



# AmeriTitle

## Plat Maps and/or CC&Rs

A complete list of our locations and contact information can be found at:

[www.amerititle.com](http://www.amerititle.com)



**LEGEND**

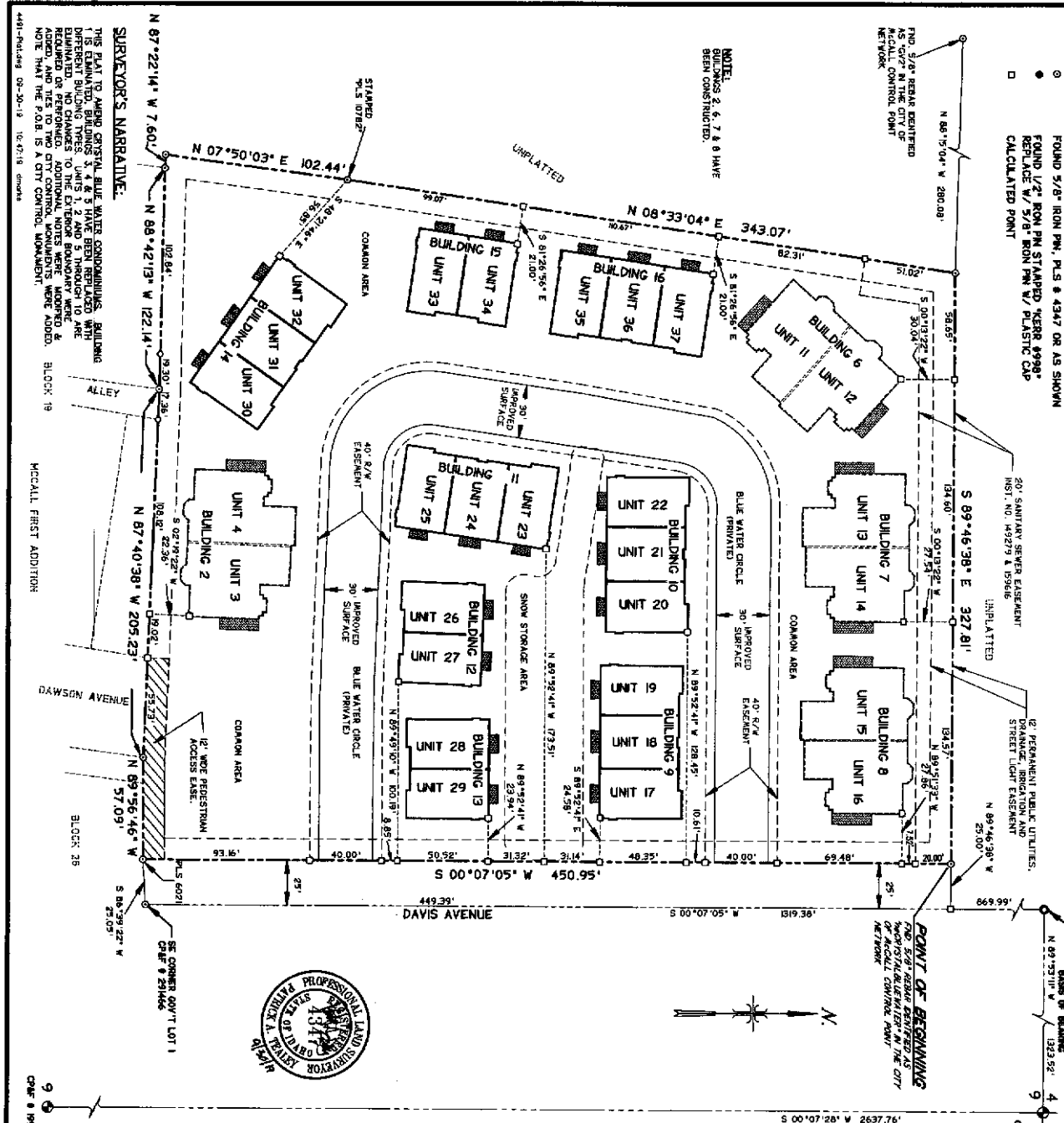
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY
- FOUND BRASS CAP STAMPED "R.S. 700"
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, PLS & 4347 OR AS SHOWN
- FOUND 1/2" IRON PIN STAMPED "KERR #998"
- REPLACE W/ 5/8" IRON PIN W/ PLASTIC CAP
- CALCULATED POINT

**LEGEND (CONT.)**

- FOUND 3/8" IRON PIN
- FOUND 1/2" IRON PIN W/ PLASTIC CAP
- UNPLATTED AREA
- SNOW STORAGE

**Instrument # 424251**  
**VALLEY COUNTY, CASCADE IDAHO**  
 10-18-2019 02:21:31 PM No. of Pages: 6  
 Returned for: PLANNING & ZONING  
**DOUGLAS A. MILLER**  
 Ex-Officio Recorder Deputy  
 Index ID: PLAT

**BOOK 73, PAGE 22 OF PLATS, NST. 8**  
**AMENDED PLAT OF**  
**CRYSTAL BLUE WATER CONDOMINIUMS**  
 A PORTION OF GOVT LOTS 1 & 2 OF SECTION 9,  
 T18N, R2E, B1M,  
 MCCALL VALLEY COUNTY, IDAHO  
**2019**



**NOTES**

- THIS PLAT TO AMEND CRYSTAL BLUE WATER CONDOMINIUMS, BUILDING 1 IS ELIMINATED, BUILDINGS 2, 4 & 5 HAVE BEEN REPLACED WITH DIFFERENT BUILDING TYPES, UNITS 1, 2 AND 3 THROUGH 10 ARE REMOVED.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF MCCALL PLANNING AND ZONING CODES TITLE 9 AND TITLE 9 OR AS SPECIFICALLY APPROVED BY OUR OFFICE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MCCALL ANNUAL ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY OUR OFFICE.
- FOR REGULATION CONCERNING THE USES, RESPONSIBILITIES AND RELATIONSHIPS OF THE UNITS CONDOMINIUMS, THE COMMON OWNERS SHALL FILE AN INSTRUMENT WITH THE CITY OF MCCALL RECORDERS OFFICE FOR RECORD IN THE OFFICE OF THE VALLEY COUNTY RECORDER.
- THE SURVEY TIES TO THE WALLS SHOWN ON THE PLAT ARE TO THE INSIDE FACE OF WALL ON FIRST FLOOR. THE WALL THICKNESS IS 0.50 UNLESS OTHERWISE DIMENSIONED.
- THIS PROJECT IS HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITY, DRAINAGE, REGULATION AND CITY OF MCCALL STREET LIGHT EASEMENT OVER THE TWELVE (12) FEET ADJACENT TO THE SAID EXTENSOR BOUNDARY, OR AS SHOWN.
- THE UNITS SHALL BE DEFINED AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR CRYSTAL BLUE WATER CONDOMINIUMS TO BE RECORDED IN THE REAL PROPERTY RECORDS OF CITY OF MCCALL CODE, TITLE 9, CHAPTER 2.
- NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF CITY OF MCCALL CODE, TITLE 9, CHAPTER 2.
- ALL SNOW HELD TO BE RETAINED ON SITE.
- THERE IS A POSSIBILITY OF HIGH LEVELS OF GROUNDWATER WITHIN THE SUBDIVISION.
- THE PROJECT IS IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FEMA MAP NUMBER 1608508066C, FEBRUARY 1, 2019. NO BASE FLOOD ELEVATION FLOOD PLAINS ARE REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY CODE.
- BLUE WATER CIRCLE IS HEREBY DESIGNATED AS A PRIVATE 30' PAVED ROAD WITH A 40' RIGHT-OF-WAY THAT IS TO BE DEDICATED FOR PUBLIC USE PER MCCALL CITY CODE 9.3.05.
- THIS PROJECT IS HEREBY DESIGNATED AS HAVING A 20' FOOT SANITARY SEWER EASEMENT AS DESCRIBED IN INSTRUMENT NUMBERS 49279 AND 49546.
- THIS PROJECT IS HEREBY DESIGNATED AS HAVING A 24'-FOOT PEDESTRIAN ACCESS EASEMENT AS SHOWN, FIELD UNDER US, N. JESSE.
- THE COMMON AREA SHALL OWNED & MAINTAINED BY THE CRYSTAL BLUE WATER CONDOMINIUM ASSOCIATION (CBA), TO BE LANSORED AND USED FOR SNOW STORAGE AS NEEDED AND THE GENERAL ENJOYMENT OF THE HOV.
- THE PLAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT (RLASD) OWNERS AND DESIGN USES THE SEWER SYSTEM, ANY CHANGES OR CONNECTIONS TO THE SEWER SYSTEM SHALL MEET THE REQUIREMENTS OF AND BE APPROVED BY THE PLANS.

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS STATED BY IDAH CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE HEALTH DEPARTMENT. THE HEALTH DEPARTMENT HAS REVIEWED HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-APPROVED, IN ACCORDANCE WITH SECTION 50-126A, IDAH CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

**TEALEY'S LAND SURVEYING**  
 12984 W. PARKWAY DRIVE, SUITE 150  
 BOISE, ID 83713  
 Project No. 4491  
 Sheet 1 of 8

AMENDED PLAT OF  
CRYSTAL BLUE WATER CONDOMINIUMS

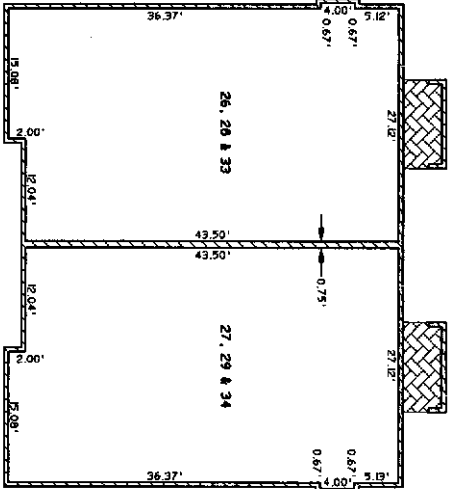
A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,

T.10N., R.3E., B.A.,

MCCALL, VALLEY COUNTY, IDAHO

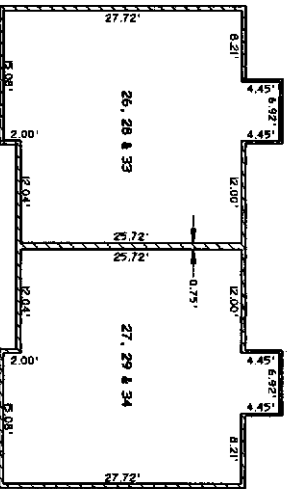
2019

BUILDINGS 12, 13 & 15

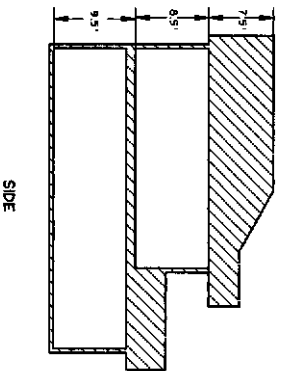


BUILDING 12 - S 87° 46' 14" E  
 BUILDING 13 - S 89° 46' 39" E  
 BUILDING 15 - N 08° 33' 04" E

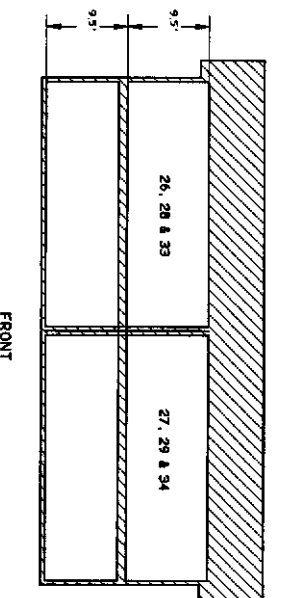
FIRST FLOOR



SECOND FLOOR

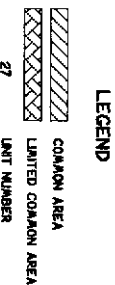


SIDE



FRONT

BUILDINGS 12, 13 & 15  
CROSS-SECTION



**TEALEY'S LAND SURVEYING**  
 2501 BOULDER BASIN RD. • BOISE, IDAHO 83702  
 206-385-0036

Project No. 4481

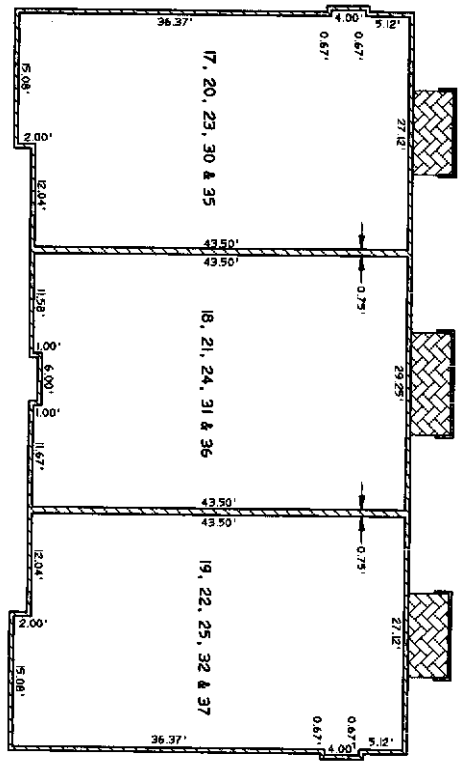
Sheet 2 of 6

# AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.18N., R.3E., B.M.,  
MCALL, VALLEY COUNTY, DAHO

2019

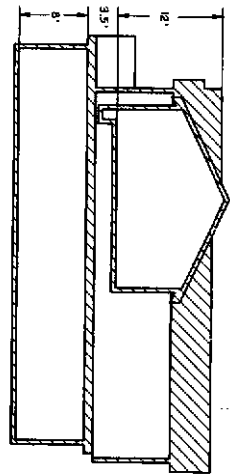
## BUILDINGS 9, 10, 11, 14 & 16



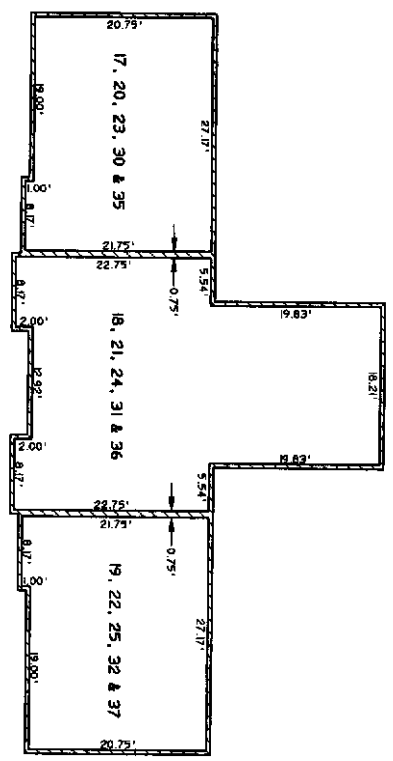
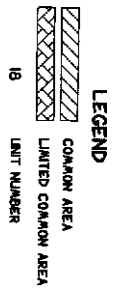
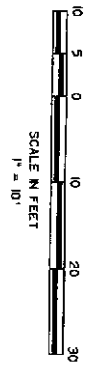
- BUILDING 9 - N 00° 13' 22" E
- BUILDING 10 - N 00° 13' 22" E
- BUILDING 11 - N 81° 27' 10" E
- BUILDING 14 - N 35° 18' 24" E
- BUILDING 16 - N 81° 26' 56" E

### FIRST FLOOR

- BUILDING 9 - N 89° 46' 38" W
- BUILDING 10 - N 89° 46' 38" W
- BUILDING 11 - S 08° 32' 50" W
- BUILDING 14 - S 54° 41' 36" E
- BUILDING 16 - N 08° 33' 04" E

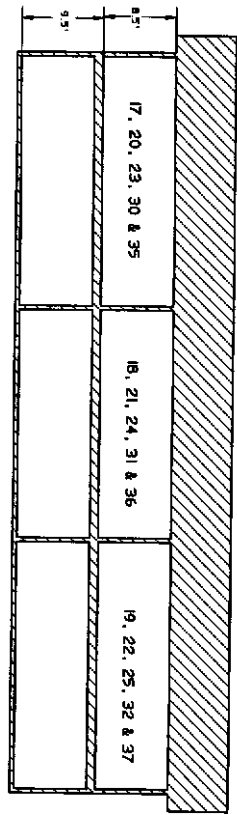


SIDE



### SECOND FLOOR

### BUILDINGS 9, 10, 11, 14 & 16 CROSS-SECTION



FRONT



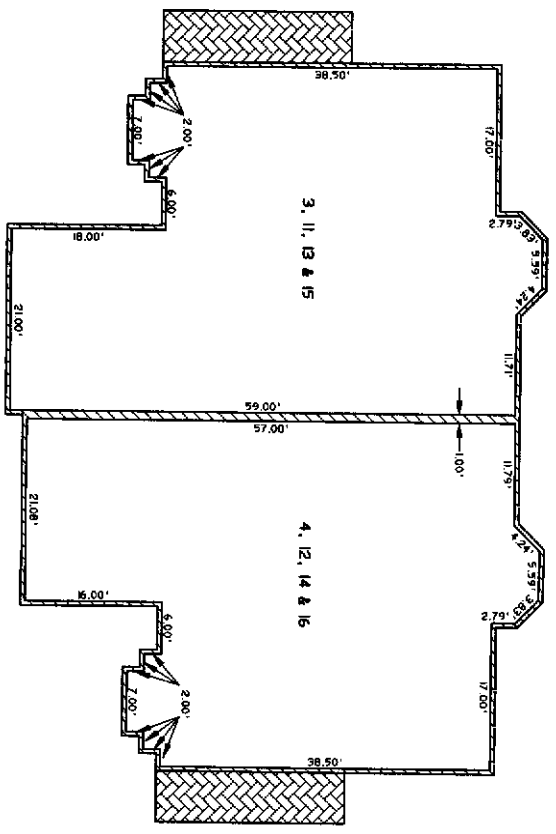
**TEALEY'S LAND SURVEYING**  
2301 BUCKS BASIN RD. • BOISE, IDAHO 83702  
208-385-0538  
Project No. 4491 Sheet 3 of 8

# AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

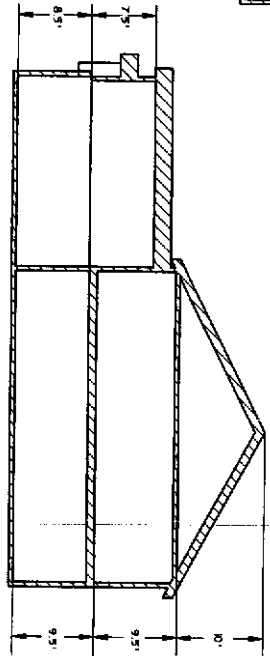
A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.18N., R.3E., B.M.,  
MCALL, VALLEY COUNTY, IDAHO  
2019

## BUILDINGS 2, 6, 7 & 8

BUILDING 2	-	N 02° 13' 46" E
BUILDING 6	-	N 47° 49' 18" E
BUILDING 7	-	S 00° 00' 22" E
BUILDING 8	-	S 00° 00' 13" E

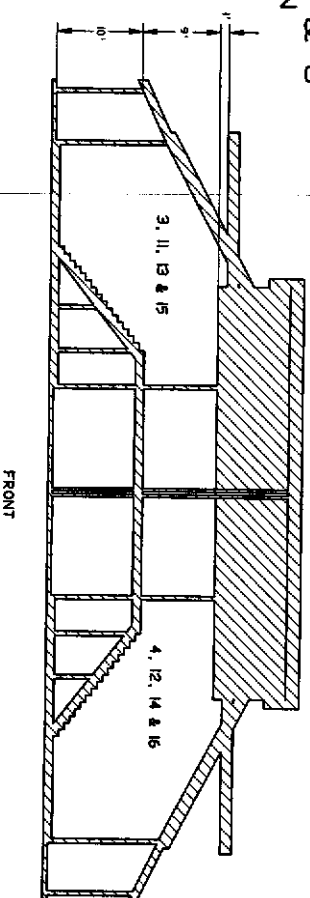
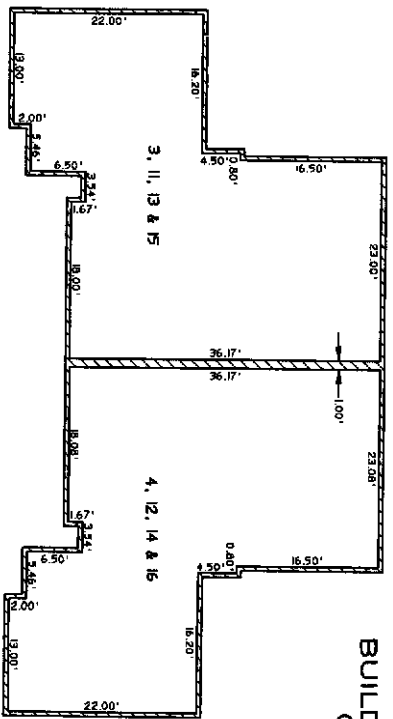


BUILDING 2	-	N 87° 46' 14" W
BUILDING 6	-	N 42° 10' 42" E
BUILDING 7	-	S 89° 46' 38" E
BUILDING 8	-	S 89° 46' 38" E



**LEGEND**

[Hatched Pattern]	COMMON AREA
[Cross-hatched Pattern]	LIMITED COMMON AREA
12	UNIT NUMBER



**TEALEY'S LAND SURVEYING**  
2501 BOZEMAN BLVD. SUITE 100  
BOISE, IDAHO 83702  
208-385-0638  
Project No. 4491  
Sheet 4 of 6

4491(2)18-3-5.dwg, 09/18/19, 13:45:03, MATH



AMENDED PLAT OF  
CRYSTAL BLUE WATER CONDOMINIUMS

BOOK 13, PAGE 60 OF PLATS, INST. # \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF SURVEY IS A CORRECT AND ACCURATE REPRESENTATION OF THE ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. THE SURVEY IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS, CONDOMINIUMS AND THE CORNER PERPETUATION AND PLING ACT, 55-1601 THROUGH 55-1612.

*Patrick A. Tealey*  
PATRICK A. TEALEY, L.S. NO. 4317



APPROVAL OF THE CITY OF McCALL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE 19 DAY OF SEPTEMBER, 2019, THIS AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS WAS PRESENTED AND ACCEPTED AND APPROVED.

*Robert S. Hill*  
for  
MAYOR - McCALL, IDAHO  
*Shirley DePoy*  
CITY CLERK, McCALL, IDAHO



APPROVAL OF THE McCALL AREA PLANNING AND ZONING COMMISSION  
ACCEPTED AND APPROVED THIS 19 DAY OF September, 2019 BY THE  
McCALL AREA PLANNING AND ZONING COMMISSION.

*William G. Gifford*  
Chairman

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS.

*William G. Gifford*  
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, Garrett A. Baker, IV, PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, STATE OF IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODES RELATING TO PLATS, RECORDS OF SURVEYS AND CONDOMINIUMS.

*Garrett A. Baker, IV*  
COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY COUNTY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1506, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS CONDOMINIUM MAP OR PLAT HAVE BEEN PAID OR PROVIDED FOR BY THE PROPERTY OWNER AS OF THE DATE THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Chief  
*William Gifford*  
COUNTY TREASURER  
DATE 10-15-2019



**TEALEY'S LAND SURVEYING**  
12584 W. EMPLOYER DRIVE, SUITE 100  
208-365-0836  
Project No. 4491  
805E, ID. 83713  
Sheet 5 of 6





# AMENDED HEARTHSTONE TOWNHOUSES

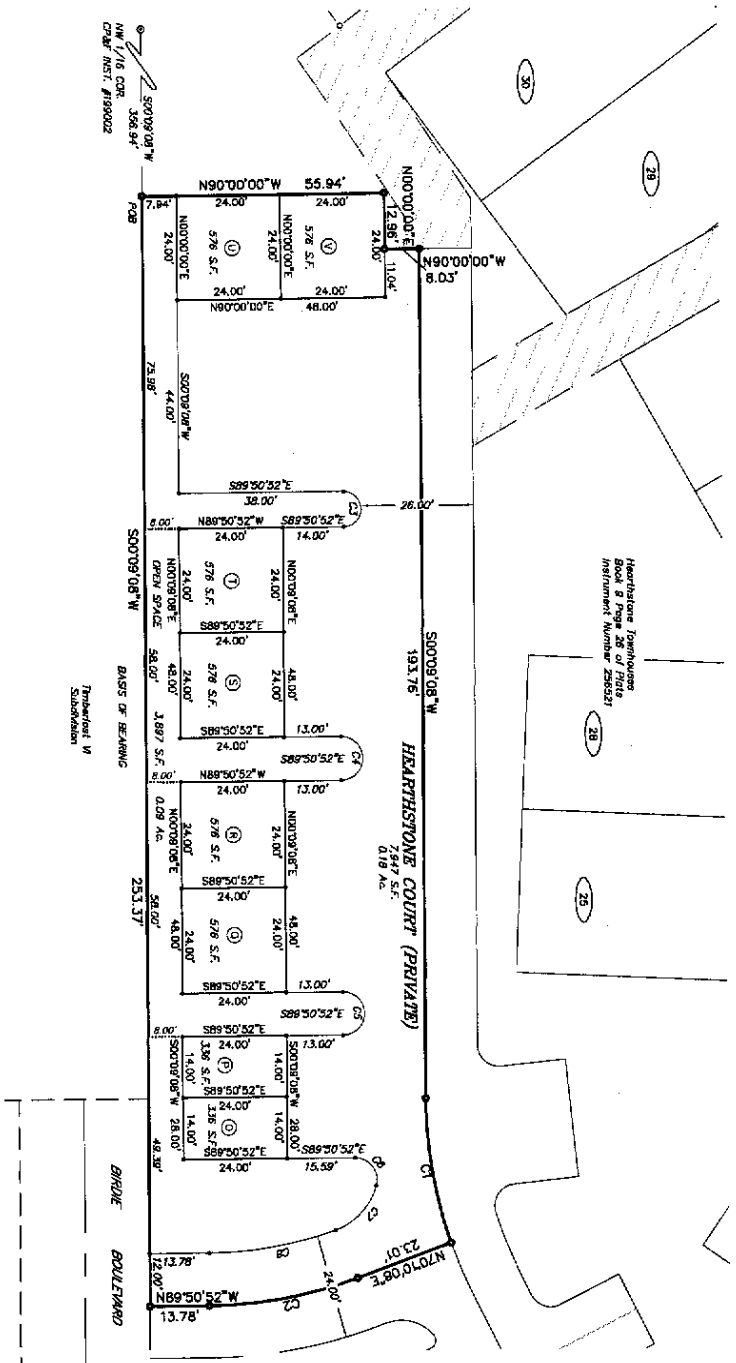
RECORDERS STAMP

A Replat of limited Common Areas O, P, Q, R, S, T, U, and V  
Hearthstone Townhouses  
Located in the E. 1/2 of the W 1/2 Section 10, T.18N, R.3E, B.M.  
City of McCall, Valley County, Idaho

Instrument # 330299  
VALLEY COUNTY, CASCADE, IDAHO  
3-27-2008 03:21:25 No. of Pages: 1  
Recorded for: SECESH ENGINEERING, INC.  
ARCHIE N. BANBURY  
EX-Officio Recorder Deputy  
Index to PLAT

**NOTES**

- EXCEPT FOR LOTS, ALL AREAS SHOWN ON THIS PLAT ARE LOCAL COMMON AREAS AND CERTAIN LIMITED COMMON AREAS SHOWN ON THIS PLAT, AND SHALL BE OWNED AND MAINTAINED BY THE LOCAL HOMEOWNERS ASSOCIATION REFERRED TO IN THAT CERTAIN NINTH SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRING MOUNTAIN PARK, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF VALLEY COUNTY, IDAHO, UNDER INSTRUMENT # 330299. THE PORTION OF THE NINTH SUPPLEMENT SAID COMMON AREAS INCLUDE AREAS USED OR DESIGNATED FOR USE AS PEDESTRIAN WALKWAYS, PUBLIC UTILITIES, PARKING, INGRESS-EGRESS, DRAINAGE, LANDSCAPING AND ROADWAYS.
- THE PORTION OF THE LOCAL COMMON AREA DESIGNATED AS HEARTHSTONE COURT, INCLUDING LINES AND ACCESS EASEMENT, AS DESCRIBED IN THE NINTH SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRING MOUNTAIN PARK, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF VALLEY COUNTY, IDAHO, UNDER INSTRUMENT # 330299, IS NOT SHOWN ON THIS PLAT.
- LOT LINES SHOWN ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED.
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3805, NO IRRIGATION WATER IS PROVIDED.
- THE PUBLIC SHALL NOT BE EXCLUDED FROM USE OF THE PRIVATE ROADS SHOWN ON THIS PLAT.



**SANITARY RESTRICTIONS**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 13, HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR THE FOLLOWING LOTS:  
LIMITED COMMON AREAS O, P, Q, R, S, T, U AND V.  
NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED AND LIFTED.  
DISTRICT HEALTH DEPARTMENT, EHS

SCALE: 1" = 20'



**LEGEND**

- FOUND 5/8" REBAR
- SET 5/8" REBAR W/O. L.S. 8577
- ANGLE POINT - NOTHING SET
- LOT NUMBER
- LIMITED COMMON AREA - GARAGE
- LOT TIES

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	100.00	33.56	18.42	181°33'34"	S089°27'38"E	33.56
C2	100.00	34.86	19.52	179°30'00"	N80°30'00"E	34.86
C3	5.00	15.71	8.12	INFINITE	N80°00'00"E	10.00
C4	5.00	15.71	8.12	INFINITE	N80°00'00"E	10.00
C5	5.00	15.71	8.12	INFINITE	N80°00'00"E	10.00
C6	5.00	15.71	8.12	INFINITE	N80°00'00"E	10.00
C7	15.00	47.12	25.98	150°11'27"	N39°44'49"E	47.12
C8	15.00	47.12	25.98	150°11'27"	N39°44'49"E	47.12

SECESH ENGINEERING, INC.  
McCall, Idaho  
SHEET NO. 1 OF 3

# AMENDED HEARTHSTONE TOWNHOUSES

**A Replat of Limited Common Areas O, P, Q, R, S, T, U, and V  
Hearthstone Townhouses  
Located in the E. 1/2 of the W 1/2 Section 10, T.18N, R.3E, B.M.  
City of McCall, Valley County, Idaho**

### CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY HERENAFTER DESCRIBED:

A parcel of land, a portion Hearthstone Townhouses, consisting of open space and limited common area, situated in the SE 1/4 of the NW 1/4 of Section 10, T.18N, R.3E, B.M., more particularly described as follows:

COMMENCING at the northwest 1/16 corner of said Section 10, thence, along the west line of said southeast of the southwest of section 10,

- A.) S.0709.08"W, 356.94 feet to the POINT OF BEGINNING, thence, departing said 1/16 section line,
- 1.) S.9030.00°E, 55.94 feet; thence,
- 2.) S.0700.00"W, 12.96 feet; thence,
- 3.) S.9030.00°W, 8.03 feet; thence,
- 4.) S.0709.08"W, 193.78 feet to the beginning of a tangent curve, thence,
- 5.) along said curve to the left, having a radius of 100.00 feet, an arc length of 33.56 feet, through a central angle of 197.134°, and a chord bearing and distance of S.827.39°E, 33.40 feet; thence,
- 6.) S.7071.00°W, 23.01 feet to the beginning of a tangent curve; thence,
- 7.) along said curve to the right, having a radius of 100.00 feet, an arc length of 34.88 feet, through a central angle of 197.9700°, and a chord bearing and distance of S.8209.36°W, 34.70 feet; thence, tangent from said 8.) N.8950.92°W, 11.78 feet to a point on the west line of said southeast of the southwest of Section 10, thence, along said line,
- 9.) N.0709.08°E, 253.37 feet to the POINT OF BEGINNING.

CONTAINING 0.37 Acres, more or less.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT: ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO SCHEDULED EASEMENTS FOR SUCH OTHER PURPOSES ARE TO BE EFFECTED WITHIN THE LINES OF SAID EASEMENTS. THE OWNERS CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING ABUTMENT RIGHTS AND DISCLOSEURE.

BY: ~~FOR Shareholders, Inc., an Idaho corporation, its general partner~~  
PETER S. O'NEILL, MANAGER

BY: HEARTHSTONE OWNERS ASSOCIATION, INC., an Idaho non-profit corporation  
MICHAEL BURNS, PRESIDENT

### ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF VALLEY } S.S.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, a Notary Public in and for said State, personally appeared Peter S. O'Neill, known to me to be the person who executed the within instrument and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day of year first above written.

Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### APPROVAL OF THE CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY THE CITY OF McCALL PLANNING AND ZONING COMMISSION.  
CHAIRMAN

### APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "AMENDED HEARTHSTONE TOWNHOUSES".  
CITY ENGINEER ~ McCALL, IDAHO

### APPROVAL OF THE PUBLIC WORKS DIRECTOR

I, THE UNDERSIGNED PUBLIC WORKS DIRECTOR IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "AMENDED HEARTHSTONE TOWNHOUSES".  
PUBLIC WORKS DIRECTOR ~ McCALL, IDAHO

### ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF VALLEY } S.S.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, a Notary Public in and for said State, personally appeared Michael Burns, known to me to be the person who executed the within instrument and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day of year first above written.

Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

### APPROVAL OF THE CITY OF McCALL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, THIS PLAT OF "AMENDED HEARTHSTONE TOWNHOUSES" WAS DULY ACCEPTED AND APPROVED.  
MAYOR ~ McCALL, IDAHO  
CITY CLERK ~ McCALL, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

I, JOHN RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLETS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.  
VALLEY COUNTY SURVEYOR

### CERTIFICATE OF SUPERVISOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.  
RALPH MILLER  
IDAHO NO. 8577



### CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.  
COUNTY TREASURER

**SUCSESH ENGINEERING, INC.**  
**McCall, Idaho**  
SHEET NO. 2 OF 2

# AMENDED HEARTHSTONE TOWNHOUSES

A Replat of Limited Common Areas O, P, Q, R, S, T, U, and V  
Hearthstone Townhouses  
Located in the E. 1/2 of the W 1/2 Section 10, T.18N, R.3E, B.M.  
City of McCall, Valley County, Idaho

CERTIFICATE OF OWNER (continued)

O'Neill Family Limited Partnership, an Idaho limited partnership  
By: PDM LLC, an Idaho limited liability company, a general partner

By: PETER S. ONEILL, MANAGER

ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me, \_\_\_\_\_, Notary Public in and for said State, personally appeared \_\_\_\_\_ identified to me to be \_\_\_\_\_, PETER S. ONEILL, known or believed to be \_\_\_\_\_, the limited liability company that executed this instrument, the person who executed this limited liability company, and acknowledged to me that such limited liability company executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public for the State of Idaho  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_



**THIS INSTRUMENT FILED FOR RECORD  
BY AMERITITLE COMPANY OF IDAHO  
INC. AS AN ACCOMMODATION ONLY. IT  
HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO ITS EFFECT  
UPON THE TITLE.**

**Instrument # 428105**  
VALLEY COUNTY, CASCADE, IDAHO  
04-27-2020 09:15:02 No. of Pages: 5  
Recorded for: AMERITITLE - POCATELLO  
DOUGLAS A. MILLER Fee: \$22.00  
Ex-Officio Recorder Deputy: KM  
Electronically Recorded by Simplifile

**SIXTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM  
DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE  
CRYSTAL BLUE WATER CONDOMINIUMS**

THIS SIXTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRYSTAL BLUE WATER CONDOMINIUMS is made effective as of the 27 day of April, 2020, by Net Prophet, LLC, an Idaho limited liability company, successor in interest to Idaho Mutual Trust, LLC, a Delaware limited liability company, ("Declarant"). The property affected by this document is commonly known as the Crystal Blue Water Condominiums and is more accurately described and depicted on the Plat of the Crystal Blue Water Condominiums filed November 15, 2007, in Book 12 of Plats at Page 10, et al., as Instrument No. 326901, official records of Valley County.

Pursuant to Article 18 of the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on December 6, 2007 as Instrument No. 327328, the Declarant hereby amends and partially restates the Fifth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on March 16, 2010, Instrument No. 350165, which in turn amended the Fourth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on September 14, 2009, as Instrument No. 345399, which in turn amended the Third Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on September 4, 2009, as Instrument No. 345151, which in turn amended and restated the Second Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on April 9, 2009, as Instrument No. 340424, which in turn amended and restated the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on December 6, 2007, as Instrument No. 327382, which in turn amended and restated the Condominium Declaration and Covenants, Conditions and Restrictions for the Ponderosa Condominiums recorded in the Valley County Recorder's Office on November 28, 2007, as Instrument No. 327162 (collectively, the "Declaration"), as follows:


Article 1. of the Declaration is hereby amended to substitute the current Exhibit B with the Amended Plat Of Crystal Blue Water Condominiums Recorded on 10-15-19 (Instrument # 424251 recorded in Valley County) which is attached to to this Sixth Amendment as Exhibit B.

The project consists of 5 Phases, with twelve (12) total Buildings and twenty-nine (29) Units as depicted on), attached hereto and made part hereof. All infrastructure/site improvements for the Project (including the future phases) are substantially complete. Phase 1 is complete and consists of eight (8) units located in four (4) Buildings, namely Buildings 2, 6, 7, and 8. Phase 2 is complete and consists of four (4) units located in two (2) Buildings, namely Buildings 12 and 13. Phase 3 is nearing completion and consists of six (6) units located in two (2) Buildings, namely Buildings 11 and 16. Phase 4 will consist of Buildings 14 and 15. Phase 5 will consist of buildings 9 and 10.

Declarant hereby reserves the right to complete the Buildings and Units in Phases 4 and 5 of the Project as shown on the Amended Plat referred to above, with said improvements to be consistent with the initial improvements in Phases 1-3 in terms of quality of construction.

This Amendment to the Declaration is executed and acknowledged effective this 27 day of April, 2020.

**NET PROPHET, LLC**  
Successor in Interest to Idaho Mutual Trust, LLC  
Declarant

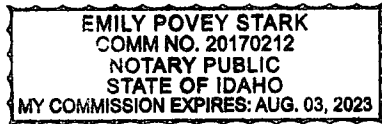
By:   
Chad Harding, Member and Authorized Agent

STATE OF IDAHO            )  
  ss  
County of Bannock        )

On this 27 day of April, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Chad Harding, known or identified to me to be a member and authorized agent of Net Prophet, LLC the limited liability company that executed the foregoing instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same on behalf of the Declarant, Net Prophet, LLC.

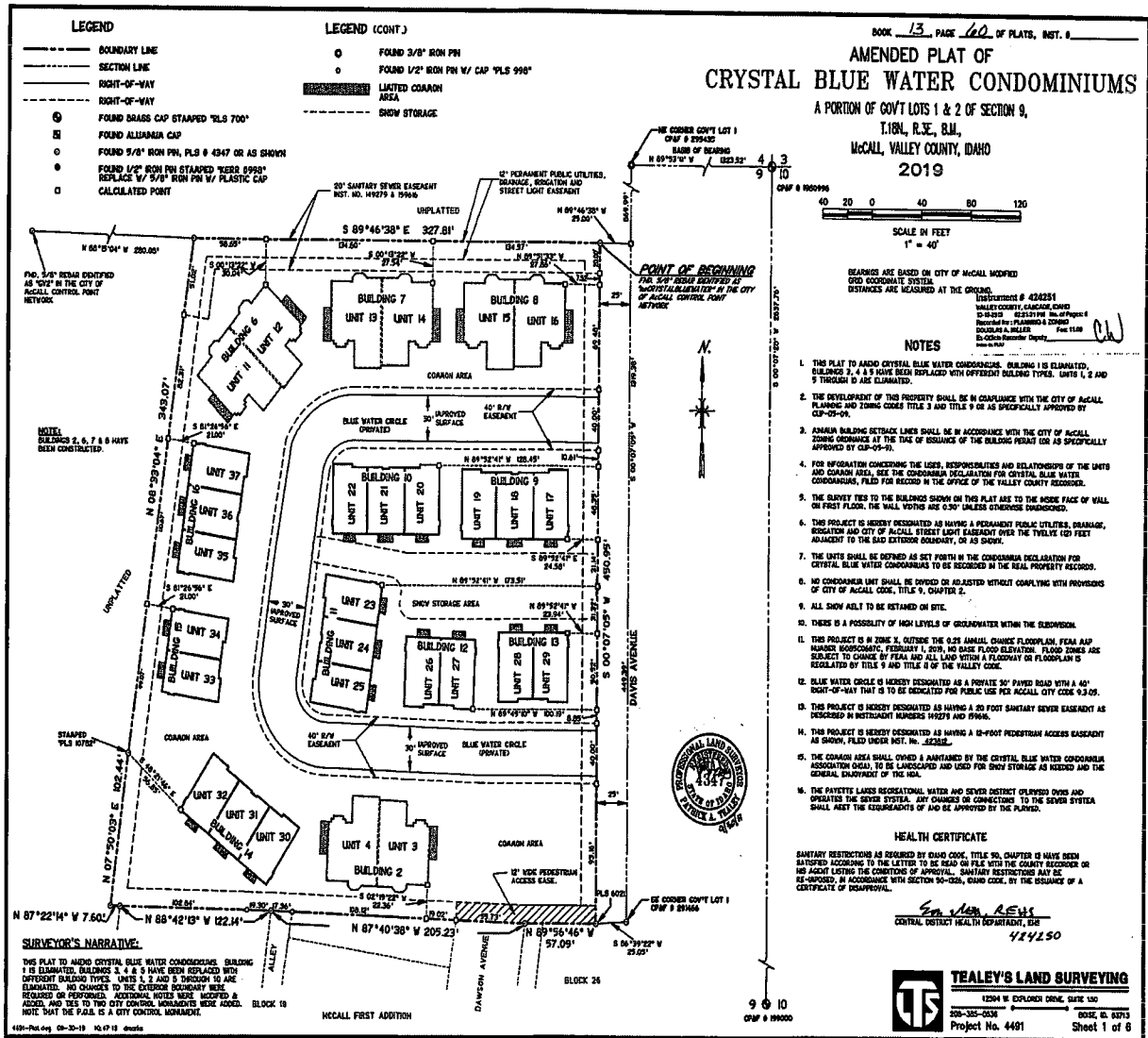
IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



[Signature]  
NOTARY PUBLIC for Idaho  
Residing at: Pocatello ID  
Commission Expires: Aug 31 2023

# EXHIBIT B AMENDED PLAT

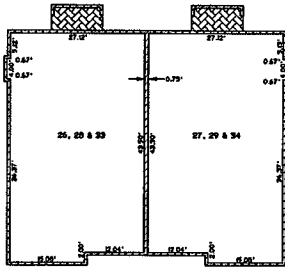




### AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.16N., R.2E., D.1A.,  
McCALL, VALLEY COUNTY, IDAHO  
2019

### BUILDINGS 12, 13 & 15



FIRST FLOOR

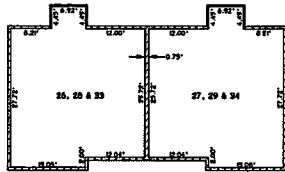
BUILDING 12 - S 87° 46' 54" E  
BUILDING 13 - S 89° 46' 50" E  
BUILDING 15 - N 08° 33' 04" E

25, 26 & 28  
27, 29 & 34  
25, 26 & 28  
27, 29 & 34  
25, 26 & 28  
27, 29 & 34  
25, 26 & 28  
27, 29 & 34  
25, 26 & 28  
27, 29 & 34  
25, 26 & 28  
27, 29 & 34

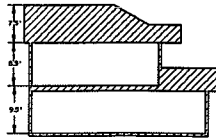


LEGEND

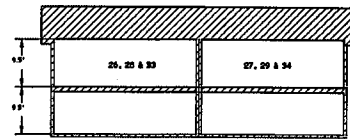
-  COMMON AREA
-  LIMITED COMMON AREA
- 27 UNIT NUMBER



SECOND FLOOR



SIDE



FRONT

BUILDINGS 12, 13 & 15  
CROSS-SECTION



**TEALEY'S LAND SURVEYING**  
P.O. BOX 8488 BOISE, IDAHO 83702  
208-267-0636  
Project No. 4481 Sheet 2 of 6



# ACCOMMODATION

**Instrument # 431128**  
VALLEY COUNTY, CASCADE, IDAHO  
08-10-2020 15:21:32 No. of Pages: 5  
Recorded for: FIRST AMERICAN TITLE - MCCALL  
DOUGLAS A. MILLER Fee: \$22.00  
Ex-Officio Recorder Deputy: GK  
Electronically Recorded by Simplifile

## **SEVENTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRYSTAL BLUE WATER CONDOMINIUMS**

THIS SEVENTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRYSTAL BLUE WATER CONDOMINIUMS is made effective as of the 14<sup>th</sup> day of August, 2020, by Crystal Blue Water Condominium Association, Inc., an Idaho corporation ("Association").

The property affected by this document is commonly known as the Crystal Blue Water Condominiums, and is more accurately described and depicted on the Plat of the Crystal Blue Water Condominiums filed November 15, 2007, in Book 12 of Plats at Page 10, et al., as Instrument No. 326901, official records of Valley County, as amended by Instrument No. 424251 recorded on October 15, 2019 in the official records of Valley County, Idaho.

Declarant hereby amends and partially restates the Sixth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on April 27, 20020, Instrument No. 428105; Fifth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on March 16, 2010, Instrument No. 350165, which in turn amended the Fourth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on September 14, 2009, as Instrument No. 345399, which in turn amended the Third Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on September 4, 2009, as Instrument No. 345151, which in turn amended and restated the Second Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on April 9, 2009, as Instrument No. 340424, which in turn amended and restated the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley

County Recorder's Office on December 6, 2007, as Instrument No. 327382, which in turn amended and restated the Condominium Declaration and Covenants, Conditions and Restrictions for the Ponderosa Condominiums recorded in the Valley County Recorder's Office on November 28, 2007, as Instrument No. 327162 (collectively, the "Declaration") as follows:

Article 2, a new Paragraph 2.2.2 shall be added which reads: "Transfer Fees" means a fee payable to the Association and established from time to time by the Board, which fee is imposed upon the Owner of a Unit upon its sale to any Unrelated Third Party. The Transfer Fee is due and payable to the Association upon the closing of any conveyance of an Owner's interest in a Unit to an Unrelated Third Party. The term "Unrelated Third Party" means any person who is not a spouse or child of the Owner, or an entity which is not controlled by an Owner, or the spouse or child of an Owner. Beginning on the date this Seventh Amendment is Executed, the Transfer Fee shall be \$1000.

Article 3., Paragraph 3.7 shall be amended to add at the end of the existing paragraph 3.7 the following: "Notwithstanding the foregoing or any contrary provision in this Declaration, as amended, including this Seventh Amendment, the Developer, Net Prophet, LLC, shall have no further obligation to maintain, develop or improve any Common Area, including any Limited Common Area, and any such obligation shall be hereafter assumed and performed by the Association.

Article 6., Paragraph 6.1 shall be amended by adding at the end of the existing Paragraph 6.1, the following: "Notwithstanding the foregoing, with the consent of the Board first had and received, the Owner of a Unit may install a fence sufficient to enclose the Unit's backyard. The fence must be of metal construction, be constructed with slats or similar design, so that the fence does not obstruct visibility of the area enclosed by the fence. The fence may not be more than four (4) feet in height. Any such fence must be maintained by the Owner at the Owner's sole cost and expense. Any fence so constructed must have a gate sufficient to permit the Board or its designees access to the Owner's property.

Article 6, Paragraph 6.5 shall be amended to read as follows:

**6.5 Vehicles and Equipment.** The use of all vehicles and equipment, including, without limitation, bicycles, shall be subject to any provisions in the Declaration, as amended, the Bylaws of the Association, and any rules or regulations adopted by the Association to the extent they prohibit or limit the use thereof within the Property. Driveways may be used only for the parking of a single passenger motor vehicle. Use of driveways for parking trailers, boats, recreational vehicles, or any vehicles too large to fit entirely within a garage, shall be permitted only to the extent expressly allowed by rules and regulations adopted by the Association. An Owner may park one vehicle on the roadway directly adjacent to that Owner's unit. Any vehicle

parked on a roadway shall not be positioned in a manner which interferes with the removal of snow from the road surface. The Association may direct that any vehicle, equipment or any other thing improperly kept in a parking space, roadway, or upon any portion of the Property be removed by the Owner, and if it is not removed, the Association may cause it to be removed at the risk and expense of the Owner.

Notwithstanding the foregoing, the Common Area designated in the 2019 Amended Plat of Crystal Blue Water Condominiums, a copy of which is attached hereto and by this reference made a part hereof, may be used as overflow parking under the following conditions: (1) The Common Areas are primarily for the Association's storage of snow; (2) When not used for the storage of snow, the Common Areas may be used for temporary overflow parking by the Owners; and (3) Permitted overflow parking is for a single Owner owned vehicle (including boat trailers and snowmobile trailers), for a period not to exceed 7 consecutive days.

However, the Association may allocate or designate additional parking areas or spaces from time to time as authorized in Section 8.4.1.3 of this Declaration. Parking anywhere on the Property other than pursuant to the rules set out or referenced in the Declaration or this Paragraph 6.5 is prohibited.

This Seventh Amendment to the Declaration is executed and acknowledged effective this 16th day of August, 2020, and has been approved by vote of Members representing more than eighty-five percent (85%) of the total votes which may be cast by all of the Members.

**CRYSTAL BLUE WATER CONDOMINIUM  
ASSOCIATION, INC.**

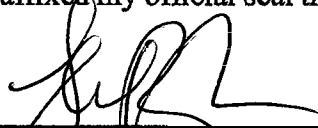
By: \_\_\_\_\_  
Mandi Obergfell, President

STATE OF IDAHO            )  
  SS  
County of Valley        )

On this 6<sup>th</sup> day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Mandi Obergfell, known or identified to me to be the President of Crystal Blue Water Condominium Association, Inc., the corporation that executed the foregoing instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same on behalf of Crystal Blue Water Condominium Association, Inc.

IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



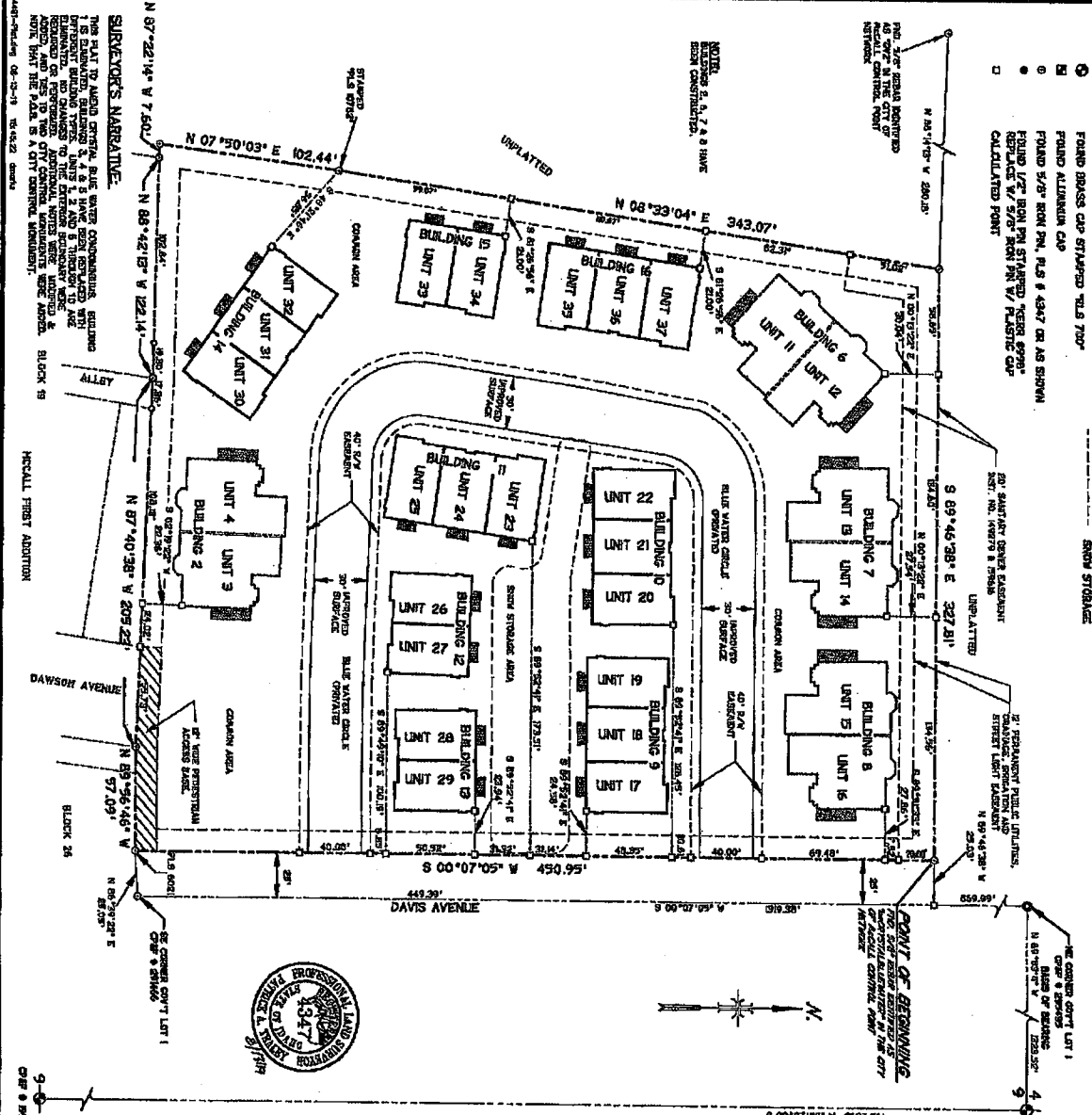
  
\_\_\_\_\_  
NOTARY PUBLIC for Idaho  
Residing at: Metall, ID  
Commission Expires: 12/31/2023

**LEGEND**

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY
- FOUND BRASS CAP STAMPED T&L 770\*
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, P.S. & 4347 OR AS SHOWN
- FOUND 1/2" IRON PIN STAMPED "T&L 770"
- FOUND 3/8" IRON PIN W/ CAP T&L 998\*
- LIMITED COMMON AREA
- SNOW STORAGE

**LEGEND (CONT.)**

- FOUND 3/8" IRON PIN
- FOUND 1/2" IRON PIN W/ CAP T&L 998\*
- LIMITED COMMON AREA
- SNOW STORAGE



**CRYSTAL BLUE WATER CONDOMINIUMS**  
 AMENDED PLAT OF  
 A PORTION OF GOVT LOTS 1 & 2 OF SECTION 9,  
 T10N, R3E, B1W,  
 MCALL VALLEY COUNTY, IDAHO  
 2019

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ OF PLATS

SCALE IN FEET  
 1" = 40'

40 20 0 40 60 80 120

**NOTES**

1. THIS PLAT TO AMEND CRYSTAL BLUE WATER CONDOMINIUMS, BUILDING 1 IS BOUNDARY, BUILDING 2 IS BOUNDARY, BUILDING 3 IS BOUNDARY, BUILDING 4 IS BOUNDARY, BUILDING 5 IS BOUNDARY, BUILDING 6 IS BOUNDARY, BUILDING 7 IS BOUNDARY, BUILDING 8 IS BOUNDARY, BUILDING 9 IS BOUNDARY, BUILDING 10 IS BOUNDARY, BUILDING 11 IS BOUNDARY, BUILDING 12 IS BOUNDARY, BUILDING 13 IS BOUNDARY, BUILDING 14 IS BOUNDARY, BUILDING 15 IS BOUNDARY, BUILDING 16 IS BOUNDARY.
2. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE CITY OF MCALL, IDAHO AND SHALL BE IN ACCORDANCE WITH THE CITY OF MCALL, IDAHO ORDINANCE 02-09-04.
3. ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS IN THE PROPERTY SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE CITY OF MCALL, IDAHO ORDINANCE 02-09-04.
4. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND OR REPRESENTATION OF ANY KIND BY THE SURVEYOR.
5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THIS SURVEY.
6. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE CITY OF MCALL, IDAHO AND SHALL BE IN ACCORDANCE WITH THE CITY OF MCALL, IDAHO ORDINANCE 02-09-04.
7. THE CITY OF MCALL, IDAHO HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MCALL, IDAHO ORDINANCE 02-09-04.
8. NO CONDOMINIUM UNIT SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF MCALL, IDAHO UNTIL THE CITY OF MCALL, IDAHO HAS REVIEWED AND APPROVED THE PLAT.
9. ALL SHOWN SHALL BE IN ACCORDANCE WITH THE CITY OF MCALL, IDAHO ORDINANCE 02-09-04.
10. THERE IS A POSSIBILITY OF OBLIGATIONS WITH THE SUBDIVISION.
11. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.
12. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.
13. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.
14. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.
15. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.
16. THE PROJECT IS IN ZONE R, EXCEPT THE USES PERMITTED BY THE SUBDIVISION.

**HEALTH CERTIFICATE**

HEALTH CERTIFICATE AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 10, HAVE BEEN OBTAINED FROM THE STATE OF IDAHO DEPARTMENT OF HEALTH AND WELFARE. THE HEALTH CERTIFICATE IS ON FILE WITH THE SURVEYOR'S OFFICE AND IS AVAILABLE FOR REVIEW. THE HEALTH CERTIFICATE IS VALID FOR THE TERM OF THE PLAT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HEALTH CERTIFICATE. THE HEALTH CERTIFICATE IS VALID FOR THE TERM OF THE PLAT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HEALTH CERTIFICATE.

**PROFESSIONAL LAND SURVEYOR**  
 STATE OF IDAHO  
 No. 347  
 TERRY L. HAYES

**CONTROL SURVEY HEALTH N. SECURITY PLAN**  
 TERRY L. HAYES  
 1034 N. BOSTON BLVD. SUITE 100  
 BOISE, IDAHO 83702  
 Phone No. 441  
 Sheet 1 of 6





## ACCOMMODATION

### **EIGHTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRYSTAL BLUE WATER CONDOMINIUMS**

THIS EIGHTH AMENDMENT TO THE AMENDED AND RESTATED CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CRYSTAL BLUE WATER CONDOMINIUMS is made effective as of the 17<sup>th</sup> day of November, 2020, by Crystal Blue Water Condominium Association, Inc., an Idaho corporation ("Association").

The property affected by this document is commonly known as the Crystal Blue Water Condominiums, and is more accurately described and depicted on the Plat of the Crystal Blue Water Condominiums filed November 15, 2007, in Book 12 of Plats at Page 10, et al., as Instrument No. 326901, official records of Valley County, as amended by Instrument No. 424251 recorded on October 15, 2019 in the official records of Valley County, Idaho.

Declarant hereby amends and partially restates the Seventh Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on August 10, 2020, as Instrument No. 431128; which in turn amended and restated the Sixth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on April 27, 2020, as Instrument No. 428105; which in turn amended and restated the Fifth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on March 16, 2010, as Instrument No. 350165; which in turn amended and restated the Fourth Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on

September 14, 2009, as Instrument No. 345399; which in turn amended and restated the Third Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on September 4, 2009, as Instrument No. 345151; which in turn amended and restated the Second Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on April 9, 2009, as Instrument No. 340424; which in turn amended and restated the Amendment to the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crustal Blue Water Condominiums recorded in the Valley County Recorder's Office on May 29, 2008, as Instrument No. 331948; which in turn amended and restated the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions for the Crystal Blue Water Condominiums recorded in the Valley County Recorder's Office on December 6, 2007, as Instrument No. 327382; which in turn amended and restated the Condominium Declaration and Covenants, Conditions and Restrictions for the Ponderosa Condominiums recorded in the Valley County Recorder's Office on November 28, 2007, as Instrument No. 327162 (collectively, the "Declaration") as follows:

Article 6, a new Paragraph 6.17 shall be added which reads: "Municipal Occupancy Restrictions. Every Owner, family member, tenant, resident, guest or visitor shall be aware of and comply with any and all Unit occupancy restrictions or limitations imposed by the City of McCall, Idaho."

Article 6, a new Paragraph 6.18 shall be added which reads: "Non-Disturbance-Quiet Hours. Every Owner, family member, tenant, resident, guest or visitor shall be aware of and comply with any and all 'quiet hours' rules promulgated by the Association. Every Owner, family member, tenant, resident, guest or visitor is entitled to live in and use any Unit without any interference or disturbance of their quiet enjoyment of their Unit by their neighbors. Quiet hours are from 10:00 p.m. to 8:00 a.m. each day."

Article 8, a new Paragraph 8.4.1.1.2 shall be added which reads: "Fines. The Association may impose fines against any Owner who directly, or indirectly through actions of the Owner's family member, tenant, resident, guest or visitor, violates these covenants and restrictions or any Association Rules. All such fines shall be imposed in accordance with procedures set out in *Idaho Code § 55-115(2)*, as it may from time to time be amended, including the following:

(a) The imposition of any fine requires a majority vote of the Association Board in favor of the fine prior to the imposition of any fine upon an Owner for the violation of any covenants and restrictions contained in this Declaration or the violation of any Association Rules.

(b) The Owner must be given at least thirty (30) days prior written notice, by personal service or certified mail, of the time, place, and subject matter (including the amount of any fine under consideration) of any meeting during which a vote to impose a fine is intended to be taken.

(c) In the event the Owner begins resolving the violation(s) prior to the scheduled meeting, no fine shall be imposed as long as the Owner continues to address the violation(s) in good faith until fully resolved.

(d) No portion of any fine may be used to increase the remuneration of any board member or agent of the board or Association.

(e) No part of this section shall affect any statute, rule, covenant, bylaw, provision or clause that may allow for the recovery of attorney's fees.

(f) The Association may commence and maintain actions and suits to collect duly imposed fines against an Owner, and/or may have a lien upon the affected Owner's Unit and enforce the same as provided by Article 10."

This Eighth Amendment to the Declaration is executed and acknowledged effective this 17th day of November, 2020, and has been approved by vote of Members representing more than eighty-five percent (85%) of the total votes which may be cast by all of the Members.

**CRYSTAL BLUE WATER CONDOMINIUM  
ASSOCIATION, INC.**

By: \_\_\_\_\_  
Mandi Obergfell, President

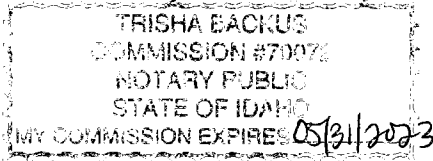
STATE OF IDAHO )

County of Valley )  
SS

On this 17<sup>th</sup> day of November, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Mandi Obergfell, known or identified to me to be the President of Crystal Blue Water Condominium Association, Inc., the corporation that executed the foregoing instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same on behalf of Crystal Blue Water Condominium Association, Inc.

IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



*[Handwritten Signature]*

NOTARY PUBLIC for Idaho  
Residing at: McCall, ID  
Commission Expires: 05/31/2023



**Instrument # 352048**

VALLEY COUNTY, CASCADE, IDAHO

6-2-2010 11:48:12 No. of Pages: 4

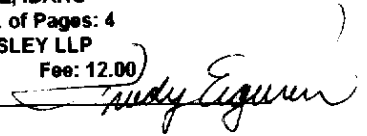
Recorded for : GIVENS PURSLEY LLP

ARCHIE N. BANBURY

Fee: 12.00

Ex-Officio Recorder Deputy

Index to: RESTRICTIVE COVENANT



**FOURTH AMENDMENT  
TO  
NINTH SUPPLEMENT  
(HEARTHSTONE AT  
SPRING MOUNTAIN RANCH)  
TO THE  
MASTER DECLARATION  
OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
SPRING MOUNTAIN RANCH**

**FOURTH AMENDMENT TO NINTH SUPPLEMENT  
(HEARTHSTONE AT SPRING MOUNTAIN RANCH)  
TO THE  
MASTER DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
SPRING MOUNTAIN RANCH**

This FOURTH AMENDMENT TO NINTH SUPPLEMENT (HEARTHSTONE AT SPRING MOUNTAIN RANCH) TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRING MOUNTAIN RANCH (this "Amendment") is made effective as of the 3<sup>rd</sup> day of April, 2010, pursuant to the approval of not less than two-thirds (2/3) of the total voting power of the Owners within the Hearthstone Phase, as attested by the President and Secretary of the Hearthstone Owners Association, Inc., an Idaho non-profit corporation.

It is hereby declared, that the Ninth Supplement (Hearthstone At Spring Mountain Ranch) To The Master Declaration Of Covenants, Conditions And Restrictions For Spring Mountain Ranch ("Hearthstone Supplement") shall be amended as more fully set forth herein.

**1. Definitions.** All defined terms contained herein and not otherwise defined, shall have the same meaning as ascribed to them in the Hearthstone Supplement.

**2. Modification to Subsection 6.3.1 of the Hearthstone Supplement.** Subsection 6.3.1 of the Hearthstone Supplement is hereby amended by deleting Subsection 6.3.1 in its entirety and replacing it with the following to provide for the designation of Limited Local Common Area for the benefit of Building Lots rather than Residences:

**6.3.1 Designation of Detached Garages as Limited Local Common Area.** The following Detached Garages (designated as A through V on the Hearthstone Plat, as amended), are hereby designated as Limited Local Common Area and shall be deeded to the Hearthstone Local Association and maintained as set forth in Subsection 6.3.2 below. Declarant hereby limits the use thereof as follows:

Lot A of the Plat shall be used by the Owner of Building Lot 1;  
Lot M of the Plat shall be used by the Owners of Building Lot 21;  
Lot N of the Plat shall be used by the Owners of Building Lot 22;  
Lot Q of the Plat shall be used by the Owners of Building Lot 27;  
Lot R of the Plat shall be used by the Owners of Building Lot 28;  
Lot S of the Plat shall be used by the Owners of Building Lot 29;  
Lot T of the Plat shall be used by the Owners of Building Lot 30;  
Lot U of the Plat shall be used by the Owners of Building Lot 32; and  
Lot V of the Plat shall be used by the Owners of Building Lot 31.

The use of any and all other Detached Garages shall be allocated by Declarant, for so long as Declarant is the Class B Member, and thereafter by the Hearthstone Local Association pursuant to the Association Rules of the Hearthstone Local Association. Any such allocation may be set forth in any resolution of the Board, Reservation Procedures, recorded Supplement or other written instrument. Notwithstanding the foregoing, every Residence or Townhouse which does not have an Attached Garage, shall be entitled to the use

of a Detached Garage. The Owners of any Building Lot improved with a Residence shall only be entitled to use such Detached Garage while occupying such Residence.

**3. Other Terms Not Modified.** The Hearthstone Supplement is in full force and effect and remains unaltered, except to the specific extent amended or supplemented herein. This Amendment shall be considered part of the Hearthstone Supplement as such term is defined herein.

IN WITNESS WHEREOF, the undersigned has duly executed this Fourth Amendment to Ninth Supplement (Hearthstone at Spring Mountain Ranch) to the Master Declaration of Covenants, Conditions and Restrictions for Spring Mountain Ranch as of the date first set forth above.

**DECLARANT:**

PRR Hearthstone LLC, an Idaho limited liability company

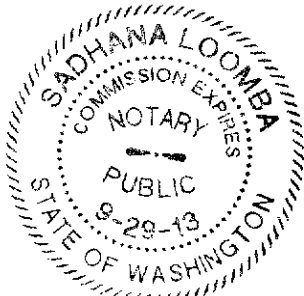
By: PRR (McCall), LLC, an Idaho limited liability company, Member

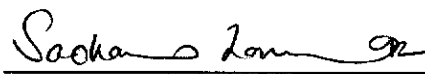
By:   
Michael Burns, Manager

STATE OF WA )  
County of KING ) ss.

On this 3<sup>rd</sup> day of April, in the year 2010, before me, the undersigned, a Notary Public in and for the State, personally appeared Michael Burns, known or identified to me to be a Manager of PRR (McCall), LLC, an Idaho limited liability company, the company that executed this instrument and the person who executed this instrument on behalf of said company, said company known to me to be the sole member of PRR Hearthstone LLC, the Idaho limited liability company that executed the instrument and acknowledged to me that said company executed the same on behalf of PRR Hearthstone LLC and that PRR Hearthstone LLC executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day of year first above written.



  
Notary Public for the State of WA  
Residing at: Woodinville, King Co  
My commission expires: 09/29/2013



ATTEST: The above referenced Amendment was adopted by the Members of the Hearthstone Local Association holding not less than two-thirds (2/3) of the total voting power of the Owners within the Hearthstone Phase.

Hearthstone Owners Association, Inc., an Idaho non-profit corporation

By: [Signature]  
Michael Burns, President

Attest:

By: [Signature]  
Jill Calhoun, Secretary

STATE OF WA )  
County of King ) ss.

On this 3<sup>rd</sup> day of May, in the year 2010, before me, a Notary Public in and for the State, personally appeared Michael Burns and Jill Calhoun, known or identified to me to be the president and secretary, respectively, of the corporation that executed the instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day of year first above written.



[Signature]  
Notary Public for the State of WA.  
Residing at: Woodinville, King Co  
My commission expires: 09/29/2013

