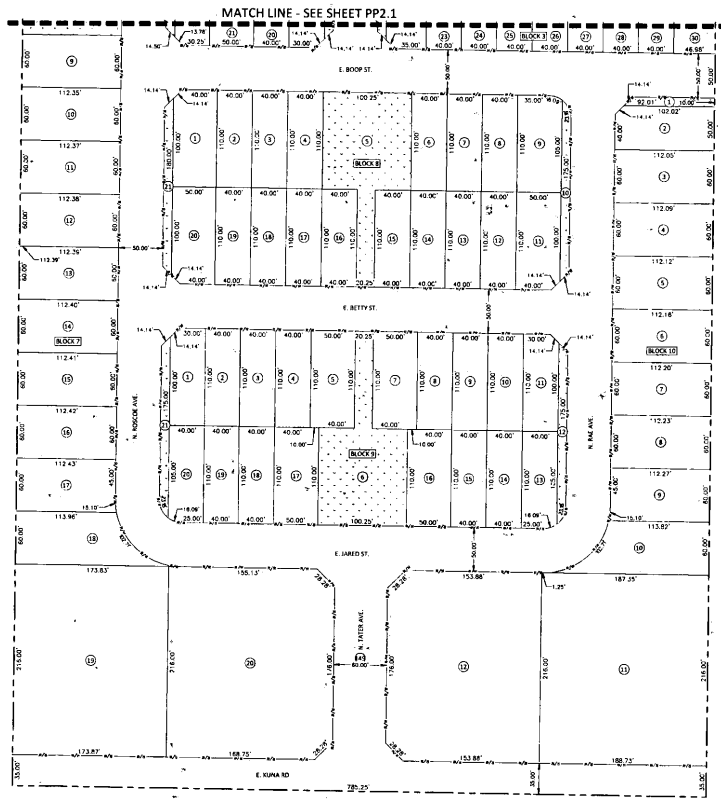
km
ENGINEERING
1770 N. UNIVERSITY WAY
NO. 1000 ID 83721
PHONE: 208-634-6829
kennings@km.com

DATE: 10/10/21

PROJECT: 21 018

SHEET NO.

PP.2.1



 PRELIMINARY PLAT LAYOUT SOUTH

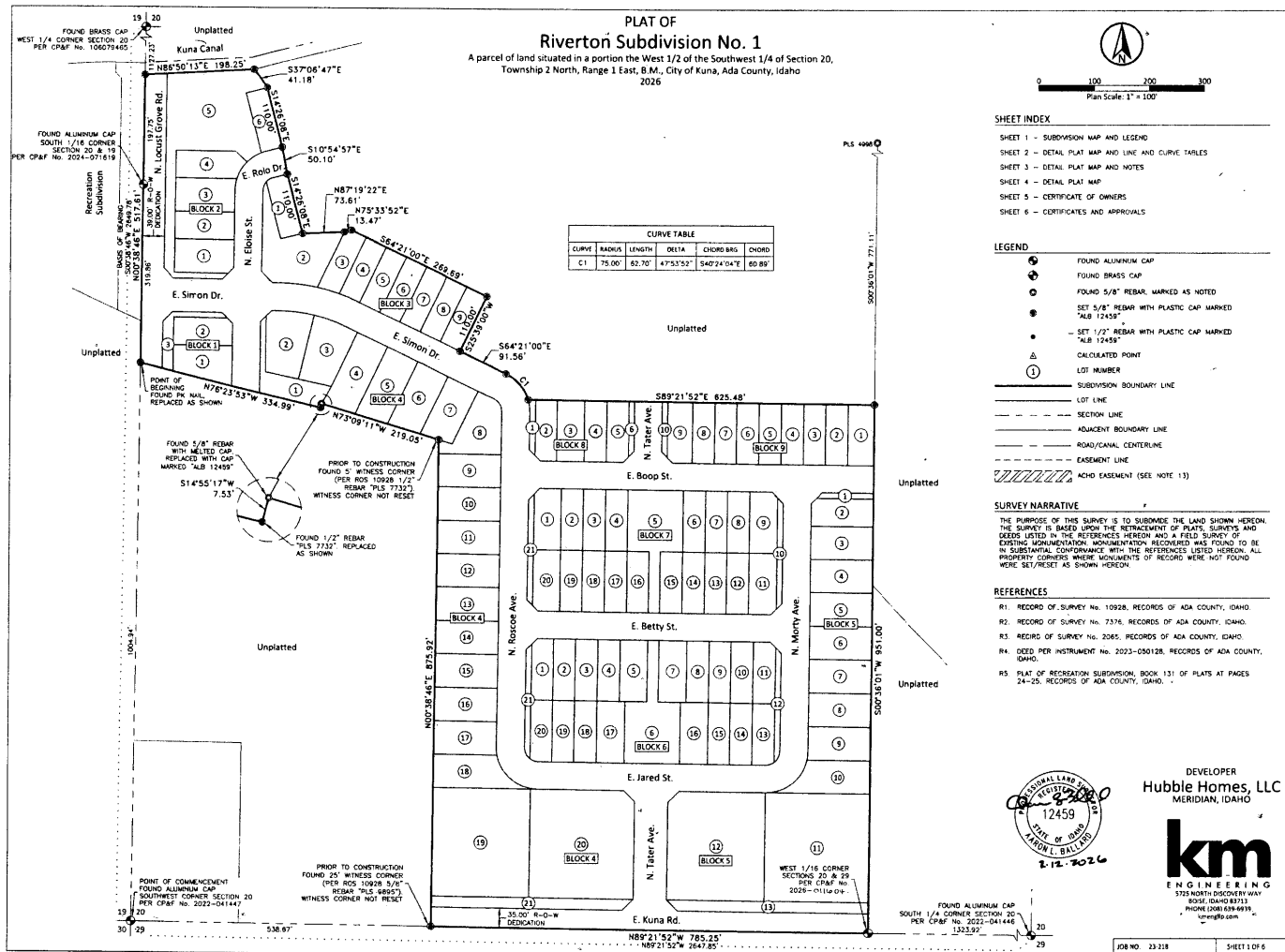
RIVERTON SUBDIVISION KUNA, ID PRELIMINARY PLAT LAYOUT SOUTH	
	km ENGINEERING 1552 K. M. ENGINEERING, INC. 1552 KUNA, ID 83842 PHONE (208) 448-8888 WWW.KMEI.COM
DATE: 3/11/2025	PROJECT: 21-014
SHEET NO.: PP2.2	

EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

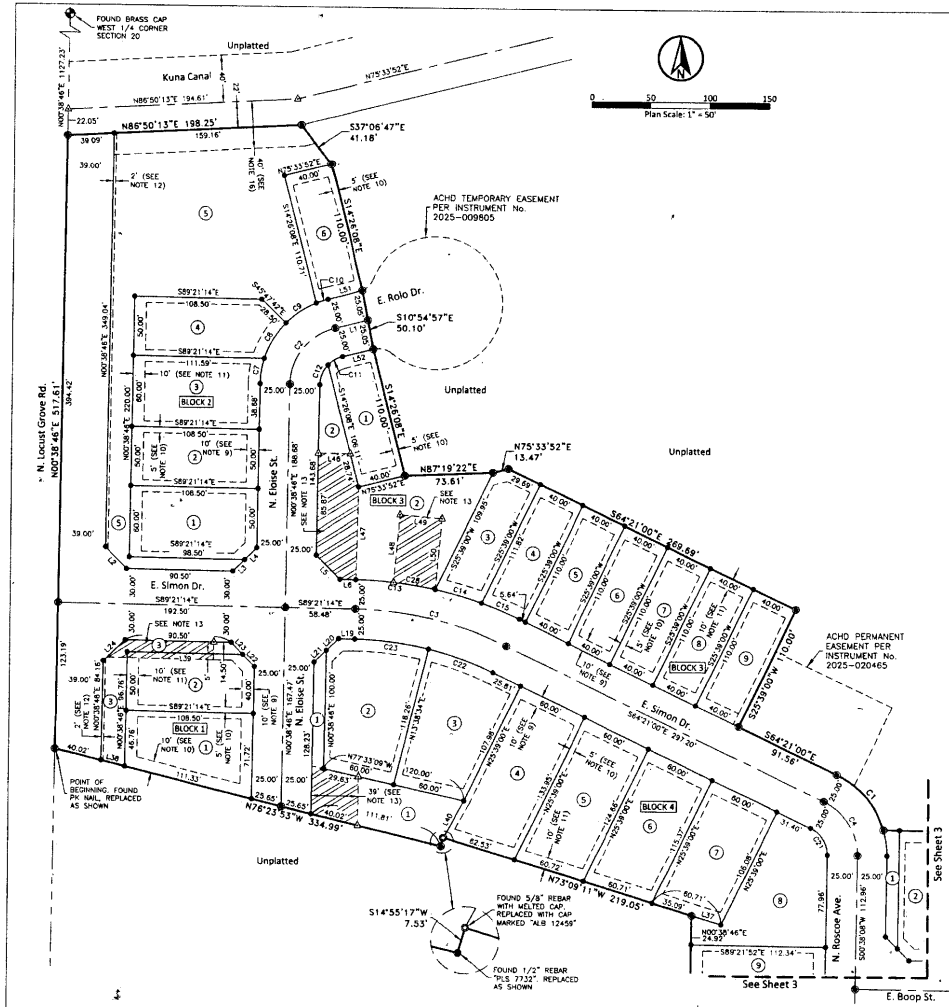
Lot 3, Block 1; Lot 5; Block 2; Lot 2, Block 3; Lots 1, 8 and 21; Block 4; Lots 1 and 13, Block 5; Lots 6, 12 and 21, Block 6; Lots 5, 10 and 21, Block 7; Lots 1 and 6, Block 8; and Lot 10, Block 9, Riverton Subdivision No. 1, according to the official plat thereof, filed in Book 132 of Plats at Pages 13 through 18, Records of Ada County, Idaho.

EXHIBIT D
RIVERTON SUBDIVISION NO. 1 FINAL PLAT

See attached.



PLAT OF
Riverton Subdivision No. 1



LINE	BEARING	DISTANCE
L1	N75°33'52"E	28.10'
L2	S44°23'25"E	25.44'
L3	N45°38'46"E	14.14'
L4	N45°38'46"E	14.14'
L5	N44°21'14"W	28.28'
L6	N89°21'14"E	13.48'
L7	S44°21'52"E	14.50'
L8	S44°21'52"E	13.78'
L9	N45°38'08"E	14.14'
L10	N45°38'08"E	14.14'
L11	S44°21'52"E	14.14'
L12	S44°21'52"E	14.14'
L13	N45°38'08"E	14.14'
L14	N45°38'08"E	14.14'
L15	N45°38'08"E	28.28'
L16	N44°21'52"W	28.28'
L17	S45°38'08"W	28.28'
L18	S44°21'52"E	28.28'
L19	S89°21'14"E	13.48'
L20	N45°38'08"E	14.14'
L21	N45°38'46"E	14.14'
L22	N44°21'52"E	14.14'
L23	N44°21'14"W	14.14'
L24	S45°38'46"W	25.45'
L25	S45°38'08"W	14.14'
L26	S45°38'08"W	14.14'
L27	S44°21'52"E	14.14'
L28	S44°21'52"E	14.14'
L29	S45°38'08"W	14.14'
L30	S45°38'08"W	14.14'
L31	S44°21'52"E	14.14'
L32	S44°21'52"E	14.14'
L33	S45°38'08"W	14.14'
L34	S45°38'08"W	14.14'
L35	S44°21'52"E	14.14'
L36	S44°21'52"E	14.14'
L37	S73°09'11"E	25.62'
L38	N76°23'53"W	20.52'
L39	S89°21'14"E	68.50'
L40	N89°21'58"E	35.58'
L41	S89°21'52"E	13.82'
L42	S80°18'36"E	51.48'
L43	S81°34'51"W	51.48'
L44	N80°18'36"W	51.48'
L45	N61°34'51"E	51.48'
L46	S89°21'14"E	26.71'
L47	S1°06'52"W	78.13'
L48	N70°02'35"E	56.86'
L49	S84°57'35"E	34.86'
L50	S20°02'35"W	59.60'
L51	N76°23'52"E	29.68'
L52	N75°33'52"E	28.61'

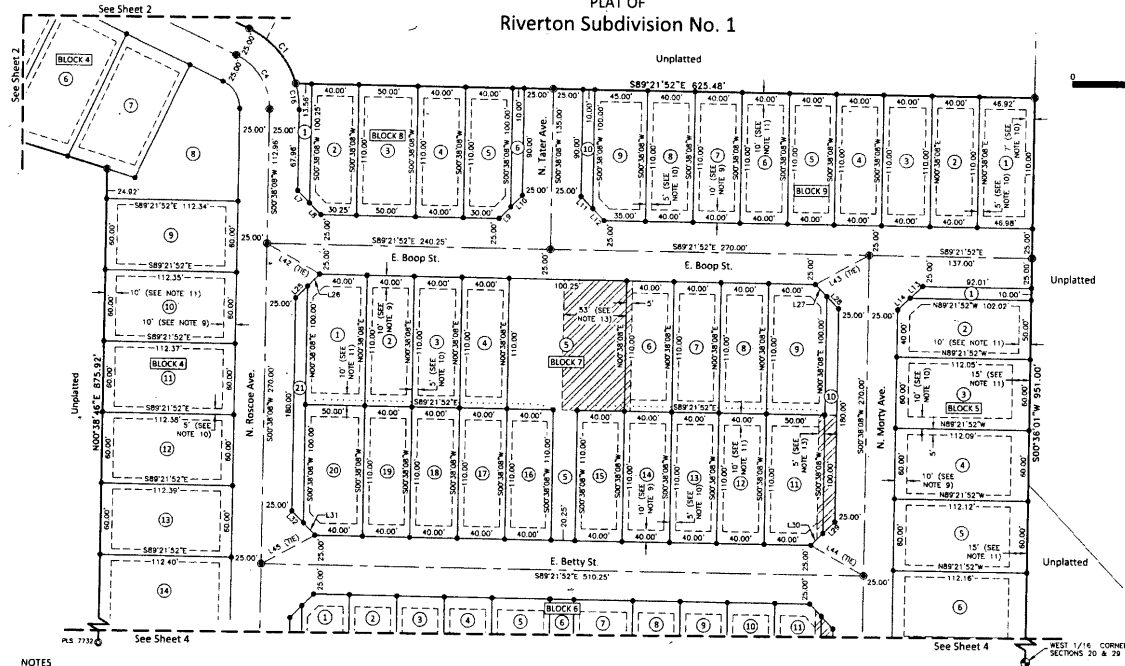
CURVE	RADIUS	LENGTH	DATA	CHORD BEG	CHORD END
C1	75.00'	62.10'	47°33'52"	S40°24'04"E	60.89'
C2	50.00'	63.36'	74°55'06"	N48°06'19"E	60.82'
C3	300.00'	130.82'	25°00'14"	S76°51'07"E	129.88'
C4	50.00'	56.71'	84°59'08"	S31°51'28"E	53.72'
C5	50.00'	78.54'	90°00'00"	S44°21'52"E	70.71'
C6	50.00'	78.54'	90°00'00"	N45°38'08"E	70.71'
C7	75.00'	21.62'	18°30'52"	N08°54'12"E	21.54'
C8	75.00'	35.40'	27°02'41"	N30°40'58"E	35.07'
C9	75.00'	30.70'	23°27'16"	N55°55'58"E	30.46'
C10	75.00'	10.35'	7°54'18"	N71°36'43"E	10.34'
C11	25.00'	14.13'	32°23'08"	N59°22'19"E	13.94'
C12	25.00'	18.58'	42°32'00"	N21°54'46"E	18.14'
C13	325.00'	66.81'	11°46'41"	N83°27'53"W	66.69'
C14	325.00'	40.80'	7°09'23"	N73°56'49"W	40.57'
C15	325.00'	34.42'	6°04'05"	N67°13'03"W	34.40'
C16	75.00'	23.37'	17°05'16"	N07°54'30"W	23.29'
C17	75.00'	15.10'	11°32'13"	N06°24'14"E	15.08'
C18	75.00'	102.71'	78°27'47"	N51°24'14"E	94.87'
C19	75.00'	102.71'	78°27'47"	S50°07'58"E	94.87'
C20	75.00'	15.10'	11°32'13"	S09°07'58"E	15.08'
C21	25.00'	28.36'	84°59'08"	S31°51'28"E	28.86'
C22	275.00'	57.63'	12°00'26"	S70°21'13"E	57.53'
C23	275.00'	62.36'	12°59'48"	S82°51'20"E	62.25'
C24	25.00'	23.18'	53°07'48"	N27°12'02"E	23.38'
C25	25.00'	16.09'	38°52'12"	N72°12'02"E	15.81'
C26	25.00'	18.09'	38°52'12"	S70°55'46"E	18.81'
C27	25.00'	23.18'	53°07'48"	S25°55'46"E	23.36'
C28	335.00'	35.08'	8°11'03"	N80°40'04"W	35.06'



Hubble Homes, LLC
MERIDIAN, IDAHO



PLAT OF
Riverton Subdivision No. 1



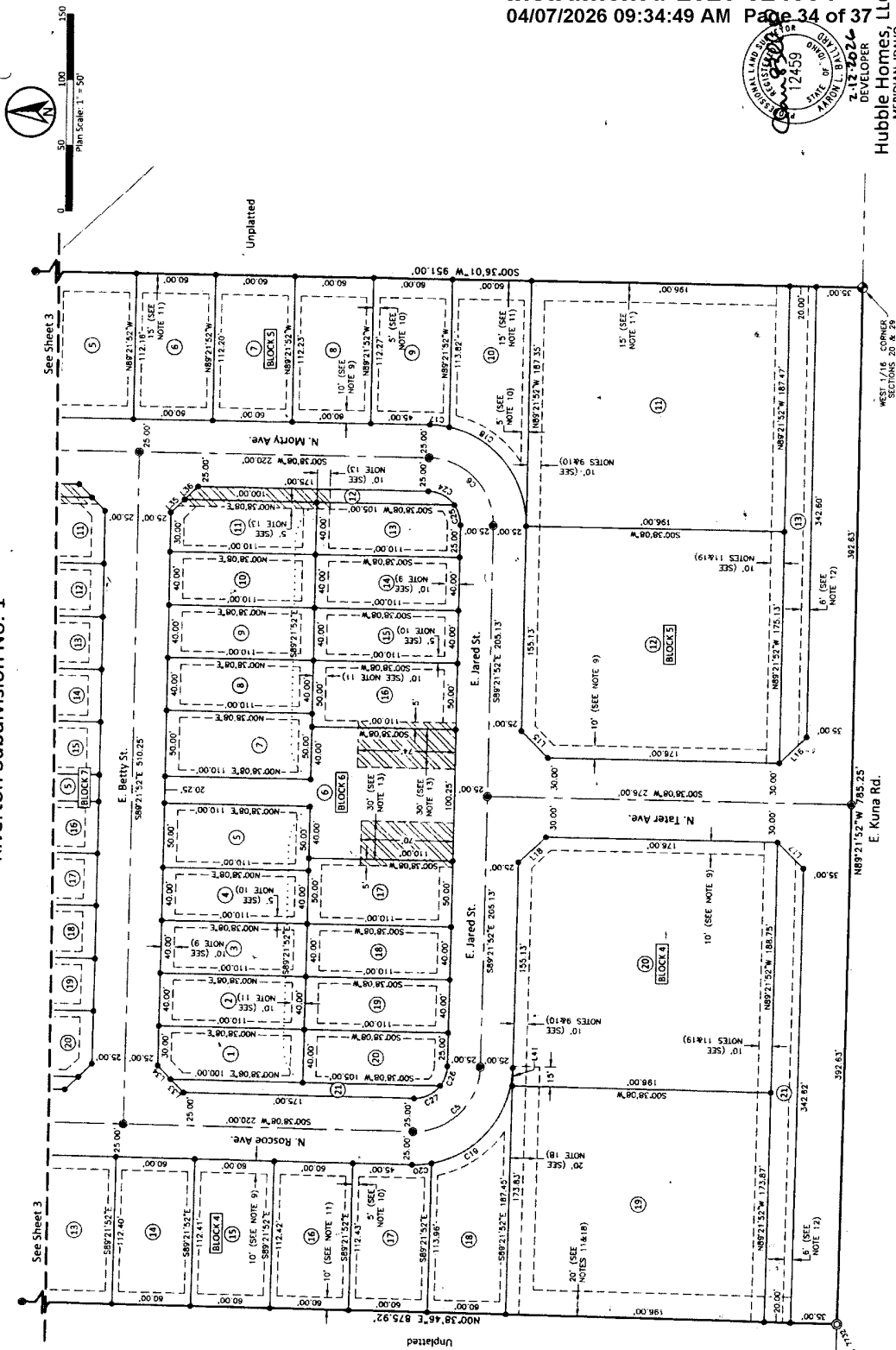
NOTES

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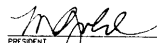
Hubble Homes, LLC
MERIDIAN, IDAHO





PLAT OF
Riverton Subdivision No. 1

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 1st DAY OF October, 2025.


PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

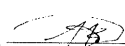


APPROVAL OF KUNA CITY ENGINEER
THIS PLAT IS ACCEPTED AND APPROVED THIS 19 DAY OF Feb., AD 2026, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.

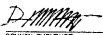

CITY ENGINEER, P.E. No. 12524

APPROVAL OF CITY COUNCIL
I, Nathan Stanley, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF 16 December, A.D. 2025 THIS PLAT WAS DULY ACCEPTED AND APPROVED.




KUNA CITY CLERK

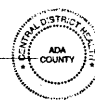
CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, PROFESSIONAL SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.


COUNTY SURVEYOR
PLS 20720



23 FEBRUARY 2026
DATE

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 RECORDS OR HAS ADEQUATE LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.


HEALTH OFFICER

DATE 7-16-25

CERTIFICATE OF ADA COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306 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
Signed by deputy Only
DATE 2-23-26



CERTIFICATE OF COUNTY RECORDER
STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF RIVERTON SUBDIVISION NO. 1 WAS FILED AT THE REQUEST OF Hubble Homes AT 5:41 MINUTES PAST 12 O'CLOCK PM, THIS 23 DAY OF Feb, 2026 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 132 OF PLATS AT PAGES 13 THRU 18.

INSTRUMENT NUMBER 2026-012241


DEPUTY

EX-OFFICIO RECORDER

FEE:



DEVELOPER
Hubble Homes, LLC
MERIDIAN, IDAHO

km
ENGINEERING
1725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 625-6555
www.km.com

