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

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
SILKWOOD SUBDIVISION
ADA COUNTY, IDAHO**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILKWOOD SUBDIVISION, ("Declaration") is made effective as of March 4, 2020, by Providence Properties, LLC, an Idaho limited liability company, whose address is 701 South Allen Street, Suite 104, Meridian, Idaho 83642 ("Grantor" and/or "Class B Member" and/or "Developer"). All capitalized terms not otherwise defined in the text hereof are defined in Article 3.

ARTICLE 1 - RECITALS

The property subject to this Declaration includes, but is not limited to, the property legally described on Exhibit A attached hereto and made a part hereof by this reference ("SILKWOOD Subdivision"). Grantor is the owner of certain real property in Ada County, and intends to develop as a residential subdivision to be subdivided into lots (individually, a "Lot", and collectively, the "Lots") which residential subdivision shall be known as SILKWOOD Subdivision. All property made subject to this Declaration shall be referred to as the "Property."

The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively "Restrictions") that apply to the Property. The Restrictions are designed to preserve the Property's value, desirability, and attractiveness, to ensure a well-integrated, high-quality development, and to guarantee adequate maintenance of the Common Area(s), and the Improvements located thereon, in a cost-effective and administratively efficient manner.

ARTICLE 2 - DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:

A. shall run with the land constituting the Property, and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Property or any lot, parcel, or portion thereof;

B. shall inure to the benefit of every lot, parcel, or portion of the Property and any interest therein; and,

C. shall inure to the benefit of, and be binding upon, Grantor, Grantor's successors in interest, and each grantee or Owner, and such grantee's or Owner's respective successors in interest, and may be enforced by Grantor, by any Owner, or such Owner's successors in interest, or by the Association as hereinafter described.

Notwithstanding the foregoing, no provision of this Declaration shall be construed as to prevent or limit Grantor's right to complete development of the Property and to construct improvements thereon, nor Grantor's right to maintain model homes, construction, sales, or leasing offices, or similar facilities (temporary or otherwise) on any portion of the Property, including the Common Area or any public right-of-way, nor Grantor's right to post signs incidental to construction, sales, or leasing, nor Grantor's right to modify plans for the Property, all in accordance with any necessary approvals of the City.

ARTICLE 3 - DEFINITIONS

"Architectural Committee." The committee created by the Grantor or an Association pursuant to Article 10 hereof.

"Articles." The Articles of Incorporation of an Association or other organizational or charter documents of an Association.

"Assessments." Shall mean those payments required of Class A Owners and Association Members (excluding Grantor) and include, but are not limited to, all Assessments (whether regular, start-up, special or limited), late charges, attorneys' fees, interest, and other charges set out in these CC&R's.

"Association." The Idaho profit or non-profit corporation, and its successors and assigns, established by Grantor to exercise the powers and to carry out the duties set forth in this Declaration or any Supplemental Declaration. Grantor shall have the power, in its discretion, to name the Association the "SILKWOOD Homeowners Association, Inc.," or any similar name, which fairly reflects its purpose.

"Association Rules." Those rules and regulations promulgated by an Association governing conduct upon and use of the Property under the jurisdiction or control of an Association, the imposition of fines and forfeitures for violation of Association Rules and regulations, and procedural matters for use in the conduct of business of an Association.

"Board." The Board of Directors or other governing board or individual, if applicable, of an Association.

"Building Lot." One or more lots specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be constructed. The term "Building Lot" shall not include any Common Area, any area dedicated to the public, or any Lots deeded to an irrigation entity for an irrigation pump facility.

"Bylaws." The Bylaws of the Association.

"Common Area." All real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment, and benefit of the entire Subdivision and each Owner therein, and shall include, without limitation, all such parcels that are designated as private streets or drives, common open spaces, common landscaped areas, and waterways. The Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a Plat, by granting or reserving it in a

deed or other instrument, or by designating it pursuant to this Declaration or any Supplemental Declaration. The Common Area may include easement and/or license rights.

“Declaration.” This Declaration as it may be amended from time to time.

“Design Guidelines.” The construction guidelines approved by the Architectural Committee.

“Grantor.” Providence Properties, LLC, an Idaho corporation, or assigns, and its successors in interest, or any person or entity to whom the rights under this Declaration are expressly transferred by Grantor or its successor.

“Improvement.” Any structure, facility, or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, or placed upon, under, or in, any portion of the Property, including but not limited to buildings, fences, streets, drives, driveways, sidewalks, bicycle paths, curbs, landscaping, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, and fixtures of any kind whatsoever.

“Landscape Easements.” Any portion of a Building Lot located within the landscape easements designated on the Plat or in a Supplemental Declaration. This Landscape Easement is in addition to the general landscape easement described in Section 12.7 of this Declaration.

“Limited Assessment.” A charge against a particular Owner and such Owner’s Building Lot, directly attributable to the Owner, equal to the cost incurred by the Association for corrective action or maintenance, repair, replacement and operation activities performed pursuant to the provisions of this Declaration or any Supplemental Declaration, including, without limitation, damage to or maintenance, repair, replacement and operation activities performed for any Common Area or the failure of an Owner to keep the Owner’s Building Lot in proper repair, including interest thereon as provided in this Declaration or a Supplemental Declaration or for any goods or services provided by the Association benefiting less than all Owners.

“Member.” Each person or entity holding a membership in the Association. Where specific reference or the context so indicates, it shall also mean persons or entities holding membership.

“Owner.” The person or other legal entity, including Grantor, holding fee simple interest of record to a Building Lot which is a part of the Property, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation.

“SILKWOOD Subdivision.” Shall mean the Property.

“Person.” Any individual, partnership, corporation, or other legal entity.

“Plat.” Any subdivision plat covering any portion of the Property as recorded at the office of the County Recorder, Ada County, Idaho, as the same may be amended by duly recorded amendments thereof.

“Property.” The real property described in Exhibit A, including each lot, parcel, and portion thereof and interest therein, including all water rights associated with or appurtenant to such property, which are brought within the jurisdiction hereof by Supplemental Declaration or otherwise. The Property also may include, at Grantor’s sole discretion, such additional property in addition to that described in Exhibit A as may be annexed by means of Supplemental Declaration as provided herein.

“Regular Assessment.” The portion of the cost of maintaining, improving, repairing, managing, and operating the Common Area and all Improvements located thereon, and the other costs of an Association which is to be levied against the Building Lot of and paid by each Owner to the Association, pursuant to the terms of this Declaration or a Supplemental Declaration.

“Special Assessment.” The portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments which are authorized and to be paid by each Owner to the Association, pursuant to the provisions of this Declaration or a Supplemental Declaration.

“Start-up Assessment.” Shall mean that initial fee payable to start-up the Association and related activities. This one time start-up fee is assessed against the buyer of each Lot upon the first purchase of each lot.

“Supplemental Declaration.” Any Supplemental Declaration including additional covenants, conditions, and restrictions that might be adopted with respect to any portion of the Property.

“Transfer Special Assessment.” Shall mean that transfer fee assessed against each Lot transferred, to be paid to the Association on each transfer of legal title and recording of a deed to a Lot in this subdivision.

ARTICLE 4 - GENERAL AND SPECIFIC RESTRICTIONS

4.1 Structures - Generally. All structures are to be designed, constructed and used in such a manner as to promote compatibility between the types of use contemplated by this Declaration.

4.1.1 Use and Size of Dwelling Structure. All Building Lots shall be used exclusively for one or two-story single-family residential purposes. No Building Lot shall be improved except with a single-family dwelling unit or structure. The minimum structure size in SILKWOOD Subdivision shall be 1301 square feet, exclusive of eaves, steps, open porches and garages. Specific categories of restrictions are reflected on Exhibit B attached hereto. This criteria shall apply to every house on every lot. In addition, and in accordance with the existing Development Agreement, the following building restrictions apply and shall be upheld:

4.1.2 Architectural Committee Review. No Improvements which will be visible above ground or which will ultimately affect the visibility of any above ground Improvement shall be built, erected, placed, or materially altered or removed from the Property unless and until the building plans, specifications, and plot plan or other appropriate plans and

specifications have been reviewed in advance by the Architectural Committee and the same have been approved in writing. The review and approval or disapproval may be based upon the following factors - size, height, design and style elements, mass and form, topography, setbacks, finished ground elevations, architectural symmetry, drainage, color, materials, including Architectural Committee approved architectural shingles roofing material, physical or aesthetic impacts on other properties, including Common Areas, artistic conformity to the terrain and the other Improvements on the Property, and any and all other factors which the Architectural Committee, in its reasonable discretion, deems relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the Improvements. This Declaration is not intended to serve as authority for the Architectural Committee to control the interior layout or design of residential structures except to the extent incidentally necessitated by use, size, and height restrictions.

4.1.3 Exterior Appearance. Exterior colors of earth tones are encouraged for the body of the house. Brick, stone or masonry required on front exposure with a minimum requirement of 36" high brick on garage. Approval of exterior colors and front exposure design must be obtained from the Architectural Control Committee. Front garage lights to be on photocell with 7-year bulbs recommended. Hardboard siding only, no vinyl is allowed.

4.1.4 Accessory Structures. Detached garages shall be allowed if in conformity with the provisions of this Declaration, and as approved by the applicable Architectural Committee. Garages, storage sheds attached to the residential structure, patio covers, and detached patio covers, shall be constructed of, and roofed with similar colors and design, as the residential structure on the applicable Building Lot. No playhouses, playground equipment, pool slides, diving boards, hot tubs, spas, or similar items shall extend higher than ten (10) feet above the finished graded surface of the Building Lot upon which such item(s) are located, unless specifically so allowed by the Architectural Committee, in its sole discretion. Basketball courts, backboards, pools, tennis courts, shall be allowed in the backyard of any Building Lot, provided that such amenities are approved by the Architectural Committee and are not visible from any street, and do not promote noise or other nuisance that is offensive or detrimental to other property in the vicinity of the Building Lot or offensive or detrimental to the occupants of such other property. Portable basketball hoops are allowed in front yard.

4.1.5 Driveways. All access driveways shall have a wearing surface approved by the Architectural Committee of concrete or other hard surface materials, and shall be properly graded to assure proper drainage.

4.1.6 Cluster Mailboxes. Developer may install cluster mailboxes. The Association shall maintain the exterior of these cluster boxes. However, the individual owner is responsible for the lock, key and door portion of their box, including any replacements of these items. The Association shall maintain all the parcel lockers for packages.

4.1.7 Roofs. Roofs must be 30 year architectural and at least 4 in 12 pitch. No gravel roofs are allowed. Roofing materials and colors must be approved by the Board. Black architectural roof shingles only. Shed roofs or accents must be at least 3 in 12 pitch.

4.2 Fencing. Fence designs shall not extend into any common green space within the subdivision. All fencing constructed on any Building Lot shall be of compatible style and material to that of other fencing constructed adjacent to or abutting Common Areas, public and private streets and shall be 6' vinyl in adobe color that must be approved in advance by the Architectural Committee. Fencing shall not extend higher than six (6) feet above the finished grade surface of the Building Lot or extend past the front setback of the home. All fencing must meet the setback requirements of City ordinance. Certain entryway, corner and view Building Lots as more particularly set forth in this Declaration are restricted from fencing.

4.2.1 Subdivision Perimeter Fences. Grantor may construct a perimeter fence around portions of the exterior of this subdivision property (except for entrance or exit roadways or waterway crossings). After Grantor has transferred title to any Lot which contains a portion of this perimeter fence, it shall be the responsibility thereafter of the Owner of that Lot to maintain, repair and/or replace as needed that portion of the perimeter fence on that Owner's Lot UNLESS the Association has elected to maintain that fence. The maintenance, repairs and/or replacement shall be performed so as to keep the perimeter fencing uniform, attractive and harmonious. None of these fences may be removed and no additional Owner fence may be constructed adjacent to and parallel any of these fences unless approval thereof is obtained from the Association and the governmental authority having jurisdiction of this subdivision. No gates may be constructed in any of these fences by any Owner.

4.2.2 Other Owner Fences. Other Owner fences are not required. If a fence is desired, plans for it shall be approved by the (Architectural Committee) prior to construction. Fences shall be of good quality and workmanship and shall be properly finished and maintained and comply with all governmental Ordinances. No fence shall be constructed on any Lot closer to the front Lot line than the front edge of the dwelling. For corner Lots, the fence shall be at least ten (10) feet from the side lot line adjacent to the street, or as allowed by City Ordinances then in effect, whichever is greater. Chain Link fences are not allowed except along ditches or water retention areas. No Owner fence shall be constructed alongside of any other fence constructed in any Common areas or Perimeter Fence. Any fence in view from public right-of-way will be constructed of 6' vinyl fence in adobe color.

4.3 Lighting. Any street lights installed by Grantor shall be maintained and operated by the Association as a Common Area expense until such time as the City of Star or other governmental agency assumes the maintenance and operation of such street lights. Maintenance and operation shall include all repairs and costs of power.

4.4 Antennae. All exterior radio antenna, television antenna, satellite dish antenna or other antenna of any type shall be screened by a fence, landscaping or similar structures in accordance with the Architectural Committee guidelines, except that screening shall not be required where it would unreasonably delay installation or unreasonably increase the cost of installation, maintenance or use of the antennae, or preclude the reception of an acceptable quality signal. No antennae may be installed prior to construction of a residential improvement upon a Building Lot.

4.5 Insurance Rates. Nothing shall be done or kept on any Building Lot which will increase the rate of insurance on any other portion of the Property without the approval of the Owner of such other portion, nor shall anything be done or kept on the Property or a Building Lot which would result in the cancellation of insurance on any property owned or managed by any such Association or which would be in violation of any law.

4.6 No Further Subdivision. No Building Lot may be further subdivided, nor may any easement or other interest therein, unless such subdivision complies with all applicable laws.

4.7 Signs. No sign of any kind shall be displayed for public view without the approval of the applicable Architectural Committee or Association, and the City if otherwise so required, except:

A. such signs as may be used by Grantor in connection with the development of the Property and sale of Building Lots;

B. such signs identifying Subdivision, or informational signs, of customary and reasonable dimensions as prescribed by the Architectural Committee may be displayed on or from the Common Area; and,

C. one (1) sign of customary and reasonable dimensions not to exceed three (3) feet by two (2) feet may be displayed by an Owner other than Grantor on or from a Building Lot advertising the residence for sale or lease

All signage, including signage for the exceptions listed in (A)-(C), must be done in accordance with the Subdivision signage format. Without limiting the foregoing, no sign shall be placed in the Common Area without the written approval of the applicable Architectural Committee or the Association.

4.8 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Area or vacant Building Lots, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive, or detrimental to the Property or to its occupants, or to any other property in the vicinity thereof or to its occupants. No noise or other nuisance, as described in the City Code, as amended from time to time, shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or to other property in the vicinity or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Association), flashing lights, or search lights, shall be located, used, or placed on the Property without the prior written approval of the Association.

4.9 Trade or Business. Trade or business may be conducted in or from any Building Lot by an Owner or Occupant so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the exterior of the dwelling on the Building Lot; (b) the business activity conforms to all zoning requirements; (c) the business activity does not involve persons coming onto the Building Lot who do not own or occupy the

Building Lot; (d) the business activity does not increase the liability or casualty insurance obligation or premium of the Association; and the business activity does not constitute a nuisance or hazardous or offensive use, as may be determined in the sole discretion of the Board.

4.10 Exterior Maintenance: Owner's Obligations. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or damages property or facilities on or adjoining their Building Lot which would otherwise be the Association's responsibility to maintain, the Board of the Association, upon fifteen (15) days prior written notice to the Owner of such property, shall have the right to correct such condition, and to enter upon such Owner's Building Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article 8 of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien, for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due, including attorney's fees and costs. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments. Each Owner shall have the remedial rights set forth herein if the applicable Association fails to exercise its rights within a reasonable time following written notice by such Owner.

4.11 Lot Grading and Drainage. It shall be the affirmative duty of each Owner and that Owner's builders and contractors to employ and utilize their own geo-tech and/or engineer to ascertain and verify: A) the exact location of all utilities, irrigation facilities, property pins and the like prior to construction, and B) to construct the proper elevations and perform the grading as required by governmental agencies having jurisdiction over this subdivision. All Lots and property shall be properly graded at the time of construction of the building (and such grading shall be maintained thereafter) so that: A) the Lot or property will drain sufficiently away from the foundation with a proper slope to keep water out of the crawl space of the home; B) drainage will be directed to the rear and front yards and not to the adjacent Building Lots or adjacent properties; and, C) grading and drainage shall comply with all local building code requirements or governmentally approved drainage design plans for this Subdivision.

After the Certification of Occupancy has been issued and the Final Walk-thru has been completed, each Owner accepts all of the risk and liability relating to the building and the grading, drainage and elevations on the Lot and agrees to indemnify and hold the Grantor harmless from any and all future claims relating thereto.

Each Owner by beginning construction on any Lot agrees that such Owner has inspected the Lot and accepts the condition thereof including the grade, drainage and elevations of the Lot and the locations of utility boxes and other facilities. After construction has commenced on the Lot, **Grantor** shall have no further obligation to grade or otherwise alter the Lot.

4.12 Water Supply Systems. No separate or individual water supply system, regardless of the proposed use of the water to be delivered by such system, shall be permitted on any Building Lot unless such system is designed, located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Board of the Association and all governmental authorities having jurisdiction. Grantor or affiliates of Grantor may use the water supply as deemed necessary for temporary or other irrigation purposes.

4.13 No Hazardous Activities. No activities shall be conducted on the Property, and improvements constructed on any property, which are or might be unsafe or hazardous to any person or property.

4.14 Unsightly Articles. No unsightly articles shall be permitted to remain on any Building Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, and trash shall be kept at all times in such containers and in areas approved by the applicable Architectural Committee. No clothing or fabrics shall be hung, dried, or aired in such a way as to be visible to other property, and no equipment, treat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse, or trash shall be kept, stored or allowed to accumulate on any Building Lot except within an enclosed structure or as appropriately screened from view. No vacant residential structures shall be used for the storage of building materials.

4.15 No Temporary Structures. No house trailer, mobile home, tent (other than for short term individual use which shall not exceed one (1) week unless approved by the Association), shack or other temporary building, improvement, or structure shall be placed upon any portion of the Property, except temporarily as may be required by construction activity undertaken on the Property. Also excepted from this requirement is any sales office established for the Property.

4.16 No Unscreened Boats, Campers, and Other Vehicles. No boats, trailers, campers, all-terrain vehicles, motorcycles, recreational vehicles, bicycles, dilapidated or unrepaired and unsightly vehicles, or similar equipment shall be placed upon any portion of the Property for longer than 72 Hours (Seventy-Two) (including, without limitation, streets, parking areas, and driveways) unless the same are enclosed by privacy vinyl fencing or other screening by a structure concealing them from view in a manner approved by the Architectural Committee. To the extent possible, garage doors shall remain closed at all times.

4.17 Sewage Disposal Systems. No individual sewage disposal system shall be used on the Property. Each Owner shall connect the appropriate facilities on such Owner's Building Lot to the Star City Sewer System and pay all charges assessed therefor.

4.18 No Mining or Drilling. No portion of the 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, sand, gravel or earth. This paragraph 4.18 shall not prohibit exploratory drilling or coring which is necessary to construct a residential structure or Improvements.

4.19 Energy Devices Outside. No energy production devices, including, but not limited to, generators of any kind shall be constructed or maintained on any portion of the Property without the written approval of the applicable Architectural Committee, except for heat pumps shown in the plans approved by the Architectural Committee. This paragraph 4.19 shall not apply to passive solar energy systems incorporated into the approved design of a residential structure. Solar roof panels are okay upon approval by the Architectural Committee.

4.20 Vehicles. The use of all vehicles, including, but not limited to, trucks, automobiles, bicycles, motorcycles, snowmobiles, aircraft, and boats, shall be subject to all Association Rules, which may prohibit or limit the use thereof within SILKWOOD Subdivision. No on-street parking shall be permitted except where expressly designated for parking use. No parking bays shall be permitted in front or backyard. Vehicles parked on a driveway shall not extend into any sidewalk or bike path or pedestrian path. No motorized vehicle or device shall be permitted on any Waterway unless such vehicle is engaged in an emergency procedure.

4.21 Animals/Pets. No animals, birds, insects, pigeons, poultry or livestock shall be kept on the Property unless the presence of such creatures does not constitute a nuisance. This paragraph 4.21 does not apply to the keeping of up to two (2) domesticated dogs, up to two (2) domesticated cats, and other household pets, which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in SILKWOOD Subdivision shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the premises of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment levied against such animal owner. No dog or cat shall be allowed in any Waterway, if such Waterway exists. The construction of dog runs or other pet enclosures shall be subject to applicable Architectural Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition.

4.22 Landscaping. The Owner of any Building Lot shall landscape such Building Lot in conformance with the landscape plan approved by the Association, and as approved by the Architectural Committee. All landscaping shall be planted within thirty (30) days after said dwelling structure is completed, weather permitting. The initial front landscaping shall include as a minimum, sod and sprinklers, and include two (2) deciduous trees of at least two inch (2") caliper in the front yard. Front landscaping must also include at least five (5) - five (5) gallon shrubs or plants and five (5) - one (1) gallon shrubs or plants. Corner homesites to include sod, sprinklers, fencing and one (1) additional two-inch (2") caliper tree. If Grantor or an affiliate of Grantor constructs the dwelling structure, only the front and side yards of the Building Lot is required to be landscaped within thirty (30) days of substantial completion of the dwelling structure. At no time will the Grantor or an affiliate of the Grantor, be responsible for landscaping and sprinkler system of the back yard. The Owner is then responsible for completing the balance of the Building Lot landscaping within ninety (90) days after the Building Lot is conveyed to the first Owner of the Building Lot. Additionally, Grantor may grant extensions of the landscaping deadlines to any party for up to ninety (90) days. Prior to construction of Improvements, the Owner (or any Association to which such responsibility has been assigned) shall provide adequate irrigation and maintenance of existing trees and landscaping, shall control weeds, and maintain the Owner's (or Association's) property in a

clean and safe condition free of debris or any hazardous condition. All trees located on common Building Lot lines shall be the joint responsibility of the adjoining Building Lot owners. All landscaped Common Areas other than riparian vegetation shall be irrigated by an underground sprinkler system.

Following commencement of any construction of any Improvement, construction shall be diligently pursued and completed as soon as reasonably practical. All landscaping on a Building Lot, unless otherwise specified by the applicable Architectural Committee, shall be completed as soon as reasonably practical following completion of the residential structure on such Building Lot.

4.23 Exemption of Grantor. Nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to the Common Area to utility companies, public agencies, or others, or to complete excavation, grading, and construction of Improvements to and on any portion of the property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property so long as any Building Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Property such structures and displays as may be reasonably necessary for the conduct of Grantor's business of completing the work and disposing of the same by sales, lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish, and/or reserve on that Building Lot, additional licenses, reservations and rights-of way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model home complexes or real estate sales or leasing offices for lots and homes within the Development. Grantor need not seek or obtain Architectural Committee approval of any Improvement constructed or placed by Grantor or an affiliate of Grantor on any portion of the Property owned by Grantor or an affiliate of Grantor. The rights of Grantor hereunder may be assigned by Grantor to any successor in interest in connection with Grantor's interest in any portion of the Property, by an express written assignment recorded in the Office of the Ada County Recorder.

4.24 Conveyances to and from Municipalities. The Board shall have the power to convey any portion of the Common Area in SILKWOOD Subdivision to the City, the County of Ada, the State of Idaho, the United States of America, or any political subdivision thereof. The Board shall also have the power to receive a conveyance of any property interest from the above-referenced entities, or any other individual or entity, and to hold such property interest as Common Area.

4.25 Water

4.25.1 Water Rights. Each party accepting and recording a deed to any property in this Subdivision or occupying any property in this Subdivision acknowledges and understands and agrees to the following: a) that such property is in an Irrigation District, including but not limited to Settler's Irrigation Ditch Company (hereinafter "District"); b) that the water in District has not been transferred from this property; c) that each Owner of any Lot is

subject to all water assessments levied by District, or other water supplier and/or the Association; d) that each Lot Owner shall be responsible to pay levies attributable to that Lot by District, or other water supplier and/or the Association; e) that all water assessments are a lien upon the Lot. Each Owner or occupant of any Lot in this Subdivision specifically releases and waives any and all claims of any kind against Grantor, its agents, employees, officers and directors relating to irrigation water, the quality of the irrigation water or the quantity of irrigation water.

4.25.2 Irrigation District Agreements. The Lots in this Subdivision shall be subject to any existing or future recorded agreements or license agreements with District regarding this Subdivision, or regarding any irrigation easements, licenses or encroachment agreements.

4.25.3 Pressurized Irrigation System. Irrigation water, when seasonally available, will be supplied through the District via a pressurized urban irrigation system (PUIS). This system shall be owned, maintained and operated by the Association or the District with all operation and maintenance costs paid by the Lot Owners equally. Each individual Lot will have a control valve on the pressurized irrigation system to allow irrigation water onto that individual Lot, and this valve shall be maintained by the Owner of that Lot.

Each Lot Owner shall be responsible for his own irrigation system on his own Lot downstream from the control valve (e.g. filters, screens, sprinkler lines and sprinkler heads). Each Owner shall install a sufficient sand screen or similar filter set up to keep sand and other irrigation ditch debris out of the Owner's irrigation system. Each Owner shall clean and maintain their own screens and filter systems. Any Owner damaging the main PUIS system shall be responsible for all of the costs of that damage.

4.25.4 Water Costs. All irrigation water costs (including water costs for all Common Area Lots) shall be paid by the Lot Owners either from individual assessments against each Lot by District or other water suppliers; or, if the water supplier provides billing to the Association, then the water costs shall be paid as part of the Association's assessments to Lot Owners. Each Lot Owner shall pay his or her share of all the commonly billed water costs regardless of actual water used. Each Lot Owner shall use all reasonable efforts to conserve and not waste irrigation water.

4.25.5 Water Unreliable. The area of the country where this Subdivision is located is desert. Irrigation water is not always reliable and the water is not unlimited. Irrigation water may not be available due to drought, harsh weather conditions, government actions, system breakdowns, transmission failures, overuse by Lot Owners or any other causes. [As one example; in 1977, a drought year, some irrigation ditches ceased carrying any water in July of that year.]

4.25.6 Rotation. No Lot in this Subdivision shall have any right to, or assurance of, a continuous or unlimited supply of irrigation water from the PUIS. Nor is any Lot guaranteed enough water from the PUIS to irrigate all of the landscaping on the Lot. Each Lot shall be subject to, and each Lot Owner by accepting a deed to a Lot in this Subdivision agrees to be bound by and to comply with, any rules or regulations for these and rotation of irrigation water between the Lots as set out by the Association, or by District. The Board or the District

may establish another water rotation schedule for all Lots and Common Areas in this Subdivision and other general rules for the times and use of irrigation water. All Lot Owners and occupants shall follow said water rotation schedules and any rules promulgated relative to the use of irrigation water. Failure to adhere to the rotation schedules or rules, following notice from the Board, or the District, may result in suspension of the right to use irrigation water.

4.25.7 No Liability. Neither District, nor the Grantor (or any members, employees, agents, officers or director thereof), shall have any liability **OF ANY KIND** to any Lot Owner, tenant, Association, member of the Association or any others for any losses or damages relating in any respect to the irrigation system, or irrigation water, or the lack thereof, including but not limited to damages to, or loss of lawns, landscaping, trees, shrubs, gardens or the like caused by the lack of or shortage of irrigation water. Each Owner accepts the risk of loss or damage due to the unavailability, shortage or lack of irrigation water. Each Lot Owner, by accepting a deed to the property, and each tenant or occupant, by occupying the premises, specifically waives any and all claims of any kind against the Association, District and Grantor, their agents, employees, officers, Directors, Members and/or shareholders for any loss or damage relating in any respect to the water, or the supply of water.

4.25.8 Extended Season Water. Extended season irrigation water, (potable City water which may be provided before or after the normal irrigation season or to supplement the irrigation water) for the Common areas shall be assessed and paid for equally as other water costs. **NOTE:** There is no extended season irrigation water for any individual Building Lots provided or planned for in this Subdivision except for some City water has been planned for use in certain of the Common Areas. In the event that the irrigation water no longer flows in the irrigation ditches for irrigation water then it shall be the sole responsibility and duty of each Owner to self-irrigate in that non-irrigation part of the season using the Owner's own potable City water supply.

4.25.9 WARNING! IRRIGATION WATER IS NOT DRINKABLE

Notice is hereby given to each Owner in this Subdivision that the water in the pressurized irrigation system is NOT fit for human consumption. It contains untreated ditch water, which may contain dirt, hazardous wastes, dangerous farm chemicals or disease-causing organisms. Drinking of the irrigation water may make a person sick, and while less likely, may result in death or permanent disability.

NEVER DRINK WATER FROM THE PRESSURIZED IRRIGATION SYSTEM

It is the duty of each Owner to:

- A) Educate all family members, guests, tenants and invitees that the water from the pressurized irrigation system is not drinkable;*

- B) Ensure that ALL of the faucets and risers in the pressurized irrigation system are adequately marked, and if not marked to check with the local health department to determine what type of markings are required by that health department or agency;*
- C) Not remove any existing tags or other warning markers from the pressure irrigation risers;*
- D) Not install, or maintain the installation of, any cross connections between the pressurized irrigation system and the drinking water system unless the cross connection has been approved in writing by the Association AND the supplier of the irrigation water AND the supplier of the drinking water AND the cross connection backlog prevention device meets all relevant governmental and building code requirements.*

4.26 Water Rights Appurtenant to Subdivision Lands. Within one hundred twenty (120) days of the date of the recording of this Declaration, Grantor shall transfer from the Property subject to this Declaration, and within the boundaries of an irrigation entity, as defined in said Section 31-3805, Idaho Code, all water rights and assessment obligations appurtenant to the Property to the Association,

4.27 Commencement of Construction. Any owner of a Building Lot shall, within a period of one (1) year following the date of purchase of a Building Lot from Grantor, commence the construction of a dwelling structure in compliance with the restrictions herein, and such construction shall be completed within six (6) months thereafter. The term "Commence the construction," as used in this paragraph 4.27, shall require actual physical construction activities upon such dwelling structure upon such Building Lot. In the event such Owner shall fail or refuse to commence the construction of a dwelling structure within said one (1) year period, Grantor may, at Grantor's option, following the expiration of said one (1) year period, repurchase said Building Lot from such Owner or the then Owner of such Building Lot at a repurchase price equivalent to the money actually paid to Grantor, less any amount equivalent to ten (10) percent thereof. In the event Grantor shall exercise Grantor's option to repurchase such Building Lot, upon tender of said repurchase price, Owner or the then Owner of such Building Lot shall make, execute, and deliver to Grantor a deed reconveying said Building Lot, free and clear of all liens, which deed shall be binding upon all persons who may, at any time hereafter, own or claim any right, title, or interest in such Building Lot, and the successors in title thereto, whether acquired by voluntary act or through operation of law.

4.28 Laws; Ordinances. These CC&R's are subject to all rules, regulations, laws and ordinances of all applicable governmental bodies. In the event a governmental rule, regulation, law or ordinance would render a part of these CC&R's unlawful, then in such event that portion shall be deemed to be amended to comply with the applicable rule, regulation, law or ordinance.

ARTICLE 5 - SILKWOOD HOMEOWNERS' ASSOCIATION

5.1 Organization of SILKWOOD Homeowners' Association. SILKWOOD Homeowners' Association ("Association") shall be initially organized by Grantor as an Idaho

non-profit corporation under the provisions of the Idaho Code relating to general non-profit corporations and shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. Neither the Articles nor the Bylaws shall be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration or with any Supplemental Declaration which Grantor might adopt pertaining to the Subdivision.

5.2 Membership. Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a Member of the Association and no Owner, except Grantor, shall have more than one membership in the Association. Memberships in the Association shall be appurtenant to the Tract, Building Lot, or other portion of the Property owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned, or alienated in any way except upon the transfer of Owner's title and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

5.3 Voting. For voting purposes, the Association shall have two (2) classes of Members as described below:

5.3.1 Class A Members. Owners other than Grantor, for so long as Grantor is the Class B Member, shall be known as Class A Members. Each Class Member shall be entitled to cast one (1) vote for each Building Lot owned by such Class A Member on the day of the vote. Upon termination of the Class B Member, Grantor shall become a Class A Member.

5.3.2 Class B Member. The Grantor shall be known as the Class B Member, and shall be entitled to One Hundred (100) votes for each Building Lot Grantor owns. The Class B Member shall cease to be a voting Member and lose Class B Member status upon the first to occur of the following: (i) the Grantor releases Class B rights in writing; or (ii) the Grantor owns no Building Lots.

Fractional votes shall not be allowed. If the Owner of a Building Lot shall be more than one (1) Person, all such Persons shall be deemed Members, but the voting rights in the Association attributable to that Building Lot may not be split and shall be exercised by one representative selected by such Persons as they, among themselves, may determine. In the event that such 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 being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint owners of the Building Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary, or contract purchaser of the Building Lot concerned, for the term of the lease, mortgage, deed of trust, or contract. Any sale, transfer, or conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the Owner, subject to any assignment of the right to vote to a lessee, mortgagee, or beneficiary as provided herein.

5.4 Board of Directors and Officers. The affairs of the Association shall be conducted and managed by a Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of the Association shall be elected in accordance with the provisions set forth in the Association Bylaws.

5.5 Grantor's Right of Appointment. At any time, and from time to time, prior to the termination of the Class B Member, Grantor shall have the exclusive right to appoint and remove all members of the Board.

5.6 Power and Duties of the Association.

5.6.1 Powers. The Association shall have all the powers of a corporation organized under the general 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. The Association 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 Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area and the Association's other assets (including water rights when and if received from Grantor) and affairs and the performance of the other responsibilities herein assigned, including without limitation:

5.6.1.1 Assessments. The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

5.6.1.2 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 who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Article or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

5.6.1.3 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 the Common Area. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the manager of any such duty or power so delegated. All contracts for management of any Common Area shall be for a term not exceeding one (1) year, and shall be subject to review by the Board upon the termination of the Class B Member.

5.6.1.4 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 may govern the use of the Common Areas, including, but not limited to, the use of private streets by the Owners, their families, invitees, licensees, lessees, or contract purchasers; provided, however, that any Association Rules shall apply equally to all 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, the 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 such Association Rules and any other provisions of this Declaration, or the Articles or the Bylaws, the provisions of the Association Rules shall be deemed to be superseded by provisions of this Declaration, the Articles, or the Bylaws to the extent of any such inconsistency.

5.6.1.5 Emergency Powers. The power, exercisable by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) 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 the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by and at the expense of the Association.

5.6.1.6 Licenses, Easements, and Rights-of-Way. The power to grant and convey to any third party (including, but not limited to ACHD who shall have the right at all times) such licenses, easements, and rights-of-way in, on, or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation, and enjoyment of the Common Area, and for the preservation of the health, safety, convenience, and welfare of the Owners, for the purpose of constructing, erecting, operating, or maintaining:

5.6.1.6.1 Underground lines, cables, wires, conduits, or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television, or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services, public sewers, storm drains, water drains, and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities; and

5.6.1.6.2 Mailboxes and sidewalk abutments around such mailboxes, or any service facility, berms, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

The right to grant such licenses, easements, and rights-of-way is hereby expressly reserved to the Association and may be granted at any time prior to twenty-one (21) years after the death of the issue of the individuals executing this Declaration on behalf of Grantor who are being as of the date hereof.

5.6.2 Duties. In addition to duties necessary and proper to carry out the powers delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.6.2.1 Operation and Maintenance of the Common Area.

Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area and Landscape Easement areas (as defined in Section 3), including the repair and replacement of property damaged or destroyed by casualty loss. Specifically, the Association shall, at Grantor's sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Additionally, the Association may, in its discretion, limit or restrict the use of the Common Area to the Owners residing in the Subdivision.

5.6.2.2 Maintenance of Berms Retaining Walls and Fences.

Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

5.6.2.3 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Common Area or against the Property, the Association, and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state, or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax exempt corporation.

5.6.2.4 Water and Other Utilities. Acquire, provide, and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone, and gas, and other necessary services, for the Common Area, and manage for the benefit of the Property all domestic, irrigation, and amenity water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership, or otherwise. The Association shall maintain, repair, and operate any sewer lift stations located on the Property.

5.6.2.5 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation, the following policies of insurance:

5.6.2.5.1 Fire insurance, including those risks embraced by coverage of the type known as the broad form "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 Common Area.

5.6.2.5.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor, and the individual grantees and agents and employees of each of the foregoing, against any liability incident to the ownership and/or use of the Common Area. Limits of liability of such coverage shall be as follows:

Not less than One Million Dollars and No Cents (\$1,000,000.00) per person, and One Million Dollars and No Cents (\$1,000,000.00) per occurrence, with respect to personal injury or death, and One Million Dollars and No Cents (\$1,000,000.00) per occurrence with respect to property damage.

Full coverage directors' and officers' liability insurance with a limit of at least Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00).

5.6.2.5.3 Such other insurance, including motor vehicle insurance and Workmen's Compensation Insurance, to the extent necessary to comply with all applicable laws and 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.

5.6.2.5.4 The Association shall be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies, and shall have full power to receive such Owner's interests in such proceeds and to deal therewith.

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

5.6.2.6 Rule Making. Make, establish, promulgate, amend, and repeal such Association Rules as the Board shall deem advisable.

5.6.2.7 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.6.2.8 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or the Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

5.6.2.9 Private Streets, Signs, and Lights. Maintain, repair, or replace private streets (as noted on the Plat and including any cul-de-sac easements), street signs, and private street lights located on the Property. This duty shall run with the land and cannot be waived by the Association unless the City of Star consents to such waiver.

5.7 Personal Liability. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, 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, the Grantor, or the Architectural Committee, or any other committee, or any owner of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

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

5.8.1 A pro forma operating statement or budget, for each fiscal year may be requested in writing not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable.

5.8.2 Within ninety (90) days after the close of each fiscal year, the Association shall cause to be prepared and available for delivery upon written request to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for the last fiscal year.

5.9 Meetings of Association. Each year the Association shall hold at least one (1) meeting of the Members, according to the schedule for such meetings established by the Bylaws.

ARTICLE 6 - RIGHTS TO COMMON AREAS

6.1 Use of Common Area. Every Owner shall have a right to use each parcel of the Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

6.1.1 The right of the Association holding or controlling such Common Area to levy and increase Assessments for the maintenance, repair, management and operation of improvements on the Common Area;

6.1.2 The right of the Association to suspend the voting rights and rights to use of, or interest in, the Common Area recreational facilities (but not including access to private streets, cul-de-sacs and walkways of the Property) by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid and,

6.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be permitted by the Articles and the Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

6.1.4 The right of the Association to prohibit the construction of structures or Improvements on all Common Areas which interfere with the intended use of such areas as private street, cul-de-sacs and walkways.

6.1.5 The right of the Association to protect wildlife habitat.

6.2 Designation of Common Area. Grantor shall designate and reserve the Common Area in the Declaration, Supplemental Declarations, and/or recorded Plats, deeds, or other instruments, and/or as otherwise provided herein.

6.2.1 Lot 1, 6, and 15 of Block 1, Lots 14 and 15 of Block 2, and Lots 1 and 2 of Block 3 are Common Area lots and have all right and uses outlined in Article 6 of this document.

6.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

6.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.

ARTICLE 7 - ASSESSMENTS

7.1 Covenant to Pay Assessments. By acceptance of a deed to any portion of the Property, each Owner - other than Grantor, Hubble Homes, their assigns, successors, subsidiaries, parent companies, related construction entities, or other entities established by Grantor, Hubble Homes, or their members, for the purpose of constructing Dwellings on the Building Lots (collectively "Grantor Related Entities") - of such property hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Regular, Special, and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument.

7.1.1 Assessment Constitutes Lien. Such Assessments and Charges, together with interest, costs, and reasonable attorney's fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment or charge is made.

7.1.2 Assessment is Personal Obligation. Each such Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall not pass to such Owner's successors in title unless expressly assumed by them but shall remain such Owner's personal obligation regardless of whether he remains an Owner.

7.2 Regular Assessments. All Owners, excluding the Grantor, are obligated to pay Regular Assessments to the treasurer of the Association on a schedule of payments established by the Board.

7.2.1 Purpose of Regular Assessments. The proceeds from Regular Assessments are to be used to pay for all costs and expenses incurred by an Association, including legal and attorneys' fees and other professional fees, for the conduct of its affairs, including without limitation the costs and expenses of construction, improvement, protection, maintenance, repair, management, and operation of the Common Areas, including all Improvements located on such areas owned and/or managed and maintained by such Association, and an amount allocated to an adequate reserve fund to be used for repairs, replacement, maintenance, and improvement of those elements of the Common Area, or other property of the Association that must be replaced and maintained on a regular basis (collectively "Expenses").

7.2.2 Computation of Regular Assessments. The Association shall compute the amount of its Expenses on an annual basis. The Board shall compute the amount of Regular Assessments owed beginning the first day of the third month following the month in which the closing of the first sale of a Building Lot occurred in Property for the purposes of the Association's Regular Assessment ("Initiation Date"). Thereafter, the computation of Regular Assessments shall take place not less than thirty (30) or more than sixty (60) days before the beginning of each fiscal year of an Association. The computation of the Regular Assessment for the period from the Initiation Date until the beginning of the next fiscal year shall be reduced by an amount which fairly reflects the fact that such period was less than one (1) year.

7.2.3 Amounts Paid by Owners. The Board can require, in its discretion or as provided in the Articles or Bylaws, payment of Regular Assessments in monthly, quarterly, semi-annual, or annual installments. The Regular Assessment to be paid by any particular Owner, except Grantor, for any given fiscal year shall be computed as follows:

7.2.3.1 As to the Association's Regular Assessment, each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total advance estimate of Expenses by the fraction produced by dividing the Building Lots included on the Property attributable to the Owner by the total number of Building Lots.

7.3 Start-up Development Assessment. Upon the acquisition of record title to a Building Lot by the first Owner thereof other than Grantor Related Entities, such first Owner shall pay to Association, at the closing of the transfer of the Building Lot from Grantor to such first Owner, an initial start-up fee equal to Five Hundred Dollars and No/100 Cents (\$500.00). This fee shall be a one-time initial start-up fee, and shall not be prorated for any time left in the calendar year following closing. This start-up fee shall be paid in full regardless of the time of year of the closing and is in addition to the prorated Regular Assessment referenced herein. From this start-up fee, Association shall pay all of the initial attorney fees, accounting fees, recording fees and filing fees relating to the creation of this Declaration and the Association, and the filing and recording thereof. Association may, in Association's sole discretion, use any remainder of the start-up fees for the general maintenance requirements of the improvement

located on the Common Area, or for any other purposes or uses of any kind in connection with SILKWOOD.

7.4 Transfer Special Assessment. Upon each transfer of any Building Lot and the recording of the deed in connection with such transfer, each buyer other than Grantor Related Entities (which buyer shall be an Owner upon recordation of the deed) at closing shall pay to the Association a Special Transfer Assessment of Two Hundred and Fifty Dollar and No/100 Cents (\$250.00) which shall be for the benefit of the Association, its members to assist in the administration, operation, maintenance, expense and costs related to Association and its management of the affairs of the Association and the Common Areas and is for the benefit of the Association and its members. Specifically exempt from paying the Transfer Special Assessment are: (a) the Grantor Related Entities; and (b) the first Owner other than Grantor Related Entities.

7.5 Special Assessments.

7.5.1 Purpose and Procedure. In the event that the Board of the Association shall determine that its respective Regular Assessment for a given calendar year is or will be inadequate to meet the Expenses of the Association for any reason, including but not limited to costs of construction, reconstruction, unexpected repairs or replacement of capital improvements upon the Common Area, attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board thereof shall determine the approximate amount necessary to defray such Expenses and levy a Special Assessment against the portions of the Property within its jurisdiction which shall be computed in the same manner as Regular Assessments. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

7.5.2 Consistent Basis of Assessment. Every Special Assessment levied by and for the Association shall be levied and paid upon the same basis as that prescribed for the levying and payment of Regular Assessments for the Association.

7.6 Limited Assessments. Notwithstanding the above provisions with respect to Regular and Special Assessments, a Board may levy a Limited Assessment against a Member as a remedy to reimburse the Association for costs incurred in bringing the Member and/or such Member's Building Lot or restricted Common Area into compliance with the provisions of the governing instruments for the Property, or for otherwise providing any goods or services benefiting less than all Members or such Members' Building Lots.

7.7 Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments shall be fixed at a uniform rate per Building Lot for all Members of the Association.

7.8 Assessment Period. Unless otherwise provided in the Articles or Bylaws, the Assessment period shall commence on January 1st of each year and terminate December 31st of the year in which the Initiation Date occurs. The first Assessment shall be pro-rated according to the number of months remaining in the fiscal year and shall be payable in equal monthly installments.

7.9 Notice and Assessment Due Date. Ten (10) days prior written notice of Regular and Special Assessments shall be sent to the Owner of every Building Lot subject thereto, and to any person in possession of such Building Lot. The due dates for installment payment of Regular Assessments and Special Assessments shall be the first day of each month unless some other due date is established by the Board. Each monthly installment of the Regular Assessment of Special Assessment shall become delinquent if not paid within ten (10) days after the levy thereof. There shall accrue with each delinquent installment payment a late charge of twenty five dollars (\$25.00) In addition, each installment payment which is delinquent for more than twenty (20) days shall accrue interest at eighteen percent (18%) per annum calculated from the date of delinquency to and including the date full payment is received by an Association. An Association may bring an action against the delinquent Owner and may foreclose the lien against such Owner's Building Lot as more fully provided herein. Each Owner is personally liable for Assessments, together with all interest, costs and attorney's fees, and no Owner may exempt such Owner from such liability by a waiver of the use and enjoyment of the Common Areas, or by lease or abandonment of such Owners Building Lot.

7.10 Estoppel Certificate. The Association, upon at least twenty (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 the Association, a particular Building Lot Owner is in default under the provisions of this Declaration, and further stating the dates to which any Assessments have been paid by the Owner. Any such certificate delivered pursuant to this paragraph 7.10 may be relied upon by any prospective purchaser or mortgagee of the Owner's Building Lot. Reliance on such Certificate may not extend to any default as to which the signor shall have had no actual knowledge.

7.11 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 levying a Special Assessment, or for the purpose of obtaining a membership vote in connection with an increase in the Regular Assessment, shall be sent to all Members of the Association and to any person in possession of a Building Lot in the applicable Tract, not less than fifteen (15) days nor more than thirty (30) days before such meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of the total votes of the Association shall constitute a quorum. If such quorum is not present, subsequent meetings may be called subject to the same notice requirement, and the required quorum at the subsequent meetings shall be fifty percent (50%) of the quorum required at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

ARTICLE 8 - ENFORCEMENT OF ASSESSMENT; LIENS

8.1 Right to Enforce. The Association has the right to collect and enforce its Assessments pursuant to the provisions hereof. Each Owner of Building Lot, upon becoming an Owner of such Building Lot, 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 in addition to any other relief or remedy obtained against such Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay such Assessments by commencement and maintenance of a suit at law or in equity, or the Board may exercise the power of foreclosure and sale pursuant to paragraph 8.3 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.

8.2 Assessment Liens.

8.2.1 Creation. There is hereby created a claim of lien with power of sale on each and every Building Lot to secure payment of any and all Assessments levied against such Building Lot pursuant to this Declaration together with interest thereon at 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 such respective Building Lot upon recordation of a claim of lien with the Ada County Recorder. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of the notice of delinquency and claim of lien except for tax liens for real property taxes on any Building Lot and Assessments on any Building Lot in favor of any municipal or other governmental assessing body which, by law, would be superior thereto.

8.2.2 Claim of Lien. Upon default of any Owner in the payment of any Regular, Special or Limited Assessment issued hereunder, the Association may cause to be recorded in the office of the Ada County Recorder a claim of lien. The 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 Building Lot(s) against which the same have 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 of relief of such delinquent sums and charges. The Association may demand and receive the cost of preparing and recording such release before recording the same.

8.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by sale by the Association establishing the Assessment, its attorney or other person authorized to make the sale. Such sale shall be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law, specifically including conducting the sale through a non-judicial foreclosure process. The Board is hereby authorized to appoint 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 or 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 thirty (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 Building Lot(s) described in such notice of delinquency and claim of lien, and to the person in possession of such Building Lot(s) and a copy thereof is recorded by the Association in the Office of the Ada County Recorder.

8.5 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Building Lot shall not be subordinate 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 Building Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in paragraph 8.6 with respect to a first mortgagee who acquires title to Building Lot, the sale or transfer of any Building 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 before, 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 the rights of the Beneficiary under any deed of trust upon a Building 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 Building Lot shall remain subject to this Declaration as amended.

ARTICLE 9 - INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

9.1 Member's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and committee of an Association shall be made available for inspection and copying by Member at members sole expense at any reasonable time and for a purpose reasonably related to such Member's interest as a Member at the office of the Association or at such other place as the Board of such Association shall prescribe. No Member or any other person, except Grantor, shall copy the membership register for the purposes of solicitation of or direct mailing to any Member of the Association.

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 an inspection may be made.

9.2.3 Payment of the cost of reproducing copies of documents requested pursuant to this Article 9.

9.3 Director's Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and copies of documents.

ARTICLE 10 - ARCHITECTURAL COMMITTEE

10.1 Creation. Within thirty (30) days of the date on which the Grantor first conveys a Building Lot to an Owner, Grantor shall appoint three (3) individuals to serve on the Architectural Committee ("Architectural Committee"). Each member shall hold office until such time as such member has resigned or has been removed, or such member's successor has been appointed, as provided herein. A member of the Architectural Committee need not be an Owner. Members of the Architectural Committee may be removed by the person or entity appointing them at any time without cause. If no Architectural Committee is established, the Board shall fulfill the duties of the Architectural Committee.

10.2 Grantor's Right of Appointment. At any time, and from time to time, prior to the termination of the Class B Member, Grantor shall have the exclusive right to appoint and remove all members of the Architectural Committee. At all other times, the Association Board shall have the right to appoint and remove all members of the Architectural Committee. If a vacancy on the Architectural Committee occurs and a permanent replacement has not yet been appointed, Grantor or the Board, as the case may be, may appoint an acting member to serve for a specified temporary period not to exceed one (1) year.

10.3 Review of Proposed Construction. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties 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 Architectural Committee. The Board shall have the power to determine, by rule or other written designation consistent with this Declaration, which types of Improvements shall be submitted for Architectural Committee review and approval. The Architectural Committee shall have the power to hire an architect, licensed with the State of Idaho, to assist the Architectural Committee in its review of proposals or plans and specifications submitted to the Architectural Committee.

10.3.1 Conditions on Approval. The Architectural Committee may condition its approval of proposals or plans and specifications upon such changes therein as it deems appropriate, and/or upon the agreement of the Applicant to reimburse the Association for the cost of maintenance, and may require submission of additional plans and specifications or other information before approving or disapproving material submitted.

10.3.2 Architectural Committee Rules and Fees. The Architectural Committee also may establish rules and/or guidelines setting forth procedures for and the required content of the applications and plans submitted for approval. Such rules may require a fee to accompany each application for approvals or additional factors which it will take into consideration in reviewing submissions. The Architectural Committee shall determine the amount of such fee in a reasonable manner. Such fees shall be used to defray the costs and expenses of the Architectural Committee, including the cost and expense of hiring an architect licensed by the State of Idaho, as provided above, or for such other purposes as established by the Board, and such fee shall be refundable to the extent not expended for the purposes herein stated. If plans submitted are the same or substantially similar to plans previously approved by the Architectural Committee, fees may be reduced for such application approvals. Such rules and

guidelines may establish, without limitation, specific rules and regulations regarding design and style elements, landscaping, and fences and other structures such as animal enclosures as well as special architectural guidelines applicable to Building Lots located adjacent to public and/or private open space.

10.3.3 Detailed Plans. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, landscape plans, drainage plans, elevation drawings, and descriptions or samples of exterior material and colors. Until receipt of such details, the Architectural Committee may postpone review of any plan submitted for approval.

10.3.4 Architectural Committee Decisions. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee to the Applicant at the address set forth in the application for approval within twenty (20) days after filing all materials required by the Architectural Committee. Any materials submitted pursuant to this Article 10 shall be deemed approved unless written disapproval by the Architectural Committee shall have been mailed to the Applicant within twenty (20) days after the date of filing said materials with the Architectural Committee. The Architectural Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the habitat of the Common Areas, or appearance of the surrounding area of the Property as a whole, that the appearance of any structure affected thereby will be in harmony with the surrounding structures, and that the upkeep and maintenance thereof will not become a burden on the Association.

10.4 Meetings of the Architectural Committee. The Architectural Committee shall meet from time to time as necessary to perform its duties hereunder. The Architectural Committee may from time to time by resolution unanimously adopted in writing, designate an Architectural Committee representative (who may, but need not be, one of its members) to take any action or perform any duties for and on behalf of the Architectural Committee, except the granting of variances pursuant to paragraph 10.9. In the absence of such designation, the vote of any two (2) members of the Architectural Committee, or the written consent of any two (2) members of the Architectural Committee taken without a meeting, shall constitute an act of the Architectural Committee.

10.5 No Waiver of Future Approvals. The approval of the Architectural Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Architectural Committee, 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 whatever subsequently or additionally submitted for approval or consent.

10.6 Compensation of Members. The members of the Architectural Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder and except as otherwise agreed by the Board.

10.7 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 10, the Owner shall give written notice of completion to the Architectural Committee.

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

10.7.3 If upon the expiration of thirty (30) days from the date of such notification, or any longer time the Architectural Committee determines to be reasonable, the Owner shall have failed to remedy such noncompliance, the Architectural Committee shall notify the Board in writing of such failure. Upon notice and hearing, as provided in the Bylaws, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of the announcement of the Board ruling unless the Board specifies a longer time as reasonable. If the Owner does not comply with Board ruling within such period, the Board, at its option, may either remove the non-complying improvement or remedy the noncompliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

If for any reason the Architectural Committee fails to notify the Owner of any noncompliance with sixty (60) days after receipt of the written notice of completion from the Owner, the work shall be deemed to be in accordance with the approved plans.

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

10.9 Variances. The Architectural Committee may authorize variances from compliance with any of the architectural provisions of this Declaration, including restrictions upon height, size, floor area, or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations may require. However no variances will be granted for construction of structures or Improvements, including without limitation manicured lawns, in the Common Areas. Such variances must be evidenced in writing, must be signed by at least two (2) members of the Architectural Committee, and shall become effective upon recordation in the office of the county Recorder of Ada County. If such variances are granted, no violation of the covenants, conditions or 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 a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Building Lot and particular provision hereof covered by the variance, nor shall it affect any way the Owners obligation to comply with all governmental laws and regulations affecting such Owners use of the Building Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

10.10 Grantor's Exemption. Any and all Improvements constructed by Grantor on or to the Property are not subject to review and approval by the Architectural Committee.

ARTICLE 11 - ANNEXATION OF ADDITIONAL PROPERTIES

11.1 By Grantor. Grantor intends to develop the Property and other properties and may, in Grantor's sole discretion, deem it desirable to annex some or all of such properties to the Property covered by this Declaration. Property and/or Future Phase(s) may be annexed to the Property and brought within the provisions of this Declaration as provided herein by Grantor, its successors or assigns, at any time, and from time to time, without the approval of any Owner or Association. The use and development of such Property and/or Future Phase(s) shall conform to all applicable land use regulations; as such regulations are modified by variances.

11.2 By Association. Following the termination of the Class B Member, Property and/or Future Phase(s) may be created, subject to the same conditions, by the Association upon the exercise by Members of at least two-thirds percent (2/3%) of the votes of the Association.

11.3 Rights and Obligations of Owners of Annexed Property. Subject to the provisions hereof, upon the recording of a Supplemental Declaration as to any property or future phases, all provisions contained in the Declaration shall apply to the property in the same manner as if it were originally covered by this Declaration, subject to such modifications, changes and deletions as are specifically provided in such Supplemental Declaration, such property or future phases shall be treated for all purposes as the Property originally described under the provisions of the Declaration. The Owners of lots located in the property or future phases shall become members of the Association and shall become liable for their appropriate share of Assessments. Title to the Common Areas which are to be owned and managed by the Association within said property or future phases shall be conveyed to the Association, free and clear of any and all encumbrances and liens, subject to reservations, easements, covenants, conditions and restrictions then of record including those set forth in this Declaration or any Supplemental Declaration applicable to such property.

11.4 Method of Annexation. The addition of property or future phases to the Property authorized under Sections 11.4 and 11.5 shall be made by filing of record a Supplemental Declaration or other similar instrument with respect to the future phase(s), which shall be executed by Grantor or the Owner thereof and which shall annex such property to the Property. Thereupon each future phase shall be part of the Property, shall be subject to this Declaration and encompassed within the general plan and scheme hereof as modified by such Supplemental Declaration, and shall be subject to the functions, powers, and jurisdiction of the Association established for the area encompassing such property. Such Supplemental Declaration or other appropriate document may contain such additions, modifications or deletions as may be deemed by Grantor or the Owner thereof desirable to reflect the different character, if any, of the property, or as Grantor or such Owner may deem appropriate in the development of the property into future phase(s). If any future phase is created, the Association shall have the authority to levy Assessments against the Owners located within such phase, and the Association shall have the duty to maintain additional Common Area located within the phase if so specified in any Supplemental Declaration.

11.5 De-annexation. Grantor may delete all or a portion of the Property, including previously annexed phases, from the Property and from coverage of this Declaration and the jurisdiction of the Association so long as Grantor is the owner of all such phases and provided that a Supplemental Declaration of Deletion of Property is recorded in the Office of the Ada County Recorder in the same manner as a Supplemental Declaration of annexation. Members other than Grantor as described above, shall not be entitled to de-annex all or any portion of a property or future phases except on the favorable vote of seventy-five percent (75%) of all members of the Association and written approval of Grantor so long as Grantor owns any portion of the Property.

ARTICLE 12 - EASEMENTS

12.1 Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Building Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Building Lots due to the unwillful placement or settling or shifting of the sidewalks and driveways constructed, reconstructed or altered thereon in accordance with the terms of this Declaration. Easements of encroachment shall be valid only so long as they exist, and the rights and obligations of Owners shall not be altered in any way because of encroachments, settling or shifting of the Improvements; provided, however, that in no event shall a valid easement for encroachment occur due to the willful act or acts of an Owner. In the event a structure on any Building Lot is partially or totally destroyed, and then repaired or rebuilt, the owners of each Building Lot agree that minor encroachments over adjoining Building Lots that existed prior to the encroachment may be reconstructed pursuant to the easement granted by this paragraph 12.1

12.2 Easements of Access. All Owners of Building Lots will have a perpetual easement for access, ingress and egress over the Common Area, including but not limited to the private streets, cul-de-sacs and walkways. Such easements shall run with the land, and may be used by Grantor, and by 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 Building Lot of Common Area.

12.3 Drainage and Utility Easements. Grantor expressly reserves for the benefit of all the Property reciprocal easements of access, ingress and egress for all Owners to and from their respective Building Lots for installation and repair of utility services, for drainage of water over, across and upon adjacent Building Lots, and Common Areas, resulting from the normal use of adjoining Building Lots or Common Areas, and for necessary maintenance and repair for any improvement including fencing, retaining walls, lighting facilities, mailboxes and sidewalk abutments, trees, and landscaping. Notwithstanding anything expressly or impliedly contained herein to the contrary, this Declaration shall be subject to all easements heretofore or hereafter granted by Grantor for the installation and maintenance of utilities and drainage facilities that are required for the development of the Property. In addition, Grantor hereby reserves for the benefit of the Association the right to grant additional easements and rights-of-way over the Property and/or a Tract, as appropriate, to the Property until close of escrow for the sale of the last Building Lot in the property to a purchaser.

12.3.1 Improvement of Drainage and Utility Easement Areas. The owners of Building Lots are hereby restricted and enjoined from constructing any Improvements upon any drainage or utility easement areas as shown on the Plat or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose; provided, however, that the Owner of such Building Lot and the Grantor, Association or designated entity with regard to the Landscaping Easement described in this Article 12, shall be entitled to install and maintain landscaping on such easement areas, and also shall be entitled to build and maintain fencing on such easement areas subject to approval by the Association and/or the Architectural Committee, so long as the same would not interfere with or prevent the easement areas from being used for their intended purposes; provided, that any damage sustained to improvements on the easement areas as a result of legitimate use of the easement areas shall be the sole and exclusive obligation of the Owner of the Building Lot whose Improvements were so damaged.

12.4 Rights and Duties Concerning Utility Easements. The rights and duties of the Owners of the Building Lots within the Property with respect to utilities shall be governed by the following:

12.4.1 Wherever utility house connections are installed within the Property, which connections or any portions thereof lie in or upon Building Lots owned by an Owner other than the Owner of the Building Lot served by the connections, the Owner of the Building Lot served by the connections shall have the right, and is hereby granted an easement to the full extent necessary therefor, to enter upon any Building Lot or to have their agent enter upon any Building Lot within the Property in or upon which said connections or any portion thereof lie, to repair, replace and generally maintain the connections as and when it may be necessary.

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

12.4.3 Saddlebrook Subdivision Homeowners Association, Inc.'s ("Saddlebrook") Irrigation Easement. There currently exists certain pressurized irrigation

water lines within the ten (10) foot utility easement running through certain lots on the east border of the Property, which serve the adjacent development Saddlebrook. This easement affects **Block 1 Lots: 10, 11, 12, 13 and 14; Block 4 Lot 6; Block 3 Lots 7 and 14; and Block 2 Lot 1.** Should any necessary maintenance, repair and/or replacement to the irrigation lines arise, which will be the sole responsibility and cost of Saddlebrook, Saddlebrook shall provide the Association with advance notice and cooperate in good faith with the Association and impacted owners. Further, Owners of the above-identified lots recognize and accept that impact to their property within the utility easement can occur from time to time. Thus, no permanent improvements shall be installed within the utility easement area. Saddlebrook shall restore any landscaping within said easement area upon conclusion of any necessary maintenance, repair and/or replacement.

12.5 Driveway Easements. Whenever a driveway is installed within the Property which in whole or in part lies upon a Building Lot owned by an Owner other than the Owner of the Building Lot served by such driveway, or whenever a driveway is installed to serve more than one Building Lot, the Owner of each Building Lot served or to be served by such driveway shall be entitled to full use and enjoyment of such other Building Lot as required to service such Owner's Building Lot or to repair, replace, or maintain such driveway.

12.6 Disputes as to Sharing of Costs. In the event of a dispute between Owners with respect to the repair or rebuilding of utility connections or driveways, or with respect to the sharing of the cost therefor, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board which shall decide the dispute and, if appropriate, make an appropriate Assessment against any or all of the Owners involved on behalf of the prevailing Owner(s), which Assessment shall be collected and enforced in the manner provided by this Declaration for Limited Assessments.

12.7 General Landscape Easement. An easement is hereby reserved to each appropriate Association, its contractors and agents, to enter those portions of Building Lots, for the purpose of installing, maintaining, replacing, and restoring exterior landscaping, and natural vegetation and habitat. Such landscaping activity shall include, by way of illustration and not of limitation, the mowing of lawns, irrigation, sprinkling, tree and shrub trimming and pruning, walkway improvement, seasonal planting, and such other landscaping activities within the Property as such Association shall determine to be necessary from time to time.

12.8 Overhang Easement. There shall be an exclusive easement appurtenant to each Building Lot over the Common Areas for overhanging eaves, and for any projections from the buildings, which projections shall not extend beyond the save line and shall be consistent with all building codes.

12.9 Maintenance and Use Easement Between Walls and Lot Lines. Whenever the wall of a structure, or a fence or retaining wall legitimately constructed on a Building Lot under plans and specifications approved by the Architectural Committee is located within five (5) feet of the lot line of such Building Lot, the Owner of such Building Lot is hereby granted an easement over and on the adjoining Building Lot (not to exceed five (5) feet from the Building Lot line) for purposes of maintaining and repairing such wall or fence and eaves or other overhangs, and the Owner of such adjoining Building Lot is hereby granted an easement for

landscaping purposes over and on the area lying between the lot line and such structure or fence so long as such use does not cause damage to the structure or fence.

12.10 Waterway Easements. Grantor hereby reserves for the benefit of the Association an easement for all Waterways and related pipes, pumps and other equipment over, across and under all Building Lots and Common Areas, to the extent reasonably required to maintain any water system installed by Grantor on the Property or pursuant to plans and specifications approved by the Architectural Committee. Any relocation of the water lines installed as a part of such system shall not be undertaken in any way that interrupts the flow of water through the system or damages the system in any other fashion. Grantor reserves the right to make any reconfiguration of any Waterway which it determines, in its own discretion, to be necessary, expedient or desirable, provided, however, that nothing herein shall reserve unto Grantor the right to take any action which would disturb, encroach upon, or endanger the foundation of any building, nor shall Grantor take any action which would materially alter any Waterway's proximity to improved property abutting such Waterways.

12.11 Sewer Covenants and Restrictions. All Building Lots within the Property shall be subject to and restricted by the following covenants and restrictions:

12.11.1 A monthly sewer charge must be paid after connecting to the Boise Sewer and Water District public sewer system, according to the ordinances and laws of City of Boise.

12.11.2 The Owner of the Building Lot shall submit to inspection by either the Department of Public Works or the Department of Building whenever a Building Lot is to be connected to the City's sewage system.

12.11.3 The Grantor shall have the right and power to bring all actions against the Owner of the Property conveyed or any part thereof for the collection of any charges herein required and to enforce the conditions herein stated. This covenant shall run with the land.

12.12 Specific Landscape Easement. Grantor hereby reserves for the benefit of the Association a perpetual Landscape Easement. Such easement shall allow the Association to install and maintain the berms, retaining walls, fences, and landscaping within the area defined as the Landscape Easement.

ARTICLE 13 - MISCELLANEOUS

13.1 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The covenants, conditions, restrictions, and equitable servitudes of this Declaration shall run until December 31, 2024, unless amended as herein provided. After such date, such covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years each, unless amended or extinguished by a written instrument executed by Members holding at least three-fourths (3/4) of the voting power of the Association and such written instrument is recorded with the Ada County Recorder. Further provided that the Association shall not be dissolved without the prior written approval of the City of Boise and Ada County Highway District, such consent not to be

unreasonably withheld provided that a responsible successor organization shall agree to perform those maintenance responsibilities arising from applicable city and county governmental requirements.

13.2 Amendment.

13.2.1 By Grantor. At any time while Grantor is a Class B Member, Grantor (or Grantor's successors and assigns) may amend this Declaration in Grantor's sole discretion, which Amendment shall be effective upon recordation in the Ada County Recorder's Office.

13.2.2 By Owners. Except where a greater percentage is required by express provision in this Declaration, the provisions of this Declaration, other than this Article 13, any amendment shall be by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment has been approved by the vote or written consent of Owners representing more than fifty percent (50%) of the votes in the Association, and such amendment shall be effective upon its recordation with the Ada County Recorder. Any amendment to this Article 13 shall require the vote or written consent of Members holding ninety-five percent (95%) of the voting power of the Association.

13.2.3 Effect of Amendment. Any amendment of this Declaration approved in the manner specified above shall be binding on and effective as to all Owners and their respective properties notwithstanding that such Owners may not have voted for or consented to such amendment. Such amendments may add to and increase the covenants, conditions, restrictions, and easements applicable to the Property but shall not prohibit or unreasonably interfere with the allowed uses of such Owner's property that existed prior to the said amendment.

13.3 Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and it may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid, addressed to any person at the address given by 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, as provided in this paragraph 13.3.

13.4 Enforcement and Non-Waiver.

13.4.1 Right of Enforcement. Except as otherwise provided herein, any Owner of any Building Lot shall have the right to enforce any or all of the provisions hereof against any property within the Property and Owners thereof.

13.4.2 Violations and Nuisances. The failure of any Owner of a Building Lot to comply with any provision hereof, or with any provision of the Articles or Bylaws of any Association, is hereby declared a nuisance and will give rise to a cause of action in the Grantor, the Association or any Owner of Building Lot(s) within the Property for recovery of damages or for negative or affirmative injunctive relief or both. However, any other provision to the contrary notwithstanding, only Grantor, the Association, the Board, or a duly authorized agent of any of

them, may enforce by self-help any of the provisions hereof only if such self-help is preceded by reasonable notice to the Owner.

13.4.3 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 this Declaration and subject to any or all of the enforcement procedures set forth in this Declaration and any or all enforcement procedures in law and equity.

13.4.4 Remedies Cumulative. Each remedy provided herein is cumulative and not exclusive.

13.4.5 Non-Waiver. The failure to enforce any of the provisions herein at any time shall not constitute a waiver of the right to enforce any such provision.

13.5 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Property. This Declaration shall be construed and governed under the laws of the State of Idaho.

13.5.1 Restrictions Construed Together. All of the provisions hereof shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Property as set forth in the recitals of this Declaration.

13.5.2 Restrictions Severable. Notwithstanding the provisions of the foregoing paragraph 13.6.1, each of the provisions of this Declaration 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 herein.

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

13.5.4 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.

13.6 Successors and Assigns. All references herein to Grantor, Owners, any Association, or person shall be construed to include all successors, assigns, partners, and authorized agents of such Grantor, Owners, Association, or person.

ARTICLE 14 – ACHD REQUIREMENTS FOR STORM WATER FACILITIES

Operation and maintenance of the storm facilities at SILKWOOD shall be governed by these recorded CC&R's, which may **only** be modified at the direction of the Board of the HOA, **with written approval by ACHD.**

14.1 General Requirements

a) ACHD Storm Water Drainage System

Portions of Lots 1 and 15 of Block 1, and Lots 2, 3, and 7 through 12 inclusive of Block 2 of SILKWOOD Subdivision Phase 1 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded as Instrument No. 10953259, and First Amended Master Perpetual Storm Water Drainage Easement Recorded on November 10, 2015, as Instrument No. 2015-103256 official records of Ada County and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

b) Drainage

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

14.2 Light Duty Maintenance Responsibilities

It will be the responsibility of the SILKWOOD HOA & property owners to maintain landscape areas within the right-of-way easements including:

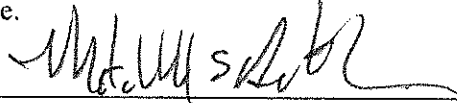
- a) Care for grass within the public right-of-way and storm drainage easements during the growing season. Grass should be cut per the landscaper's recommendation to provide adequate cover of the roots and reduce the effects of evaporation.
- b) Keep shrubs and trees pruned or trimmed as needed to reduce overgrowth.
- c) Maintain and repair the pressurized irrigation system on an annual basis to ensure the proper irrigation of vegetation in planted areas. Irrigation system shall be drained prior to the winter months to reduce damage caused by freezing.
- d) Clean trash and debris within the subdivision as needed.

- e) Remove sediment accumulation from sand infiltration areas; rake the sand bottom of the forebay and primary pond for positive drainage on a quarterly basis.
- f) Inspect pond bank on monthly basis for erosion and rodent holes and repair as necessary.

14.3 Restrictive Covenants include:

- a) Article 5, Section 5.6.1.6 – Licenses, Easements and Rights-of-Way. Access and Maintenance.
- b) Article 14 states approval is required in writing from both the HOA Board and ACHD for any proposed changes.
- c) It will be the responsibility of ACHD and the SILKWOOD HOA to maintain and repair the storm drainage system components per the O&M Manual within the public right-of-way and easements shown on the SILKWOOD Final Plat. ACHD shall have the right to maintain and repair the storm water drainage system including, but not limited to, the curb and gutter, inlets, pipes, sand and grease trap, infiltration basin, and borrow ditch. ACHD shall have the right at all times to inspect the storm water drainage system, and perform any required maintenance and repairs
- d) The District can assess the costs of any required maintenance to the property within the development, including the use of liens and/or assessment of maintenance costs against real property within the development.

IN WITNESS WHEREOF, the Grantor has executed this Declaration effective as of the date first set forth above.



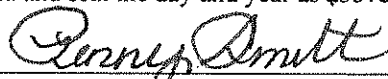
Mitchell S. Armuth, Authorized Agent
Providence Properties, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
 : ss.
County of Ada)

On the 9th day of March, 2020, before me, the undersigned Notary Public, personally appeared Mitchell S. Armuth, known or identified to me to be the Authorized Agent of Providence Properties, LLC, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Notary Public for Idaho

Residing at Idaho

Commission Expires: 2-16-2025

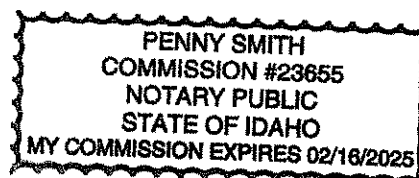


EXHIBIT A

LINE	AGE	- THIS	ONLY
NO.	REASON	EST.	
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17	9243275478	26.26	
18	9470754476	26.26	
113	9442435476	26.28	
118	9403535076	26.28	
117	5914171772	75.40	
116	5841157772	60.26	
118	5944171772	15.25	
120	5820874872	46.45	
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125	5864111872	17.96	
131	5821171772	19.25	

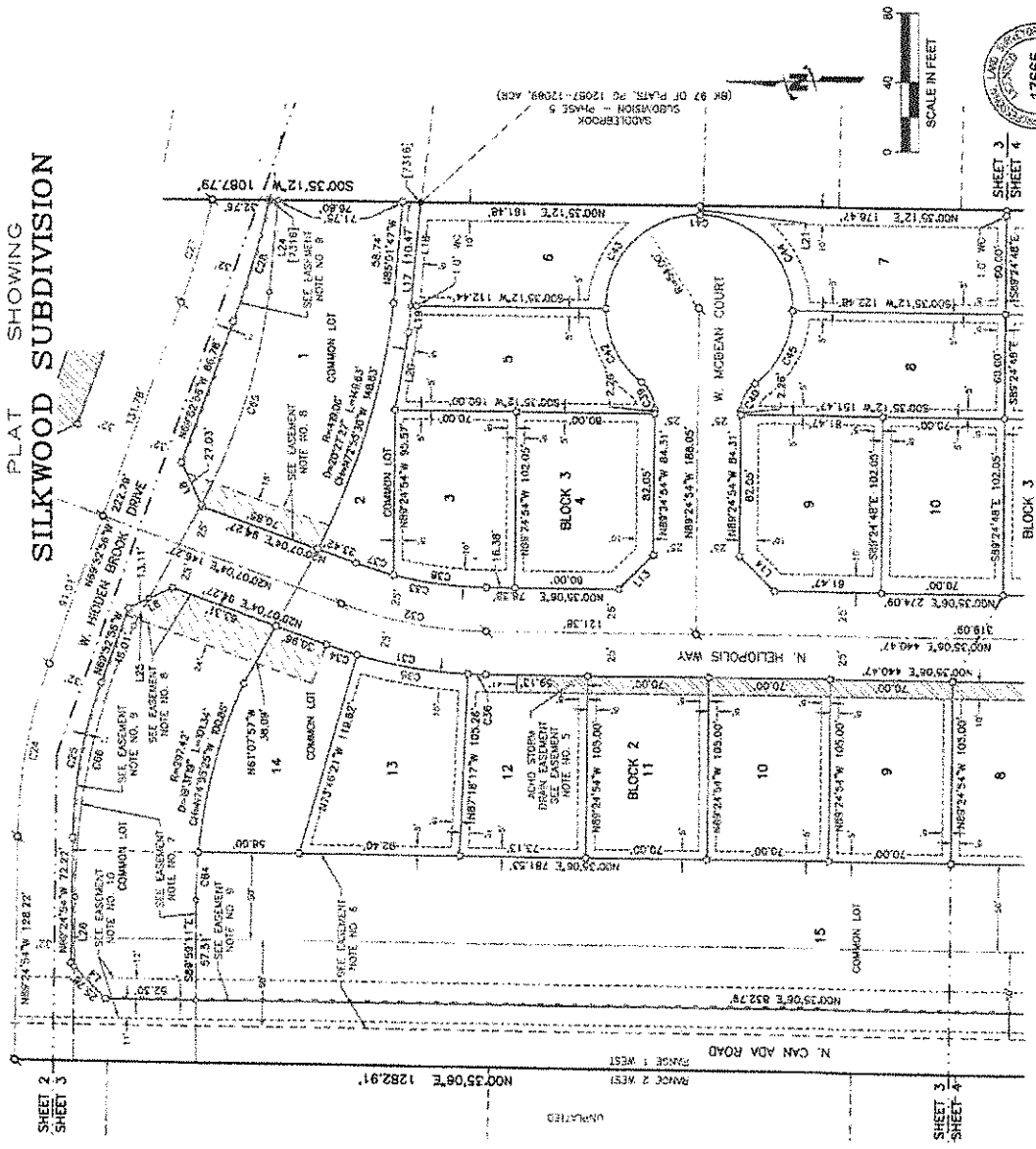


J-U-B ENGINEERS, INC.

2250 South West Second Avenue, Suite 204, Boise, ID 83704-0004
 208 336 1330 or 800 441 2000

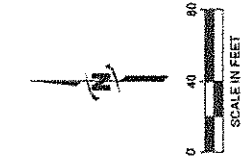
205 1334

SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
ASSESSMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

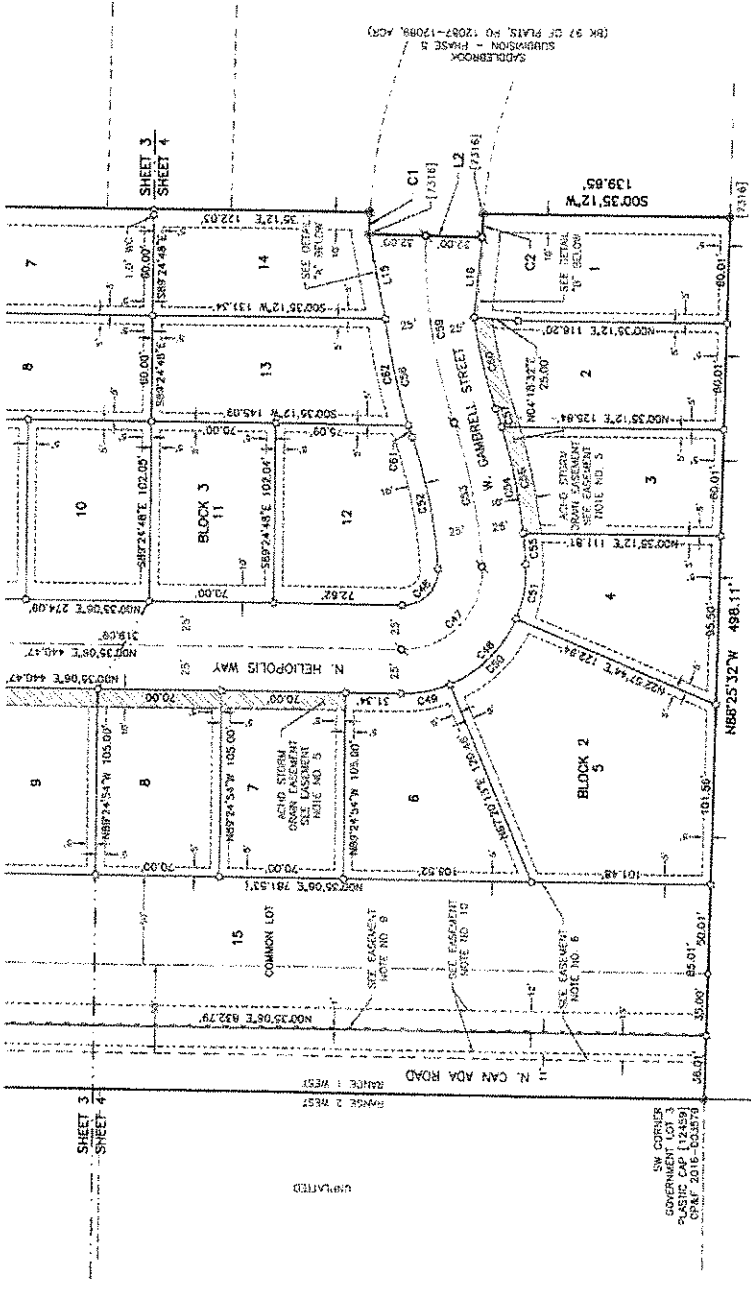


SILKWOOD SUBDIVISION

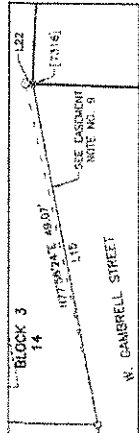
PLAT SHOWING



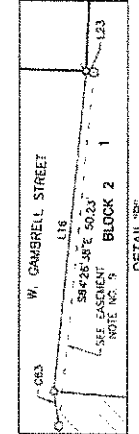
NO.	AREA	PERCENT	AREA	PERCENT
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2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00



NO.	AREA	PERCENT	AREA	PERCENT
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
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10	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00



DETAIL A
SCALE: 1"=10'



DETAIL B
SCALE: 1"=10'



SEE SHEET 1 FOR LEGEND
SEE SHEET 5 FOR NOTES
EASEMENT NOTES REFERENCES
AND SURVEYOR'S NARRATIVE

NO.	AREA	PERCENT	AREA	PERCENT
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
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11	100.00	100.00	100.00	100.00
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13	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00

JUB
J-U-B ENGINEERS, INC.
150 South Broadway Avenue, Suite 201, Miami, FL 33139-0941
P 305 376 7335 W www.jub.com

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STPA APPLICABLE ZONING AND SUBDIVISION REGULATIONS. THE CITY OF STPA APPLICABLE ZONING AND SUBDIVISION REGULATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF STPA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INITIAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4203 OF UTAH CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING ENVIRONMENT. ANY AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL NOT BE CONSIDERED A NUISANCE WHEN AGRICULTURAL ACTIVITIES AFTER HAVING BEEN OPERATING FOR MORE THAN ONE YEAR WHEN THE FACILITY OR EXPANSION WAS INITIALLY CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE WAREHOUSING OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. LOTS 1, 6, AND 13 OF BLOCK 1, LOTS 14 AND 15 OF BLOCK 2, AND LOTS 1 AND 2 OF BLOCK 3 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE SLEAMOND SUBDIVISION HOMEOWNERS ASSOCIATION.
5. DIRECT LOT ACCESS TO H. CAN ADA RUND AND W. HIDDEN BROOK DRIVE IS PROHIBITED.
6. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH DAWSON DISTRICT NO. 2 DATED APRIL 12, 2016 AND RECORDED AS INSTRUMENT NO. 1062011923 AND AS AMENDED BY INSTRUMENT NO. 1070414369.
7. A NEW LICENSE AGREEMENT WAS ENTERED INTO DATED JANUARY 9, 2018 AND RECORDED IN INSTRUMENT NO. 2018-002715.
8. THIS SUBDIVISION IS SUBJECT TO AN AGREEMENT WITH WEDLEYTON HILL DITCH COMPANY, WEDLEYTON IRRIGATION ASSOCIATION, INC., AND THE FLAKE LATERAL DATED FEBRUARY 9, 2004 AND RECORDED AS INSTRUMENT NO. 2004-000001 AND AN AGREEMENT DATED JANUARY 12, 2018 AND RECORDED IN INSTRUMENT NO. 2018-005830.
9. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2019-128869.
10. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH ACHD RECORDED AS INSTRUMENT NO. 2019-110801.
11. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2019-110801.

REFERENCE DOCUMENTS

SUBDIVISIONS:
 SADDLEROCK SUPERVISION PHASE 5 (SR 97, PG 12087-12089, ACB)
 SADDLEROCK SUPERVISION PHASE 6 (SR 97, PG 12101-12106, ACB)
 SADDLEROCK SUPERVISION PHASE 7 (SR 97, PG 12107-12108, ACB)
 SADDLEROCK SUPERVISION NO. 2 (SR 110, PG 15063-15065, ACB)
 DEEDS
 2019-100186
 EASEMENTS:
 142450
 104015003
 106015003
 106015019
 2019-110067
 2019-110089

EASEMENT NOTES

1. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE INFEFMENTAL TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES HERETO, AND LOT DRAINAGE.
2. LOTS 1, 6, AND 15 OF BLOCK 1, LOTS 14 AND 15 OF BLOCK 2, AND LOTS 1 AND 2 OF BLOCK 3 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
3. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON, SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
4. ALL EASEMENTS ARE PARALLEL OR CONCENTRIC TO THE LINES OR CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. PORTIONS OF LOTS 1 AND 15 OF BLOCK 1, AND LOTS 2, 3, AND 7 THROUGH 12 INCLUSIVE, OF BLOCK 2 ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL, THE "MASTER EASEMENT". THE MASTER EASEMENT ASSURES THAT THE STORM WATER DRAINAGE SYSTEM IS SUITSABLE TO CARRY 100-YEAR FLOOD RAINFALL INTENSITY. THE STORM WATER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
6. A PORTION OF LOT 8, BLOCK 1, AND A PORTION OF LOT 15, BLOCK 2 ARE ENCUMBERED BY A PERPETUAL EASEMENT SHOWN ON EACH SIDE OF THE CENTERLINE AS SHOWN HEREON FOR DRAIN NO. 9A OF DRAINAGE DISTRICT NO. 2.
7. A PORTION OF LOT 15, BLOCK 2, AND A PORTION OF LOT 1, BLOCK 3 ARE ENCUMBERED BY A PERPETUAL EASEMENT FOR THE FLOW CONTROL OF WADSWORTH WASH DITCH COMPANY AS SHOWN HEREON.
8. SEE INSTRUMENT NO. 2019-1100809, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING PERMANENT ACHD EASEMENT.
9. SEE INSTRUMENT NO. 2019-1100877, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING PERMANENT ACHD EASEMENT.
10. SEE INSTRUMENT NO. 1090501133, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING 104040 POWER COMPANY EASEMENT.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDEAL CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY HOLDING MONUMENTS FOUND MARKING THE GOVERNMENT CORNERS AND THE MONUMENTS FOUND MARKING THE ADJOINING SUBDIVISION CORNERS.



2502 North Beachwood Avenue, Suite 202, Dallas, TX 75248-0944
 214 376-7230 www.vulva.com

SHEET 5 OF 1

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS, THAT PROVIDENCE PROPERTIES, LLC, AS IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS SUNKWOOD SUBDIVISION, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAN:

A TRACT OF LAND SITUATE IN GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BONSE MEDEIAN, LYING IN THE CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE WEST LINE OF SAID SECTION 7, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 00°57'01" WEST, A DISTANCE OF 2,644.85 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7, AND
2. SOUTH 00°35'00" WEST, A DISTANCE OF 39.01 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ALDERBROOK SUBDIVISION NO. 2 (BOOK 110 OF PLATS, PAGES 12593-12695, ADA COUNTY RECORDS) SAID CORNER BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THESE LOTS ARE LOCATED WITHIN THE SOUTHERLY LINE OF THE COMBINED 1/4 SECTION 36, T40N, R10E, S4E, MAPING COUNTY RECORDS 173436, 173437, 173438, 173439, 173440, 173441, 173442, 173443, 173444, 173445, 173446, 173447, 173448, 173449, 173450, 173451, 173452, 173453, 173454, 173455, 173456, 173457, 173458, 173459, 173460, 173461, 173462, 173463, 173464, 173465, 173466, 173467, 173468, 173469, 173470, 173471, 173472, 173473, 173474, 173475, 173476, 173477, 173478, 173479, 173480, 173481, 173482, 173483, 173484, 173485, 173486, 173487, 173488, 173489, 173490, 173491, 173492, 173493, 173494, 173495, 173496, 173497, 173498, 173499, 173500, 173501, 173502, 173503, 173504, 173505, 173506, 173507, 173508, 173509, 173510, 173511, 173512, 173513, 173514, 173515, 173516, 173517, 173518, 173519, 173520, 173521, 173522, 173523, 173524, 173525, 173526, 173527, 173528, 173529, 173530, 173531, 173532, 173533, 173534, 173535, 173536, 173537, 173538, 173539, 173540, 173541, 173542, 173543, 173544, 173545, 173546, 173547, 173548, 173549, 173550, 173551, 173552, 173553, 173554, 173555, 173556, 173557, 173558, 173559, 173560, 173561, 173562, 173563, 173564, 173565, 173566, 173567, 173568, 173569, 173570, 173571, 173572, 173573, 173574, 173575, 173576, 173577, 173578, 173579, 173580, 173581, 173582, 173583, 173584, 173585, 173586, 173587, 173588, 173589, 173590, 173591, 173592, 173593, 173594, 173595, 173596, 173597, 173598, 173599, 173600, 173601, 173602, 173603, 173604, 173605, 173606, 173607, 173608, 173609, 173610, 173611, 173612, 173613, 173614, 173615, 173616, 173617, 173618, 173619, 173620, 173621, 173622, 173623, 173624, 173625, 173626, 173627, 173628, 173629, 173630, 173631, 173632, 173633, 173634, 173635, 173636, 173637, 173638, 173639, 173640, 173641, 173642, 173643, 173644, 173645, 173646, 173647, 173648, 173649, 173650, 173651, 173652, 173653, 173654, 173655, 173656, 173657, 173658, 173659, 173660, 173661, 173662, 173663, 173664, 173665, 173666, 173667, 173668, 173669, 173670, 173671, 173672, 173673, 173674, 173675, 173676, 173677, 173678, 173679, 173680, 173681, 173682, 173683, 173684, 173685, 173686, 173687, 173688, 173689, 173690, 173691, 173692, 173693, 173694, 173695, 173696, 173697, 173698, 173699, 173700, 173701, 173702, 173703, 173704, 173705, 173706, 173707, 173708, 173709, 173710, 173711, 173712, 173713, 173714, 173715, 173716, 173717, 173718, 173719, 173720, 173721, 173722, 173723, 173724, 173725, 173726, 173727, 173728, 173729, 173730, 173731, 173732, 173733, 173734, 173735, 173736, 173737, 173738, 173739, 173740, 173741, 173742, 173743, 173744, 173745, 173746, 173747, 173748, 173749, 173750, 173751, 173752, 173753, 173754, 173755, 173756, 173757, 173758, 173759, 173760, 173761, 173762, 173763, 173764, 173765, 173766, 173767, 173768, 173769, 173770, 173771, 173772, 173773, 173774, 173775, 173776, 173777, 173778, 173779, 173780, 173781, 173782, 173783, 173784, 173785, 173786, 173787, 173788, 173789, 173790, 173791, 173792, 173793, 173794, 173795, 173796, 173797, 173798, 173799, 173800, 173801, 173802, 173803, 173804, 173805, 173806, 173807, 173808, 173809, 173810, 173811, 173812, 173813, 173814, 173815, 173816, 173817, 173818, 173819, 173820, 173821, 173822, 173823, 173824, 173825, 173826, 173827, 173828, 173829, 173830, 173831, 173832, 173833, 173834, 173835, 173836, 173837, 173838, 173839, 173840, 173841, 173842, 173843, 173844, 173845, 173846, 173847, 173848, 173849, 173850, 173851, 173852, 173853, 173854, 173855, 173856, 173857, 173858, 173859, 173860, 173861, 173862, 173863, 173864, 173865, 173866, 173867, 173868, 173869, 173870, 173871, 173872, 173873, 173874, 173875, 173876, 173877, 173878, 173879, 173880, 173881, 173882, 173883, 173884, 173885, 173886, 173887, 173888, 173889, 173890, 173891, 173892, 173893, 173894, 173895, 173896, 173897, 173898, 173899, 173900, 173901, 173902, 173903, 173904, 173905, 173906, 173907, 173908, 173909, 173910, 173911, 173912, 173913, 173914, 173915, 173916, 173917, 173918, 173919, 173920, 173921, 173922, 173923, 173924, 173925, 173926, 173927, 173928, 173929, 173930, 173931, 173932, 173933, 173934, 173935, 173936, 173937, 173938, 173939, 173940, 17394

1. CONCURRENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF W. GAMBRELL STREET, ALONG THE NON-TANGENT CURVE TO THE LEFT, COMING SOUTHERLY, HAVING A RADIUS OF 332.62 FEET, THROUGH A CENTRAL ANGLE OF 2°07'42" IN, ARCH LENGTH OF 121.8 FEET AND A CHORD BEARING NORTH 87°31' ON WEST.
2. LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 01°23'27" WEST, A DISTANCE OF 84.00 FEET TO A 5/8-INCH REAR MARKING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. GAMBRELL STREET.
3. CONCURRENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A NON-MARKED CURVE TO THE RIGHT, HAVING A RADIUS OF 13.04 FEET, A CHORD BEARING SOUTH 87°03'39" EAST, A DISTANCE OF 11.04 FEET AND A CHORD BEARING SOUTH 87°03'39" EAST, A DISTANCE OF 5/8-INCH REAR MARKING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE.
4. LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°53'12" WEST, A DISTANCE OF 139.95 FEET TO A 5/8-INCH FRONT MARKING ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAID HIGHWAY SECTION 7.

THENCE NORTH 89°25'22" WEST, CONCURRENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 498.11 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 00°34'08" EAST, CONCURRENT WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,282.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16.70 ACRES OF LAND, MORE OR LESS.

NAME OF DESCRIPTION.

THE PUBLIC STREETS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAN ARE DEDICATED TO THE PUBLIC, AND INCIDENTS IS HEREBY RESERVED TO THE CITY OF DENVER FOR THE USES AND PURPOSES HEREIN SPECIFIED. THE EASEMENTS ARE TO BE EXERCISED WITHIN THE LIMITS OF SUCH EASEMENTS. ALL OF THE OTHERS THAN THOSE FOR SUCH USES AND PURPOSES ARE TO BE EXERCISED WITHIN THE SUBDIVISION FROM WHICH SUCH EASEMENTS ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM STAR TOWER AND WATER DISTRICT, WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM LOT 20-1-300-1(1) LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBTAINED FOR ASSESSMENTS FROM IRRIGATION WATER DISTRICT COMPANY.

STAYING WHERE I HAVE GROWN UP.

M. J. Sullivan
MITCHELL S. SULLIVAN, AUTHORIZED AGENT
PROVIDENCE PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF OHIO

2000

5th DAY OF February IN THE YEAR 2020 BEFORE ME,
A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho, PERSONALLY
APPEARED MICHELL S. ARNULT, KNOWN OR IDENTIFIED TO ME TO BE AN
AUTHORIZED AGENT OF PROVIDENCE PROPERTIES, LLC, THAT EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT PROVIDENCE
PROPERTIES, LLC EXECUTED THE SAME.

County of San Diego
 State of California
 I, Conny Smith
 Notary Public for said
 County, Commission Expires 3-16-2025

LEGATARY PUBLIC FOR LAND

NY COMMISSION EXPOS 3-16-2025

CERTIFICATE OF SURVEYOR

I, JIMMY HARRISON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAY OF SURVEY SUBMISSION IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREIN, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.



2/5/2020
T. HARRISON 17863



J-U-B ENGINEERS, INC.

250 Lincoln Brookwood Avenue, Suite 202, Norva, MD 21378-0344
P 302 876 7137 or vaweb@dc.com

PLAT SHOWING
SILKWOOD SUBDIVISION

PLAT BOOK 118 PAGE 1881

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IOWA CODE TITLE 20, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE PAID FOR IN ADVANCE WITH SECTION 30-1-125, IOWA CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Dennis P. ...
CENTRAL DISTRICT HEALTH DEPARTMENT
DATE 2-14-19

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THIS 14th DAY OF AUGUST, 2018.

Shirley M. ...
COMMISSIONER, PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IOWA, ON THIS 14th DAY OF AUGUST, 2018, HEREBY APPROVE THIS PLAT.

John P. ...
CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 16th DAY OF APRIL, 2018, BY THE CITY OF STAR, IOWA.

...
CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

...
ADA COUNTY SURVEYOR
DATE 2-14-19

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IOWA, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN FILED IN MY OFFICE AND THAT THE PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF IOWA CODE. I HAVE ALSO RECEIVED THE PROCEEDS INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

...
ADA COUNTY TREASURER
DATE 2-14-19

COUNTY RECORDER'S CERTIFICATE

STATE OF IOWA }
COUNTY OF ADA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC. AT 5:17 MINUTES PAST 10 O'CLOCK A.M. THIS 25th DAY OF FEBRUARY, 2018, IN MY OFFICE AND WAS RECORDED IN BOOK 118 OF PLATS AT PAGES 1460 THROUGH 1464.

...
EX-OFFICIO RECORDER



J-U-B ENGINEERS, INC.

750 South Birchwood Avenue, Suite 200, Okla, IA 52575-0944
P 319.276.7330 • www.jub.com

EXHIBIT B

SILKWOOD Subdivision Common Architectural Committee Guidelines	
Description	Requirements
Minimum Square Footage	1301 sq. ft. minimum on all houses
Landscape Requirements	Landscape in front and side yard (Builder to install). Landscape in backyard (Owner to install).
Landscape Plan	Must have approval from Architectural Committee
Sprinkler Systems	Full sprinklers in front, side, and back
Exterior Appearance	36" high brick on garage minimum
Roofs	All roofs must have a pitch of at least 4/12 (with 3/12 for approved shed or accent roofs). Roofing material must be at least 25 year black architectural shingles.
Shops, Garages, Sheds	Okay, but require prior approval from Architectural Committee
Recreational Vehicles	Enclosed by privacy vinyl fencing or other screening by a structure concealing them from view in a manner approved in advance by the Architectural Committee.
Garage Lighting	Photo cell lights on garage front required
Monument Yard Lights	Not allowed
Basketball Hoops	Okay in backyard and out of street view. Portable hoops okay in front yard
Fence	Privacy 6' Adobe Color Vinyl fencing to match Common Area fencing. Must have prior approval by Architectural Committee
Additional Landscaping Requirements *Corner Lot Additional Requirements (See Section 4.22)	-Two 2" caliper trees -Five 5-gallon shrubs -Five 1-gallon shrubs *Street sod, sprinklers, fencing and Two 2" caliper trees
Siding	Hardboard siding only, <i>No Vinyl siding allowed</i>