

INSTRUMENT NO. 92351
State of Idaho)
County of Adams) ss.

Filed for record at the request of
Timberline Title & Escrow

After Recording Return to:

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

32 min. past 3 o'clock P.M.

FINAL 06/10/97

this 1 day of Aug, 1997

MICHAEL FISK, RECORDER

by Peggy Linkel
Deputy

Fee \$ 21.00

RIVER VISTA ADDITION 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 River Vista Addition as recorded in the office of the County Recorder of Adams County, Idaho, in Book 2 of Plats on page 22 on the 1st day of August, 1997 (hereinafter sometimes referred to as "River Vista 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.

The term "Grantee" used herein shall refer not only to the person, corporation, association or other legal entity who originally purchased a Lot or parcel of land in River Vista Addition from the Grantor, but also to any person, corporation, association or other legal entity who hereafter shall assert