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Nawley, Troxell
RECORDER
J. DAVIS HANFORD
BOISE ID

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

BIGHORN SUBDIVISION

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RECORDED AT THE REQUEST OF *[Signature]*

THIS DECLARATION is made on the date hereinafter set forth by BIGHORN PARTNERS, an Idaho partnership, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the Owner of certain real property situate in the City of Eagle, County of Ada, State of Idaho, which is more particularly described as:

Bighorn Subdivision, according to the official plat thereof on file in the Office of the County Recorder of Ada County, State of Idaho, as Instrument No. 94064575 in Book 65 of Plats at pages 6700 and 6701;

which real property is hereinafter referred to as the "Property."

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with and bind, the Property and each and every part, parcel and Lot thereof, and be binding on all parties having any right, title or interest in the Property or any part, parcel or Lot thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to BIGHORN HOMEOWNERS' ASSOCIATION, INC., a non-profit corporation organized under the laws of the State of Idaho, or any successor or assign of the Association.

Section 2. "Owner" shall mean and refer to the record Owner, whether one (1) or more persons or entities, of a fee simple title to any Lot which is a part of the Property,

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including contract purchasers, but excluding those having an interest merely as security for the performance of an obligation.

Section 3. "Property" shall mean and refer to the real property constituting Bighorn Subdivision according to the official recorded plat thereof, and every part, parcel and Lot thereof, and shall further mean and refer to such additional real property as may hereafter be made subject to this Declaration of Covenants, Conditions and Restrictions by Supplemental Declaration, pursuant to the provisions hereof for the annexation and addition of additional parcels of real property.

Section 4. "Common Area" shall mean and refer to any Lot or parcel designated as Common Area in any Supplemental Declaration filed by Declarant subjecting additional real property to this Declaration. Said areas are intended to be devoted to the common benefit, use and enjoyment of the Owners (subject to the provisions hereof) and are not dedicated to the public.

Section 5. "Common Facilities" shall mean and refer to those physical improvements constructed by Declarant upon the Common Area or upon the utility easements over each Lot, including, but not limited to, the Pedestrian Trail and street lights (but excluding the entry way light required to be placed near the driveway entry to each Lot by the Owner of each Lot).

Section 6. "Lot" shall mean and refer to all Lots within and shown upon the official recorded plat of Bighorn Subdivision, except the Common Area, and except for streets dedicated to the public, as shown upon the recorded plat.

Section 7. "Dwelling" shall mean and refer to the single family dwelling allowed to be constructed on a Lot pursuant to Sections 1 and 2 of Article V.

Section 8. "Declarant" shall mean and refer to BIGHORN PARTNERS, its successors and assigns, provided such successor or assign shall have acquired more than two (2) Lots and such Lots constitute the entire remainder of un conveyed Lots owned by Declarant.

Section 9. "Project" shall mean and refer to the Property and all contemplated improvements thereto.

Section 10. "Annexed Property" shall mean and refer to any real property made subject to this Declaration by Supplemental Declaration pursuant to the provisions hereof for the annexation and addition of additional parcels of real property.

Section 11. Whenever the context so requires, the use of the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.

ARTICLE II

BIGHORN HOMEOWNERS' ASSOCIATION

It is contemplated that simultaneously with the execution and recordation of this Declaration of Covenants, Conditions and Restrictions (the "Declaration"), the Association will be incorporated, and the Association will adopt Bylaws (the "Bylaws") for its governance. To the extent the Articles of Incorporation or Bylaws of the Association may conflict with the provisions of this Declaration, the provisions of this Declaration shall control.

ARTICLE III

PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area and Common Facilities, subject to such reasonable rules and regulations governing use and access as may be adopted by the Association, which right shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The Association shall have the right to charge reasonable admission and other fees for the use of any Common Facility;

(b) The Association shall have the right to suspend the voting rights and right to use the Common Area of an Owner for any period during which any assessment against his Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations; and

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

Section 2. Delegation of Use. Any Owner may delegate his right to enjoyment of the Common Area and facilities to the members of his family, his tenants or contract purchasers of his Lot, provided such designees reside on the Property.

ARTICLE IV

RIGHTS RESERVED BY DECLARANT

Notwithstanding anything to the contrary contained in this Declaration, the Declarant expressly reserves unto:

(a) Itself, its employees, successors, assigns, agents, representatives, contractors and their employees, easements and rights-of-way on, over and across all or any part of the streets for vehicular and pedestrian ingress and egress to and from any part of the Property, or any adjacent real property owned by Declarant, or its successors or assigns;

(b) Itself, its successors and assigns (including any district or other entity providing water, sewer, gas, oil, electricity, telephone, cable television, or other similar services), easements on, over, under and across all or part of the Common Area, and the utility easements as provided on the recorded subdivision plat of Bighorn Subdivision, and any subsequent subdivision plat of Annexed Property, for installation, use, maintenance and repair of all lines, wires, pipes, and all other things necessary for all such services, provided that any such lines, wires or pipes shall be underground and, further, provided that all work done in connection therewith shall be performed with reasonable care and that the surface of said easement area shall be restored to the level and condition that existed prior to the doing of such work; and

(c) Itself, its employees, successors, assigns, agents, representatives, contractors and their employees, the right to use the Common Area, where applicable, to facilitate and complete the development of the Property, and any Annexed Property, including without limitation the use of the Common Area, where applicable for:

(1) Construction, excavation, grading, landscaping, parking and/or storage;

(2) The maintenance and operation of a sales office and model units for sales purposes;

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(3) The showing to potential purchasers of any unsold Lot, unit or improvements within the Project;

(4) The display of signs to aid in the sale of any unsold Lots and units or all or part of the Project.

ARTICLE V

USE AND BUILDING RESTRICTIONS

Section 1. Building Restrictions. Each Lot shall be restricted to one single family dwelling and usual and appropriate out-buildings. No dwelling shall be erected upon any Lot which shall exceed two (2) stories in height, and no out-building shall exceed one (1) story in height. Each structure constructed on any Lot shall be placed upon the Lot in such a manner as to minimize obstruction of the view of the Boise Front from other lots. All dwellings and out-buildings shall be of frame, stone or brick construction and, if other than brick or stone, shall be finished, painted and kept in good repair. The size, configuration, style and finish of each proposed structure on each Lot shall be subject to architectural and aesthetic control pursuant to Section 17 of this Article V and pursuant to Article VIII hereof. Each Lot shall be used in such manner as to be inoffensive to any other Owner in the Project.

Section 2. Minimum Building Size. Each dwelling erected upon a Lot shall satisfy the minimum floor area requirements of the Architectural Control Committee established in accordance with the provisions of Article VIII hereof, provided, however, that in no event shall the required floor area be less than three thousand (3,000) square feet of floor area exclusive of garages, patios, breezeways, storage rooms, porches and similar structures. The front plane of each dwelling shall be a minimum of eighty (80) feet wide. Garages shall not have an entry through the front plane of the dwelling.

Section 3. Building Location. Unless otherwise specifically approved in writing by the Architectural Control Committee, no dwelling, out-building or any part thereof, or any other structure (exclusive of fences and similar structures) shall be placed nearer than fifty (50) feet to the front or to the rear lot line of the Lot on which it is located, or nearer than twenty (20) feet to any side Lot line of the Lot on which it is located. For the purpose of this section, eaves, steps, chimneys and gutters shall not be considered as a part of the dwelling or out-building; provided, however, that this shall not be construed to permit any eaves, steps, chimneys or gutters or

any portion of the dwelling or out-building on any Lot to encroach upon any other Lot. Open porches shall not be considered as a part of the dwelling, but any open porch which would extend into the building setback area as herein established shall, prior to construction, require the approval of the Architectural Control Committee.

Section 4. Building Site. A building site shall consist of at least one (1) Lot, or a parcel composed of more than one Lot.

Section 5. Moving of Buildings; Construction of Outbuildings. No buildings or structures shall be moved onto the Property. No trailer houses or similar mobile unit designed for overnight accommodation shall be parked permanently in any street or within building setback lines. No trailer, basement, tent, shack, garage, barn or other out-building erected on a Lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No building of any kind shall be erected or maintained on a building site prior to the construction of the dwelling thereon. All buildings constructed on a Lot shall match the dwelling in architectural style, materials and colors, and shall be subject to architectural control pursuant to Article VIII hereof. Notwithstanding the foregoing restrictions, a portable construction office may be placed upon any Lot during the period in which construction of a dwelling thereon is in progress, provided that such office may not remain or be kept upon such Lot for more than eight (8) months; a temporary sales office of a portable nature may be placed upon a Lot by Declarant to facilitate Lot sales.

Section 6. Prosecution of Construction Work. The construction of the dwelling and associated structures shall be prosecuted diligently and continuously from time of commencement thereof until such dwelling and associated structures are fully completed and painted. All structures shall be completed as to external appearance, including finished painting, within eight (8) months from the date of commencement of construction, unless prevented by causes beyond the control of the Owner or builder and only for such time as that cause continues.

Section 7. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in a Lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 8. Excavation. No excavation for stone, sand, gravel, earth or minerals shall be made upon a Lot unless such excavation is necessary in connection with the construction of an approved structure thereon.

Section 9. Unsightly Structures or Practices. No unsightliness shall be permitted on any Lot. Without limiting the generality of the foregoing, all unsightly facilities, equipment or structures shall be enclosed within approved structures or appropriately screened from view. All refuse, garbage and trash shall be kept at all times in covered, reasonably noiseless containers, which shall be kept and maintained within an enclosed structure or appropriately screened from view, except when necessarily placed for pickup by garbage removal services. Storage piles, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view. No lumber, grass, shrubs or tree clippings or scrap, refuse or trash shall be kept, stored or allowed to accumulate on any Lot.

Section 10. Vehicle and Equipment Parking. Campers, recreational vehicles, trailers, boats, motorcycles, snowmobiles, snow removal equipment, golf carts, or similar equipment or vehicles, shall be kept enclosed in appropriate structures out of view. Such vehicles or equipment shall not be parked on any street, nor shall they be parked or stored in the area between the front plane of the dwelling on any Lot and the street, nor shall they be parked or stored within any building setback area (as defined in Section 3 hereof). Such vehicles or equipment as permitted hereunder shall be appropriately screened from the street view. No working or commercial vehicles larger than three-quarter ton, and no junk cars, shall be parked upon any Lot.

Section 11. Material Storage. No building material of any kind shall be placed or stored upon a building site until the Lot Owner or his builder is ready and able to commence construction and then such material shall be placed within the property lines of the building site upon which the structure is to be erected. The Architectural Control Committee and/or Association, through its agents, shall have the right to enter upon any vacant building site for the purpose of burning or removing weeds, brush, growth or refuse.

Section 12. Fences; Hedges. No fence, hedge or boundary wall situated anywhere upon any Lot shall have a height greater than six (6) feet, or such other lesser heights as the Architectural Control Committee may specify, above the finished graded surface of the ground upon which such fence, hedge or wall is situated. No fence shall be constructed of any material other than wood nor finished in other than a natural finish, except as

may be specifically approved by the Architectural Control Committee. No fence except an open rail fence (or fence of a similar type approved by the Architectural Control Committee) shall be constructed so as to extend toward the front of the Lot past the front plane of the dwelling constructed thereon, or closer than ten (10) feet to any side Lot line adjacent to a dedicated street on a corner Lot. No fence, wall, hedge, or shrub planting with an elevation above three (3) feet shall be permitted in front of building setback requirements without special written consent of the Architectural Control Committee. No fence, wall, hedge, or shrub planting which obstructs sight lines at an elevation between four (4) and eight (8) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 13. Noxious Use of Property. No portion of the Common Area, or any Lot or any structure thereon shall be used for the conduct of any trade or business or professional activities. Noxious or undesirable acts or undesirable use of any portion of the Property, including (but not limited to) acts or uses causing loud noise which interferes with the peaceable enjoyment of neighboring properties, is prohibited and shall not be permitted or maintained; provided, however, that an office or model home for the purpose of the development, construction and sale of the Lots and homes in the Project may be maintained by Declarant.

Section 14. Billboards; Signs. No sign of any kind shall be displayed to the public view on any Lot except one (1) sign of not more than five (5) square feet advertising a Lot for sale or rent, or signs used by a builder to advertise a Lot during the construction and sales period. The Association may maintain one (1) subdivision identification sign and appropriate informational signs upon the Common Area, of a size and design approved by the Architectural Control Committee. No other signs shall be placed or maintained upon the Common Area. Notwithstanding the provisions of this Section 14, Declarant shall be entitled to place such signs, of such size as Declarant may deem appropriate, to identify the Project, relate information with regard thereto, and advertise Lots for sale.

Section 15. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets for the Owner's personal use may be kept, provided that such animals are not kept, bred or maintained for any commercial purpose. Any such animals shall be properly restrained and controlled at any time that they are within the Project and outside the boundaries of Owner's Lot. It shall be the obligation of each Owner to control his animals in accordance with the rules and regulations of the Association. In the event an Owner constructs or maintains a kennel upon his Lot, such kennel shall:

(a) Be located on the Lot in a manner to avoid any endangerment of or nuisance to, adjacent Lot Owners; and

(b) Be kept in a clean and odor-free manner.

Section 16. Exterior Antennas. No outside television antennas, radio aerials, or similar devices or structures shall be installed on any Lot or the exterior of any structure located thereon. Satellite dishes shall be permitted only if located behind the front plane of the dwelling (toward the rear of the Lot) within the building setback area (as defined in Section 3 hereof), if appropriately screened from view from any direction, and if approved by the Architectural Control Committee.

Section 17. Control of Exterior Walls, Roofs, Etc. The visual harmony and aesthetic appeal of the Project being of mutual concern to all Owners and having a direct bearing on the value of Lots and improvements thereon, the Architectural Control Committee shall have the right to control the texture, design and color scheme of the outside walls, fences, roofs and patio roofs of all structures erected upon Lots, and to require basic landscaping. The Owner shall not repaint the outside walls or fences without first obtaining approval of the Architectural Control Committee as to color. All patio roofs shall be of design and color consistent with the roof of the dwelling.

Section 18. Landscaping. Prior to the beginning of construction of the dwelling upon any Lot, the Owner or his agent shall submit a landscaping plan to the Architectural Control Committee for approval. Each Lot shall be improved prior to the occupancy of the dwelling with the landscaping specified in the plan approved by the Architectural Control Committee.

Section 19. Exterior Lighting. No exterior lighting shall be installed or maintained on any Lot (or structure thereon) which interferes with the use and enjoyment of adjacent Lots, or without prior approval of the proposed installation by the Architectural Control Committee.

Section 20. Sanitary Facilities. Each Lot shall be improved with a waste disposal facility, for sewage and waste water disposal, of a design and construction approved by the Central District Health Department and the Architectural Control Committee prior to the occupancy of any structure thereon.

Section 21. Entry-Way Light. Each building site shall be improved by the Owner thereof, prior to the occupancy of any structure thereon, by the installation of an entry-way light at the juncture of the site's driveway and the street, of a style and design approved by the Architectural Control Committee. Such light mechanism shall include a photo-cell device which causes the light to automatically illuminate during the period from sunset to sunrise.

ARTICLE VI

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot shall be a member of the Association, and by virtue of being an Owner each Owner thus consents to membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The Association shall have two (2) classes of voting membership:

Class A: The Class A members shall be all Owners, with the exception of the Declarant (during the period when the Declarant is a Class B member.) Each Class A member shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B: The sole Class B member shall be the Declarant, who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be automatically converted to Class A memberships (one Class A membership for each Lot owned) when the total votes outstanding in Class A memberships equal the total votes outstanding in the Class B membership.

ARTICLE VII**COVENANT FOR ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association:

- (a) Annual assessments or charges; and
- (b) Special assessments for capital improvements;

such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs of collection and reasonable attorneys' fees incurred in collection shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, including costs and attorneys' fees upon appeal, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment falls due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them, but unpaid assessments shall constitute a continuing lien against the Lot until paid.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, welfare and economic well-being of the residents in the Project and for the improvement, operation and maintenance of the Common Area and Common Facilities.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the year in which the conveyance of the first Lot to an Owner occurs, the maximum annual assessment shall be Four Hundred Dollars (\$400.00) per Lot. The annual assessment may be made payable (by action of the Board of Directors of the Association) on a quarterly basis, one-fourth per quarter, in advance. Increases in the amount of the annual assessment shall be limited as follows:

- (a) Each year, beginning with the calendar year beginning January 1 of the year immediately following the year in which the conveyance of the first Lot to an Owner occurs, the maximum annual assessment may be

increased effective as of that January 1 (and each year thereafter) by action of the Board of Directors of the Association without a vote of the membership, by an amount of not more than fifteen percent (15%) above the prior year's assessment.

(b) For the calendar year beginning January 1 immediately following the year in which the conveyance of the first Lot to an Owner occurs, or any subsequent year, the maximum annual assessment may be increased more than fifteen percent (15%) above the prior year's assessment only by an affirmative vote of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any calendar year a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3(b) or 4 of this Article VII shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting the presence of members in person or by proxy entitled to cast fifty-one percent (51%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, the meeting shall be adjourned and rescheduled for a time and place not less than ten (10) days nor more than thirty (30) days subsequent. Written notice of the rescheduled meeting shall be mailed to all members not less than five (5) days in advance of the rescheduled meeting date. The required quorum at the subsequent meeting shall be satisfied by the presence in person or by proxy of twenty-five percent (25%) of each class of membership.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots; provided, however, that assessments for Lots which have not been improved with a dwelling or out-buildings shall be assessed at one-half (1/2) of the assessment for Lots which have been improved with a dwelling or out-building. A Lot shall be deemed

improved with a dwelling or out-building when such structure is occupied or substantially completed.

Section 7. Date of Commencement of Annual Assessments:

Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the initial conveyance of a Lot by Declarant to a purchaser. The first annual assessment shall be adjusted (pro rata) according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment at least thirty (30) days in advance of each annual assessment period; provided, however, that in the event of an assessment proposed in excess of the authority of the Board of Directors, the amount of such assessment in excess of the Board's authority shall not be effective until membership approval. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association, setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments:

Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent (10%) per annum or at such other interest rate as may be established annually by the Board of Directors. Each assessment, when levied, shall automatically constitute a lien on and against the Lot to which the assessment pertains, without any requirement of filing any documentation of such lien. Nonetheless, the Association may file an Affidavit of Lien evidencing such lien thirty (30) days after the due date of the assessment. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the assessment lien against the Lot, in the same manner as provided by law as to statutory materialmen's liens. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from

liability for any assessment thereafter becoming due or from the lien thereof.

ARTICLE VIII

ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee. In order to protect the quality and value of all structures built in the Project and for the continued protection of the Owners thereof, an Architectural Control Committee, consisting of three or more members to be appointed by the Declarant, is hereby established. At such time as the total number of Lots owned by Declarant (including Lots in any Annexed Property) total less than ten percent (10%) of the total number of platted Lots, then the membership of the Architectural Control Committee shall be appointed by the Board of Directors of the Association, to succeed the prior Committee membership upon such appointment.

Section 2. Approval by Committee. No dwelling, out-building, fence, wall, patio cover, window awning or other structure shall be commenced, erected, or maintained upon any Lot, the Common Areas or other properties within the Project, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, height, materials, location of the same, and such other detail as the Architectural Control Committee may require (including but not limited to any electrical, heating or cooling systems, sewage or waste disposal systems) shall have been submitted to and approved in writing by the Architectural Control Committee. In the event said Committee fails to approve or disapprove such plans, specifications and location within thirty (30) days after said plans and specifications have been submitted to it in such form as may be required by the Committee, in writing, approval will not be required, and this Article will be deemed to have been fully complied with.

Section 3. Rules and Regulations. The Architectural Control Committee is hereby empowered to adopt rules to govern its procedures, including such rules as the Committee may deem appropriate and in keeping with the spirit of due process of law with regard to the right of concerned parties due to be heard on any matter before the Committee. The Architectural Control Committee is further hereby empowered to adopt such regulations as it shall deem appropriate, consistent with the provisions of this Declaration, with regard to matters subject to the Committee's approval, including matters of design, materials and aesthetic interest. Such rules, after adoption, shall be of the same force and effect as if set forth in full herein.

Section 4. Fees. The Architectural Control Committee may establish, by its adopted rules, a fee schedule for an Architectural review fee to be paid by each Owner submitting plans and specifications to the Committee for approval. No submission for approval shall be considered complete until such fee has been paid. Such fee shall not exceed such reasonable amount as may be required to reimburse the Committee for the costs of professional review of submittals, and in any event shall not exceed the sum of One Hundred Dollars (\$100.00) per submittal.

ARTICLE IX

ENFORCEMENT

Section 1. Persons Entitled to Enforce. The provisions of this Declaration may be enforced by any of the following persons or entities in accordance with the procedures outlined herein:

(a) The Association;

(b) The Declarant;

(c) The Owner or Owners of any Lot adversely affected, but only after demand made upon the Association and its failure to act, except that no such Owner shall have the right to enforce independently of the Association any assessment or lien herein.

Section 2. Methods of Enforcement. Subject to the provisions of Section 3 herein, the following methods of enforcement may be utilized:

(a) Legal or equitable action for damages, injunction, abatement, specific performance, foreclosure, rescission, or cancellation of any contracts of an executory nature;

(b) Eviction for trespass by police action;

(c) Monetary penalties and temporary suspension from Association membership rights and privileges, in accordance with the Bylaws of the Association, provided that, except for late charges, interest, and other penalties for failure to pay as due assessments levied by the Association as provided in this Declaration, no discipline or sanction shall be effective against a member unless:

(i) The member is given fifteen (15) days written notice of the proposed disciplinary action and a timely opportunity to be heard on the matter. The opportunity to be heard may, at the election of such member, be oral or in writing. The notice shall be given personally to such member or sent by first-class or registered mail to the last address of such member as shown on the records of the Association, and shall state the place, date and time of the hearing, which shall not be less than five (5) days before the effective date of the proposed penalty, termination, or suspension.

(ii) The hearing shall be conducted by a committee composed of not less than three (3) persons, appointed by the President of the Association, which shall conduct the hearing in good faith and in a fair and reasonable manner and shall not reach a decision regarding discipline until the conclusion of the meeting.

(iii) Any member challenging the disciplinary measures taken by the Board, including any claim alleging defective notice, must commence Court action within one (1) year after the date of the contested disciplinary measure taken by the Board.

Section 3. Limitations on Enforcement. All methods of enforcement and discipline authorized by this Declaration are limited as follows:

(a) The Association may not cause a forfeiture or abridgment of an Owner's right to the full use and enjoyment of his individually owned Lot on account of the failure of the Owner to comply with provisions of this Declaration except by judgment of a Court or a decision arising out of arbitration or on account of a foreclosure for failure of the Owner to pay annual or special assessments duly levied by the Association.

(b) A monetary penalty imposed by the Association as a disciplinary measure for failure of a member to comply with the provisions of this Declaration or as a means of reimbursing the Association for costs incurred by the Association in the repair of damage to the Common Areas for which the member was allegedly responsible, or in bringing the member and his Lot into compliance with this Declaration, may not be treated as an assessment which may become a lien against the members' Lot, enforceable by a sale of the interest.

This provision does not apply to charges imposed against an Owner consisting of reasonable late payment penalties for delinquent assessments and for charges to reimburse the Association for the loss of interest and for costs reasonably incurred (including attorneys' fees) in its efforts to collect delinquent assessments.

Section 4. Fees and Costs. The Association, or any person entitled to enforce any of the terms hereof, by any of the means contained herein, who obtains a decree from any Court or arbitrator enforcing any of the provisions hereof, shall be entitled to reasonable attorneys' fees and all costs, including attorneys' fees and costs on appeal, incurred or anticipated to be incurred in remedying or abating the offensive condition as a part of his or its judgment or decree against the party in violation hereof.

Section 5. Non-Liability For Enforcement Or For Non-Enforcement. Neither the Architectural Control Committee nor the Association shall be liable to any person under any of these covenants for failure to enforce any of them, for personal injury, loss of life, damage to property, economic detriment, or for any other loss caused either by their enforcement or non-enforcement. Failure to enforce any of the covenants contained herein shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE X

WATER SYSTEMS

Section 1. Domestic Water System. Each Lot shall have access to the Eagle Water Co.

ARTICLE XI

GENERAL PROVISIONS

Section 1. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions hereof, which shall remain in full force and effect.

Section 2. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless a document terminating the covenants and restrictions of this Declaration,

signed by seventy-five percent (75%) of all Owners, duly acknowledged as to each executing Owner, is recorded in the official records of Ada County, Idaho. This Declaration may be amended during the first twenty (20) year period by an instrument signed and acknowledged by the Owners of not less than ninety percent (90%) of the Lots subject to this Declaration and thereafter by an instrument signed and acknowledged by the Owners of not less than seventy-five percent (75%) of the Lots subject to this Declaration.

Section 3. Conveyance of Common Area. The Common Area shall be conveyed by Declarant to the Association on or before the tenth (10th) day after conveyance of the first Lot in the Project. Until the Common Area has been conveyed to the Association, Declarant shall be solely responsible for the maintenance and management thereof, and for all costs and expenses arising therefrom.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 4 day of August, 1994.

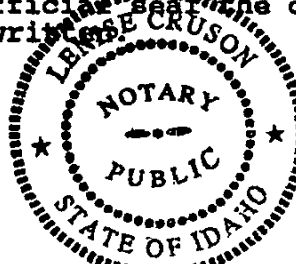
BIGHORN PARTNERS,
an Idaho partnership

By: [Signature]
Wayne E. Roth, Managing Partner

STATE OF IDAHO)
) ss.
County of Ada)

On this 4 day of August, 1994, before me, Lenise Cruson, a Notary Public in and for said State, personally appeared WAYNE E. ROTH, known or identified to me to be the Managing Partner of BIGHORN PARTNERS, the partnership that executed the within instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership executed the same.

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



Lenise Cruson
Notary Public for Idaho
Residing at Boise Idaho
My commission expires 9/9/98

95001217

Hawley, Troxell, Ennis & Hawley
ADA CO. RECORDER
J. DAVID NAVARRO
BOISE ID 1825001600

AMENDMENT NO. 1
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BIGHORN SUBDIVISION

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RECORDED AT THE REQUEST OF *J. Navarro*

THIS AMENDMENT is made, on the date hereinafter set forth, to that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BIGHORN SUBDIVISION, recorded August 4, 1994 as Instrument No. 94072748, records of Ada County, Idaho (the "Declaration"), which Declaration is incorporated herein by this reference hereto, as follows:

1. Article V of the Declaration entitled "Use and Building Restrictions" is amended to provide new Sections 1, 2, 6, 15 and 18, which read in their entirety as follows:

Section 1. Building Restrictions. Each Lot shall be restricted to one single family dwelling and usual and appropriate out-buildings. No dwelling shall be erected upon any Lot which shall exceed two (2) stories in height, and no out-building shall exceed one (1) story in height. Each structure constructed on any Lot shall be placed upon the Lot in such a manner as to minimize obstruction of the view of the Boise Front from other lots. All dwellings and out-buildings shall be of frame, stone, stucco or brick construction and, if other than brick or stone, shall be finished, painted and kept in good repair. The size, configuration, style and finish of each proposed structure on each Lot shall be subject to architectural and aesthetic control pursuant to Section 17 of this Article V and pursuant to Article VIII hereof. Each Lot shall be used in such manner as to be inoffensive to any other Owner in the Project.

Section 2. Minimum Building Size. Each dwelling erected upon a Lot shall satisfy the minimum floor area requirements of the Architectural Control Committee established in accordance with the provisions of Article VIII hereof, provided, however, that in no event shall the required floor area be less than two thousand four hundred (2,400) square feet of floor area with one thousand five hundred (1,500) square feet of living area on ground level, exclusive of garages, patios, breezeways, storage rooms, porches and similar structures. Garages shall not have an entry facing a street.

Section 6. Prosecution of Construction Work; Maintenance of Unimproved Lot. The construction of the dwelling and associated structures shall be prosecuted diligently and continuously from time of commencement thereof until such dwelling and associated structures are fully completed and painted. All structures shall be completed as to external appearance, including finished painting, within eight (8) months from the date of commencement of construction, unless prevented by causes beyond the control of the Owner or builder and only for such time as that cause continues. The Owner of any bare or unimproved Lot shall maintain such Lot free of weeds and debris; the Association retains the right to have weeds and debris removed from such Lot not so maintained by the Owner, and to bill the Owner and/or lien the Lot for all expenses incurred by the Association for such maintenance.

Section 15. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except for (i) a total of two (2) large animals, restricted to either horses or llamas, and (ii) dogs, cats or other household pets. Such animals shall be kept solely for the Owner's personal use, and shall not be kept, bred or maintained for any commercial purpose. Any such animals shall be properly restrained and controlled at any time that they are within the Project and outside the boundaries of Owner's Lot. It shall be the obligation of each Owner to control his animals in accordance with the rules and regulations of the Association. In the event an Owner constructs or maintains a barn and/or kennel upon his Lot, such barn and/or kennel shall:

a. Be located on the Lot in a manner to avoid any endangerment of or nuisance to, adjacent Lot Owners; and

b. Be kept in a clean and odor-free manner.

Section 18. Landscaping. Prior to the beginning of construction of the dwelling upon any Lot, the Owner or his agent shall submit a landscaping plan to the Architectural Control Committee for approval. Each Lot shall be landscaped no later than ninety (90) days after occupancy of the dwelling with the landscaping specified in the plan approved by the Architectural Control Committee.

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2. Except as amended hereby, the terms and conditions set forth in the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Owner of not less than ninety percent (90%) of the Lots subject to the Declaration, has hereunto set its hand and seal this 5th day of January, 1995.

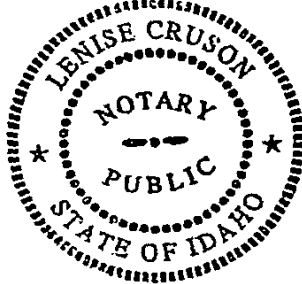
BIGHORN PARTNERS,
an Idaho partnership

By: [Signature]
Wayne E. Roth, Managing Partner

STATE OF IDAHO)
) ss.
County of Ada)

On this 5th day of January, 1995, before me, Lenise Cruson, a Notary Public in and for said State, personally appeared WAYNE E. ROTH, known or identified to me to be the Managing Partner of BIGHORN PARTNERS, the partnership that executed the within instrument or the person who executed the instrument on behalf of said partnership, and acknowledged to me that such partnership executed the same.

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



Lenise Cruson
Notary Public for Idaho
Residing at Boise, Idaho
My commission expires 9/9/98