

RECEIVED

SEP 20 2024

STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

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. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

WDOI

Table with 6 columns: Water Right/Claim No., Split?, Leased to Water Supply Bank?, Water Right/Claim No., Split?, Leased to Water Supply Bank?. Row 1: 22-13221 OK, Yes [], Yes [], [], Yes [], Yes []

2. Previous Owner's Name: Robert F. Kincaid Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Trail Creek Springs HOA, Inc. New owner(s) as listed on the conveyance document Name connector [] and [] or

1420 N Highway 33, Suite 201 Mailing address 336-263-3941 Telephone Driggs ID 83422 State Zip charlesmccamy@gmail.com 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:

6. Do you own the land identified as the water right place of use? Yes [x] No [] If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

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. [] 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). [x] Filing fee (see instructions for further explanation): o \$25 per undivided water right. o \$100 per split water right. o No fee is required for pending adjudication claims. [] If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required. [] If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Signature of new owner/claimant Title, if applicable Date 9/20/24 CHARLES P. McCamy Print name

Signature: [Signature] Signature of new owner/claimant Title, if applicable Date Print name

For IDWR Office Use Only: Received by JB Date 9/27/2024 Receipt No. E050383 Receipt Amt. \$25.- Active in the Water Supply Bank? Yes [] No [] If yes, forward to the State Office for processing W-9 received? Yes [] No [] Name on W-9 Approved by JB Processed by JB Date 9/27/2024

RECEIVED

MAY 22 2006

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

Kincaid Construction, Inc., an Idaho corporation, of P.O. Box 136, Victor, Idaho 83455, as GRANTOR, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Trail Creek Springs Home Owners Association, Inc., an Idaho non-profit corporation whose address is 970 W. Broadway, Suite 446, Jackson, Wyoming 83001, as GRANTEE, and to GRANTEE'S successors and assigns forever, all of the following described property situated in Teton County, Idaho:

All property identified as Common Area on that Final Plat for Trail Creek Spring Planned Unit Development, Teton County, Idaho as the same appears on the official plat thereof recorded October 15, 2002 as Instrument No. 150751.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

SUBJECT to all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record.

GRANTOR, for itself, its successors and assigns does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name to this instrument this 19 day of May, 2006.

GRANTOR

Kincaid Construction, Inc.,
an Idaho corporation:

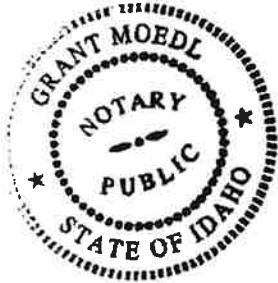
Robert F. Kincaid
Robert F. Kincaid, President

NOT A LEGAL COPY

DRGGS, TETON, IDAHO
2006-05-22 12:32:12 No. of Pages: 2
Recorded for : FIRST AMERICAN TITLE
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED OF TRUST

State of Idaho)
)ss.
County of Teton)

I do hereby certify that on this 19 day of May, 2006, personally appeared before me ROBERT F. KINCAID, known or identified to me to be the President of Kincaid Construction, Inc. and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of said corporation.



Grant Moedl
Notary Public
Residing at: *Rexburg, ID*
My Commission Expires: *2-2-2010*

NOT A LEGAL COPY

177047

RECEIVED

156252

JUL 25 2003

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

For Value Received **Robert F. Kincaid and Yvonne M. Kincaid, husband and wife**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Kincaid Construction, Inc.

whose address is: **PO Box 136, Victor, ID 83455**

Hereinafter called the Grantee, the following described premises situated in Teton County, , to-wit:

A part of the NW 1/4 SW 1/4 Section 11 Twp 3N., Rng. 45E., B.M., Teton County, Idaho, being further described as:

From the W 1/4 Corner Section 11; thence S89°53'04"E, 973.59 feet along the North line of the SW 1/4 to the True Point of Beginning; thence S 89°53'04"E, 326.09 feet further along the North line of the SW 1/4 of said Section 11 to a point on the West line of the Original Townsite of Victor, per the recorded plat thereof; thence South 40.54 feet along the West line of the Original Townsite of Victor to the SW Corner of said Townsite; thence N 89°16'00"E, 338.84 feet along the South line of the Original Townsite of Victor to a point; thence S 03°27'27"E, 142.62 feet to a point; thence N 88°06'54"E 187.56 feet to a point; thence N 01°36'15"E, 138.80 feet to a point on the South line of the Original Townsite of Victor; thence N 89°16'00"E, 5.55 feet along the South line of the Original Townsite of Victor to a point on the West line of the Kearsley property; thence S 00°18'10"E, 142.46 feet along the West line of said Kearsley property to a point; thence S 89°16'00"W, 870.08 feet to a point; thence N 00°20'54"W, 187.83 feet to the True Point of Beginning.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated:

Robert F. Kincaid
Robert F. Kincaid

Yvonne M. Kincaid
Yvonne M. Kincaid

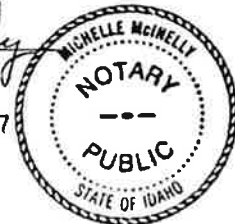
STATE OF IDAHO)

)ss.

COUNTY OF Teton)

On this 25th day of July, in the year of 2003, before me Michelle McInelly personally appeared **Robert F. Kincaid and Yvonne Marie Kincaid**, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Michelle McInelly
Notary Public of Idaho
Residing at: Driggs
Commission Expires: 10-11-07



Instrument # 156252
DRIGGS, TETON, IDAHO
2003-07-25 11:02:18 No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy *R. Bunside*
Index to DEED WARRANTY

156252

T-9110
RECEIVED

SEP 19 2001

PERSONAL REPRESENTATIVE'S DEED

TETON CO., ID
CLERK RECORDER

THIS DEED, made by PATTI JO CHILDRESS, as personal representative of the estate of TOMMY CHARLES CHILDRESS, deceased, Grantor, to KINCAID CONSTRUCTION, INC., Grantee, whose current address is P.O. Box 136, Victor, Idaho 83455.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Case No. CV 01-202, in Teton County, Idaho;

THEREFORE, for valuable consideration received, Grantor, quitclaims, transfers, and conveys to Grantee the following described real property in Teton County, Idaho:

See Schedule "A" attached.

with all appurtenances.

EXECUTED this 19th day of September, 2001.

Tommy Charles Childress by Patti Jo Childress, Personal Representative

PATTI JO CHILDRESS
Personal Representative of the
Estate of TOMMY CHARLES CHILDRESS,
deceased.

Patti Jo Childress
PATTI JO CHILDRESS, Individually

NOT A LEGAL COPY

Instrument # 144311
DRIGGS, TETON, IDAHO
2001-09-19 02:19:57 No. of Pages: 3
Recorded for: FIRST AMERICAN
NOLAN G. BOYLE Fee: 9.00
Ex-Officio Recorder Deputy M. Wade
index to: DEED, PERSONAL REPRESENTATIVE

STATE OF IDAHO)
 : SS
COUNTY OF Teton)

On this 19th day of Sept, 2001, before me, the undersigned, a notary public in and for said state, personally appeared, PATTI JO CHILDRESS, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of TOMMY CHARLES CHILDRESS, deceased, and acknowledged to me that she executed the same as such Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Laine W. Price
Notary Public for Idaho
Residing at DEIGBS
My Commission Expires: 12-01-06

STATE OF IDAHO)
 :SS
County of Teton)

On this 19th day of Sept, in the year of 2001, before me, a Notary Public, personally appeared PATTI JO CHILDRESS, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



Laine W. Price
Notary Public for Idaho
Residing At: DEIGBS
My Commission Expires: 12-01-06

NOT LEGAL COPY

ATTACHED LEGAL DESCRIPTION

Order No.: T9110

TRACT 1:

Beginning at a point 280.5 feet South and 43.78 feet East of the Northeast corner of Block 13 of the Official Plat of the City of Victor, Teton County, Idaho, and running thence West 200.05 feet, thence South 03°27'27" East 144.62 feet, thence North 88°06'54" East 187.56 feet, thence North 01°58'24" East 138.18 feet to the point of beginning; as located in the Southwest Quarter of Section 11, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho.

TRACT 2:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 11, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 20 rods; thence North 11 rods; thence East 2 rods; thence North 3 rods to Trail Creek; thence Northeasterly following the bank of said creek to a point 20 rods due North of the point of beginning; thence South 20 rods to the point of beginning.

TRACT 3:

Lots 1, 2 and 3 of Block 13 of the Townsite of Victor, Teton County, Idaho, as per the recorded plat thereof.

NOT A LEGAL COPY

RECEIVED

144310

T-9110

SEP 19 2001

WARRANTY DEED

TETON CO., ID
CLERK RECORDER

For Value Received **Patti Jo Childress, an unmarried woman**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Kincaid Construction, Inc.

whose address is: **PO Box 136, Victor, ID 83455**

Instrument # 144310

DRIGGS, TETON, IDAHO
2001-09-19 02:17:09 No. of Pages: 1
Recorded for: FIRST AMERICAN
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy *N. Wade*
Index to DEED WARRANTY

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

TRACT 1:

Beginning at a point 280.5 feet South and 43.78 feet East of the Northeast corner of Block 13 of the Official Plat of the City of Victor, Teton County, Idaho, and running thence West 200.05 feet, thence South 03°27'27" East 144.62 feet, thence North 88°06'54" East 197.56 feet, thence North 01°58'24" East 138.18 feet to the point of beginning; as located in the Southwest Quarter of Section 11, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho.

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TRACT 3:

Lots 1, 2 and 3 of Block 13 of the Townsite of Victor, Teton County, Idaho, as per the recorded plat thereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: September 19, 2001

Patti Jo Childress
Patti Jo Childress

144310

STATE OF Idaho

)ss.

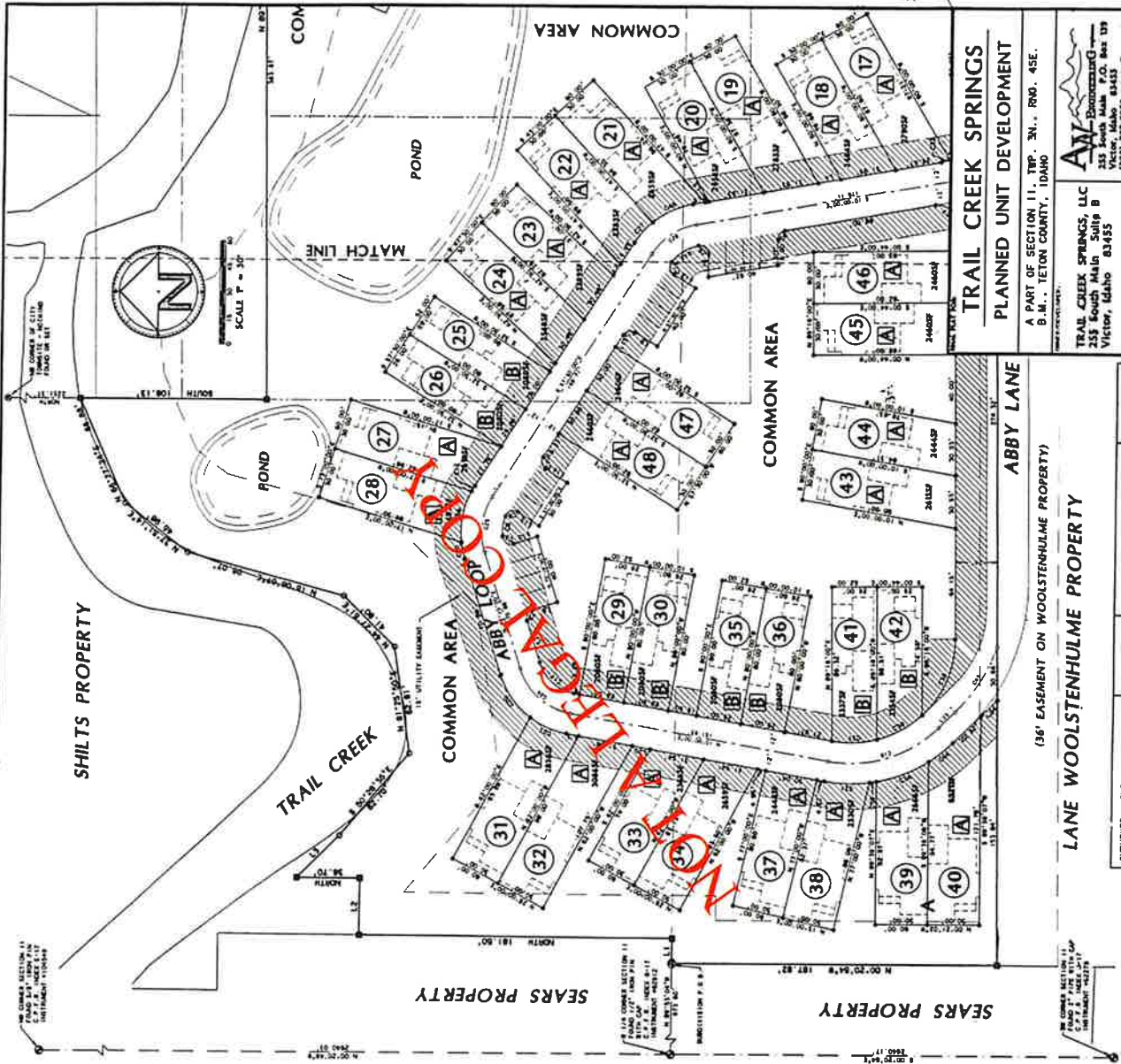
COUNTY OF TETON

On this 19th day of September, 2001, before me, a Notary Public, personally appeared Patti Jo Childress, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

Layne W. Price
Notary Public of Idaho
Residing at: DRIGGS
Commission Expires: 2-21-06



144310



CURVE DATA TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+05.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+10.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+15.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+20.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+25.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+30.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+35.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+40.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+45.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+50.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+55.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+60.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+65.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+70.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+75.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+80.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+85.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+90.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+95.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
2+00.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00

LINE DATA TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+05.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+10.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+15.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+20.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+25.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+30.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+35.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+40.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+45.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+50.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+55.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+60.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+65.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+70.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+75.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+80.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+85.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+90.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
1+95.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00
2+00.00	N 89° 58' 12" W	100.00	100.00	S 89° 58' 12" E	100.00	100.00



- LEGEND**
- SECTION CORNER (UNLESS NOTED)
 - CITY CONTROL CORNER (AS NOTED)
 - SET SUBDIVISION CORNER - 5/8" FROM PIN WITH THE 2" ALUMINUM CAP INDICATED; AS SHOWN
 - SET SUBDIVISION CORNER ON TRAIL WITH 1/4" CAP (INDICATED)
 - LOT CORNER - SET 5/8" FROM PIN AS SHOWN
 - ROAD POINT - SET 5/8" FROM PIN AS SHOWN
 - SUBDIVISION P.O.B.
 - PLATTED CENTERLINE OF CITY STREET / ROAD CONTROL LINE
 - SECTIONAL BREAKDOWN LINE
 - VICTOR CITY LOT OR BLOCK BOUNDARY
 - SUBDIVISION BUILDING SETBACK LINE
 - ① LOT NUMBER
 - A BUILDING UNIT TYPE - A, B, C
 - ▨ EASEMENT - TYPE AND WIDTH AS NOTED

TRAIL CREEK SPRINGS
 PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 11, TWP. 34N., R40. 45E.
 B.M., TETON COUNTY, IDAHO

Trail Creek Springs, LLC
 255 South Main Street, Suite B
 Victor, Idaho 83455
 (208) 737-2323, www.trailcreeksprings.com

PROJECT NO. 2001 - 160 T-ON R-45E SECTION 11 | 2 OF 3

LANE WOOLSTENHULME PROPERTY
 (36' EASEMENT ON WOOLSTENHULME PROPERTY)
ABBY LANE

SURVEYED CLC 09/02 PLAT 2-DAT DRAWN: HOK
 08/15/02 28" FINAL 30.000



0005755807



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005755807

Date Filed: 6/3/2024 11:05:35 AM

B0913-7592 06/03/2024 11:05 AM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:

Entity Name: **TRAIL CREEK SPRINGS HOME OWNERS ASSOCIATION, INC.**
The file number of this entity on the records of the Idaho Secretary of State is: 0000456046
Address: 1420 N HIGHWAY 33
STE 201
DRIGGS, ID 83422

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C149893

The registered agent on record is:

Registered Agent: **EDDYE K BEAN-TEW**
Registered Agent
Physical Address
1420 N HIGHWAY 33 SUITE 201
STE 201
DRIGGS, ID 83422
Mailing Address
1420 N HIGHWAY 33
STE 201
DRIGGS, ID 83422-5316

Agent or Address Change

Select if you are appointing a new agent.

Corporate Officers and Directors:

Name	Title	Business Address
Jenna Martin	Secretary	207 ABBY LOOP VICTOR, ID 83455
Charlie McCamy	President	2304 SUMMIT DRIVE HILLSBOROUGH, NC 27278

The annual report must be signed by an authorized signer of the entity.

Job Title: President

Charles McCamy

Sign Here

06/03/2024

Date

FILED EFFECTIVE

**ARTICLES OF INCORPORATION
OF
TRAIL CREEK SPRINGS HOME
OWNERS ASSOCIATION, INC.**

2003 JUL -7 AM 9:38

STATE OF IDAHO

The undersigned, acting as incorporator, in order to form a nonprofit corporation for the purposes hereinafter stated, pursuant to Chapter 3, Title 30 of the *Idaho Code* entitled "Idaho Nonprofit Corporation Act", does hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation shall be TRAIL CREEK SPRINGS HOME OWNERS ASSOCIATION, INC.

ARTICLE II

The period of existence and duration of the life of this corporation shall be perpetual.

ARTICLE III

The corporation shall be a nonprofit membership corporation.

ARTICLE IV

The address of the corporation's initial registered office shall be 255 South Main Street, Suite 2, Victor, Idaho 83455. The name of the corporation's initial registered agent at such address is Robert F. Kincaid.

ARTICLE V

The names and address of the incorporator is:

Charles A. Homer
HOLDEN, KIDWELL, HAHN & CRAPO, P.L.L.C.
P.O. Box 50130
Idaho Falls, Idaho 83405

IDAHO SECRETARY OF STATE
07/07/2003 05:00
CK: 24965 CT: 12945 BH: 609301
1 @ 30.00 = 30.00 INC NONP II 3

0149895

ARTICLE VI

Three (3) Directors shall constitute the initial Board of Directors of the corporation and the name and address of the persons who are to serve as Directors until the first annual meeting of the members or until their successors are elected and shall qualify are:

Robert F. Kincaid
Post Office Box 530
Victor, Idaho 83455

Yvonne M. Kincaid
Post Office Box 530
Victor, Idaho 83455

Abby M. Kincaid
Post Office Box 530
Victor, Idaho 83455

ARTICLE VII

This corporation shall be the Association defined in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Trail Creek Springs (hereinafter referred to as the "Declaration"). The words and terms defined in the Declaration shall have the same meaning and definition herein as contained in the definitions section of the Declaration, which definitions are incorporated herein by reference.

ARTICLE VIII

The nature of the business and the object and purpose of this corporation shall be as follows:

A. The transaction of any lawful business for which corporations may be incorporated under the Idaho Business Corporation Act and the Idaho Nonprofit Corporation Act.

B. To form a corporation under Title 30, Chapter 3 of the *Idaho Code*, for the purpose of providing an Association to which all owners of residential townhome lots located in Trail Creek Springs Planned Unit Development (hereinafter referred to as "Trail Creek Springs") shall belong for the purpose of maintaining and creating

an environment that will provide maximum opportunity for the orderly use and development of Trail Creek Springs.

C. To form an Association in which the rights, privileges, burdens, responsibilities and interests of all members shall be based upon the ownership of residential townhome lots in Trail Creek Springs. This corporation shall have all powers incidental to a corporate structure except as its powers are restricted in the Declaration.

D. To receive and accept and to be obligated to receive and accept from various parties grants of right, title and interest in Association property, to assume the functions and obligations imposed upon the Association property as provided for under the Declaration. All Association property, both real and personal, received and accepted by the corporation shall be held for the benefit and use of the members of the corporation.

E. The corporation shall have the power to levy regular or special assessments to fulfill the obligations and purposes set forth in these Articles of Incorporation and the Declaration.

ARTICLE IX

No dividend shall be paid and no part of the income of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in a reasonable amount to its members, directors or officers for services rendered, and upon dissolution or final liquidation may make distributions to its members, as allowed pursuant to the terms of the Idaho Nonprofit Corporation Act.

ARTICLE X

A. Each owner of a residential townhome lot in Trail Creek Springs, by virtue of being such an owner and for so long as he/she is such an owner, shall be deemed a member of the Association. The Association membership of each owner shall be appurtenant to a residential townhome lot for which it is issued in Trail Creek Springs and such membership shall not be transferred, pledged or alienated in any way except upon the transfer of title to said lot, and then only to transferees of title to said lot. Any attempt to make a prohibited transfer shall be void. Any transfer of title to said lot shall operate automatically to transfer said membership to the new owner thereof.

B. (1) Every member shall be entitled to one vote for each residential townhome lot owned.

(2) The vote for each such lot shall, if at all, be cast as a unit, and fractional votes shall not be allowed. In the event that joint owners are unable to agree among themselves as to how their vote or votes 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 or they were acting with the authority and consent of all other owners of the same lot.

(3) The right to vote may not be severed or separated from the ownership of the lot to which it is appurtenant, except that any owner may give a revocable proxy, or may assign his/her right to vote for the term of a lease or deed of trust, and any sale, transfer or conveyance of such lot to a new owner or owners shall operate automatically to transfer the appurtenant vote to the new owner, subject to any assignment of the right to vote to a lessee or beneficiary as provided herein.

ARTICLE XI

Each member shall be liable for payment of all regular and special assessments provided for in the Declaration and for payment and discharge of the liabilities of the corporation as provided in the Declaration and Bylaws of the corporation.

Dated this 21 day of July, 2003.










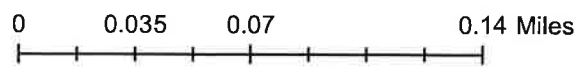
Charles A. Homer, Incorporator

G:\WPDATA\TWC\11320\Trail 62503 articles wpd jhr

State of Idaho
Department of Water Resources
Permit to Appropriate Water
22-13221
Robert F Kincaid
September 20, 2024



-  Place Of Use Boundary
-  Point of Diversion
-  State Outline
-  Taxlots
-  Townships
-  PLS Sections
-  Quarter Quarters



State of Idaho
 Department of Water Resources
Permit to Appropriate Water

NO. 22-13221

Priority: 04/03/2002

Maximum Diversion Rate: 1.90 CFS

This is to certify, that ROBERT F KINCAID
 PO BOX 530
 VICTOR ID 83455

has applied for a permit to appropriate water from:

Source: TRAIL CREEK Tributary: TETON RIVER

and a permit is APPROVED for development of water as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
RECREATION	01/01 to 12/31	1.90 CFS	
RECREATION STORAGE	01/01 to 12/31		3.0 AF

LOCATION OF POINT(S) OF DIVERSION:

TRAIL CREEK SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 11, Twp 03N, Rge 45E, B.M. TETON County

PLACE OF USE: RECREATION

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N 45E 11								X									

PLACE OF USE: RECREATION STORAGE, same as Recreation

CONDITIONS OF APPROVAL

1. Proof of application of water to beneficial use shall be submitted on or before **June 1, 2004**.
2. Subject to all prior water rights.
3. Project construction shall commence within one year from the date of permit issuance and shall proceed diligently to completion unless it can be shown to the satisfaction of the Director of the Department of Water Resources that delays were due to circumstances over which permit holder had no control.
4. The right holder shall comply with all fish screening requirements of the Idaho Department of Fish and Game.
5. Use of water under this water right will be regulated by the watermaster of State Water District No. 01.
6. Prior to diversion of water under this right, the right holder shall install and maintain a measuring device and lockable controlling works of a type acceptable to the Department as part of the diverting works.
7. The combined surface area of the two ponds proposed under this right shall not exceed 1/2 acre.

This permit is issued pursuant to the provisions of Section 42-204, Idaho Code. Witness the signature of the Director, affixed at Boise, this 3rd day of June, 2002

[Signature]
 for KARL J DREHER, Director

MICROFILMED
 AUG 15 2002

CURVE DATA TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	CHORD CURVATURE	ARC CURVATURE
1	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
2	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
3	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
4	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
5	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
6	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
7	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
8	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
9	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
10	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
11	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
12	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
13	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
14	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
15	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
16	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
17	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
18	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
19	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
20	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
21	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
22	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
23	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
24	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
25	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
26	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
27	112.15° 15' 00"	100.00	100.00	0.0000	0.0000

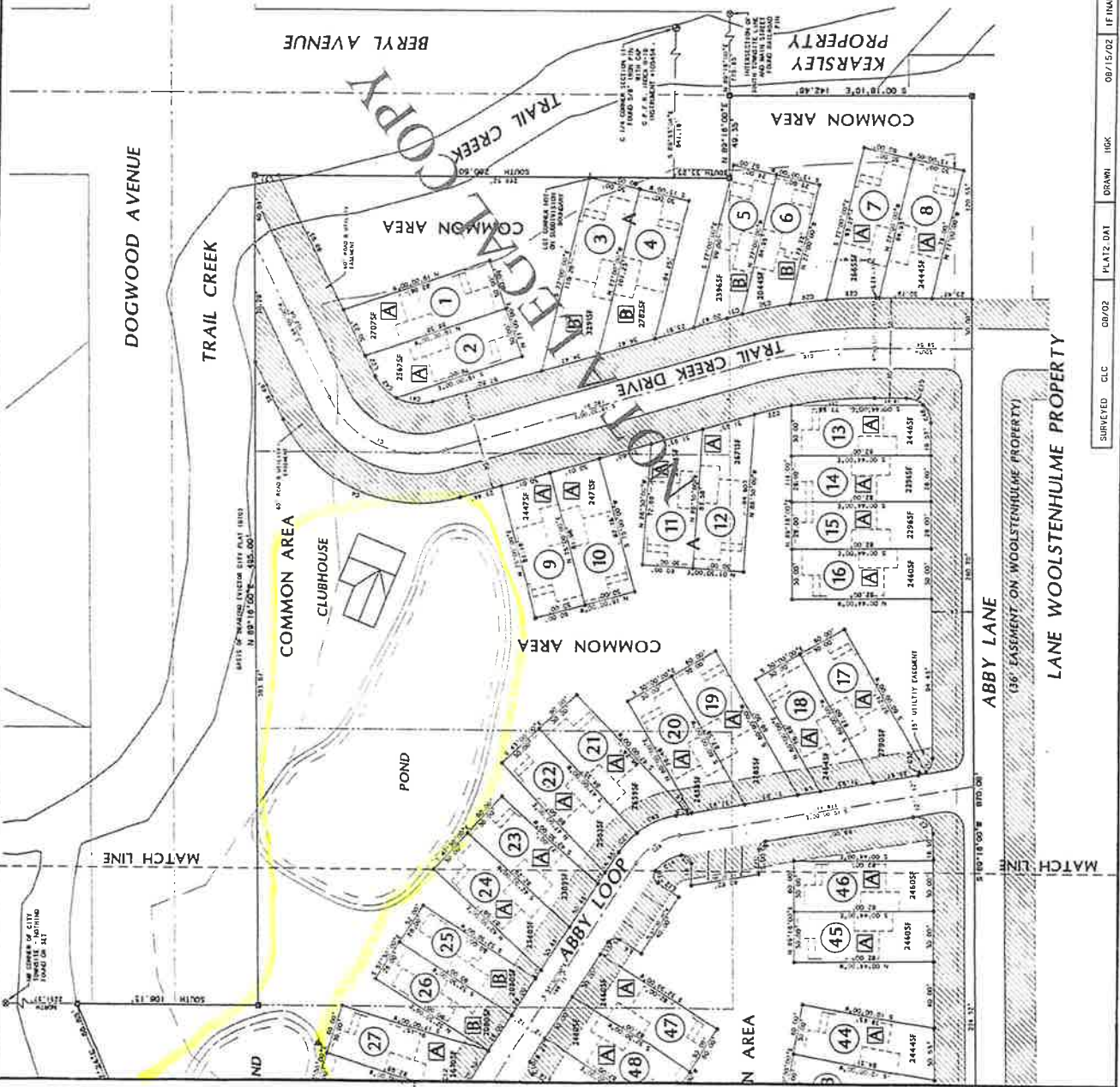
LINE DATA TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	CHORD CURVATURE	ARC CURVATURE
1	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
2	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
3	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
4	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
5	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
6	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
7	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
8	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
9	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
10	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
11	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
12	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
13	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
14	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
15	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
16	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
17	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
18	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
19	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
20	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
21	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
22	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
23	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
24	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
25	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
26	112.15° 15' 00"	100.00	100.00	0.0000	0.0000
27	112.15° 15' 00"	100.00	100.00	0.0000	0.0000



- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - CITY CORNER CORNER AS NOTED
 - SET SUBDIVISION CORNER - 5/8" IRON ROD IN 2" DIA. ALUMINUM CAP INDICATED IN THE SUBDIVISION CORNER ON TRAIL CREEK - NOTHING FOUND OR SET AT THIS LOCATION
 - LOT CORNER - SET 5/8" IRON PIN WITH CAP INDICATED
 - ROAD CORNER - SET 5/8" IRON PIN WITH CAP INDICATED
 - SUBDIVISION P.C.B.
 - PLATTED CENTERLINE OF CITY STREET / ROAD CENTERLINE
 - SECTIONAL BOUNDARY LINE
 - VICTOR CITY LOT OR BLOCK BOUNDARY
 - SUBDIVISION BUILDING SETBACK LINE
 - LOT NUMBER
 - BUILDING UNIT TYPE - A OR B
 - EASEMENT - TYPE AND WIDTH AS NOTED

0751



TRAIL CREEK SPRINGS
PLANNED UNIT DEVELOPMENT

A PART OF SECTION 11, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

Trail Creek Springs, LLC
255 South Main - Suite B
Victor, Idaho 83455
(208) 787-2352 www.trailcreek.com

SURVEYED CLC 08/02 PLATZ DAT DRAWN IIGK 08/15/02 IF FINAL 30.000

PROJECT NO. 2001 - 169 T-6N R-45E SECTION 11 OF 3

CITY OF VICTOR APPROVAL

RECORDED TO THE CITY OF VICTOR, IDAHO, ON THE DATE OF THIS SUBDIVISION HAS APPROVED AND ACCEPTED

DATE: 10-15-2002

PLANNING COMMISSION APPROVAL

RECORDED TO THE CITY OF VICTOR PLANNING COMMISSION ON THE DATE OF THIS SUBDIVISION HAS APPROVED AND ACCEPTED.

DATE: 10-15-2002

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE DATE OF THIS SUBDIVISION ON THIS DATE: 10-15-2002

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL HEALTH DEPARTMENT REQUIREMENTS AS DESCRIBED IN SECTIONS 50-1326-39, IDAHO CODE, HAVE BEEN SATISFIED AND THIS DATE: 9-30-02

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT CONFORMS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

DATE: 10/15/2002

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHOLME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY TO BE MADE AND THAT THE PLAT IS HEREIN PLATTED AND DESCRIBED.



SUBDIVISION NOTES

- 1) THE PROPOSED WATER SYSTEM IS CONNECTION TO VICTOR CITY WATER.
2) THE PROPOSED SEWER SYSTEM IS CONNECTION TO VICTOR CITY SEWER.
3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNUSUAL AREAS ON THE PROPERTY.

OWNER'S CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF SAID PLAT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID SUBDIVISION, WE HEREBY CERTIFY THAT WE WILL PROVIDE ACCESS TO THE SUBDIVISION AS SHOWN ON THIS PLAT.

THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM DOWNDOW AVENUE; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD; SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OF RECORD AND AS DECLARED BY THIS PLAT; THAT THE ROADWAYS REFERRED TO IN THIS PLAT ARE TO BE MAINTAINED FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES.

DESCRIPTION OF LANDS BEING DIVIDED: A PART OF SECTION 11, TWP. 3N., R9G. 45E., B.M., TETON COUNTY, IDAHO (BEING FURTHER DESCRIBED AS):

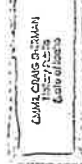
A PART OF SECTION 11, TWP. 3N., R9G. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: THE SOUTHERN PORTION OF SAID SECTION 11, THENCE S 89°53'04"E, 973.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°53'04"E, 33.00 FEET TO A POINT; THENCE N 89°53'04"E, 14.31 FEET TO A POINT; THENCE NORTH 30.70 FEET TO A POINT; ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE S 50°28'35"E, 62.70 FEET TO A POINT ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE N 44°27'51"E, 41.80 FEET TO A POINT ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE N 15°00'00"E, 155.00 FEET TO A POINT ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE N 37°51'14"E, 45.98 FEET TO A POINT ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE N 60°27'24"E, 66.88 FEET TO A POINT ON THE SOUTHERN BANK OF TRAIL CREEK; THENCE N 07°16'00"E, 155.00 FEET TO A POINT; THENCE SOUTH 280.50 FEET TO A POINT; THENCE N 89°18'00"E, 40.35 FEET TO A POINT; THENCE S 09°18'00"W, 870.08 FEET TO A POINT; THENCE N 00°20'54"W, 187.82 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 7.85 ACRES, MORE OR LESS.

Robert F. Kinney, Notary Public, State of Idaho, My Commission Expires: 11/11/2006

STATE OF Idaho, COUNTY OF Teton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 2002, BY E. Craig Johnson, Notary Public, State of Idaho, My Commission Expires: 11/11/2006



RECORDER'S CERTIFICATE

STATE OF IDAHO, COUNTY OF TETON, I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS DAY OF AT THE REQUEST OF INSTRUMENT NUMBER: COUNTY RECORDS: TETON COUNTY, IDAHO: INSTRUMENT NUMBER: 150761

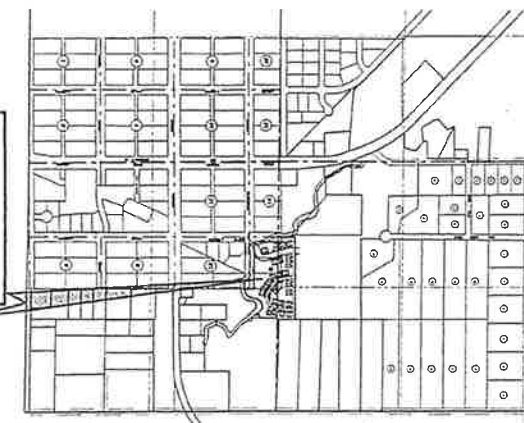
RECORDED TO THE CITY OF VICTOR, IDAHO, ON THE DATE OF THIS SUBDIVISION HAS APPROVED AND ACCEPTED.

DATE: 08/09/02

FILED IN: 08/09/02

BOOK: 150761

PROJECT TRAIL CREEK SPRINGS



VICINITY MAP - VICTOR AREA

ENGINEER'S STATEMENT ON IRRIGATION

BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOOLSTENHOLME, HAS REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HAS DEVELOPED A UTILIZATION PLAN FOR THE WATER RIGHTS AS SHOWN ON THIS PLAT. THE UTILIZATION PLAN WILL PROVIDE ACCESS TO THE SUBDIVISION AS SHOWN ON THIS PLAT AND WILL IRRIGATE THE OPEN AREA EMPLOYING, ALL ACCORDING TO THE TERMS OF THE WATER RIGHTS.

THESE RIGHTS WILL BE NO CHANGE IN THE USE OF THE WATER RIGHTS. THERE WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE. THESE RIGHTS WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE. THESE RIGHTS WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE.

THIS PROJECT HAS NO RIGHTS TO FLOW OF ANY STREAMS WITHIN OR ADJACENT TO THE SUBDIVISION. THE CANAL COMPANIES OR USERS HAVE RIGHTS TO ACCESS AND MAINTAIN THEIR CANALS AND ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE CANALS. THE CANAL COMPANIES OR USERS HAVE RIGHTS TO ACCESS AND MAINTAIN THEIR CANALS AND ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE CANALS.

THESE RIGHTS WILL BE NO CHANGE IN THE USE OF THE WATER RIGHTS. THERE WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE. THESE RIGHTS WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE.

TRAIL CREEK SPRINGS PLANNED UNIT DEVELOPMENT

A PART OF SECTION 11, TWP. 3N., R9G. 45E., B.M., TETON COUNTY, IDAHO

TRAIL CREEK SPRINGS, LLC, 255 South Main, Victor, Idaho 83455

PROJECT NO. 2001 - 169 T-6N R-45E SECTION 11 3 of 3

A LEGAL COPY



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 27, 2024

TRAIL CREEK SPRINGS HOME OWNERS ASSOCIATION
1420 N HIGHWAY 33 STE 201
DRIGGS ID 83422-5316

Re: Change in Ownership for Water Right No(s): 22-13221

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 01