

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

RECEIVED
OCT 01 2015
WATER RESOURCES
WESTERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
78-7377	Yes ☐		Yes ☐		Yes ☐
78-7379	Yes ☐		Yes ☐		Yes ☐
78-7380	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Johnson Roehler Trust
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Whitney Ranch Lot Owners Association
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or

3380 Big Creek Road New Meadows ID 83654
Mailing address City State ZIP

208-347-3151 jrohlman@citlink.net
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
- ☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
- ☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 1-1-2003

6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:

- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
- If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
- New lessor(s) of record will receive payment after the following rental season.

SUPPORT DATA
IN FILE # 78-7377

7. This form must be signed and submitted with the following **REQUIRED** items:

- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
- Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
- Filing fee (see instructions for further explanation):
 - \$25 per undivided water right.
 - \$100 per split water right.
 - No fee is required for pending adjudication claims.

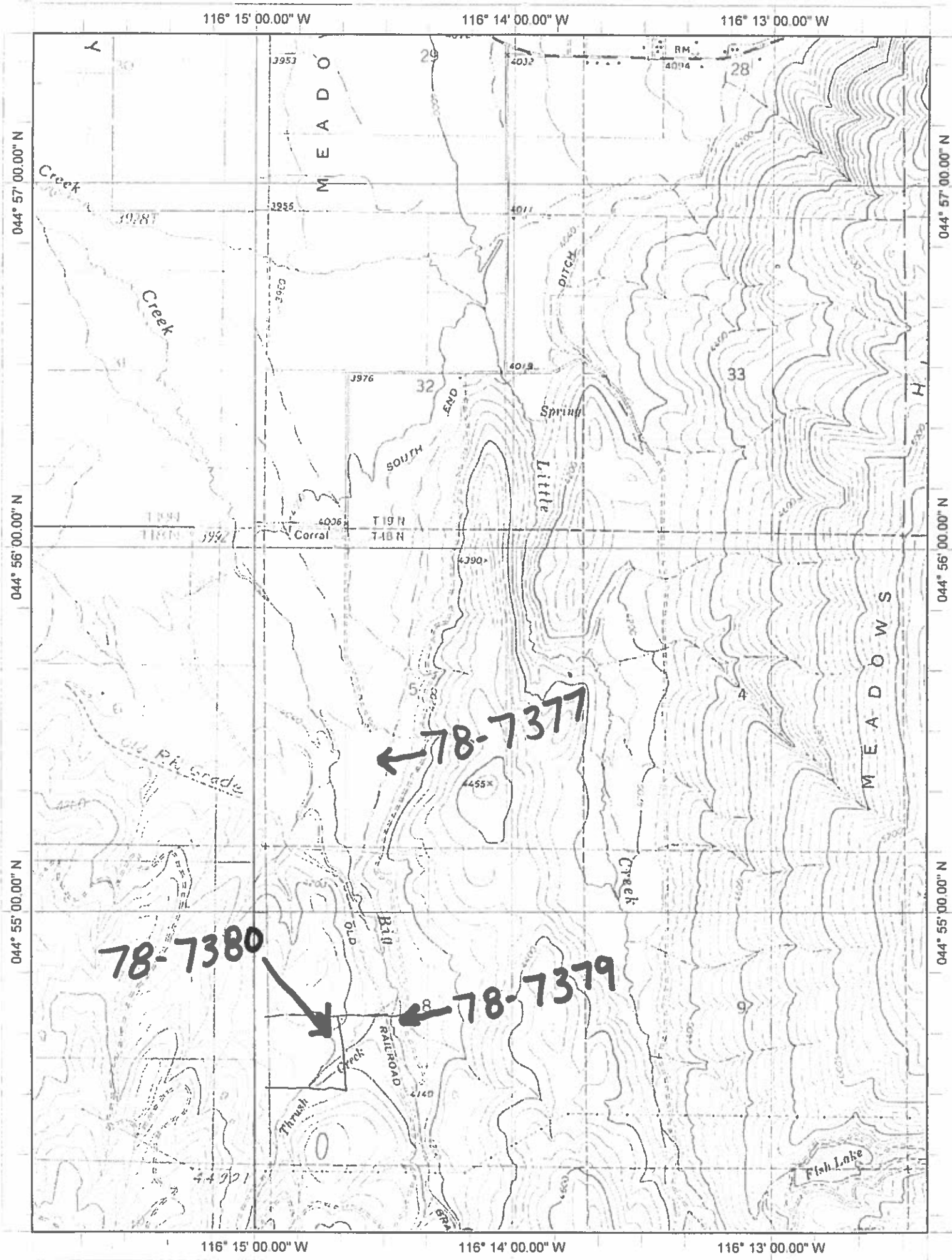
8. Signature: Jeff Roehlman President 8-18-2015
Signature of new owner/claimant Title, if applicable Date

Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only

Received by cl Date 10/1/15 Receipt No. W043561 Receipt Amt. \$75⁰⁰
Approved by X Processed by X Date 1/29/16

Refunded & Returned cl



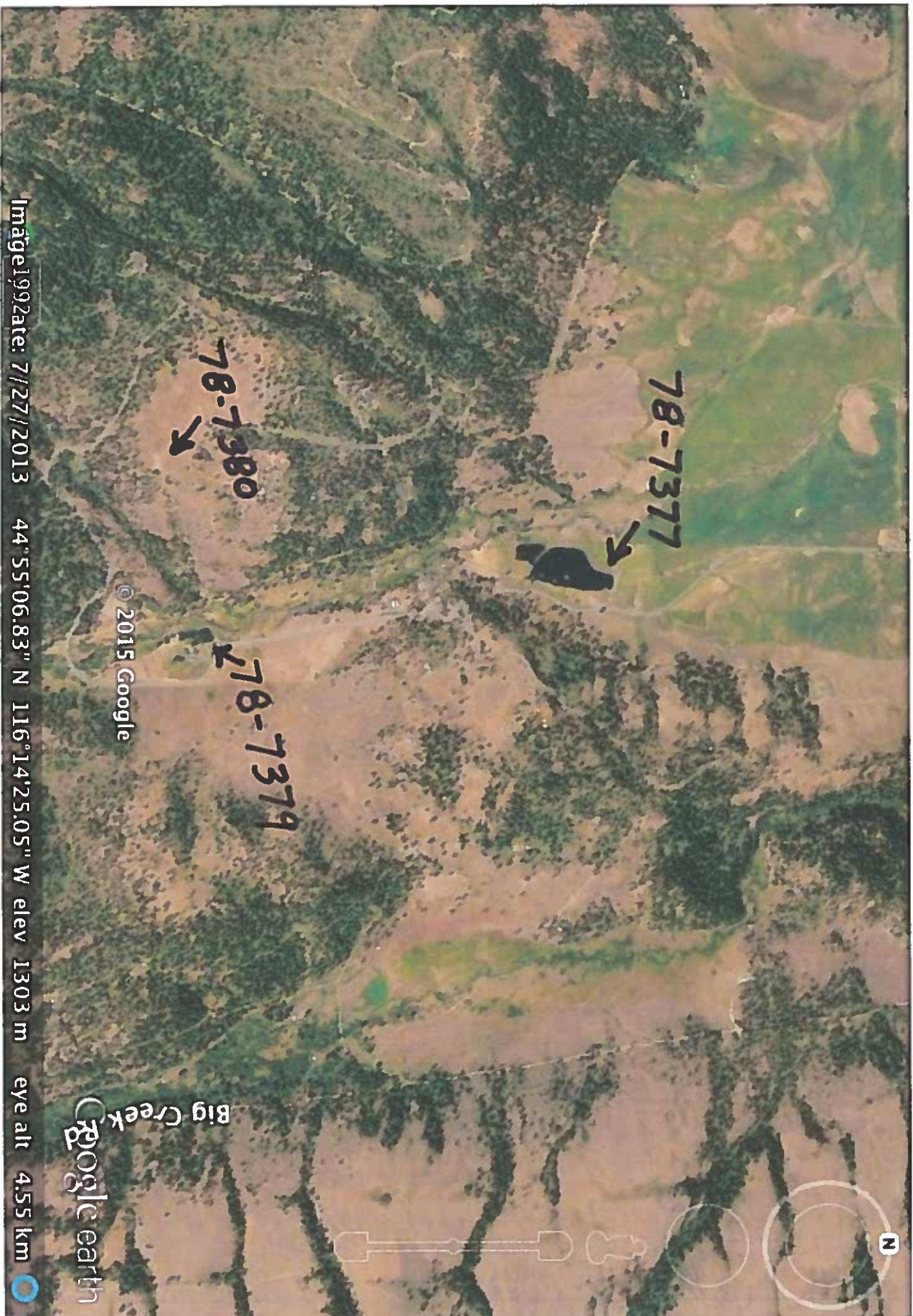


Image date: 7/27/2013

44°55'06.83" N 116°14'25.05" W elev 1303 m

eye alt 4.55 km

Big Creek
Google Earth

© 2015 Google

**DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE WHITNEY RANCH**

THIS DECLARATION is made this 19th day of October, 1994 by WILLIAM D. FAIRFIELD, Trustee of the Decedent's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981, and Trustee of the Survivor's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981 (herein "Declarant"). This Declaration of Covenants, Conditions and Restrictions for the Whitney Ranch is an amendment and restatement in its entirety of the covenants, conditions and restriction in that certain Declaration of Covenants, Conditions and Restrictions for the Whitney Ranch dated September 13, 1994, and recorded September 15, 1994, instrument number 86644, Official Records.

**ARTICLE 1
RECITALS**

1.1. **Property Covered.** Declarant is the owner of certain real property (the "Property") described as: Whitney Ranch at Meadows, Adams County, Idaho. The legal description of the Property is provided as Exhibit "A".

1.2. **Purpose.** Declarant hereby subjects all of the Property to certain protective covenants, conditions and restrictions for the benefit of the Property and present and future owners thereof. This Declaration of Covenants, Conditions and Restrictions ("Declaration") is intended to preserve the value, desirability and attractiveness of the Property, to create and protect the highest quality development of the Property and to insure proper maintenance thereof.

1.3. **Goals.** The project is being developed to provide a limited number of residential ranch sites within the 800 acre Whitney Ranch. The Property provides many unique natural resources including its streams, meadows, forests, and wildlife populations. The project has been designed and will be managed to preserve and enhance these natural resources for the benefit of all Lot owners.

ARTICLE 2 DECLARATION

2.1. Scope of Declaration. Declarant hereby declares that all of the Property, and each Lot therein, is and shall be held, sold and conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following covenants, conditions, restrictions, easements and equitable servitudes which are for the purpose of protecting the value and desirability of, and which shall run with, the Property. The covenants, conditions and restrictions contained in this Declaration shall:

A. Be binding upon all persons having or acquiring any right, title or interest in or to the Property or any Lot and their successors or assigns;

B. Inure to the benefit of every portion of the Property or any Lot or any interest therein;

C. Inure to the benefit and be binding upon Declarant and his successors and assigns and each grantee and his/her respective successors in interest; and

D. Be enforced by Declarant or its agent, by any Owner or grantee or his/her successors in interest or by the Whitney Ranch Homeowners Association ("Association").

2.2. Rights of Declarant. Notwithstanding the foregoing, no provision of this Declaration shall be construed to prevent or limit Declarant's right to complete development of the Property and to construct improvements thereon, nor Declarant's right to maintain construction, sales or similar facilities on any portion of the Property, nor Declarant's right to post signs incidental to construction, sales or leasing on any portion of the Property.

2.3. Commercial Property. Lot 1, Block 2 of the Property is zoned for commercial use. Declarant shall be permitted to develop on said Lot 1, Block 2 a community recreation center for use by the Declarant, his successors, purchasers, guests, tenants, invitees, residing on or temporarily visiting said Lot, notwithstanding any term, covenant, condition or restriction in this Declaration to the contrary.

2.4. Other Restrictions. The covenants, conditions and restrictions contained in this Declaration are IN ADDITION TO any other land use restrictions, zoning ordinances, laws, rules and decisions of other governmental authorities, including judicial authorities. This Declaration does not supersede or replace any such land use restrictions which are in force and must be satisfied independent of this Declaration.

**ARTICLE 3
DEFINITIONS**

Unless the context requires otherwise, the following words and phrases, when used in these Restrictions, shall have the meanings hereinafter specified:

3.1. **ACCESSORY DWELLING** shall mean a dwelling not exceeding 800 square feet in Net Floor Area located in an Outbuilding for use by domestic help or occasional guests.

3.2. **AGRICULTURAL** shall mean the harvesting of crops and timber. It shall also mean feeding, breeding, management and sale of livestock and any other agricultural or horticultural use.

3.3. **ARTICLES** shall mean the Articles of Incorporation of the Association which have been or shall be filed in the office of the Secretary of the State of Idaho, as amended from time to time.

3.4. **ASSESSMENTS** shall mean those payments required of the Whitney Ranch Homeowners Association, Inc., including regular and special assessments as further defined in this Declaration.

3.5. **ASSOCIATION** shall mean the Whitney Ranch Homeowners Association, Inc., the non-profit Idaho corporation described in this Declaration, its successors and assigns.

3.6. **ASSOCIATION EASEMENTS** shall mean, collectively, all roads shown on the recorded plats of Whitney Ranch Subdivision #1 and Whitney Ranch Subdivision #2 and all easements granted to Owners and the Association for the benefit of its members this Declaration and in recorded conveyances or established by the Board over the Common Area and Greenbelt for use by the Members.

3.7. **ASSOCIATION RULES** shall mean the rules and regulations of the Association as amended from time to time.

3.8. **BARN** shall mean an Outbuilding for the storage of vehicles, farm equipment and feed and for the housing of farm animals.

3.9. **BASEMENT** shall mean a building floor below natural grade by an average of at least 4 feet on 3 or more sides.

3.10. **BENEFICIARY** shall mean a mortgagee under a mortgage or a beneficiary or holder under a deed of trust, which mortgage or deed of trust encumbers parcels of real property on the Property.

3.11. **BOARD** shall mean the Board of Directors of the Whitney Ranch Homeowners Association, Inc.

3.12. **BUILDING FOOTPRINT** shall mean that area of a Lot covered by any part of a building, including porches, decks and overhangs.

3.13. **BYLAWS** shall mean the Bylaws of the Association which have been or shall be adopted by the Board, as such Bylaws may be amended from time to time.

3.14. **COMMON** shall mean available for use by all Owners and their guests, or by the general public.

3.15. **COMMON AREA** or **GREENBELT** shall mean Lots 10 and 11 of Block 1, Lot 4 of Block 2, and Lots 1, 15, 21 and 25 of Block 3, together with any other areas designated in the Regulating Plan as Greenbelt and/or Common Area.

3.16. **DECLARANT** shall mean WILLIAM D. FAIRFIELD, Trustee of the Decedent's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981, and Trustee of the Survivor's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981, or any person, persons, entity or entities to whom the rights of the Declarant under this Declaration are specifically transferred by the Declarant.

3.17. **DECLARATION** shall mean this instrument as it may be amended and supplemented from time to time.

3.18. **DEED OF TRUST** shall mean a mortgage or a deed of trust, as the case may be.

3.19. **DESIGN REVIEW COMMITTEE RULES** or **RULES** shall mean the rules adopted by the Design Review Committee ("DRC") pursuant hereto recorded September 15, 1994 as Instrument No. 86645, and incorporated herein by reference. Said Rules may be modified from time to time by the Board.

3.20. **HEIGHT** shall mean the limit to the vertical extent of a building, fence or other Improvement that is measured in feet relative to the natural grade of the Lot. Height limits do not apply to chimneys, lightning rods and weather vanes which may be of any height approved by the Design Review Committee.

3.21. **HOMESITE** shall mean that portion of each Lot as shown on the Regulating Plan within which the house and up to 3 Outbuildings must be located.

3.22. **HOUSE** shall mean a single family residential structure designed to accommodate no more than a single family, domestic help and occasional guests.

3.23. **IMPROVEMENT** shall mean all things constructed upon, above, or below the Property and appurtenances thereto of every type and kind, including, but not limited to, buildings,

outbuildings, barns, garages, carports, roads, driveways, parking areas, fences, corrals, walls, stairs, decks, landscaping, windbreaks, poles, signs, site grading, underground utilities, timber removal, irrigation devices, drainfields, antennae, sport courts, satellite dishes, or equipment, whether temporary or permanent, fixed or removable. Improvement shall also mean any alteration, excavation or fill for any purpose to any Lot, vegetation, diversion dam, stream, spring, seep, ditch, fill, or other device.

3.24. INDEPENDENT BUILDING shall mean a building having no interior passage to an adjacent building.

3.25. LOT shall mean each of Lots 1 through 17 of Block 1, 1 through 5 of Block 2, and 1 through 25 of Block 3, including 7 common area lots, to wit, Lots 10 and 11 of Block 1, Lot 4 of Block 2, and Lots 1, 15, 21 and 25 of Block 3.

3.26. MEMBER shall mean any person who is a member of the Association as described in section 6.2 of the Declaration.

3.27. MORTGAGE shall mean any mortgage or deed of trust or other conveyance or hypothecation of a Lot to secure the performance of an obligation which will be void and reconveyed upon the completion of such performance.

3.28. NATURAL GRADE shall mean the natural elevation at a point on a Lot existing prior to any site preparation or improvement.

3.29. NET FLOOR AREA shall mean the enclosed area of a building, excluding unglazed porches, colonnades and balconies.

3.30. NOTICE AND HEARING shall mean 30 days notice and public hearing before the Board at which time the Owner concerned shall have an opportunity to be heard in person or by counsel at Owner's expense.

3.31. OUTBUILDING shall mean an Independent Building in addition to and to the rear or side of the House.

3.32. OWNER shall mean the person or persons or other legal entity or entities, including Declarant, holding a fee simple interest in a Lot or, as the case may be, or the purchaser of a Lot under an executory contract of sale (but excluding those having such interest merely as security for the performance of an obligation). For the purposes of Articles 4 and 5 only, unless the context otherwise requires, Owner shall also include the family, invitees, licensees, and lessees of any Owner. Notwithstanding anything in this section to the contrary, the Association as owner of Whitney Road, Buena Vista Lane, Big Creek Court, and the Common

Area and Greenbelt shall not be deemed an "Owner" for the purposes of this Declaration.

3.33. **PERSON** shall mean an individual or any other entity with the legal right to hold title to real property.

3.34. **RESTRICTIONS** shall mean this Declaration, as said Declaration may be amended from time to time, and the Rules from time to time in effect.

3.35. **REGULATING PLAN** shall mean the Regulating Plan attached hereto as Exhibit "B".

ARTICLE 4 GENERAL AND SPECIFIC RESTRICTIONS

Except upon prior written approval of the Design Review Committee, the Property shall be held, used and enjoyed subject to the following limitations and restrictions:

4.1. **Design Review Committee.** There shall be no excavation or alteration of any Lot, no action to construct, place or erect any Improvement or structure on any Lot (or which in any way alters the exterior appearance of any Improvement or Lot or removal of any Improvement) without the prior written approval of the Design Review Committee in accordance with this Declaration and the Exhibits to the Declaration, all of which are incorporated herein by reference as if restated in full. These requirements shall apply only to the exterior appearance of said Improvements and not the interior thereof.

4.2. **Insurance Rates.** Nothing shall be done or kept on any Lot or the Property which shall increase the rate or result in the cancellation of insurance payable by any Owner, the Association or Declarant, or which would be in violation of any Association Rule or Adams County Regulation.

4.3. **No Further Subdivision.** No Lot may be further subdivided, nor may any easement or other interest therein, less than the whole, be conveyed by the Owner thereof other than for underground utilities and underground drainage facilities.

4.4. **Animals.** No more than 4 dogs and 4 cats (and other indoor household pets) may be kept except with the approval of the Board, and provided that they are not kept, bred or maintained for any commercial purpose and not allowed to run at large, chase wildlife or bark excessively. Owners with farm animals shall maintain pasture grasses and fence pastures according to the alignment shown on the Regulating Plan. Farm animals (other than pigs, chickens and other burrowing animals) shall not exceed 1 animal per 5 acres owned unless approved by the Board; provided

that Lots 1 and 2 may have 1 farm animal per acre, including, but not limited to, horses, cattle, llamas, sheep, deer, elk, etc. No farm animals shall be allowed on any Lot unless contained by fencing. No pigs, chickens and/or burrowing animals shall be allowed on any Lot within the Property.

4.5. Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to any other Lot or its occupants. No noise, including, but not limited to, noise created by people, animals, equipment, electronic device, audio receiver, television, stereo, musical instrument and/or machinery, or any other audible nuisance, shall be permitted which is offensive or detrimental to any other Lot in the vicinity thereof or to its occupants.

4.6. Maintenance of Improvements. No Improvement upon any Lot shall be permitted to fall into disrepair, and each such Improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished by the Owner thereof. Any maintenance and/or repair of any Improvement shall not alter the appearance, color, or finish of said Improvement without prior review and approval of the Design Review Committee.

4.7. Disrepair. If any Owner permits any Improvement for which he is responsible to maintain to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, the Board, upon 15 days prior written notice to such Owner, may correct such condition and enter upon such Owner's Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall create a lien in the same manner as other assessments, as set forth in this Declaration. Such Owner shall be personally liable, and his property may be subject to a mechanic's or other lien, for all costs and expenses incurred by the Association in taking such corrective actions, plus all costs incurred in collecting the amounts due. Each such Owner shall pay all amounts due for such work within 10 days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to amounts payable by such Owner as a regular Assessment.

4.8. Watercourses, Irrigation Ditches and Drainage. All watercourses, irrigation ditches and drainage shall be managed in the best interest of the Association. There shall be no alteration, improvement, or interference with any established watercourse, irrigation ditch or drainage pattern over any Lot within the Property unless approved in writing by the Design Review Committee and the Board. Any alteration, improvement, or interference with any watercourse, ditch, or drainage shall also comply with applicable local, state and federal regulations.

For purposes of this Declaration, "alterations" shall mean to obstruct, diminish, fill, pond, dredge, destroy, alter, modify, relocate or change. "Watercourses" (either natural or made) shall include streams (both perennial and intermittent), wetlands, lakes and ponds, springs, seeps, dry washes and any associated culverts, ditch or water control structures. Irrigation ditches shall include any ditch, canal and any associated culvert or water control structure used to convey water for irrigation purposes. "Established" is defined as the watercourse, ditch or drainage which exists at the time of the grading of the Lot or Property, or as shown on any plans approved by the Design Review Committee or the Regulating Plan of the Property.

Any alteration of vegetation within 75 feet of all watercourses, as measured from the mean high water mark, must have prior written approval of the Design Review Committee. No grass shall be mowed or otherwise disturbed within 75 feet of the edge of any watercourse.

No boat, board, tubes or rafts capable of carrying a person or child shall be allowed in or on any watercourse, ditch or drainage. New watercourses may be developed on individual Lots, provided that a valid water right exists, and the watercourse does not interfere with downstream uses. All plans must be approved by the Design Review Committee, Board and applicable governmental agencies.

4.9. Greenbelt/Common Areas. The Greenbelt/Common Areas as shown on the Regulating Plan shall be established to protect all watercourses, safeguard the Association's water rights, enhance the environmental and recreational value of Lots, and to provide for wildlife, watercourse activities and non-motorized trails for Lot Owners and guests. The greenbelt shall be managed by the Association, and no alterations within said areas shall be allowed.

4.10. Sewage and Water Supply Facilities. All residential structures on any Lot shall be provided, at the Owner's expense, with a water well(s) and adequate sewage treatment facilities, including septic tank and drainfield. Individual sewage and water systems shall be permitted on any Lot, provided such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of the Design Review Committee and is approved by the Adams County Health District and all other applicable governmental authorities. Individual Lots may require additional sewage treatment facilities based on soil types and hydrology conditions, the determination of which shall be the responsibility of the Lot Owner. All such facilities shall be adequately maintained so as to cause no offensive odors or above-ground discharge. At such time as a sewer line for a sewer treatment facility or spreading field is available for hookup to structures on the Lots, and the Board shall so determine, all Lots

shall cease utilizing septic tanks and drain fields and shall utilize such sewer treatment facility or spreading field.

4.11. Fire Protection. The Regulating Plan currently requires Declarant, as Owner, to install one pond on the Property capable of holding 30,000 gallons of water, together with one dry fire hydrant, all of which is for fire protection for the Property. Adams County Fire and Building Codes may require a Lot Owner to install additional fire protection measures on said Owner's Lot or within the Improvements on said Lot. Construction of all Improvements must comply with Adams County Fire and Building Codes.

4.12. No Hazardous or Offensive Activities. No activities shall be conducted on the Property and no Improvements constructed on any Lot which might be unsafe or hazardous to any person or property. No firearms shall be discharged upon any Lot or the Property. No hunting shall be allowed at any time. Hunting on neighboring lands is allowed according to applicable local, state and federal regulations. No open fires shall be lighted or permitted on any portion of any Lot, except those controlled and attended fires required for clearing or maintenance of land, and previously approved in writing by the Board and applicable regulatory agencies, or those within a contained and safe area for cooking and recreational purposes.

4.13. Unsightly Articles. No unsightly articles shall be visible from any Lot. Without limiting the generality of the foregoing, trailers, motor homes, trucks (other than pickups), boats, tractors, vehicles (other than automobiles), campers (on or off a vehicle), snowmobiles, snow removal equipment, garden or maintenance equipment, camping and recreational equipment, dilapidated or unrepaired vehicles and similar equipment shall be kept screened from view at all times. All vehicles must be operational and must have current licenses.

Refuse, garbage and trash shall be kept in a covered container and appropriately screened from view at all times. No lumber, grass, shrub or tree clippings, compost piles or plant waste, metals, bulk materials, unused building materials, or refuse or trash or other materials shall be kept, stored or allowed to accumulate on any Lot unless appropriately screened from view. Firewood shall be stored in a neat and orderly fashion.

4.14. Temporary Structures. No temporary structure or Improvement shall be placed upon any Lot. However, a well built temporary structure or trailer will be permitted to be used during construction of Improvement(s) on a Lot, provided it is located on the Lot on which construction of Improvement(s) is occurring, and it shall be removed within 14 days of substantial completion of the Improvement, but in no event shall any temporary structure or trailer remain on any Lot for more than 1 year from commencement of construction of the Improvement(s). "

4.15. No Mining or Drilling. Except as provided in paragraph 4.10, no property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth, except that the Association may, by appropriate permit, grant, license or easement, allow the drilling of wells for the extraction of water for domestic use and gardening and landscape irrigation if such use is in accordance with applicable governmental authorities. Notwithstanding the foregoing, Lot 1 of Block 3 may be used for quarrying, provided such use shall be limited to that amount necessary to construct, repair and maintain Whitney Road, Buena Vista Lane and Big Creek Court.

4.16. Non-motorized Trails. The non-motorized trails are for Owners and guests. All users shall remain on or immediately adjacent to the designated trail. Greenbelts without trail designation are limited to pedestrian and equestrian access, except for Common Area and/or Greenbelt maintenance activities and wildlife management.

4.17. Vehicles. The use of all on and off-road vehicles, including, but not limited to, trucks, automobiles, motorcycles, snowmobiles, ATV's, "dirt bikes" and other "off-road" type recreational vehicles shall be confined to designated roadways only. Other than snowmobiles, no motorized activities will be allowed in Greenbelt areas. The Association may use motorized vehicles on non-motorized roads and trails for the installation of improvements, repairs and maintenance of such non-motorized road and trails. Ingress and egress to adjacent lands shall be allowed only through existing private and County roads. The Board shall have the right to adopt further rules and regulations concerning the use of on and off-road vehicles on the Property.

Unless otherwise posted, the speed limit on all Association roads is 25 miles per hour. The Board may, from time to time, establish additional rules concerning the use of Association roads, including the posting of signs and street name signs.

The Idaho Vehicle Code shall be enforced on all Association roads, Improvements, easements and Common Areas.

4.18. Building Footprints. Building Footprint(s) of the House and up to 3 Outbuildings shall be wholly contained within the Homesite of each Lot as designated on the Regulating Plan.

4.19. Landscaping. Within 180 days after substantial completion of an Owner's residence (unless such time is extended by the Design Review Committee), such Owner shall install the landscaping as provided for in the Landscape Plan as approved by the Design Review Committee or shall restore all areas disturbed by construction to their pre-existing condition and shall

thereafter maintain the landscaping in a weed-free and well-maintained condition. Landscaping is limited to the Homesite. All areas outside the Homesite disturbed during construction shall be re-established with native vegetation. Trees, shrubs, and grasses for landscaping and revegetation shall be selected from the Landscape Materials List as provided by the Design Review Committee. Sod will be allowed only in the Homesite. Pastures shall be planted and maintained with native grasses.

Every Owner, whether or not his Lot contains any Improvements, shall take all action necessary to restrict the growth of, and to remove, noxious weeds and grasses in accordance with all applicable local, state and federal requirements. Whenever practical, weed control actions shall not be chemically dependent, but shall utilize plantings and other means of control. The control and maintenance of noxious weeds using chemical control methods shall be in accordance with United States EPA label restrictions.

The Board may adopt additional rules regulating landscaping, including maintenance. If any Owner shall fail to install and maintain landscaping in conformance with these rules or shall allow his landscaping to deteriorate to a dangerous, unsafe, unsightly, or unattractive condition, or shall fail to remove noxious weeds and grasses as required above, the Board, upon 30 days prior written notice to such Owner, shall have the right to correct such condition and to enter upon such Owner's property for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall create a lien enforceable in the same manner as other Assessments, as set forth in this Declaration.

4.20. Construction Debris. No Owner shall allow any person or persons constructing Improvements upon his Lot (or providing similar services) to deposit rubbish or debris of any kind or to allow litter to accumulate.

4.21. Violation of Property Restrictions. There shall be no violation of the Association Rules or the Design Review Committee Rules. If any Owner, his family, or any licensee, lessee or invitee is in violation thereof, the Board may, in addition to any other legal remedies it may have, impose a special assessment upon such person(s) of not more than One Hundred Dollars (\$100.00) per day for each violation and/or may suspend the right of such person(s) to use the Association Easements, under such condition as the Board may specify, for a period not to exceed 1 year for each violation. Before invoking any such assessment or suspension, the Board shall give such person reasonable notice of the violation and a reasonable opportunity to cure the violation and/or to be heard regarding the violation, and/or any assessment or suspension of rights. Any assessment imposed which remains unpaid for a period of 10 days or more, shall become a lien upon the Owner's Lot and the Improvements thereon.

4.22. Existing Vegetation/Utility Installation. "Vegetation" shall mean trees, shrubs and grasses of all types, whether natural or planted, and whether maintained by the Owner or the Association. No existing native vegetation shall be over-irrigated to the extent that it is damaged or dies. There shall be no planting, cultivation or disturbance of vegetation located within the "Greenbelt". Any alteration of vegetation within 75 feet of all watercourses, as measured from the mean high water mark, must have prior written approval of the Design Review Committee. No grass shall be mowed or otherwise disturbed within 75 feet of the edge of any watercourse. To minimize impacts to existing vegetation, all utilities, Improvements, hookups, wires, pipes, conduit, lines, cables and the like shall follow the designated driveway to the Homesite, even if the distance is longer, unless otherwise approved by the Board.

4.23. Existing Wildlife Management. The Property will be managed to promote wildlife. The goal will be to maintain and enhance wildlife populations through a variety of management techniques including: restoration, establishment and maintenance of native vegetation, natural drainage of water and grass meadows; controls on dogs and/or other animals to prohibit wildlife harassment, greenbelt restrictions during certain times of the year to reduce human interference, restrictions on artificial feeding programs, bans on hunting, and controls on the installation of fencing.

4.24. Exemption of Declarant. Nothing in the Restrictions shall limit the right of Declarant to complete excavation, grading and construction of Improvements to any Lot, including without limitation, Lot 1, Block 2 within the Property owned by Declarant, or to alter the foregoing or to make such additional Improvements as Declarant deems advisable in the course of development of the Property so long as any Lot remains unsold. The rights of Declarant hereunder and elsewhere in these Restrictions may be assigned by Declarant.

This Declaration shall not limit the right of Declarant any time prior to acquisition of title to a Lot by a purchaser from Declarant to establish on that Lot additional licenses, reservations and rights-of-way to itself, to utility companies or to others as may from time to time be reasonably necessary to the proper development of the Property. Declarant need not seek nor obtain Design Review Committee approval of any Improvement constructed or placed by Declarant on any portion of the Property owned by Declarant.

4.25. Timber and Existing Vegetation Removal. Commercial timber removal shall not be allowed. Existing vegetation removal and selected timber removal on individual Lots shall be allowed with approval of the Board. Plans for timber and existing

vegetation removal for building construction, driveway corridors and view corridors must be submitted for review and approved by the Board prior to any removal activity and shall comply with landscaping and revegetation requirements.

ARTICLE 5 PERMITTED USES AND IMPROVEMENTS

5.1. Permitted Uses. All of the Lots in the Property except the Greenbelt, the Common Area Lots, and Lot 1, Block 2 shall be improved and used solely for residential and agricultural use (as approved by the Board) and the governmental agencies with jurisdiction over the Property. The Property, except Lot 1, Block 2, is currently in the Adams County R-2 zone. All private roads, being Whitney Road, Buena Vista Lane and Big Creek Court, shown on the recorded plats for the Property, shall be granted in fee by Declarant to the Association prior to the conveyance of any Lot by Declarant.

5.2. Improvements. All Improvements of any kind shall require written approval of the Design Review Committee (DRC) in accordance with the terms hereof and the Design Review Committee Rules. If the House is not the initial Improvement, any other Improvement(s) is subject to the approval of the DRC.

5.2.1. The House and up to three Outbuildings may be constructed within the Homesite. Additionally, garden walls, fences and landscaping may be constructed within the Homesite.

5.2.2. One Accessory Dwelling, not to exceed 800 square feet Net Floor Area, may be located in an Outbuilding.

5.2.3. Improvements outside the Homesite are limited to private roads, fences, garden walls, gates and native plant species planted in a natural manner as approved by the DRC.

5.2.4. Private roads and all utilities upon any Lot for the transmission of utilities, telephone service, audio/visual reception, all fuel oil tanks and all pipes for water, gas, sewer, drainage, or other utility purposes shall be installed and maintained in the private road easement and the Homesite below the surface of the ground or screened from view.

5.2.5. Sports Courts. No tennis, squash, paddle tennis, basketball or other sports area or structure shall be illuminated.

5.2.6. Certain Lots may benefit from the further development of view corridors by the selective removal of trees. View corridors have been planned to provide views from each Homesite. Prior to tree removal, an on-site review by the DRC shall be performed to determine the impact of corridor construction

on the privacy to neighboring Lots, extent of timber removal planned, erosion potential to soils, revegetation needs and the effect on wildlife habitat.

5.2.7. Construction of each Improvement on any Lot shall be pursued diligently and continuously from time of commencement thereof until the exterior of each structure is fully completed, each of which shall be completed within 12 months of commencement of construction unless prevented by cause beyond the control of Owner or builder, and then only for the period such cause continues.

5.2.8. No House shall be used for any purpose other than as a single family residence. No automobile garage shall be used as living quarters at any time. An Accessory Dwelling may be adjacent to, above, or part of an automobile garage. No business, profession, trade or other non-residential use that requires the visitation of clients, customers and/or storage of materials and supplies for use in a trade or business shall be conducted on any Lot, except as approved by the Board. Lot 1 of Block 2 is exempted from the provisions described in this paragraph. Nothing in this Declaration shall prevent the rental of property by the Owner for residential purposes. Residential buildings must be rented together to the renting party (i.e., the buildings may not be rented separately). No guest house or domestic help quarters shall be rented separately from the residence.

5.3. Private Roads (Driveways). All private roads, driveways and parking areas constructed on the Lots by individual Owners shall be constructed of gravel, decomposed granite, concrete, brick pavers or asphalt paving, or such other material as approved by the Design Review Committee and shall be located within private road easement and driveway locations approved by the DRC, and the Homesite. In all events, all such private roads and driveways will/shall be constructed to meet minimum County standards. All such private roads and driveways shall be at grade, or where required to exceed grade, shall be culverted to allow free flow of water as shown in Exhibit "B" of the Design Review Committee Rules. In the event any adjoining Owners enter into an agreement to share driveways or private roads over any Lot owned by such Owners, said Owners shall enter into a maintenance agreement setting out their respective rights and duties.

ARTICLE 6 WHITNEY RANCH HOMEOWNERS ASSOCIATION, INC.

6.1. Association. The Association is a non-profit Idaho corporation charged with the duties and vested with the powers prescribed by law and as set forth in its Articles, Bylaws and this Declaration. Neither the Articles nor the Bylaws shall, for any

reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

6.2. Membership.

6.2.1. Qualifications. Each Owner (including Declarant), by virtue of being such an Owner and for so long as he is such an Owner, shall be deemed a member of the Association. Each Lot shall have one membership, and joint Owners of a Lot shall share that membership.

6.2.2. Transfer of Membership. The Association membership of each Owner (including Declarant) shall be appurtenant to said Lot and shall not be severed, transferred, pledged or alienated in any way, except in conjunction with the transfer of legal and equitable title to said Lot, and then only to the transferee of such title. Any attempt to make a prohibited transfer shall be void. Any transfer of legal and equitable title to said Lot shall operate automatically to transfer said membership to the new Owner thereof.

6.3. Voting.

6.3.1. Number of Votes. The Association shall have two classes of voting membership:

Class A: Class A members shall consist of all Owners, with the exception of Declarant, and shall be entitled to one vote for each Lot owned. Declarant shall become a Class A member with regard to Lots owned by Declarant upon the conversion of Declarant's Class B membership to Class A membership as provided below. The Owner of each Lot may, by notice to the Association and signed proxy, designate a person (who need not be an Owner) to exercise the vote for such Lot. Said proxy shall be revocable by the Owner at any time by notice to the Association. Such proxy may be granted or revoked by the guardian, by the parent entitled to his custody, or during the administration of an Owner's estate, by his personal representative or administrator where the deceased Owner's interest in said property is subject to estate administration.

Class B: The Class B member shall be Declarant. Upon the first sale of a Lot to an Owner, Declarant shall thereupon be entitled to three (3) votes for each Lot owned by Declarant. Class B membership shall cease to be converted to Class A membership on the happening of the first to occur of the following events:

(1) When the total votes outstanding in the Class A membership exceeds the total votes outstanding in the Class B membership, or

(2) Ten (10) years from the transfer of legal and equitable title by Declarant of the first Lot to an Owner.

6.3.2. Joint Owner Disputes. The vote for each such Lot shall, if at all, be one, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he/she/they are acting with the authority and consent of all other Owners of the same Lot.

6.3.3. Meetings of Owners. There shall be a meeting of the Owners on the 15th of June each year at 6:00 o'clock p.m. at the office of the Association (i.e. currently the Whitney Ranch) Meadows, Idaho, or at such other place within Adams County or Valley County, Idaho, or time (not more than 30 days before or after such date) as may be designated by notice of the Board given to the Owners by depositing the same in the United States mail, postage prepaid, not less than 7 nor more than 60 days prior to the date fixed for said meeting. A special meeting of the Owners may be called at any reasonable time and place within Adams County or Valley County, Idaho by notice of the Board or by the Owners having 20% of the total votes and delivered to all other Owners not less than 15 days prior to the date fixed for said meeting. The presence at any meeting, in person or by proxy, of the Owners entitled to vote at least a majority of the total votes shall constitute a quorum.

The president of the Association (or the vice president, in his absence) shall act as chairman of all meetings of the Owners, and the secretary of the Association (or an assistant secretary thereof in his absence) shall act as secretary of all such meetings. Members of the Board shall be elected by non-cumulative voting. At each annual meeting, the Board shall present a written accounting of the funds received by the Association, itemizing receipts and disbursements for the preceding calendar year and the allocation thereof to each Owner. Within 10 days after the date set for each annual meeting, or as soon thereafter as practical, the assessment statement shall be delivered to all Owners.

6.4. Board of Directors and Officers. The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint, in accordance with the Articles and the Bylaws of the Association, as the same may be amended from time to time. The initial Board of Directors of the Association shall be appointed by Declarant and shall hold office until the first annual meeting, at which time a new Board may be elected in accordance with the provisions set forth in the Bylaws.

6.5. Powers and Duties of the Association.

6.5.1. Powers. The Association shall have all the powers of a non-profit corporation organized under the general non-profit corporation laws of the State of Idaho, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws and this Declaration and exhibits to this Declaration. It shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under this Declaration and exhibits thereto, the Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the proper management and operation of the Association Easements and the performance of the other responsibilities herein assigned, including, without limitation:

(1) **Assessments.** The power to levy Assessments on the Owners of Lots and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

(2) **Right of Enforcement.** The power and authority from time to time in its own name, on its own behalf or on behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Articles or the Bylaws, including the Association rules adopted pursuant to this Declaration, and to enforce by mandatory injunction or otherwise.

(3) **Delegation of Powers.** The authority to delegate its power and duties to committees, officers, employees or to any person, firm or corporation to act as manager, and to contract for the maintenance, repair, replacement and operation of Association Easements. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the person to whom the authority was delegated of any such duty or power so delegated.

(4) **Association Rules.** The power to adopt, amend and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable (the Association Rules). The Association Rules shall govern the use of Association Easements, including, but not limited to, the private roads by the Owners, by the families of the Owners, or by an invitee, licensee, lessee or contract purchaser of an Owner; provided, however, that the Association Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles or the Bylaws. A copy of the Association Rules, as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery and posting, said Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between any such

Association Rules and any other provision of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

(5) **Emergency Powers.** The Association, or any person authorized by the Association, may enter upon any Lot in the event of any emergency involving illness or potential danger to life or property, or when necessary in connection with any maintenance or construction for which it is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Association.

(6) **Licenses, Easements and Rights-of-Way.** The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under any non-exclusive Association Easement as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment thereof and for the preservation of the health, safety, convenience and welfare of the Owners, for the purpose of constructing, erecting, operating, or maintaining:

(a) Underground lines, cables, wires, conduits or other devices for the transmission of electricity for lighting, heating, power, telephone and other purposes;

(b) Common sewers, storm drains, water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes; and

(c) Any similar public or quasi-public improvements or facilities.

(7) **Legal and Accounting Services.** To retain and pay for legal and accounting services necessary or proper for the operation of the Association, enforcement of the Restrictions and the Association Rules, or performance of any other duties or rights of the Association.

6.5.2. Duties of the Association. In addition to the power delegated to it by the Articles, without limiting the generality thereof, the Association or its agent, if any, shall have the obligation to conduct all business affairs of common interest to all Owners, and to perform each of the following duties:

(1) **Operation Maintenance of Association Easements.** Operate, maintain and otherwise manage or provide for the operation, maintenance and management of Greenbelt, Common Area and Association Easements, including the repair and replacement of

property damaged or destroyed by casualty loss and all other property acquired (by easement or otherwise) by the Association. The Board, on behalf of the Association, may contract for the operation, management and maintenance of Association Easements. The Association shall also take such actions and arrange for such maintenance as may be necessary or desirable for the upkeep of landscape, watercourses, roads and all other easements.

(2) **Water Rights and Other Utilities.** The existing riparian water rights otherwise appurtenant to the Property, except Lots 1 and 2 of Block 2 and Lot 3 of Block 1, will be transferred from the Declarant to the Homeowners Association prior to the conveyance of any residential Lot by the Declarant, to be allocated to each Lot and to instream uses for aesthetics, fisheries and wildlife. The Association will acquire, provide and/or pay for water, electrical and other necessary services for the Association Easements owned and managed by it.

(3) **Taxes.** To pay all real property taxes and assessments which are or could become a lien on any property owned by the Association.

(4) **Insurance.** Unless otherwise determined by the Board, obtain from reputable insurance companies authorized to do business in the State of Idaho and maintain in effect the following policies of insurance:

(a) fire insurance including those risks embraced by coverage of the type now known as "all risk" or special extended coverage endorsement on a blanket, agreed-amount basis for the full insurable replacement value of all Improvements, equipment and fixtures located within the Association Easements managed by it.

(b) Comprehensive public liability insurance insuring the Board, the Association, the Declarant and the individual Owners and agents and employees of each of the foregoing against any liability incident to the use of the Association Easements managed by it. Limits of liability of such coverage shall be as follows: Not less than One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) per occurrence with respect to personal injury or death, and property damage.

(c) Full coverage directors' and officers' liability insurance with a limit of Two Hundred Fifty Thousand Dollars (\$250,000).

(d) Such other insurance, including Worker's Compensation insurance, to the extent necessary to comply with all applicable laws, indemnity, faithful performance, fidelity and other bonds as the Board 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.

(e) The Association shall be deemed trustee of the interests of all Owners in any insurance proceeds paid to it under such policies, and shall have full power to receive the interests in such proceeds and to deal therewith.

(f) Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

(5) **Rule Making.** Make, establish, promulgate, amend and repeal the Association rules.

(6) **Design Review Committee.** Appoint and remove members of the Design Review Committee, subject to the provisions of this Declaration.

(7) **Enforcement of Restrictions and Rules.** Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce any of the provisions of this Declaration and the Association rules.

(8) **Roads.** To snowplow and maintain, or provide for the snowplowing and maintenance of all roads, culverts and trail systems which are the subject of Association Easements and to keep all Improvements in good order and repair as is necessary to maintain such easements in a neat and usable condition, and to participate in any joint maintenance arrangement necessary to maintain access roads to the Property.

6.6. **Board Rules.** The Board may adopt such rules as it deems proper to enable it to properly perform its duties hereunder. A copy of said Rules, as they may from time to time be adopted, amended or repealed, may (but need not) be mailed or otherwise delivered to each Owner of record at Adams County or Owner's agent or designee. Upon such mailing, delivery or recording, said Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration.

6.7. **Personal Liability.** No member of the Board, or any committee of the Association, or any officer of the Association, or the Declarant, or any member of the Design Review Committee, or the manager of the Association, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on the account of any act, omission, error or negligence of the Association, the Board, the manager, if any, or any other representative or employee of the Association, or any officer of the Association, or the

Declarant, provided that such person has, upon the basis of such information as may be possessed by him, acted in good faith without willful or intentional misconduct.

6.8. Budgets and Financial Statements. Financial Statements for the Association shall be regularly prepared and copies shall be distributed to each Owner of the Association as follows:

6.8.1. An operating budget for each fiscal year shall be distributed not less than 60 days before the beginning of each fiscal year.

6.8.2. A balance sheet and an operating statement, as of an accounting date which is the last day of the month closest in time to 6 months from the date of the closing of the first sale of a Lot, shall be distributed within 60 days after the accounting date. This operating statement shall include a schedule of Assessments received and receivable identified by the Lot number and the name of the person or entity assessed.

6.8.3. Within 30 days after the close of each fiscal year, the Association or its agent shall cause to be prepared and delivered to each Owner a balance sheet as of the last day of the Association's fiscal year, and an annual operating statement reflecting the income and expenditures of the Association for its fiscal year. Copies of said documents shall be distributed to each Owner within 90 days after the end of each fiscal year.

6.9. Amendment. The provisions of sections 6.1, 6.2 and 6.3 hereof may only be amended with the unanimous vote or written consent of all the Owners entitled to vote.

ARTICLE 7 ASSESSMENTS

7.1. Covenant to Pay Assessments. Each Owner hereby, and by acceptance of a deed to a Lot, covenants and agrees to pay when due all Regular and Special Assessments or charges made by the Association. Such Assessments, together with interest, costs and reasonable attorney's fees which may be incurred in collecting same, shall be a charge on the land and shall be a continuing lien upon the Property against which each such Assessment is made. Each such Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Owner of such Lot at the time the Assessment is due. The personal obligation for delinquent Assessments shall not pass from the Owner to his successor in title unless expressly assumed by them.

7.2. Assessments.

7.2.1. Initial Assessment. An initial assessment against each Lot, except the Common Area Lots, shall be made for the balance of the calendar year on the first day of the first month following the closing of the initial sale of the first residential Lot by Declarant ("Initiation Date"). The initial assessment against each such lot shall be for the period from the Initiation Date until January 1 of the calendar year immediately following the Initiation Date. The initial assessment against each such Lot shall be equal to 1/40th of the total amount of the initial assessment as determined by the Association.

7.2.2. Regular Assessments. Not less than 30 days, nor more than 60 days, prior to the beginning of each calendar year following the Initiation Date, the Board shall estimate the total amount of funds necessary to defray the expenses of the Association for the next calendar year and shall assess the Owner of each Lot (other than the Common Lots), 1/40th of such total amount in December of each year for the next year. Regular Assessments shall include an amount allocated to an adequate reserve fund which is to be established for maintenance, repairs and replacement of the Common Area and Greenbelt Lots and the Association Easements. The Regular Assessment shall be paid by each Owner of a Lot as provided in section 7.5.

7.3. Special Assessments.

7.3.1. In the event that the Board shall determine that the Regular Assessment for a given calendar year is or will become inadequate to meet the expenses of such Association for any reason, including, but not limited to, costs of maintenance and unexpected repairs upon the Association Easements, the Board shall determine the approximate amount necessary to defray such expenses and levy a Special Assessment. The Board may, at its discretion, pro-rate such Special Assessment over the remaining months of the calendar year or levy such Assessments immediately against each Lot.

7.3.2. Every Special Assessment shall be levied upon the same basis as that prescribed for the levying of Regular Assessments.

7.4. Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments must be fixed at a uniform rate for all Owners.

7.5. Assessment Period. The Regular Assessment period shall commence on January 1 of each year and terminate December 31 of such year; provided, however, the initial Regular Assessment period shall commence on the Initiation Date and terminate on December 31 of the year in which the Initiation Date occurs. The first Regular Assessment shall be adjusted to the number of months remaining in

the calendar year, to be payable in quarterly installments on the first day of January, April, July and October of each year.

7.6. Notice and Assessment Due Date. Ten days' prior written notice of Regular and Special Assessments shall be sent to the Owner of every Lot subject thereto. The due dates for Regular Assessments and Special Assessments shall be the first day of January, April, July and October, unless some other due date is established by the Board. Each installment of the Regular Assessment or Special Assessment shall become delinquent if not paid within 30 days after the levy thereof. There shall accrue with each delinquent installment and Special Assessment a late charge of Twenty-five Dollars (\$25.00), together with interest at the lesser of 10% or the maximum rate permitted by law calculated from the date of delinquency to and including the date full payment is received by the Association. The Association making the Assessment may bring an action at law against the Owner personally obligated to pay the same to foreclose the lien against said Owner's Lot as provided in this Declaration. Each Owner is personally liable for said Assessments, and no Owner of any Lot may exempt himself from liability for his contribution by a waiver of the use or enjoyment of any of the Association Easements or by abandonment of his Lot.

7.7. Estoppel Certificate. The Association, upon not less than 20 days' prior written request, shall execute, acknowledge and deliver to the party making such request a statement in writing stating whether or not, to the knowledge of such Association, a particular Owner is in default under the provisions of this Declaration, and further stating the dates to which Assessments have been paid by said Owner, it being intended that any such certificate delivered pursuant to this section may be relied upon by any prospective purchaser or mortgagees of said Owner's Lot, but reliance on such certificate may not extend to any default as to which the signer shall have had actual knowledge.

7.8. Special Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Bylaws or the Articles, written notice of any meeting called for the purpose of either levying a Special Assessment pursuant to this Article, or for the purpose of obtaining a membership vote in connection with an increase in the Regular Assessment pursuant to this Article, shall be sent to all Owners of such Association not less than 30 days, nor more than 60 days, in advance of the meeting. Owners (or their proxies) of Lots totalling 60% of the total voting power of such Association shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirement, and the required quorum at the subsequent meeting shall be Owners (or their proxies) of Lots totaling 50% of the total voting power of the Association. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

ARTICLE 8
ENFORCEMENT OF ASSESSMENTS: LIENS

8.1. Right to Enforce. The right to collect and enforce the Assessments made by the Association is vested in the Association. Each Owner of a Lot, upon becoming an Owner of such Lot, is and shall be deemed to covenant and agree to pay each and every Assessment provided for in this Declaration and agrees to the enforcement of all Assessments in the manner herein specified. In the event an attorney or attorneys are employed for the collection of any Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorney's fees or any other relief or remedy obtained against said Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay the Assessments provided for in this Declaration by commencement and maintenance of a suit, at law or in equity, or such Board may exercise the power of sale pursuant hereto to enforce the liens created hereby. A suit to recover a money judgment for an unpaid Assessment shall be maintainable without foreclosing or waiving the lien hereinafter provided for.

8.2. Assessment Lien.

8.2.1. Creation. There is hereby created a claim of lien with power of sale in favor of the Association on each and every Lot to secure payment of any and all Assessments levied against any and all Lots in the Property pursuant to this Declaration, together with interest thereon at the lesser of ten percent (10%) or the maximum rate permitted by law and all costs of collection which may be paid or incurred by the Association making the Assessment in connection therewith, including reasonable attorney's fees. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on said Lot(s) upon recording a claim of lien with the County Recorder. Said lien shall be prior and superior to all other liens or claims created subsequent to the recording of the notice of delinquency and claim of lien, except for tax liens for real property taxes on any Lot and any assessment on any Lot in favor of any municipal or other governmental assessing body which, by law, would be superior.

8.2.2. Claim of Lien. Upon default of any Owner in the payment of any Regular or Special Assessment required hereunder, the Association may cause to be recorded in the Office of the County Recorder in Adams County a claim of lien. Said claim of lien shall state the amount of such delinquent sums and other authorized charges (including the cost of recording such notice), a sufficient description of the Lot against which the same has been assessed, and the name of the record Owner thereof. Each delinquency shall constitute a separate basis for a notice and

claim of lien, but any number of defaults may be included within a single notice and claim of lien. Upon payment to the Association of such delinquent sums and charges in connection therewith, or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction and relief of such delinquent sums and charges. The Association may demand and receive the cost of recording such release before recording the same. Any purchaser or encumbrancer, acting in good faith and for value, may rely upon such notice of satisfaction and relief as conclusive evidence of the full satisfaction of the sums paid in the notice of delinquent sums.

8.3. Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by exercise of the power of sale by the Association, its attorney or other person authorized to make the sale, such sale to be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law. The Board is hereby authorized to appoint as its attorney any officer or Director of the Association, or any title company authorized to do business in Idaho as trustee for the purpose of conducting such power of sale foreclosure.

8.4. Required Notice. Notwithstanding anything contained in this Declaration to the contrary, no action may be brought to foreclose the lien created by recordation of the notice of delinquency and claim of lien, whether judicially by power of sale or otherwise, until the expiration of 30 days after a copy of such claim of lien has been deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Lot described in such notice of delinquency and claim of lien, and a copy of the Assessment is recorded in the Office of the County Recorder of Adams County.

8.5. Subordination to Certain Trust Deeds. The lien for the Assessment provided for herein in connection with a given Lot shall not be subordinated to the lien of any deed of trust or mortgage, except the lien of a first deed of trust or first mortgage given and made in good faith and for value that is of record as an encumbrance against such Lot prior to the recordation of a claim of lien for the Assessment(s). Except as expressly provided in this Article with respect to a first mortgagee who acquires title to a Lot, the sale or transfer of any Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether prior to, on or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

8.6. Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat and render invalid the rights of the

beneficiary under any deed of trust or mortgage upon a Lot made in good faith and for value and recorded prior to the recordation of such amendment, provided that after the foreclosure of any such deed of trust such Lot shall remain subject to this Declaration as amended.

ARTICLE 9 INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

9.1. Owner's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and committees of the Association shall be made available for inspection and copying by any Owner, at the Owner's expense, or by his duly appointed representatives, at the office of the Association or at such other place within the Property as the Board of such Association shall prescribe, at any reasonable time and for a purpose reasonably related to his interest as an Owner .

9.2. Rules Regarding Inspection of Books and Records. The Board shall establish reasonable rules with respect to:

9.2.1. Notice to be given to the custodians of the records by the persons desiring to make the inspection.

9.2.2. Hours and days of the week when such inspection shall take place.

9.2.3. Payment of the cost of reproducing copies of documents requested pursuant to this article.

9.3. Director's Right of Inspection. Every current member of the Association's Board of Directors shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association of which he is a Director, and the physical properties owned or controlled by such Association. The right of inspection by a Director includes the right to make copies of documents.

ARTICLE 10 DESIGN REVIEW COMMITTEE

10.1. Members of Committee. The Design Review Committee (sometimes referred to as "DRC") shall consist of 3 members. The following persons are hereby designated as the initial members of the Committee:

1. William D. Fairfield
2. Miguel Phelps
3. Jay Henry

Each of said persons shall hold office until such time as he has resigned or has been removed, and his successor has been appointed, as provided herein. Except for William D. Fairfield, or his designated representative, members of the Design Review Committee may be removed at any time without cause.

10.2. Declarant's Rights of Appointment. So long as Declarant is the Owner of more than 50% of the Lots, exclusive of the Common Area Lots, Declarant shall have the right to appoint and remove all members of the Design Review Committee. When the Declarant no longer has ownership of at least 50% of the Lots, exclusive of the Common Area Lots, the Board shall have the right to remove and appoint members of the Design Review Committee, including Declarant. Notwithstanding any other provision of this Declaration (including those allowing amendment of this Declaration) the Design Review Committee shall at no time have more than 3 voting members.

10.3. Duties of DRC. Except as to changes by Declarant, no changes in the existing state of any Lot within the Property shall be made or permitted without the prior written approval of the Design Review Committee. The Design Review Committee shall issue Rules setting forth procedures for the submission of plans for approval, requiring a fee to accompany each application for approval or additional factors which it will take into consideration in reviewing submissions and additional standards for approval. The initial DRC Rules are attached hereto and incorporated herein by reference as if restated in full and may be amended from time to time in accordance with their terms.

The Design Review Committee shall have sole authority to determine the proper use, appearance, design and aesthetic quality of any proposed Improvement. For purposes of this paragraph, "changes in the existing state" of any Lot include, but are not limited to, construction of dwellings, Improvements (including utilities), the excavation, alteration, filling, or similar disturbance of the surface of the land (including, without limitation, change of grade, stream bed, ground level or drainage pattern), the clearing, marking, defacing or damaging of trees, shrubs or other vegetation, the landscaping or planting of trees, shrubs, lawns or plants, and the proposed use of a Lot other than as a single family residence, and any change in color, texture or exterior appearance of any previously approved change in the existing state of Property.

The DRC shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to the terms of this Declaration and the DRC Rules, and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with plans approved by the DRC.

The Design Review Committee shall have the authority to maintain a list of approved construction materials and to add or subtract therefrom, from time to time. The DRC may condition its approval of proposals or plans and specifications or other information prior to approving or disapproving materials submitted. The Design Review Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, landscape plans, drainage plans, elevation drawings and/or samples of exterior material and colors and sworn affidavits as to intended use of the proposed Improvement(s). Until receipt by the Design Review Committee of any required plans and specifications, the Design Review Committee may postpone review of any plan submitted for approval.

Any Owner desiring DRC approval of any Improvement or other change in the existing state of any Lot shall make application in writing, together with 2 sets of all plans required by the DRC for review. All approvals and disapprovals shall be in writing. Until receipt by the Design Review Committee of any required plans and specifications, the Design Review Committee may postpone review of any plan submitted for approval.

10.4. Meetings of the Design Review Committee. The Design Review Committee shall meet from time to time as necessary to perform its duties hereunder. It may from time to time, by resolution unanimously adopted in writing, designate one of its members to take any action or perform any duties for and on its behalf, except the granting of variances. In the absence of such designation, the vote of any 2 members of the Design Review Committee, or the written consent of any 2 members of the Design Review Committee taken without a meeting, shall constitute an act of the Design Review Committee.

10.5. No Waiver of Future Approvals. The approval of the Design Review Committee to any proposals or plans and specifications, or drawings for any work done or proposed or in connection with any other matter requiring its approval and consent, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matter subsequently or additionally submitted for approval or consent.

10.6. Compensation of Members. The members of the Design Review Committee shall be entitled to reasonable compensation from the Association for services rendered, together with reimbursement for expenses incurred by them in the performance of their duties. Such compensation shall be determined by the Board and shall not exceed \$25 per hour. Said maximum compensation may be increased by the vote of a majority of the votes cast by Owners voting at any general or special meeting of the Association called for that purpose.

10.7. Final Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

10.7.1. Upon the completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Design Review Committee.

10.7.2. Within 60 days thereafter, the Design Review Committee, or its duly authorized representative, may inspect such Improvement. If the Design Review Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance within such 60 day period, specifying the particulars of non-compliance, and shall require the Owner to remedy same.

10.7.3. If, upon the expiration of 30 days from the date of such notification, the Owner shall have failed to remedy such non-compliance, the Design Review Committee shall notify the Board in writing of such failure. Upon Notice and hearing, the Board shall determine whether there is a non-compliance and, if so, the nature thereof and the estimated cost of correcting or removing same. If a non-compliance exists, the Owner shall remedy or remove same within a period of not more than 45 days from the date of announcement of the Board ruling. If the Owner does not comply with the Board ruling within such period, the Board, at its discretion, may correct or remedy the non-complying Improvement, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid to the Association by the Owner, the Board shall levy an Assessment against such Owner for reimbursement pursuant to Article VII and Article VIII hereof.

10.7.4. If the Design Review Committee fails to notify the Owner of any non-compliance within sixty (60) days after the receipt of said written notice of completion from the Owner, the Improvement shall be deemed to be in accordance with said approved plans.

10.8. Non-liability of Design Review Committee Members. Neither the Design Review Committee nor any member thereof shall be liable to the Association or to any Owner for any loss, damage, or injury arising out of or in any way connected with the performance of the Design Review Committee's duties hereunder, unless due to the willful misconduct or bad faith of such member. The Design Review Committee shall review and approve or disapprove all plans submitted to it for any proposed Improvement, alteration or addition, solely on the basis of its intended use, aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Property in general. The Design Review Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings,

landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes or any warranty that the Improvement is fit for any particular purpose of habitation.

10.9. Variances. The Design Review Committee may authorize variances from compliance with any of the architectural provisions of this Declaration, including restrictions upon height, size, floor area, set backs or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require. Such variances must be evidenced in writing and must be signed by at least 2 members of the Design Review Committee. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the premises, including, but not limited to, zoning ordinances, the lot set-back lines or requirements imposed by any governmental or municipal authority.

ARTICLE 11 EASEMENTS

11.1. Utility Easement. A non-exclusive easement is hereby reserved to the Declarant over a 5-foot strip of land lying within each Lot and abutting and lying parallel with those portions of the Property shown as Whitney Road, Buena Vista Lane and/or Big Creek Court. Underground electrical and telephone utilities will be installed within Whitney Road, Buena Vista Lane, Big Creek Court and the private roads to be conveyed to the Association pursuant to paragraph 5.1 of the Declaration by the Declarant, or within a 5 foot strip of land over each Lot that abuts any such road. The rights and duties of the Owners of the Lots within the Property with respect to utilities shall be governed by the following:

11.1.1. Wherever utility connections, if any, are installed within the Property, which connections or any portions thereof lie in or upon Lots owned by other than the Owner of the Lot served by said connections, said Owner(s) served shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Lots or to have their agent enter upon the Lots within the Property in or upon which said connections or any portion thereof lie, to repair, replace and

generally maintain said connections as and when the same may be necessary.

11.1.2. Whenever utility connections, if any, are installed within the Property, which connections serve more than one Lot, the Owner of each Lot served by said connections shall be entitled to full use and enjoyment of such portions of said connections as service Owner's Lot.

11.2. **Private Road Easements.** Notwithstanding anything in Article 4 to the contrary, for any Lot over which a ranch road exists at the date hereof, the Owner of any such Lot may construct a private road or driveway over such existing ranch roads for access to individual Homesites shown on the Regulating Plan (easements may occur on these roads).

11.3. **Landscape Easement.** An easement is hereby reserved to the Association, its contractors and agents, to enter portions of Lots for the purpose of pest and weed control.

11.4. **Watercourse Easement.** The Declarant hereby reserves for the benefit of the Association an easement for all watercourses, irrigation ditches and drainage (or other bodies of water) and related pipes, pumps and other related equipment over, across and under all Lots and Association Easements owned by the Association to the extent reasonably required to protect the Association's water rights and to maintain and service the watercourses and irrigation system as existing or installed by Declarant on the Property or pursuant to plans and specifications approved by the Design Review Committee.

11.5. **No Construction Within Easements.** No Improvement shall be made within any easement without the prior written approval of the Design Review Committee.

11.6. **Greenbelt Easement.** The Greenbelt is a corridor of land and/or water, as shown on the Regulating Plan. The Greenbelt/Common Area(s) are held in common by the Association for the benefit of all Lot Owners. The Greenbelt contains environmentally sensitive lands including streams, wetlands, forest, and grass meadows that provide an access corridor for wildlife and Owners. Portions of the Greenbelt will provide non-motorized trails for horseback riding, hiking and snowmobiles. Because the area is managed for waterfowl and wildlife habitat, it may be necessary to limit access to the Greenbelt during particular times of the year. During these times non-motorized activities will be limited to roadway easements. Use of the Greenbelt and non-motorized trails will be limited to Owners, and use by the general public will be restricted.

11.7. **Reservation of Easements.** Declarant expressly reserves for the benefit of the entire Property reciprocal easements of

access, ingress and egress for all Owners to and from their respective Lots for installation and repair of utility services, for drainage of water over, across and upon adjacent Lots and Association Easements resulting from the normal use of adjoining Lots or Association Easements, and for necessary landscape, emergency situations and other maintenance. Such easement(s) may be used by Declarant, its successors, purchasers, the Association and all Owners, their guests, tenants and invitees, residing on or temporarily visiting the Property, for pedestrian walkways, vehicular access and such other purposes reasonably necessary for the use and enjoyment of a Lot or Association Easement.

ARTICLE 12 MISCELLANEOUS

12.1. Term. The covenants, conditions and restrictions of this Declaration shall run until the year 2025 unless amended as herein provided. After such date, such covenants, conditions and restrictions shall be automatically extended for successive periods of 10 years each, unless amended or extinguished by a written instrument executed by at least 75% of the Owners, and such written instrument is recorded with the Adams County Recorder.

12.2. Amendment.

12.2.1. By Declarant. So long as Declarant has no less than 50% ownership of the Lots, exclusive of the Common Area Lots, the provisions of this Declaration, other than this Article 12, may be amended only by a vote of the Owners of at least 60% of the Lots no longer owned by Declarant, exclusive of the Common Area Lots, and the written consent of the Declarant. Any amendment hereunder shall be effective only upon recordation with the Adams County Recorder of an instrument in writing signed and acknowledged by Declarant and the other consenting Owners setting forth the amendment.

12.2.2. By Owners. When the Declarant no longer owns more than 50% of the Lots, exclusive of the Common Area Lots, the provisions of the Declaration, other than this Article 12, may be amended by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying that such amendment has been approved by the vote or written consent of at least 75% of the Owners, exclusive of the Common Area Lots. Such an amendment shall be effective upon its recordation with the Adams County Recorder.

12.2.3. Rights of Beneficiary. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat and render invalid the rights of the Beneficiary under any recorded deed of trust or mortgage upon a lot made in good faith and for value, provided that after

the foreclosure of any such deed of trust or mortgage, such Lot shall remain subject to this Declaration, as amended.

12.3. Notices. Any notice permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered 72 hours after a copy of same has been deposited in the United States Mail, postage prepaid, or by facsimile, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or the residence of such person, if no address has been given to the Association. Such address may be changed from time to time by notice in writing to the Association.

12.4. Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purpose of creating a uniform plan for the development and preservation of the Property in a manner designed to protect and enhance the aesthetic and economic value of the Property. This Declaration shall be construed and governed under the laws of the State of Idaho.

12.5. Enforcement and Non-waiver.

12.5.1. Right of Enforcement. Except as otherwise provided herein, any Owner of any Lot within the Property shall have the right to enforce any or all of the provisions of the Restrictions upon any Lot within the Property.

12.5.2. Violations and Nuisance. Every act or omission whereby any provision of the Restrictions is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action by Declarant, or the Association, or any Owner or Owners of Lots within the Property.

12.5.3. Violation of Law. Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of the Restrictions, and is subject to any or all of the enforcement procedures set forth in said Restrictions.

12.5.4. Remedies Cumulative. Each remedy provided by the Restrictions is cumulative and not exclusive.

12.5.5. Non-waiver. The failure to enforce any of the provisions of the Restrictions at any time shall not constitute a waiver of the right thereafter to enforce any such provision, or any other provisions of said Restrictions.

12.6. Construction.

12.6.1. Restrictions Construed Together. All of the provisions of the Restrictions shall be liberally construed together to promote and effectuate Declarant's goals in making this Declaration, as set forth in the preamble.

12.6.2. Restrictions Severable. Notwithstanding the provisions of section 12.6.1, each of the provisions of the Restrictions shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

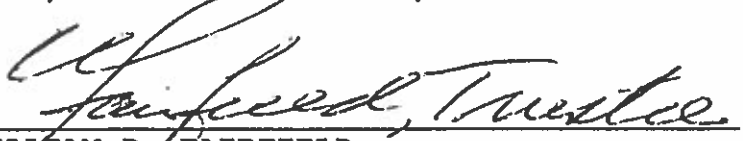
12.6.3. Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural, and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.

12.6.4. Captions. All captions and titles used in this Declaration are intended solely for convenience or reference and shall not affect that which is set forth in any of the provisions hereof.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

DECLARANT:

WILLIAM D. FAIRFIELD Trustee of the Decedent's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981, and Trustee of the Survivor's Trust of the Johnson-Roehler Family Trust dated October 31, 1980, amended October 2, 1991



WILLIAM D. FAIRFIELD

STATE OF CALIFORNIA)

SS.

COUNTY OF VENTURA

On OCTOBER 19, 1994 before me, the undersigned Notary Public, personally appeared WILLIAM D. FAIRFIELD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Nancy M. Perez



(Seal)

EXHIBIT A

Parcel 1:

Lots 1 through 17, Block 1, and Lots 1 through 5, Block 2, Whitney Ranch Subdivision #1, in the County of Adams, State of Idaho, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded August 9, 1994 in the Book of Plats as Instrument No. 86480.

Parcel 2:

Lots 1 through 25, Block 3, Whitney Ranch Subdivision #2, in the County of Adams, State of Idaho, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded October 17, 1994 in the Book of Plats as Instrument No. 86844.

Parcel 3:

All those fifty (50) foot strips of land, together with the cul-de-sacs and/or turnarounds of varying widths at their various termini, lying within Blocks 1 and 2, shown as Whitney Road, Buena Vista Lane and Big Creek Court on the map of Whitney Ranch Subdivision #1, in the County of Adams, State of Idaho, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded August 9, 1994 in the Book of Plats as Instrument No. 86480.

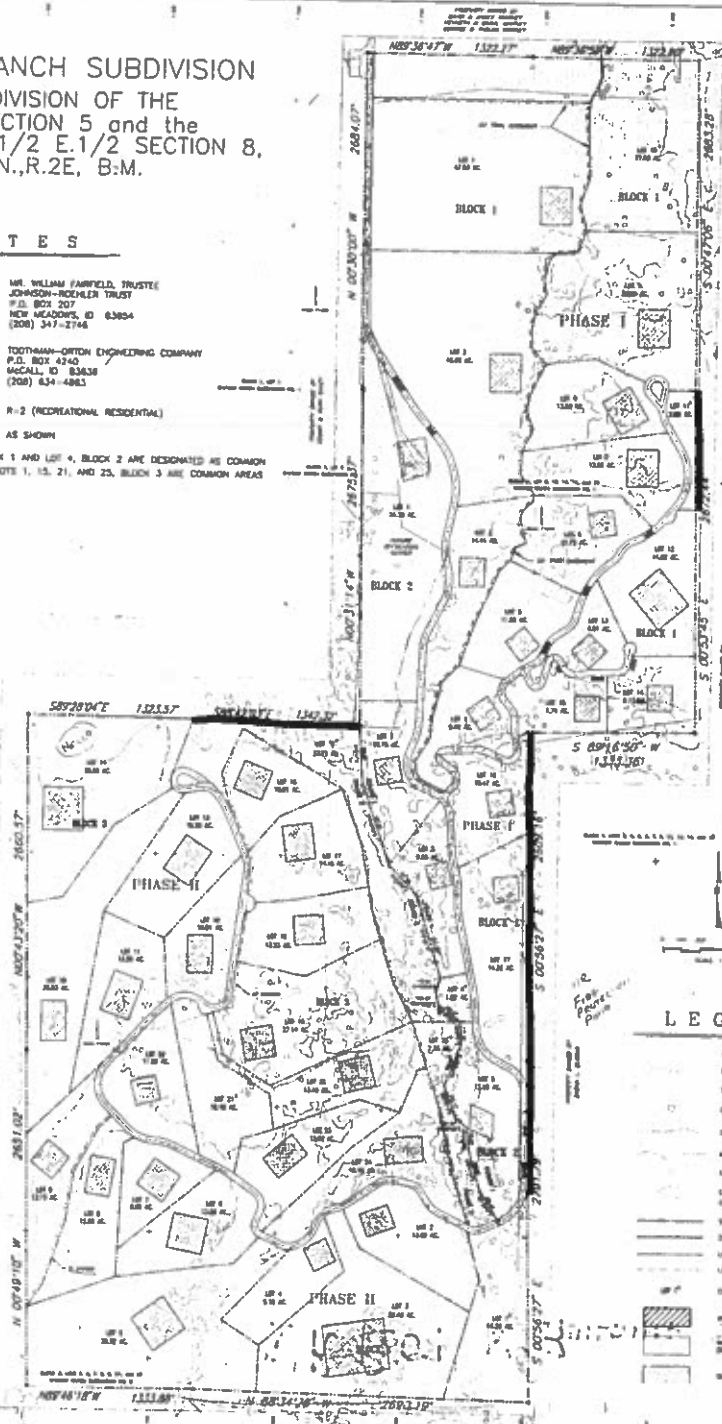
Parcel 4:

That fifty (50) foot strip of land, together with the cul-de-sac and/or turnaround of varying width at its terminus, lying within Block 3, shown as Whitney Road on the map of Whitney Ranch Subdivision #2, in the County of Adams, State of Idaho, as shown on the official plat thereof on file and of record in the office of the Adams County Recorder in Council, Idaho, recorded October 17, 1994 in the Book of Plats as Instrument No. 86844.

WHITNEY RANCH SUBDIVISION
A SUBDIVISION OF THE
E.1/2 SECTION 5 and the
W.1/2 AND W.1/2 E.1/2 SECTION 8,
T.18N., R.2E., B.M.

NOTES

1. SUBMITTER: MR. WILLIAM FAIRFIELD TRUSTEES
JOHNSON-ROCKEFELLER TRUST
P.O. BOX 207
NEW HADSPON, CT 06364
(203) 347-2714
2. ENGINEER/SURVEYOR: TOTHMAN-GITTON ENGINEERING COMPANY
P.O. BOX 4240
MCCALL, ID 83438
(208) 834-4863
3. PRESENT ZONING: R-2 (RECREATIONAL RESIDENTIAL)
4. EASEMENTS: AS SHOWN
5. LOTS 10 AND 11, BLOCK 1 AND LOT 4, BLOCK 2 ARE DESIGNATED AS COMMON AREAS FOR PHASE 1. LOTS 1, 15, 21, AND 23, BLOCK 3 ARE COMMON AREAS FOR PHASE 2.



EMERGENCY GRANTING
RIGHTS FOR A PRIVATE
ROAD TO PROPERTIES
OUTSIDE W.R.
PFR
87030

LEGEND

- [illegible]

WHITNEY RANCH SUBDIVISION
ADAMS COUNTY, IDAHO

TOOTHMAN-ORTON ENGINEERING COMPANY

4440 Madison Ave. Suite 200
Madison, WI 53705
Phone: 608-261-1111
Fax: 608-261-1112

MACTRA 200 VHS 60-1000
 70-1000, 60-1000
 For 60-1000
 For 60-1000