



**SUPPLEMENTAL  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR  
HIGHLANDS COVE SUBDIVISION NO. 1**

**(Annexing Highlands Cove Subdivision No. 2)**

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THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLANDS COVE SUBDIVISION NO. 1 is made on the date hereinafter set forth by the undersigned GRANTORS, collectively referred to as the "Undersigned".

**WITNESSETH**

WHEREAS, the Grantor executed that certain Declaration of Covenants, Conditions and Restriction for Highlands Cove Subdivision No. 1, which is recorded as Instrument No. 2017-083839, records of Ada County, Idaho, and as amended by the Amendment to the Declaration of Covenants, Conditions and Restrictions for Highlands Cove Subdivision No. 1, which is recorded in the records of the Ada County Recorder as Instrument No. 2017-090825 (collectively, the "Declaration"); and

WHEREAS, pursuant to Article I of the Declaration, Grantor has the right to bring additional property within the Declaration, to the same extent as if said property were originally covered by the Declaration, by executing and recording a written supplemental declaration setting for the legal description of the property being annexed; and

NOW, THEREFORE, the Grantor hereby declares that the covenants, conditions and restrictions set forth in the Declaration shall attach to and be deemed to run with the real property described as Lots 3 through 15, Block 1 and Lots 32 through 43, Block 2, Highlands Cove Subdivision No. 2, and as more further described on Exhibit A, attached hereto and incorporated herein for all purposes (the "Phase 2 Property"), and said property is thus hereby made subject to all of the terms, provisions, covenants, conditions and restrictions of the Declaration. In addition, the following additional and/or different covenants and restrictions are hereby imposed on the Phase 2 Property, which shall govern in the event of any conflict with the Declaration:

1. **ACHD Storm Water Drainage System.** Lot 39, Block 2 is servient to and contains the Ada County Highway District ("ACHD") storm water drainage system. This Lot is encumbered by that certain 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.

2. **Storm Water Operations and Maintenance Manuals.** Operation and Maintenance of the storm water facilities at the Highlands Cove Subdivision shall be governed by the "Operation and Maintenance Plan for Storm Water Drainage Facilities for Highlands Cove Phase 1" prepared by T-O Engineers (T-O Project No. 140080) dated August 25, 2017 and "Operation and Maintenance Plan for Storm Water Drainage Facilities for Highlands Cove Subdivision Phase 2" prepared by T-O Engineers (T-O Project No. 180008) dated October 25, 2018. These manuals provide additional guidance regarding the light and heavy maintenance responsibilities of the storm water management system and facilities. These manuals may only be modified at the direction of the Board of the Association, with written approval by ACHD.

*{signature page to follow}*



IN WITNESS WHEREOF, the Undersigned has caused their names to be hereunto subscribed this 20<sup>th</sup> day of MARCH, 2019.

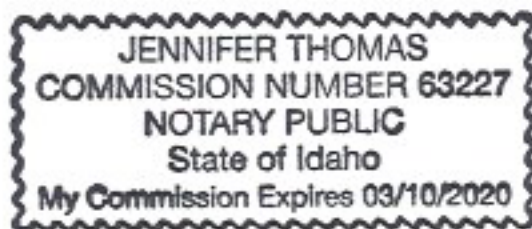
By [Signature]  
Chris L. Conner, Grantor

By David R. Yorgason  
David R. Yorgason, Grantor

STATE OF IDAHO     )  
                                      : ss.  
County of Ada         )

On this 20<sup>th</sup> day of March, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Chris L. Conner, known or identified to me to be a member of Highlands Cove LLC., an Idaho limited liability company, that executed the within instrument and acknowledged to me that he executed the same.

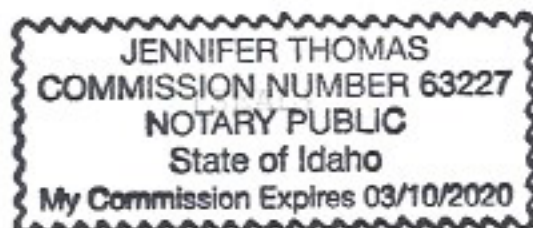
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]  
Notary Public for Idaho  
Residing at Boise, ID  
My Commission Expires 3/10/20

STATE OF IDAHO     )  
                                      : ss.  
County of Ada         )

On this 20<sup>th</sup> day of March, 2019, before me, the undersigned Notary Public in and for said State, personally appeared David R. Yorgason, known or identified to me to be a member of Highlands Cove LLC., an Idaho limited liability company, that executed the within instrument and acknowledged to me that he executed the same.



[Signature]  
Notary Public for Idaho  
Residing at Boise, Idaho  
My Commission Expires: 3/10/20



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**EXHIBIT "A"**

**DESCRIPTION OF "HIGHLANDS COVE SUBDIVISION NO. 2"**

A RE-SUBDIVISION OF LOT 28, BLOCK 2, HIGHLANDS COVE SUBDIVISION NO. 1 AND A PORTION OF THE SE1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, SAID SUBDIVISION FILED FOR RECORD IN BOOK 112 OF PLATS, AT PAGES 16235 THROUGH 16243, RECORDS OF ADA COUNTY, IDAHO,

**COMMENCING** AT A BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 26; THENCE, ALONG THE EAST LINE OF SAID SECTION,

- A) S.00°56'22"E., 1087.10 FEET; THENCE,
- B) S.89°03'38"W., 69.89 FEET TO THE NORTHEAST CORNER OF LOT 26, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1 AND THE **POINT OF BEGINNING**; THENCE, LEAVING SAID LINE, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1,
  - 1) N.65°41'22"W., 52.32 FEET; THENCE,
  - 2) S.23°45'52"W., 165.10 FEET; THENCE,
  - 3) N.61°56'34"W., 60.68 FEET; THENCE,
  - 4) S.53°15'56"W., 105.89 FEET; THENCE,
  - 5) S.35°34'53"W., 47.37 FEET TO THE EXTERIOR BOUNDARY OF THE CRANE CREEK COUNTRY CLUB GOLF COURSE PER THE DEED FILED FOR RECORD AS INSTRUMENT NUMBER 586154, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY THE FOLLOWING COURSES:
    - 6) S.81°25'12"W., 249.39 FEET; THENCE,
    - 7) S.67°09'02"W. 444.60 FEET; THENCE,
    - 8) S.26°24'03"W., 261.11 FEET; THENCE,
    - 9) S.67°59'45"W. 342.43 FEET TO THE NORTH BOUNDARY OF LOT 30, BLOCK 2 OF SAID HIGHLANDS COVE NO. 1; THENCE, LEAVING SAID EXTERIOR BOUNDARY AND SAID HIGHLANDS COVE SUBDIVISION NO. 1 BOUNDARY, ALONG SAID NORTH BOUNDARY,
    - 10) N.67°24'54"W., 479.94 FEET; THENCE,
    - 11) S.78°45'51"W., 311.96 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, LEAVING SAID NORTH BOUNDARY OF LOT 30,
    - 12) S.88°45'04"W., 316.41 FEET TO THE NORTH BOUNDARY OF LOT 31, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, LEAVING THE EXTERIOR BOUNDARIES OF SAID GOLF COURSE AND SAID SUBDIVISION, ALONG SAID NORTH BOUNDARY THE FOLLOWING COURSES:





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- 13) S.88°19'36"W., 80.53 FEET; THENCE,
- 14) S.35°41'04"W., 237.09 FEET; THENCE,
- 15) S.65°44'55"W., 190.33 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE LEAVING SAID NORTH BOUNDARY OF LOT 31,
- 16) S.75°19'40"W., 607.76 FEET; THENCE,
- 17) S.78°58'08"W., 319.64 FEET TO THE SOUTHEAST CORNER OF 100 BRAEMERE SOUTH SUBDIVISION, FILED FOR RECORD IN BOOK 33 OF PLATS AT PAGES 1985-1986, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING THE EXTERIOR BOUNDARY OF SAID GOLF COURSE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION,
- 18) N.10°55'29"W., 178.10 FEET TO THE SOUTHWEST CORNER OF LOT 509, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 12 SUBDIVISION, FILED FOR RECORD IN BOOK 21 OF PLATS AT PAGES 1362-1363, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:
  - 19) N.79°20'37"E., 337.96 FEET; THENCE,
  - 20) N.74°17'05"E., 603.01 FEET TO THE SOUTHEAST CORNER OF LOT 518, BLOCK 1 OF SAID SUBDIVISION AND THE SOUTHWEST CORNER OF LOT 548, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 14 SUBDIVISION, FILED FOR RECORD IN BOOK 24 OF PLATS AT PAGES 1504-1505, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID THE HIGHLANDS - UNIT NO. 12 SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID THE HIGHLANDS - UNIT NO. 14 SUBDIVISION, THE FOLLOWING COURSES:
    - 21) S.78°31'56"E., 59.99 FEET; THENCE,
    - 22) N.60°34'01"E., 182.11 FEET; THENCE,
    - 23) N.47°00'39"E., 328.84 FEET TO THE EAST CORNER OF LOT 552, BLOCK 1 OF SAID HIGHLANDS - UNIT NO. 14 SUBDIVISION AND ALSO THE SOUTHWEST CORNER OF LOT 580, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 15 SUBDIVISION, FILED FOR RECORD IN BOOK 27 OF PLATS AT PAGES 1698-1699, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY OF HIGHLANDS -UNIT NO. 14 SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID HIGHLANDS UNIT - NO. 15 SUBDIVISION THE FOLLOWING COURSES:
      - 24) N.46°58'56"E., 200.58 FEET; THENCE,
      - 25) N.50°52'05"E., 83.33 FEET; THENCE
      - 26) N.58°12'31"E., 83.30 FEET; THENCE,





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- 27) N.65°57'45"E., 18.47 FEET TO NORTHWEST CORNER OF LOT 659, BLOCK 5 OF THE HIGHLANDS - UNIT NO. 17 SUBDIVISION, FILED FOR RECORD IN BOOK 31 OF PLATS AT PAGES 1937-1938, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS - UNIT NO. 17 SUBDIVISION,
- 28) S.28°25'54"E., 267.23 FEET; THENCE, CONTINUING ALONG SAID SUBDIVISION BOUNDARY,
- 29) S.75°07'22"E., 154.80 FEET TO THE WEST LINE OF LOT 29, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID LOT 29 THE FOLLOWING COURSES:
- 30) S.13°38'36"W., 79.70 FEET; THENCE,
- 31) S.78°26'57"E., 216.23 FEET; THENCE,
- 32) N.12°28'09"E., 66.42 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF CHARDIE SUBDIVISION, FILED FOR RECORD IN BOOK 44 OF PLATS, AT PAGES 3548 AND 3549, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID EXTERIOR BOUNDARY OF SAID LOT 29, ALONG THE SOUTH BOUNDARY OF SAID CHARDIE SUBDIVISION THE FOLLOWING COURSES:
- 33) S.67°58'39"E., 161.02 FEET; THENCE,
- 34) N.81°56'01"E., 167.00 FEET; THENCE,
- 35) N.24°01'19"E., 129.03 FEET; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY AND ACROSS THE PUBLIC RIGHT-OF-WAY OF EAST CHARDIE ROAD,
- 36) N.09°28'08"W., 265.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CHARDIE ROAD; THENCE, LEAVING SAID EXTERIOR BOUNDARY, ALONG SAID NORTH RIGHT-OF-WAY LINE,
- 37) S.80°21'19"W., 57.38 FEET; THENCE,
- 38) N.05°08'30"E., 168.51 FEET; THENCE,
- 39) N.59°35'58"E., 315.35 FEET TO AN ANGLE POINT IN THE SOUTH BOUNDARY OF LOT 745, BLOCK 4 OF THE HIGHLANDS - UNIT NO. 21 SUBDIVISION, FILED FOR RECORD IN BOOK 51 OF PLATS AT PAGE 4362, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION,
- 40) N.74°30'21"E., 123.51 FEET TO THE SOUTHWEST CORNER OF LOT 747, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 24 SUBDIVISION, FILED FOR RECORD IN BOOK 52 AT PAGES 4480-4481, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION,
- 41) N.84°22'12"E., 107.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE,
- 42) S.08°09'21"E., 10.19 FEET; THENCE,
- 43) N.84°22'12"E., 115.21 FEET; THENCE,



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- 44) N.75°27'36"E., 204.11 FEET; THENCE,
- 45) N.67°04'15"E., 228.03 FEET; THENCE,
- 46) N.22°04'22"W., 10.03 FEET TO THE SOUTH CORNER COMMON TO LOTS 752 AND 753, BLOCK 1 OF SAID THE HIGHLANDS - UNIT NO. 24 SUBDIVISION; THENCE,
- 47) N.63°13'05"E., 175.23 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:
- 48) S.26°46'55"E., 222.35 FEET; THENCE,
- 49) S.65°41'22"E., 93.95 FEET; THENCE,
- 50) S.24°18'38"W., 120.00 FEET; THENCE,
- 51) S.65°41'22"E., 37.38 FEET; THENCE,
- 52) S.24°18'38"W., 42.00 FEET TO THE **POINT OF BEGINNING.**

**CONTAINING: 26.64 ACRES, MORE OR LESS.**

