

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CALLAWAY RANCH SUBDIVISION**

THIS DECLARATION is made on the date hereinafter set forth by the undersigned, ANNELISE DEVELOPMENT LLC, an Idaho Limited Liability Company, hereinafter referred to as the "Declarant."

WHEREAS, Declarant is the owner of certain real property in the county of Ada, State of Idaho, hereinafter referred to as "Property," more particularly described as follows:

Block 1, Lots 1-17, Block 2, Lots 1-14, Block 3, Lot 1 and Block 4, Lot 1, as set forth on the official plat. of said subdivision recorded on Page ⁹⁰⁵⁴~~9057~~ of Plats under recordation no. 101105262 records of Ada County Idaho.

NOW, THEREFORE, Declarant hereby declares that all of the said property is and shall be held and conveyed upon and subject to the easements, conditions, covenants, restrictions and reservations hereinafter set forth, and as set forth on the final plat. of said subdivision; all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said property. Said easements, covenants, restrictions, conditions and reservations shall constitute covenants to run with the land and shall be binding upon all persons claiming under them, and reservations shall inure to the benefit of and be limitations upon, all future owners of said Property or any interest therein.

ARTICLE 1 - DEFINITIONS

- 1.1. "Association" shall mean and refer to "Callaway Ranch Subdivision Homeowner's Association, Inc.," an Idaho non-profit corporation, its successors and assigns.
- 1.2. "Building Lot" shall mean and refer to a Lot, or to any parcel of said property under one ownership which consists of a portion of one (1) of such Lots, or contiguous portions of two (2) or more contiguous Lots if a building is constructed thereon.
- 1.3. "Committee" shall mean the Architectural Control Committee described in Article 3 hereof.
- 1.4. "Declarant" shall mean and refer to ANNELISE DEVELOPMENT LLC, its successors and assigns, if such successors or assigns should acquire more than one (1) undeveloped Lot from the Declarant for the purpose of development.
- 1.5. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the property.

