

98662

INSTRUMENT NO. _____
PAGE 1 OF 8

After Recording Return to:

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

Instrument # 98662

COUNCIL ADAMS, IDAHO

2000-09-11 01:58:27 No. of Pages: 8

Recorded for : GORDON SORENSON

MICHAEL FISK Fee 24.00

Ex-Officio Recorder Deputy *Joey Pinkal*

**CUDDY VIEW ADDITION
PHASE I AND PHASE II
DECLARATION OF BUILDING RESTRICTIONS
AND PROTECTIVE COVENANTS**

WILDERNESS WEST, L.L.C., a Washington Limited Liability Company ("WW"), 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, and which property has been subdivided in accordance with the plat of Cuddy View Addition - Phase I as recorded in the office of the County Recorder of Adams County, Idaho, in Book 3 of Plats on page 2 on the 11th day of SEPTEMBER, 2000, and in accordance with the plat of Cuddy View Addition - Phase II as recorded in the office of the County Recorder of Adams County, Idaho, in Book 3 of Plats on page 3 on the 11th day of SEPTEMBER, 2000 (hereinafter sometimes referred to as "Cuddy View Addition"). 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.