

9219922

RECORDED - REQUEST OF

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

FEE 27.00 DEPUTY *[Signature]*  
101066882

When Recorded Return to:  
Columbia Developments LLC  
999 Main Street, Suite 1300  
Boise, Idaho 83702  
Attention: Christine E. Nicholas, Esq.

2001 JL -3 PM 4:35

ALLIANCE TITLE

**SUPPLEMENTAL DECLARATION**  
**OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR**  
**COLUMBIA VILLAGE NO. 20 SUBDIVISION**

June 18, 2001

**ARTICLE I.**  
**RECITALS**

WHEREAS, there has been recorded by the undersigned Grantor a Master Declaration of Covenants, Conditions, Restrictions and Easements for Columbia Village Subdivision dated April 1, 1990, recorded May 17, 1990 as Instrument No. 9026057, and re-recorded July 26, 1990 as Instrument No. 9039552, records of Ada County, Idaho, which Master Declaration has been amended by that certain First Amendment to Master Declaration dated July 10, 1990, recorded July 26, 1990 as Instrument No. 9039553, records of Ada County, Idaho, and further amended by that certain Second Amendment to Master Declaration dated September 19, 1990, recorded September 20, 1990 as Instrument No. 9051139, records of Ada County, Idaho, and further amended by that certain Third Amendment to Master Declaration dated September 25, 1991, recorded September 25, 1991 as Instrument No. 9153554, records of Ada County, Idaho, (as amended, "Master Declaration");

WHEREAS, the Master Declaration allowed for the recording of Supplemental Declarations relating to and covering certain specific tracts within Columbia Village Subdivision;

WHEREAS, the Master Declaration allowed for annexation of additional property to Columbia Village Subdivision, which additional property when annexed will be brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Supplemental Declaration is to provide for the annexation of the additional property hereafter described as a part of Columbia Village Subdivision, to be known as Columbia Village No. 20 Subdivision, and to set forth additional or amended covenants, conditions, restrictions and easements applicable only to said annexed property, it being the purpose and intent of the Grantor that the provisions of the Master Declaration shall be incorporated herein as if set forth in full and, further, that the provisions of the Master Declaration as amended or modified herein shall apply only to the property within Columbia Village No. 20 Subdivision.

**ARTICLE II.**  
**PROPERTY COVERED**

The property that is covered by this Supplemental Declaration for Columbia Village No. 20 Subdivision is described as follows:

Lots 312 through 354, inclusive, of Block 4, and Lots 93 through 97, inclusive, of Block 7, of Columbia Village No. 20 Subdivision, according to the Plat thereof filed in Book 82 of Plats at pages 8923 through 8924, records of Ada County, State of Idaho (the "plat")

hereafter called "Columbia Village No. 20 Subdivision."

**ARTICLE III.**  
**DECLARATION OF ANNEXATION**

The Grantor hereby declares that Columbia Village No. 20 Subdivision is hereby annexed to and made a part of Columbia Village Subdivision and is hereby subject to all of the covenants, conditions, restrictions and easements and remaining provisions of the Master Declaration as modified as hereafter provided.

**ARTICLE IV.**  
**MODIFICATION OF MASTER DECLARATION**

**4.01 Use.**

*a. Sales Office.* Notwithstanding the provisions of Section 5.01 of the Master Declaration, or any other provision therein to the contrary, the Grantor, its successors and assigns, shall have the right to use a Lot, tract or parcel within Columbia Village No. 20 Subdivision for a sales office which shall be used for development, sales and marketing activities relating to Columbia Village Subdivisions, and such uses as are customarily incidental thereto.

*b. Well Site.* Notwithstanding the provisions of Section 5.01 of the Master Declaration or any other provision therein to the contrary, Lot 353, Block 4 may be used as the site of a water well and machinery necessary for the operation thereof. In the event the lot ceases to be used as a well site, it may thereafter be used for residential purposes only. So long as such lot is not used for residential purposes, it shall not be subject to assessment for homeowners dues and the owner(s) of the lot shall not be entitled to use of the recreational facilities or Common Area.

**ARTICLE V.**  
**SOLAR ACCESS RESTRICTIONS**

**5.01 Background.** The City of Boise Ordinance 9-20 ("Solar Ordinance") requires that private restrictions be recorded with subdivision plats which provide the same level of solar access protection as required under the City's solar setback and new development solar access design ordinances. Therefore, in recognition of the City of Boise subdivision ordinance for energy use, these covenants, conditions, and restrictions run with the land and hereby provide a

general scheme of solar access protection upon the ownership, use, and occupation of designated lots in Columbia Village No. 20 Subdivision which shall be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**5.02 Protected Lots.**

Lots 339 through 345 inclusive of Block 4, and Lots 350 through 353 inclusive of Block 5, are hereby designated as Solar Lots in accordance with Boise City Ordinance 9-20 Solar Protection Provision.

Lots 93 through 97, inclusive, of Block 7, Lots 312 through 318 inclusive of Block 4, and Lots 322 through 335 inclusive of Block 4 are hereby designated as both Solar Lots and Shade Restricted Lots in accordance with Boise City Ordinance 9-20 Solar Protection Provision.

**5.03 Solar Access Definitions.**

(a) "Exempt Tree". Any vegetation listed in 504(b) of the Solar Ordinance, as exempt; also, all Solar Friendly Vegetation.

(b) "Front Lot Line". The line represented by the connection of the most distant corners of a lot, including flag lots, where said corners are in common with the boundary of a public or private road. For corner lots, the front lot line shall be designated by the developer at the time of preliminary plat submittal.

(c) "North Slope". The gradient, in percent slope, from the average finished grade of the front lot line of the shade restricted lot to the average finished grade of the solar lot line of a solar lot. The slope must be downward or decreasing in elevation from south to north.

(d) "Restricted Vegetation". A tree or other vegetation which is either evergreen, or if deciduous, tends to retain its leaves late in the fall and/or drop them late in the spring, or has a dense branching pattern which generally tends to block a high level of the sun's rays during the heating season. Refer to the list of "solar friendly" trees on file with the Boise City Public Works and Planning Departments.

(e) "Shade". That portion of the shadow cast by the shade point of a structure or vegetation which exceeds the 11.5 foot fence at the solar lot line at solar noon, January 21.

(f) "Shade Point". That part of a structure, tree or other object, on a shade restricted lot, which casts the longest shadow (the most northerly shadow) when the sun is due south on January 21st at an altitude of twenty-six (26) degrees above the horizon, except a shadow caused by a narrow object such as a chimney, antenna, utility pole, wire, etc.

(g) "Shade Point Height". The vertical distance or height measured from the average elevation at the Solar Lot Line to the Shade Point. If the Shade Point is located at the north end of a ridge line of a structure oriented within 45 degrees of a geodetic north-south line, the shade point height computed according to the preceding sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of a geodetic east-west line with a pitch that is

flatter than 6 feet (vertical) in 12 feet (horizontal), the shade point will be the eave of the roof. If such a roof has a pitch that is 6 feet in 12 feet or steeper, the shade point will be the peak of the roof.

(h) "Shade Restricted Lot". Any lot within a subdivision that is southerly of and adjacent to a Solar Lot. These lots will have some restriction on vegetation types and structure height.

(i) "Solar Friendly Vegetation". A tree or other vegetation that is considered "solar friendly" and is not Restricted Vegetation. Such vegetation is generally deciduous, providing shade to houses in the summer, but which generally lose their leaves early in the fall and gain them late in the spring. Trees may be added or deleted from this list based on reliable evidence that their foliage and growth characteristics either meet or exceed solar-friendly vegetation characteristics. Refer to the list of "solar friendly" trees on file with the Boise City Public Works and Planning Departments.

(j) "Solar Lot". A lot, platted under the provisions of the Solar Access New Development Standard of the Solar Ordinance which has the following characteristics:

1. The front lot line is oriented within thirty (30) degrees of a geodetic east/west bearing;
2. The lot to the immediate south has a north slope of ten (10) percent or less;
3. Is intended for the construction of an above-ground inhabited structure.

(k) "Solar Lot Line". The most southerly boundary of a Solar Lot; the line created by connecting the most distant southerly corners of the solar lot.

(l) "Solar Setbacks". The minimum distance, measured perpendicular in a southerly direction, from the center of the solar lot line to the shade point of a structure or to restricted vegetation based upon its height at maturity on the shade restricted lot.

#### **5.04 Solar Access Covenants, Conditions and Restrictions.**

(a) Shade Restriction. Each lot within a subdivision that is classified as a Shade Restricted Lot shall have the following restriction. Any structure or Restricted Vegetation cannot cast a shadow higher than an imaginary fence 11.5 feet above the Solar Lot Line on solar noon on January 21st when the sun is at an angle of 26 degrees above the horizon. This sun angle at noon on January 21 causes structures, vegetation, and other objects to cast a shadow twice as long as their height. The height of the Shade Point of a structure on the Shade Restricted Lot is limited to 19 feet at the 15 foot rear yard zoning setback in order that the 11.5 foot high "solar fence" at the north property line of the Shade Restricted Lot is not exceeded. These standards assure that a structure built to the 15 foot rear yard zoning setback, on the Solar Lot located to the north, will not be shaded more than 4 feet above grade on its south wall on January 21 at solar noon.

(b) **Restricted Vegetation.** Restricted Vegetation, existing and to remain when the subdivision is platted and developed, is exempt from the provisions of these Covenants, Conditions and Restrictions. Any lot that would be shaded beyond the allowed shade limit by such vegetation shall not be classified as a Solar Lot.

(c) **Slope Exemption.** Any lot with an average finished grade slope along the north-south lot dimension greater than ten (10) percent shall be exempt from the solar restrictive terms and conditions of these Covenants, Conditions and Restrictions.

(d) **Solar Setbacks.** Each separate structure and item of restricted vegetation shall have a solar setback dependent on and calculated by its shade point height. All shade restricted lots shall have the following solar setback: Solar Setback (in feet) = [Shade Point Height (in feet) - 11.5'] X 2. Table 1 below shows a few examples of solar setbacks for given shade point heights:

TABLE 1  
SOLAR SETBACKS REQUIRED FOR A GIVEN SHADE POINT HEIGHT

Shade Point Height	Solar Setback
10'	0'
15'	7'
20'	17'
25'	27'
30'	37'

(e) **Solar Friendly Vegetation.** Certain vegetation is considered "solar friendly" and is not restricted in regards to location on individual lots. Such vegetation is deciduous, dropping its leaves during early fall and regaining them during late spring. Such vegetation also has sparse branching which allows a high level of sunlight to penetrate through. This growth cycle produces shading during summer but allows sun to penetrate during winter. A list of acceptable solar friendly trees shall be maintained by the Boise City Public Works and Planning Departments.

**5.05 Solar Access Rights, Duties and Responsibilities.**

(a) **Solar Access Rights.** The owner(s) of Solar Lots shall have a right to unobstructed solar access in accordance with these Covenants, Conditions and Restrictions.

(b) **Solar Access Duties.** The owner(s) of any Lot within Columbia Village No. 20 Subdivision shall not build, install, or otherwise allow a structure or non solar friendly tree on that Lot to cast more shade at their Solar Lot Line than permitted under the above solar access covenants, restrictions and conditions.

(c) **City of Boise Responsibilities.** Planning and building officials of the City of Boise will exercise reasonable care to verify that a structure for which a building or other permit is required will not violate the duties and rights created by this Supplemental Declaration, based

on an application for a building or other City-issued permit for a lot in the subdivision. The City may presume information in an application is correct. The City will not verify that structures for which it does not issue a building or other required permits or that vegetation complies with this declaration. The City is not required to enforce the terms of this Supplemental Declaration but must approve of all changes to this Supplemental Declaration before such changes become effective.

5.06 Miscellaneous.

(a) Enforcement and Non-Waiver. Any Lot owner or Columbia Village Owner Association, Inc., whether or not directly affected, shall have the right to enforce, by any proceeding at law or in equity, any violation or threatened violation of a provision of this Supplemental Declaration. The failure of any person to enforce any covenant or restriction herein contained shall not be deemed a waiver of the rights of any other person. Waiver of one breach does not constitute waiver of any other breach. There can be no waiver of the right to solar access created by this Supplemental Declaration.

(b) Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions, which shall remain in full force and effect.

(c) Duration and Applicability to Successors. The covenants, conditions and restrictions set forth in this Supplemental Declaration shall be in effect perpetually, shall run with the land and shall inure to the benefit of and be binding upon the Declarant and all lot owners in the subdivision and their successors in interest.

(d) Amendment. This Article V of this Supplemental Declaration may be amended by the action of the owners of a majority of the Lots in the subdivision affected by such amendment provided the amendment does not reduce the amount of solar access protection provided to the subdivision and the amendment is approved by the City of Boise.

ARTICLE VI.  
SPECIAL CONDITIONS

6.01 Common Lot Lines. Each side of common lot lines is subject to a five (5) foot permanent public water, power, telephone, gas, cablevision, and drainage easement.

6.02 Lot Lines Bordering Public Right of Way. All lot lines common to a public right-of-way line are subject to a ten (10) foot wide permanent public utilities (including lot lines to water, power, telephone, gas, and cablevision), drainage, irrigation and Boise City street light easement.

6.03 Common Area. Lots 321, 337, 348, and 354 of Block 4 are hereby designated as common area lots, and shall be owned and maintained by Columbia Village Owners Association, Inc.

6.04 Model Homes. Grantor reserves the right to Grantor and Grantor's assigns to construct model homes on subdivision lots herein and to otherwise conduct sales operations therefrom.

6.05 No Vacation of Micropaths. Lots 321, 337, 348 and 354 of Block 4 are common area lots for the additional purpose of pedestrian and bicycle access to adjacent common area ("micropath lots"). Said pedestrian and bicycle access may not be vacated without the express consent of the City of Boise.

6.06 No Vacation of Drainage. All drainage easements and drainage facilities on common area lots identified on the face of the plat of Columbia Village No. 20 Subdivision may not be vacated without the express consent of the City of Boise.

6.07 ACHD Storm Drain Easement. There is a twenty-foot (20') wide storm drain easement along the lot lines common to Lots 323 and 324 of Block 4, Lots 333 and 334 of Block 4 and Lots 340 and 341 of Block 4, the center line of said easement being such lot lines for the purpose of transporting storm drainage. The owners of such lots shall not allow any encroachments or obstructions in such easement area, including but not limited to fences and trees, that might adversely affect drainage or the operation and maintenance of such easement. The Columbia Village Owners Association, Inc. shall inspect and maintain in perpetuity all storm drainage systems as well as all graded surfaces located on the common areas or on easements for surface drainage within Columbia Village Subdivision No. 20, including all erosion prevention devices, retaining walls (related to drainage facilities), drainage structures, means or devices, and all plantings and ground cover, which are not the responsibility of a public agency, and which are installed or constructed to control, regulate, or promote drainage, or to prevent drainage and erosion, in accordance with a maintenance and operations system acceptable to and approved by Ada County Highway District.

6.08 Fences on Certain Lots. The owners of Lots 338-347, inclusive, and Lot 352, Block 4 shall be obligated to repair and maintain in good condition and to replace when necessary the split-rail fence constructed thereon by Grantor along the rear of the lot lines. Any replacement of such fences shall comply with the requirements of the Architectural Control Committee then in effect to the extent not inconsistent with this provision. Any side fence constructed on any lot contiguous to these split-rail fences must transition to the height of said split-rail fences over a minimum of sixteen (16) feet.

## ARTICLE VII. MISCELLANEOUS

7.01 Amendment. This Supplemental Declaration may be amended as follows:

(a) By the Grantor. Until title to a Lot within Columbia Village No. 19 Subdivision is conveyed by the Grantor to an Owner, this Supplemental Declaration may be amended or terminated by the Grantor by recordation of a written instrument signed by the Grantor and acknowledged, setting forth such amendment or termination.

(b) By the Owners. Unless a greater percentage is required by an express provision in the Master Declaration, the provisions of this Supplemental Declaration may be amended by an instrument in writing signed and acknowledged by the President and Secretary of Columbia Village Owners Association, Inc. certifying that such amendment has been approved by a vote or written consent of the Owners, including the Grantor, owning at least two-thirds (66

2/3%) of the Lots within Columbia Village No. 19 Subdivision, and such amendment shall be effective upon its recordation with the Ada County Recorder.

(c) **By Amendment of Master Declaration.** An amendment of the Master Declaration duly adopted as permitted therein shall, without further action, amend this Supplemental Declaration, unless such amendment to the Master Declaration is contrary to the express terms and provisions of this Supplemental Declaration, or will render the same invalid or unenforceable, in which event said amendment shall not be deemed to amend this Supplemental Declaration unless said amendment is expressly approved and adopted in the manner provided in this Section as an amendment to this Supplemental Declaration.

7.02 **Intent of Incorporation of Master Declaration.** It is the intent of the Grantor that incorporating the Master Declaration as a part of this Supplemental Declaration, the applicable definitions, terms and provisions thereof shall be part of this Supplemental Declaration.

7.03 **Interpretation.** Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall include the masculine, feminine or neuter. All captions and titles used in the Supplemental Declaration are intended solely for the convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

7.04 **Severability.** Each of the provisions contained in this Supplemental Declaration, including the Master Declaration incorporated herein by reference, shall be deemed independent and severable and the invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

[signature on following page]

