

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SADDLE CROSSING SUBDIVISION

THIS SUPPLEMENTAL DECLARATION is made as of the 14th day of November 2024 by Brandon M. Roberts, Laura A.N. Roberts, and Tricon Properties, LLC, an Idaho limited liability company, herein jointly referred to as “Declarant”.

RECITALS:

- A. Declarant is the owner of certain real property in Franklin County, State of Idaho, more particularly described as all of that certain real property included in the plat of Saddle Crossing Subdivision Phase 2, Instrument No. 298701, records of Franklin County, Idaho (hereinafter referred to as the “Annexed Property”), and/or has the legal authority to act on behalf of the owner of said property with respect to development matters, including this Declaration.
- B. Declarant desires to annex the Annexed Property into the Saddle Crossing Subdivision, subjecting it to the terms, conditions, covenants, restrictions, and provisions set forth in the Declaration of Covenants, Conditions, and Restrictions of Saddle Crossing Subdivision, recorded as Instrument No. 298406, records of Franklin County, Idaho (the "Declaration"), and to any supplemental or modified terms as provided herein.
- C. Pursuant to Article 11 of the Declaration, Declarant is authorized to annex additional property into the Saddle Crossing Subdivision by executing and recording a Supplemental Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

ARTICLE 1: ANNEXATION OF PROPERTY

1.01 Incorporation into Saddle Crossing Subdivision. The Annexed Property is hereby annexed and made subject to the Declaration. From and after the date of this Supplemental Declaration, the Annexed Property shall be included within the term "Property" as defined in Section 1.28 of the Declaration and shall be subject to all terms, conditions, covenants, restrictions, reservations, and easements set forth in the Declaration, as supplemented herein.

ARTICLE 2: ADDITIONAL TERMS

2.01 Declarant Control. Declarant retains full authority over the Annexed Property as outlined in Article 8 and Article 11 of the Declaration until the Transition Date.

ARTICLE 3: MISCELLANEOUS

3.01 Effect of Supplemental Declaration. Except as specifically supplemented or modified herein, all provisions of the Declaration shall remain in full force and effect and are hereby reaffirmed.

3.02 Effective Date. This Supplemental Declaration shall be effective as of November 14th, 2024.

3.03 Binding Effect. This Supplemental Declaration shall be binding upon and shall inure to the benefit of Declarant, its successors, and assigns, as well as the Owners of the Lots within the Annexed Property and the Saddle Crossing Subdivision

IN WITNESS WHEREOF, the Declarant has set their hands and seals as of the date and year first above written.

Declarant:

Brandon M. Roberts

Laura A.N. Roberts

Tricon Properties, LLC
an Idaho limited liability company
By: Brandon Roberts
Its: President

State of Idaho
County of Franklin

On this _____ day of _____, 2024, before me personally appeared Brandon M. Roberts and Laura A.N. Roberts, as well as Brandon M. Roberts identified as the President of Tricon Properties, LLC, an Idaho limited liability company, personally known to me to be the persons and agent named in the foregoing, and acknowledged to me that they executed the same.

Notary Signature