

DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
THE WHITNEY RANCH

THIS DECLARATION is made this 19th day of October, 1994 by WILLIAM D. FAIRFIELD, Trustee of the Decedent's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981, and Trustee of the Survivor's Trust of the Johnson-Roehler Family Trust dated October 31, 1980 as amended October 2, 1981 (herein "Declarant"). This Declaration of Covenants, Conditions and Restrictions for the Whitney Ranch is an amendment and restatement in its entirety of the covenants, conditions and restriction in that certain Declaration of Covenants, Conditions and Restrictions for the Whitney Ranch dated September 13, 1994, and recorded September 15, 1994, instrument number 86644, Official Records.

ARTICLE 1  
RECITALS

1.1. **Property Covered.** Declarant is the owner of certain real property (the "Property") described as: Whitney Ranch at Meadows, Adams County, Idaho. The legal description of the Property is provided as Exhibit "A".

1.2. **Purpose.** Declarant hereby subjects all of 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 ("Declaration") 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.

1.3. **Goals.** The project is being developed to provide a limited number of residential ranch sites within the 800 acre Whitney 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.