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SUPPLEMENTAL DECLARATION

OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR

COLUMBIA VILLAGE NO. 3 SUBDIVISION

June 11, 1991

9131199

ADA COUNTY CLERK FOR  
J. DAVID RAYAFIS  
RECORDER

Columbia  
Village

BY *Belueal*

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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 (as amended hereafter "Master Declaration");

WHEREAS, the Master Declaration allowed for the recording of a Supplemental Declaration(s) 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. 3 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. 3 Subdivision.

## ARTICLE II.

### PROPERTY COVERED

The property which is covered by this Supplemental Declaration for Columbia Village No. 3 Subdivision is described as follows:

Lots 1 through 47 inclusive, Block 4 of Columbia Village No. 3 Subdivision, According to the Plat thereof filed in Book 58 of Plats at pages 5621 through 5622, Records of Ada County, State of Idaho.

hereafter called "Columbia Village No. 3 Subdivision."

## ARTICLE III.

### DECLARATION OF ANNEXATION

The Grantor hereby declares that Columbia Village No. 3 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. 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. 3 Subdivision for a sales office which shall be used for development, sales and marketing activities relating to Columbia Village Subdivision, and such uses as are customarily incidental thereto.

## ARTICLE V.

MISCELLANEOUS

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

(a) By Grantor. Until title to a Lot within Columbia Village No. 3 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 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 percent (2/3%) of the Lots within Columbia Village No. 3 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 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.

5.02 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, by the applicable definitions, terms and provisions thereof shall be part of this Supplemental Declaration.

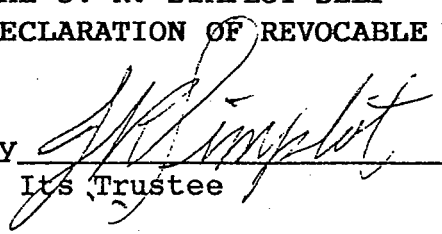
5.03 Interpretation. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall include the masculine, feminine or neuter.

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.

5.04 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this Supplemental Declaration as of the day and year first above written.

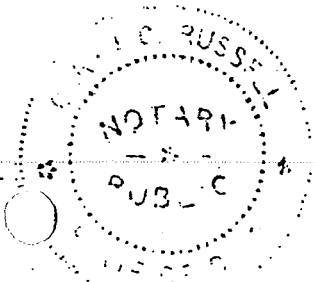
THE J. R. SIMPLOT SELF  
DECLARATION OF REVOCABLE TRUST

By   
Its Trustee

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 11<sup>th</sup> day of June, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared J. R. Simplot, known or identified to me to be the Trustee of the J. R. Simplot Self Declaration of Revocable Trust, the person whose name is subscribed within and acknowledged to me that he executed this instrument on behalf of said revocable trust.

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



Caren C. Russell  
Notary Public for Idaho  
Residing at: Meridian, Idaho  
My Commission Expires: 4-17-97

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