

83288

**DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE CIRCLE C RANCHES**

THIS DECLARATION is made this 3rd day of November 1992, by ROBERT M. BRENNAN, an individual (herein "Declarant").

**ARTICLE 1
RECITALS**

1.01 Property Covered. Declarant is the owner of certain real property (the "Property"), described as: Circle C Ranches at Round Valley, Adams County, Idaho. The legal description of the Property is provided as Exhibit A.

1.02 Purpose. Declarant hereby subjects all the Property to certain protective covenants, conditions and restrictions for the benefit of the Property and present and future owners thereof. This Declaration of Covenants, Conditions and Restrictions is intended to preserve the value, desirability and attractiveness of the Property, to create and protect the highest quality development of the Property and to insure proper maintenance thereof.

1.03 Goals. The project is being developed to provide a limited number of ranch sites within the 2500 acre Circle C Ranch. The property provides many unique natural resources including its streams, meadows, forests, and wildlife populations. The project has been designed and will be managed to preserve and enhance these natural resources for the benefit of all Lot owners.

**ARTICLE 2
DECLARATION**

2.01 Scope of Declaration. Declarant hereby declares that all of the Property, and each Lot therein, is and shall be held, sold, and conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following covenants, conditions, restrictions, easements, and equitable servitude's which are for the purpose of protecting the value and desirability of, and which shall run, with the Property. The covenants, conditions and restrictions contained in this Declaration shall: