



# AmeriTitle

## Plat Maps and/or CC&Rs

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**LEGEND**

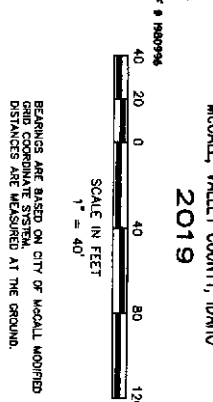
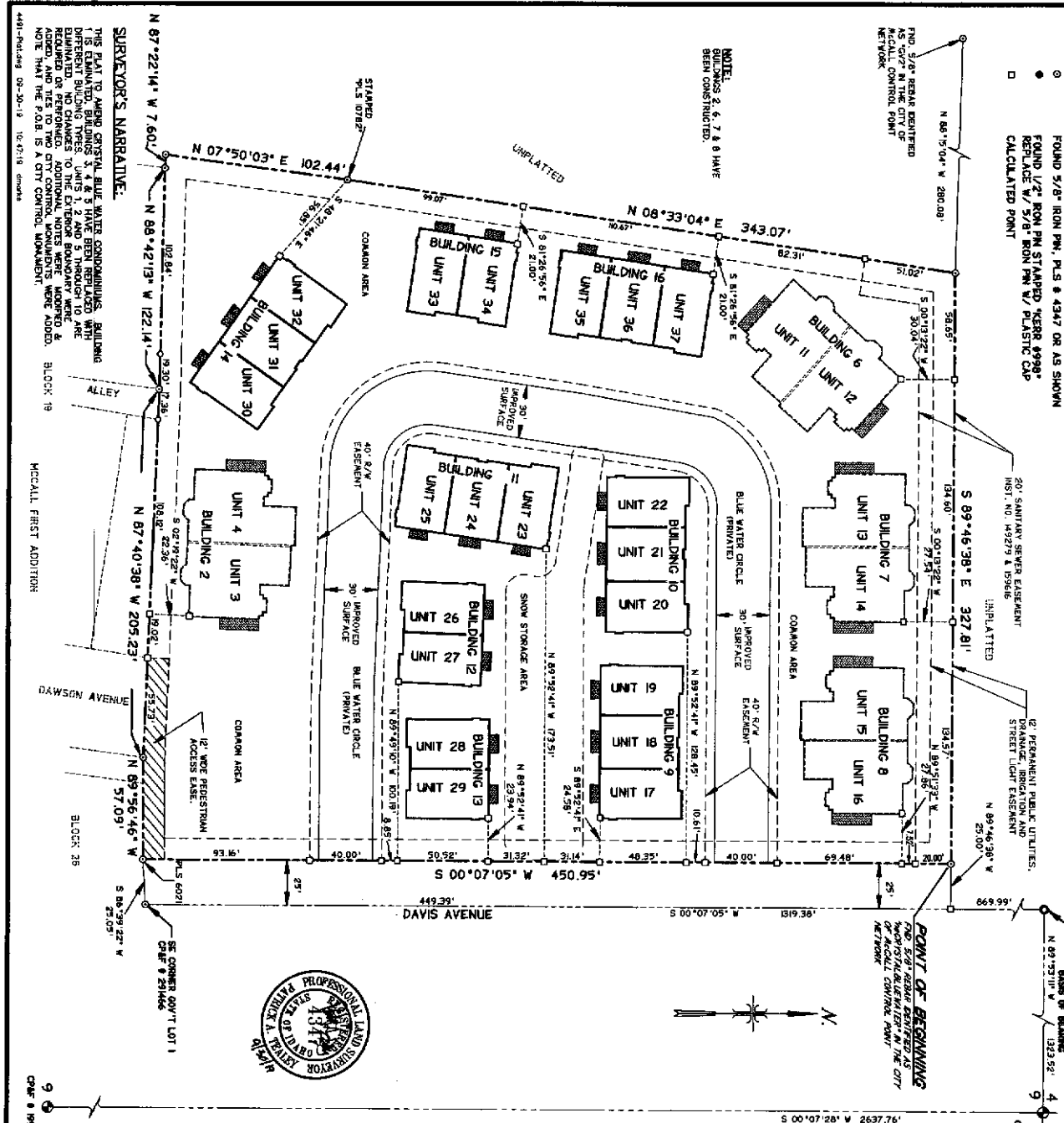
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY
- FOUND BRASS CAP STAMPED "R.S. 700"
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, PLS & 4347 OR AS SHOWN
- FOUND 1/2" IRON PIN STAMPED "KERR #998"
- REPLACE W/ 5/8" IRON PIN W/ PLASTIC CAP
- CALCULATED POINT

**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 20 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**

1. 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.
2. 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 THE CITY OF MCCALL.
3. ANNUAL BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MCCALL ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CITY OF MCCALL.
4. FOR PRESERVATION CONCERNING THE USES, RESPONSIBILITIES AND RELATIONSHIPS OF THE UNITS CONDOMINIUMS, THE COMMON AREA DECLARATION FOR CRYSTAL BLUE WATER CONDOMINIUMS FILED FOR RECORD IN THE OFFICE OF THE VALLEY COUNTY RECORDER, CHAPTER 9-09-09.
5. 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.
6. THIS PROJECT IS HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE, REGULATION AND CITY OF MCCALL STREET LIGHT EASEMENT OVER THE TWELVE (12) FEET ADJACENT TO THE SAID EXTENSOR BOUNDARY, OR AS SHOWN.
7. 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.
8. NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT COMPLYING WITH PROVISIONS OF CITY OF MCCALL CODE, TITLE 9, CHAPTER 2.
9. ALL SNOW HELD TO BE RETAINED ON SITE.
10. THERE IS A POSSIBILITY OF HIGH LEVELS OF GROUNDWATER WITHIN THE SUBDIVISION.
11. THE PROJECT IS IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FEMA MAP NUMBER 16085CONCAT, FEBRUARY 1, 2019. NO BASE FLOOD ELEVATION FLOODPLAINS ARE REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY CODE.
12. 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.
13. THIS PROJECT IS HEREBY DESIGNATED AS HAVING A 20' FOOT SANITARY SEWER EASEMENT AS DESCRIBED IN INSTRUMENT NUMBERS 49279 AND 65646.
14. THIS PROJECT IS HEREBY DESIGNATED AS HAVING A 24'-FOOT PEDESTRIAN ACCESS EASEMENT AS SHOWN, FILED UNDER INST. NO. 424251.
15. THE COMMON AREA SHALL OWNED & MAINTAINED BY THE CRYSTAL BLUE WATER CONDOMINIUM ASSOCIATION (CWA), TO BE LANSORAGED AND USED FOR SNOW STORAGE AS NEEDED AND THE GENERAL ENJOYMENT OF THE HOV.
16. THE PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT (PLRWSD) 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 PLRWSD.

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS STATED BY IDAHO 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 50-1266, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Central District Health Department, BHS  
 424251

**TEALEY'S LAND SURVEYING**  
 12984 W. PARKWAY DRIVE, SUITE 150  
 BOISE, ID 83713  
 208-385-0635  
 Project No. 4491  
 Sheet 1 of 8

**SURVEYOR'S NARRATIVE:**  
 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. UNITS 11 THROUGH 32 ARE BEING ADDED. THE PLAT IS A CITY CONTROL MOMENTUM. ADDITIONAL NOTES WERE ADDED TO THE PLAT. THE PLAT IS A CITY CONTROL MOMENTUM.

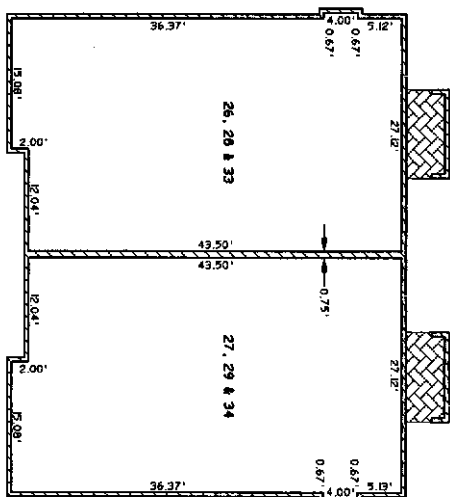
4491-Field# 08-30-19 10:47:18 am  
 MCCALL FIRST ADDITION

# AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

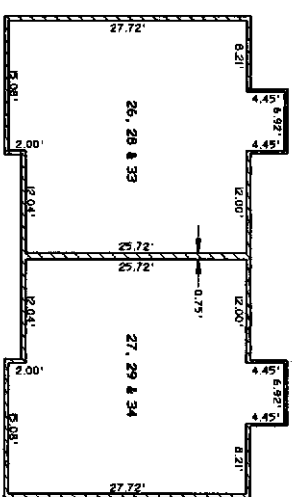
A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.18N., R.3E., B.A.,  
MCALL, VALLEY COUNTY, IDAHO  
2019

## BUILDINGS 12, 13 & 15

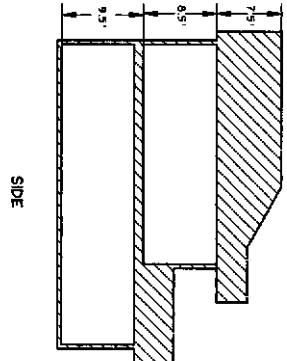
BUILDING 12 - S 87° 46' 14" E  
BUILDING 13 - S 89° 46' 39" E  
BUILDING 15 - N 08° 33' 04" E



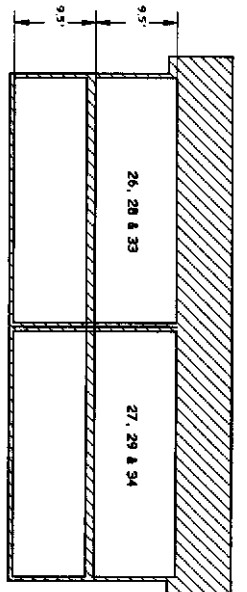
FIRST FLOOR



SECOND FLOOR



SIDE

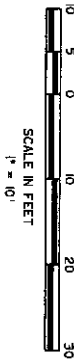


FRONT

### BUILDINGS 12, 13 & 15 CROSS-SECTION

**LEGEND**

	COMMON AREA
	UNITED COMMON AREA
27	UNIT NUMBER



**TEALEY'S LAND SURVEYING**

2501 BOULDER BASIN RD. • BOISE, IDAHO 83702

206-385-0036

Project No. 4481

Sheet 2 of 6

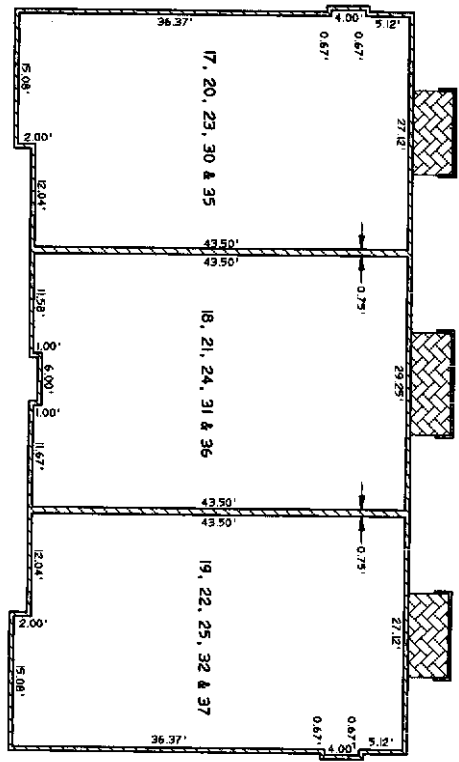
# AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

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

T.18N., R.3E., B.M.,  
MCALL, VALLEY COUNTY, DAHO

2019

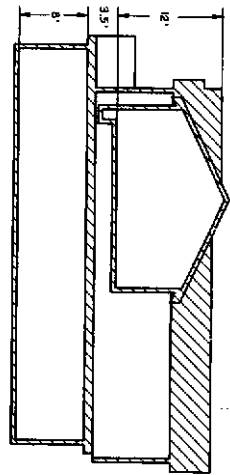
## BUILDINGS 9, 10, 11, 14 & 16



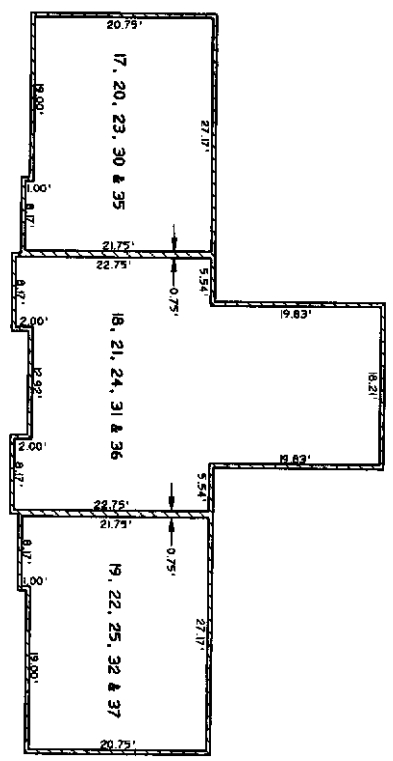
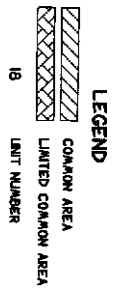
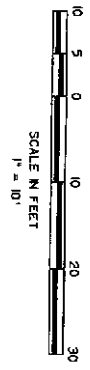
- BUILDING 9 - N 00° 13' 22" E
- BUILDING 10 - N 00° 13' 22" E
- BUILDING 11 - N 81° 27' 10" E
- BUILDING 14 - N 35° 18' 24" E
- BUILDING 16 - N 81° 26' 56" E

### 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

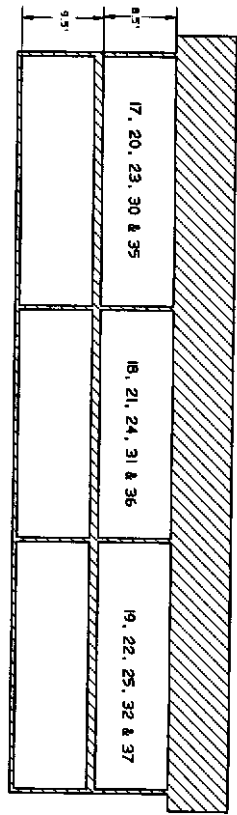


SIDE



### 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

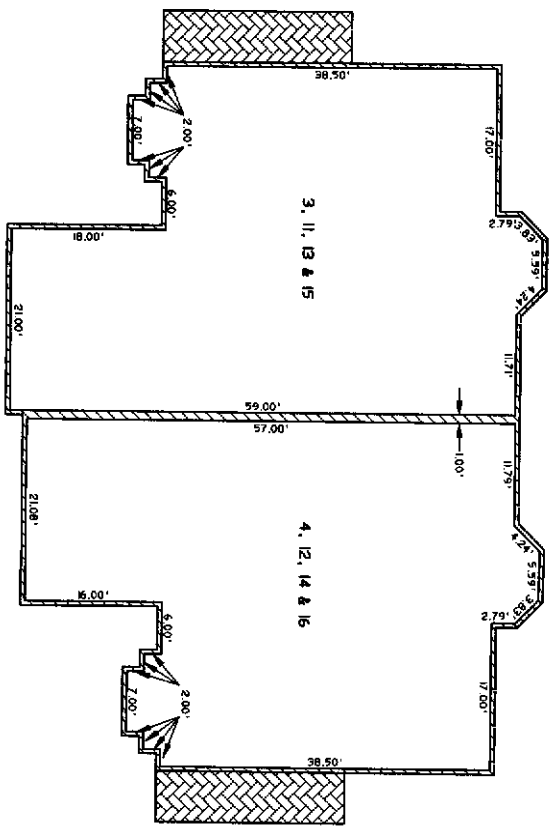
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# AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

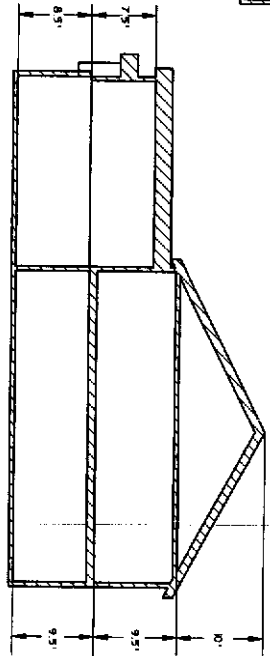
A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.18N., R.3E., B.M.,  
MCALL, VALLEY COUNTY, IDAHO  
2019

## 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

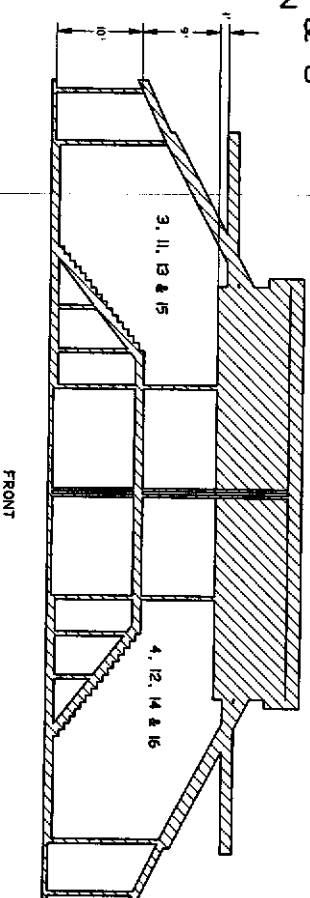
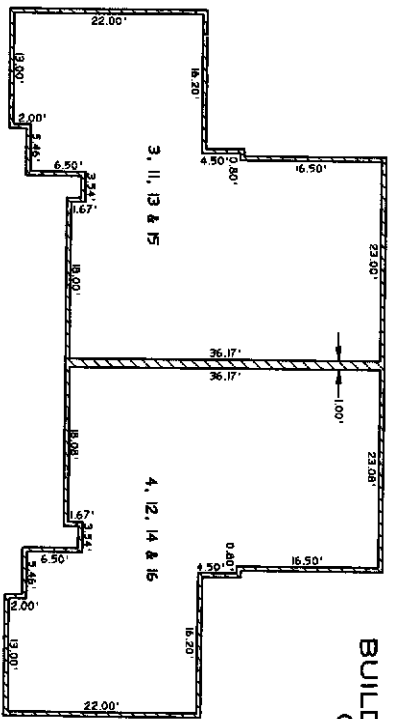


BUILDING 2	-	N 87° 46' 14" W
BUILDING 6	-	N 42° 10' 42" E
BUILDING 7	-	S 89° 46' 38" E
BUILDING 8	-	S 89° 46' 38" E



**LEGEND**

[Hatched Box]	COMMON AREA
[Cross-hatched Box]	LIMITED COMMON AREA
[Numbered Box]	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, MarkA

AMENDED PLAT OF  
CRYSTAL BLUE WATER CONDOMINIUMS

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF PLATS, MST. # \_\_\_\_\_

**CERTIFICATE OF OWNERS**  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT IT IS THEIR INTENTION TO CREATE A PROJECT INCLUDING SAID REAL PROPERTY IN THE CONDOMINIUM REGIME AND TO REGISTER SAID PROJECT WITH THE STATE OF MARYLAND. ALSO BEING CERTAIN THAT THEIR CONSENT TO THE RECORDATION OF THIS INSTRUMENT IS NECESSARY TO SAID PROJECT TO BE VALID IN THE STATE OF MARYLAND.

**DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 6, T.19N., R.2E., BAL. WOODL. VALLEY COUNTY, DAVO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SECTION 9, THENCE ALONG THE NORTH BOUNDARY WEST 130.42 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF GOVERNMENT LOT 1; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 NORTH 89°00'00" WEST 88.00 FEET TO A POINT THENCE LEAVING SAID EAST LINE NORTH 89°00'00" WEST 88.00 FEET TO A POINT BEING THE CORNER OF SECTION 9; THENCE SOUTH 89°00'00" WEST 88.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 89°00'00" WEST 87.25 FEET TO A 5/8" IRON PIN; THENCE NORTH 87°00'00" WEST 202.25 FEET TO A POINT; THENCE NORTH 87°00'00" WEST 122.4 FEET TO A 5/8" IRON PIN; THENCE NORTH 87°00'00" WEST 100 FEET TO A 5/8" IRON PIN; THENCE NORTH 87°00'00" WEST 100 FEET TO A 5/8" IRON PIN; THENCE NORTH 87°00'00" EAST 24.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87°00'00" EAST 327.81 FEET TO THE CORNER OF SECTION 9.

SAID PARCEL OF LAND CONTAINS 3.70 ACRES, MORE OR LESS.

THE EASEMENTS INCORPORATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO EASEMENT INCORPORATED HEREON IS TO BE WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS HEREON SHALL BE SUBJECT TO SAID EASEMENTS AND TO ALL OF THE LAWS OF THE STATE OF MARYLAND. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 27th DAY OF August, 2019.

NET PROJECT, LLC

CLAU HANSEN  
MEMBER

CRYSTAL BLUE WATER CONDOMINIUM ASSOCIATION, INC.

RAY KAPLAN  
PRESIDENT



**ACKNOWLEDGEMENT**

STATE OF MARYLAND )  
COUNTY OF Harford ) SS  
ON THIS 27th DAY OF August, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Clau Hansen, KNOWN OR BELIEVED TO BE THE MEMBER OF SAID PROJECT, LLC, AND Ray Kaplan, KNOWN OR BELIEVED TO BE THE PRESIDENT OF SAID PROJECT, LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC FOR DAVID  
RESIDING AT Rockville, MD  
MY COMMISSION EXPIRES: June 21, 2022

**ACKNOWLEDGEMENT**

STATE OF MARYLAND )  
COUNTY OF Harford ) SS  
ON THIS 27th DAY OF August, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Clau Hansen, KNOWN OR BELIEVED TO BE THE MEMBER OF SAID PROJECT, LLC, AND Ray Kaplan, KNOWN OR BELIEVED TO BE THE PRESIDENT OF SAID PROJECT, LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC FOR DAVID  
RESIDING AT Rockville, MD  
MY COMMISSION EXPIRES: June 21, 2022



TEALEY'S LAND SURVEYING  
12844 W. OXFORDEN DRIVE, SUITE 150  
206-363-0630  
Project No. 4491  
ROSE, MD 21773  
Sheet 5 of 6

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 PLUNG 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 DeWolfe*  
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, DO 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.

*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

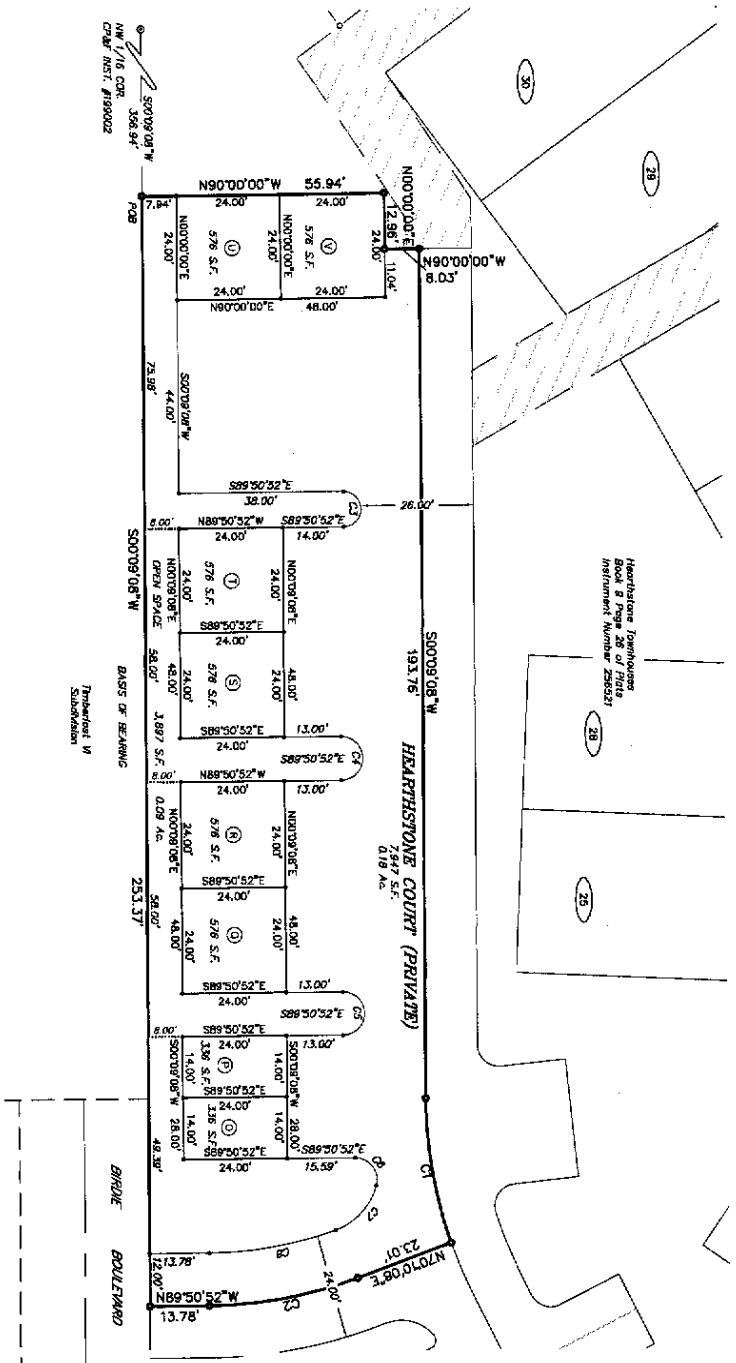
RECORDERS STAMP

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 LOTS 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 INCLUDED IN THIS PLAT.
- LOT TIES 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'

BEARINGS ARE BASED ON HEARTHSTONE TOWNHOUSES BOOK 9 PAGE 25 OF PLATS

**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	18.41	181.33°	S089°27'38"E	33.50
C2	100.00	34.86	19.72	179.00°	S80°03'58"E	34.80
C3	5.00	15.71	INFINITE	180°00'00"	N00°00'00"E	10.00
C4	5.00	15.71	INFINITE	180°00'00"	N00°00'00"E	10.00
C5	5.00	15.71	INFINITE	180°00'00"	N00°00'00"E	10.00
C6	5.00	15.71	INFINITE	180°00'00"	N00°00'00"E	10.00
C7	15.00	14.34	7.77	54°45'44"	N43°24'49"E	7.98
C8	15.00	14.34	7.77	54°45'44"	N43°24'49"E	7.98
C9	88.00	28.73	15.01	181.27°	S80°28'24"E	28.59

# 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 \_\_\_\_\_, in the year 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 \_\_\_\_\_, in the year 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 person who executed this instrument on behalf of said 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

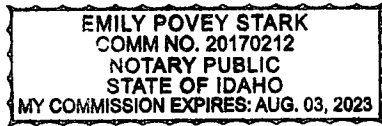
By:   
Chad Harding, Member and Authorized Agent

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.

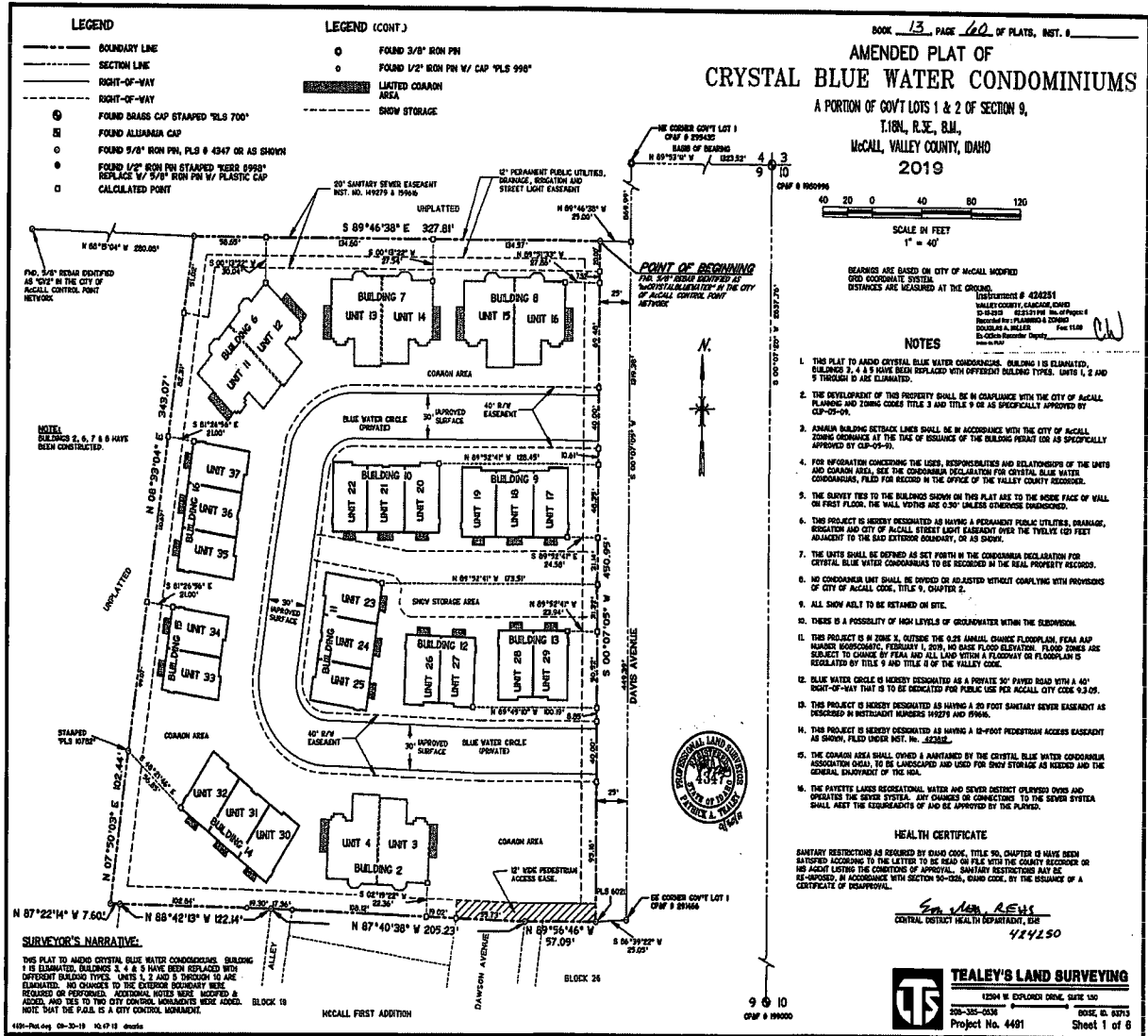
IN WITNESS, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



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

# EXHIBIT B AMENDED PLAT

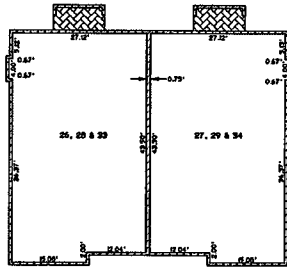




### AMENDED PLAT OF CRYSTAL BLUE WATER CONDOMINIUMS

A PORTION OF GOV'T LOTS 1 & 2 OF SECTION 9,  
T.16N., R.3E., D.1A.,  
McCALL, VALLEY COUNTY, IDAHO  
2019

### BUILDINGS 12, 13 & 15



FIRST FLOOR

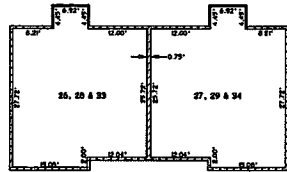
BUILDING 12 - S 87° 46' 54" E  
BUILDING 13 - S 89° 46' 50" E  
BUILDING 15 - N 08° 33' 04" E

25, 26 & 28  
27, 29 & 34  
CORAN AREA  
LIMITED CORAN AREA  
UNIT NUMBER

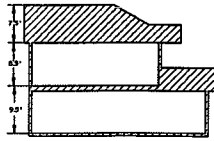


LEGEND

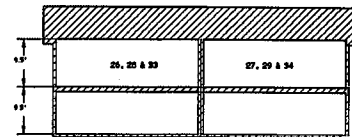
- CORAN AREA
- LIMITED CORAN AREA
- 27** UNIT NUMBER



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

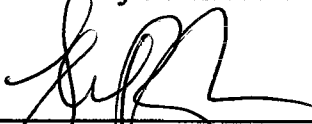
STATE OF IDAHO )  
 )  
 ) SS  
County of Valley )

On this 6th 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.

(SEAL)



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







## 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

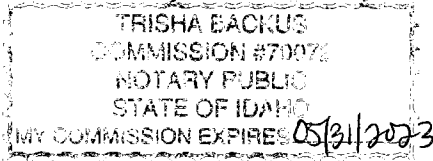
STATE OF IDAHO )

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)



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

