

After Recording Return to:

WILDERNESS WEST, L.L.C.
P.O. BOX 18213
SEATTLE, WA 98118

Tracts AA-JJ
Record of Survey Recorded 5/15/00
Instrument No. 97893

Instrument # 98367
COUNCIL ADAMS, IDAHO
2000-07-20 02:35:44 No. of Pages: 11
Recorded for : TIMBERLINE TITLE & ESCROW
MICHAEL FISK Feb: 33.00
Ex-Officio Recorder Deputy *Peggy Pinkal*

DECLARATION OF BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS

WILDERNESS WEST, L.L.C., a Washington Limited Liability Company, hereinafter referred to as Grantor, does hereby certify and declare:

Section 1. General Provisions. The Grantor is the owner of certain land which is legally described in Exhibit A attached hereto, located in Adams County, Idaho. Grantor does hereby establish a general plan for the development, improvement, maintenance and protection of the real property, and for that purpose does hereby establish the building restrictions and protective covenants set forth herein. Said building restrictions and protective covenants shall attach to and shall pass with the land, and shall bind all persons who may at any time hereafter and from time to time own or claim any right, title, or interest in and to said land, and the successors in title and interest to said land, whether acquired through voluntary act or through operation of law.

Section 2. Definition of Terms. That the term "Grantor" wherever used herein shall refer either singularly or collectively, to the above named Grantor, and to its successors, representatives and assigns, and to any person or persons, or other legal entity to whom the rights and obligations of the Grantor as set forth in these building restrictions and protective covenants shall be specifically transferred.

The term "Grantee" used herein shall refer not only to the person, corporation, association or other legal entity who originally purchased a Tract of land from the Grantor, but also to any person, corporation, association or other legal entity who hereafter shall assert or claim any right, title, claim or interest in and to said land or any lot piece or parcel thereof, whether as successors in title voluntarily or by operation of law.

The term "Tract" shall refer to a piece of real estate which is separately described as set forth in Exhibit A, and which is recognized by Adams County as a legal and separate piece of real estate, and which property is included in the land which is subject to these building restrictions and protective covenants.