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CAMILLE LARSEN, RECORDER
By *C. Carter* Deputy
FRANKLIN COUNTY IDAHO

Maple Creek Ranches Conservation Project

First Amendment to Declaration

Phase 3

**MAPLE CREEK RANCHES CONSERVATION
PROJECT**

FIRST AMENDMENT TO DECLARATION

PHASE 3

This First Amendment to Declaration for Maple Creek Ranches Conservation Project (this "Amendment") is made as of March __, 2021, by G&G Franklin Properties, LLC, an Idaho limited liability company ("Declarant"), with reference to the following:

A. On October 6, 2009, Silcock Franklin Properties, LLC, Declarant's predecessor in interest, caused to be recorded as Instrument No. 246803 in the official records of Franklin County, Idaho, that certain Declaration of Maple Creek Ranches Conservation Project Phase 2 (the "Original Declaration") pertaining to a private conservation project known as Maple Creek Ranches (the "Project").

B. Section 10.1 of the Original Declaration provides that Declarant has the right to add additional lots, common areas and elements, and otherwise expand the Project in additional phases to the Project without the consent of any lot owner or mortgagee. Such additional phases are made subject to the Original Declaration by amendment to the Declaration and plat. Upon such amendment, such additional lots, common areas and elements, and phases become subject to the Original Declaration.

C. Section 10.2 of the Original Declaration provides the legal description of the area of land that may become part of the Project and subject to the Original Declaration.

D. Pursuant to Section 10.1 of the Original Declaration, Declarant desires to subject that portion of land described on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Subject Property"), to the Original Declaration. The Subject Property is entirely within the area of land defined in Section 10.2 of the Original Declaration.

E. Declarant is executing and recording this Amendment for the purpose of subjecting the Subject Property to the covenants, conditions, and restrictions set forth in the Original Declaration.

Agreement

NOW THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Recitals. The Recitals set forth above and the exhibits attached to this Amendment are each incorporated into the body of this Amendment as if set forth in full herein.

2. Defined Terms. All capitalized terms used but not defined herein shall have the same meanings as those set forth in the Original Declaration.

3. Subject Property.

a. The Subject Property is hereby subjected to the Original Declaration, as amended and supplemented by this Amendment, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, conditions, and restrictions set forth in the Original Declaration, as amended and supplemented by this Amendment, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. The Subject Property shall hereafter be deemed to be a part of the Project.

b. The Subject Property shall hereafter be held, transferred, sold, conveyed, occupied, improved, and developed subject to the covenants, conditions, and restrictions set forth in the Original Declaration, as amended and supplemented by this Amendment. The provisions of the Original Declaration, as amended and supplemented by this Amendment, shall run with the Subject Property and shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof.

4. Attachment 2. Pursuant to Sections 2.4, 10.3, and 12.3 of the Original Declaration, attached hereto as "Exhibit "B"" is an amended Attachment 2 applicable to both the Original Declaration (Phase 2) and this First Amendment (Phase 3) of the Project.

5. Supplemental Plat. Pursuant to Section 10.3 of the Original Declaration, attached hereto as Exhibit "C" is a supplemental plat showing the Subject Property. The plat shown in Exhibit "C" has been recorded in the property records of Franklin County, Idaho, as Instrument Number 285760 on March 10, 2021.

6. Amendment to the Declaration. This Amendment constitutes an amendment to the Original Declaration. In the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Original Declaration, the terms of this Amendment shall control. The Original Declaration, as supplemented by this Amendment, shall together be referred to as the "Declaration".

7. No Other Changes. Except as amended and supplemented by the provisions of this Amendment, the Original Declaration shall remain unmodified and in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed by a person duly authorized to execute the same on the date first above written.

DECLARANT

G&G Franklin Properties, LLC

By: *Guy Arnell*
Name: Guy Arnell
Title: Manager

STATE OF IDAHO)
County of Bonneville) ss.

On this 16th day of MARCH, 2021, personally appeared GUY ARNELL, known or identified to me to be the Manager of G&G Franklin Properties, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company 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.

Jill M. Lott
NOTARY PUBLIC FOR IDAHO
Residing at Bingham County
My Commission Expires 4/27/2024

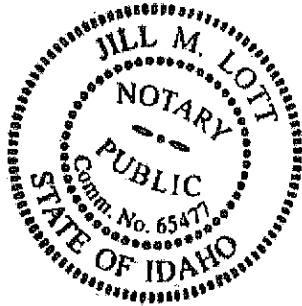


EXHIBIT A

Subject Property

**LEGAL DESCRIPTION
FOR
MAPLE CREEK RANCHES, PHASE 3**

A parcel of land located in the Southwest Quarter of Section 13, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the West quarter corner of said Section 13, from which the Southwest corner of Section 13 bears South 00° 40' 20" West;
Thence South 00° 27' 34" East 990.11 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the Southwest corner of Maple Creek Ranches, Phase 2 Subdivision, recorded as instrument number 246715, the Point of Beginning.
Thence North 31° 51' 25" East 55.17 feet along the South boundary of said Subdivision to a 5/8" rebar and cap;
Thence North 72° 38' 00" East 451.68 feet along said South boundary to a 5/8" rebar and cap;
Thence North 69° 40' 40" East 60.21 feet along said South boundary to a 5/8" rebar and cap;
Thence North 69° 46' 39" East 311.91 feet along said South boundary to a 5/8" rebar and cap;
Thence East 228.27 feet along said South boundary to a 5/8" rebar and cap;
Thence South 48° 56' 19" East 27.33 feet along said South boundary to a 5/8" rebar and cap;
Thence North 83° 30' 47" East 30.00 feet along said South boundary to a 5/8" rebar and cap at the Southeast corner of said Subdivision;
Thence North 06° 29' 13" West 49.41 feet along the East boundary of said Subdivision to a 5/8" rebar and cap;
Thence South 67° 25' 11" East 25.00 feet to a 5/8" rebar and cap;
Thence North 77° 00' 00" East 308.00 feet to a 5/8" rebar and cap;
Thence North 81° 00' 00" East 249.59 feet to a 5/8" rebar and cap;
Thence North 05° 21' 46" East 484.71 feet to a 5/8" rebar and cap;
Thence South 85° 30' 00" East 140.00 feet to a 5/8" rebar and cap;
Thence South 76° 00' 00" East 83.28 feet to a 5/8" rebar and cap;
Thence North 79° 32' 29" East 61.01 feet to a 5/8" rebar and cap;
Thence East 404.46 feet to a 5/8" rebar and cap;
Thence North 50.21 feet to a 5/8" rebar and cap at the North boundary of the Southwest Quarter of said Section 13;
Thence South 89° 11' 35" East 229.04 feet along said North boundary to a 5/8" rebar and cap at the Northeast corner of said Southwest Quarter;
Thence South 00° 21' 35" West 2628.15 feet along the East boundary of said Southwest Quarter to a 5/8" rebar and cap at the South Quarter corner of said Section 13;
Thence North 89° 57' 52" West 1623.70 feet along the South boundary of said Section 13 to a 5/8" rebar and cap at the South terminus of the common agreed boundary as described in. boundary agreement instrument number 246379;

Thence Northerly along said common boundary the following twenty (20) courses:

Thence North $00^{\circ} 10' 30''$ East 408.73 feet to a $5/8''$ rebar and cap;

Thence North $00^{\circ} 19' 40''$ West 268.70 feet to a $5/8''$ rebar and cap;

Thence North $22^{\circ} 08' 00''$ East 99.00 feet to a $5/8''$ rebar and cap;

Thence North $19^{\circ} 47' 00''$ West 101.47 feet to the beginning of a 75.00 foot radius curve concave to the East;

Thence Northerly along said curve through a central angle of $35^{\circ} 43' 00''$ a distance of 46.75 feet to the point of tangency (chord = North $01^{\circ} 55' 30''$ West 46.00 feet);

Thence North $15^{\circ} 56' 00''$ East 89.78 feet to the beginning of a 60.00 foot radius curve concave to the Southwest;

Thence Northwesterly along said curve through a central angle of $56^{\circ} 51' 30''$ a distance of 59.54 feet to the point of tangency (chord = North $12^{\circ} 29' 45''$ West 57.13 feet);

Thence North $40^{\circ} 55' 30''$ West 145.00 feet to a $5/8''$ rebar and cap;

Thence North $44^{\circ} 33' 00''$ West 251.99 feet to the beginning of a 100.00 foot radius curve concave to the Southwest;

Thence Northwesterly along said curve through a central angle of $43^{\circ} 09' 00''$ a distance of 75.31 feet to the point of tangency (chord = North $66^{\circ} 07' 30''$ West 73.54 feet);

Thence North $87^{\circ} 42' 00''$ West 32.40 feet to the beginning of a 125.00 foot radius curve concave to the Southeast;

Thence Southwesterly along said curve through a central angle of $27^{\circ} 27' 00''$ a distance of 59.89 feet to the point of tangency (chord = South $78^{\circ} 34' 30''$ West 59.32 feet);

Thence South $64^{\circ} 51' 00''$ West 34.43 feet to the beginning of a 75.00 foot radius curve concave to the North;

Thence Westerly along said curve through a central angle of $44^{\circ} 38' 00''$ a distance of 58.42 feet to the point of tangency (chord = South $87^{\circ} 10' 00''$ West 56.96 feet);

Thence North $70^{\circ} 31' 00''$ West 38.13 feet to a $5/8''$ rebar and cap;

Thence North $63^{\circ} 18' 00''$ West 61.00 feet to a $5/8''$ rebar and cap;

Thence North $39^{\circ} 25' 00''$ West 103.50 feet to a $5/8''$ rebar and cap;

Thence North $50^{\circ} 27' 00''$ West 109.00 feet to a $5/8''$ rebar and cap;

Thence North $57^{\circ} 01' 00''$ West 201.00 feet to a $5/8''$ rebar and cap;

Thence North $61^{\circ} 42' 00''$ West 66.02 feet to the Point of Beginning.

Containing approximately 98.84 acres.

EXHIBIT B

Attachment 2

Maple Creek Ranches	Lot Number	Votes	Lot Size (Acres)	Ownership Percentage
Phase 2	1	1	2.51	3.0809%
Phase 2	2	1	2.67	3.2773%
Phase 2	3	1	2.65	3.2527%
Phase 2	4	1	2.62	3.2159%
Phase 2	5	1	2.68	3.2896%
Phase 2	6	1	2.21	2.7127%
Phase 2	7	1	2.31	2.8354%
Phase 2	8	1	2.22	2.7249%
Phase 2	9	1	2.04	2.5040%
Phase 2	10	1	2.17	2.6636%
Phase 2	11	1	2.22	2.7249%
Phase 2	12	1	2.39	2.9336%
Phase 2	13	1	2.50	3.0686%
Phase 2	14	1	2.50	3.0686%
Phase 2	15	1	2.33	2.8599%
Phase 2	16	1	2.52	3.0932%
Phase 2	17	1	2.05	2.5163%
Phase 2	18	1	2.07	2.5408%
Phase 3	1	1	2.16	2.6513%
Phase 3	2	1	2.19	2.6881%
Phase 3	3	1	2.54	3.1177%
Phase 3	4	1	2.08	2.5531%
Phase 3	5	1	2.04	2.5040%
Phase 3	6	1	2.21	2.7127%
Phase 3	7	1	2.77	3.4000%
Phase 3	8	1	2.35	2.8845%
Phase 3	9	1	3.40	4.1733%
Phase 3	10	1	2.00	2.4549%
Phase 3	11	1	3.07	3.7683%
Phase 3	12	1	3.48	4.2715%
Phase 3	13	1	2.98	3.6578%
Phase 3	14	1	2.74	3.3632%
Phase 3	15	1	2.80	3.4368%
Total	33	33	81.47	100.0000%

