

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3  
BOISE IDAHO 03/26/2012 01:58 PM  
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**TWENTY-FIRST AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Grantor)**

**December 15, 2011**

**RECITALS**

WHEREAS, there has been recorded a Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March 6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration was amended by a Twelfth Amendment to Master Declaration of Covenants, Conditions,

**TWENTY-FIRST AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Grantor)**

**December 15, 2011**

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**RECITALS**

WHEREAS, there has been recorded a Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March 6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration was amended by a Twelfth Amendment to Master Declaration of Covenants, Conditions,

Restrictions and Easements for Paramount Subdivision dated November 1, 2006, recorded November 1, 2006 as Instrument No. 106173072, records of Ada County, Idaho; which Master Declaration was amended by a Thirteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated January 29, 2007, recorded January 30, 2007 as Instrument No. 107014024; which Master Declaration was amended by a Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 8, 2008, recorded February 13, 2008 as Instrument No. 108016265, records of Ada County, Idaho; which Master Declaration was amended by a Fifteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 15, 2008, recorded October 16, 2008 as Instrument No. 108115008, records of Ada County, Idaho, which Master Declaration was amended by a Sixteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074922, records of Ada County, Idaho; which Master Declaration was amended by a Seventeenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074923, records of Ada County, Idaho; which Master Declaration was amended by an Eighteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074924, records of Ada County, Idaho; which Master Declaration was amended by a Nineteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 3, 2009, recorded November 9, 2009, as Instrument No. 109126023, records of Ada County, Idaho; which Master Declaration was amended by a Twentieth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 8, 2011, recorded March 18, 2011, as Instrument No. 111023569, records of Ada County, Idaho (collectively hereafter as amended "Master Declaration");

WHEREAS, the Grantor under the Master Declaration has changed its name to BDC Inc., an Idaho corporation;

WHEREAS, Section 14.02(b) of the Master Declaration authorizes amendments of the Master Declaration pursuant to Section 14.02(b) by a majority of the total of the Class B Member votes cast by the Class B Member(s); and

WHEREAS, the Grantor holds all of the Class B Member votes; and

WHEREAS, the Grantor desires to amend the Master Declaration to revise the definition of "Grantor"; and

WHEREAS, the Grantor desires to record this Twenty-First Amendment to effectuate the foregoing purposes.

ARTICLE I.

AMENDMENT OF DEFINED TERMS

The following sentences shall be added end of the definition of "Grantor" in Article III:

"Grantor may expressly assign and transfer any and all Grantor rights to its affiliates by recording a transfer of such rights in the records of Ada County, Idaho. The Grantor, or any future Grantor to which such rights have been similarly transferred, may act on its own to implement its rights pursuant to this Master Declaration, or may act through its Designated Agent, as determined by Grantor in its discretion."

Unless the context otherwise specifies or requires, the words and phrases in this Twenty-First Amendment shall have the same meaning as such words and phrases are defined in Article III of the Master Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Twenty-First Amendment as of the date and year first above written.

GRANTOR:

BDC INC., an  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO )  
                          ) ss:  
County of Ada     )

On this 15<sup>th</sup> day of December, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of BDC INC., an Idaho corporation, the corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.

*Amanda Kelly*  
Notary Public for Idaho  
Residing at: Star, ID  
My Commission Expires: 4/15/2017



**TWENTY-SECOND AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Phase 18)**

July 27, 2012

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March 6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration

was amended by a Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2006, recorded November 1, 2006 as Instrument No. 106173072, records of Ada County, Idaho; which Master Declaration was amended by a Thirteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated January 29, 2007, recorded January 30, 2007 as Instrument No. 107014024; which Master Declaration was amended by a Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 8, 2008, recorded February 13, 2008 as Instrument No. 108016265, records of Ada County, Idaho; which Master Declaration was amended by a Fifteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 15, 2008, recorded October 16, 2008 as Instrument No. 108115008, records of Ada County, Idaho, which Master Declaration was amended by a Sixteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074922, records of Ada County, Idaho; which Master Declaration was amended by a Seventeenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074923, records of Ada County, Idaho; which Master Declaration was amended by an Eighteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074924; which Master Declaration was amended by a Nineteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 3, 2009, recorded November 9, 2009, as Instrument No. 109126023; which Master Declaration was amended by a Twentieth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 8, 2011, recorded March 18, 2011, as Instrument No. 111023569, which Master Declaration was amended by a Twenty-First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 15, 2011, recorded March 26, 2012, as Instrument No. 112027038, and Grantor's rights assigned by that certain Assignment of Grantor Rights in Paramount Subdivision dated December 15, 2011, recorded as Instrument No. 112027039 (collectively hereafter as amended "Master Declaration");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Second Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.**  
**PROPERTY COVERED**

The property which is covered by this Twenty-Second Amendment and which shall be annexed under the Master Declaration is the real property owned by Brighton Development Inc., an Idaho corporation, who hereby consents to such annexation by signing this Twenty-Second Amendment, described as follows:

Lots 11 through and including Lot 20, Block 52 and Lots 5 through and including Lot 14 in Block 53, of PARAMOUNT SUBDIVISION NO. 18 according to the official plat thereof filed in Book 104 of Plats at Pages 14131 through 14133, as Instrument No. 112074833 on July 27, 2012, records of Ada County, Idaho.

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Second Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.  
ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.  
OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of the Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.  
EFFECTIVE DATE**

This Twenty-Second Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]





ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO 10/29/12 10:47 AM  
DEPUTY Che Fowler  
RECORDED - REQUEST OF  
Brighton Development

AMOUNT 19.00 4



**TWENTY-THIRD AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Phase 19)**

**October 24, 2012**

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a **First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a **Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a **Third Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a **Fourth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a **Fifth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a **Sixth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a **Seventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an **Eighth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a **Ninth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a **Tenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an **Eleventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March

6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration was amended by a **Twelfth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2006, recorded November 1, 2006 as Instrument No. 106173072, records of Ada County, Idaho; which Master Declaration was amended by a **Thirteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated January 29, 2007, recorded January 30, 2007 as Instrument No. 107014024; which Master Declaration was amended by a **Fourteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 8, 2008, recorded February 13, 2008 as Instrument No. 108016265, records of Ada County, Idaho; which Master Declaration was amended by a **Fifteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 15, 2008, recorded October 16, 2008 as Instrument No. 108115008, records of Ada County, Idaho, which Master Declaration was amended by a **Sixteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074922, records of Ada County, Idaho; which Master Declaration was amended by a **Seventeenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074923, records of Ada County, Idaho; which Master Declaration was amended by an **Eighteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074924; which Master Declaration was amended by a **Nineteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 3, 2009, recorded November 9, 2009, as Instrument No. 109126023; which Master Declaration was amended by a **Twentieth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 8, 2011, recorded March 18, 2011, as Instrument No. 111023569; which Master Declaration was amended by a **Twenty-First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 15, 2011, recorded March 26, 2012, as Instrument No. 112027038; and Grantor's rights assigned by that certain **Assignment of Grantor Rights** in Paramount Subdivision dated December 15, 2011, recorded as Instrument No. 112027039; which Master Declaration was amended by a **Twenty-Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 27, 2012, recorded on July 27, 2012, as Instrument No. 112074838; (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Third Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.**  
**PROPERTY COVERED**

The property which is covered by this Twenty-Third Amendment and which shall be annexed under the Master Declaration is the real property owned by Brighton Development Inc., an Idaho corporation, who hereby consents to such annexation by signing this Twenty-Third Amendment, described as follows:

**Lots 10 through and including Lot 17, Block 41, Lots 2 through and including Lot 10, Block 42, Lots 7 through and including Lot 16, Block 51, Lots 1 through and including Lot 12, Block 54, Lots 1 through and including Lot 9, Block 55, all of PARAMOUNT SUBDIVISION NO. 19 according to the official plat thereof filed in Book 10 4 of Plats at Pages ~~138~~<sup>141/87</sup> through ~~139~~<sup>148/87</sup> as Instrument No. 112112273 on October 29, 2012, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.**  
**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Third Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of the Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**

This Twenty-Third Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor and Owner under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Third Amendment as of the date and year first above written.

**GRANTOR and OWNER:**

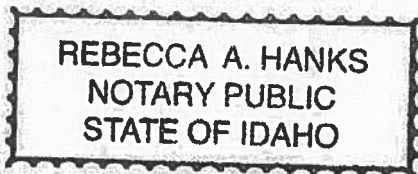
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 27<sup>th</sup> day of October, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10-4-2017



**TWENTY-FOURTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Phase 20)**

**October 24, 2012**

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a **First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a **Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a **Third Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a **Fourth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a **Fifth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a **Sixth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a **Seventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an **Eighth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a **Ninth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a **Tenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an **Eleventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March 6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration was amended by a **Twelfth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2006, recorded November 1, 2006 as Instrument No. 106173072, records of Ada

County, Idaho; which Master Declaration was amended by a **Thirteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated January 29, 2007, recorded January 30, 2007 as Instrument No. 107014024; which Master Declaration was amended by a **Fourteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 8, 2008, recorded February 13, 2008 as Instrument No. 108016265, records of Ada County, Idaho; which Master Declaration was amended by a **Fifteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 15, 2008, recorded October 16, 2008 as Instrument No. 108115008, records of Ada County, Idaho, which Master Declaration was amended by a **Sixteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074922, records of Ada County, Idaho; which Master Declaration was amended by a **Seventeenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074923, records of Ada County, Idaho; which Master Declaration was amended by an **Eighteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074924; which Master Declaration was amended by a **Nineteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 3, 2009, recorded November 9, 2009, as Instrument No. 109126023; which Master Declaration was amended by a **Twentieth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 8, 2011, recorded March 18, 2011, as Instrument No. 111023569; which Master Declaration was amended by a **Twenty-First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 15, 2011, recorded March 26, 2012, as Instrument No. 112027038; and Grantor's rights assigned by that certain **Assignment of Grantor Rights in Paramount Subdivision** dated December 15, 2011, recorded as Instrument No. 112027039; which Master Declaration was amended by a **Twenty-Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 27, 2012, recorded on July 27, 2012, as Instrument No. 112074838; which Master Declaration was amended by a **Twenty-Third Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 24, 2012, recorded on October 29, 2012, as Instrument No. 112112323; (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Fourth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

#### **ARTICLE I. PROPERTY COVERED**

The property which is covered by this Twenty-Fourth Amendment and which shall be annexed under the Master Declaration is the real property owned by Brighton Development Inc., an Idaho corporation, who hereby consents to such annexation by signing this Twenty-Fourth Amendment, described as follows.

Lots 3 through and including Lot 6, Block 37, of PARAMOUNT SUBDIVISION NO. 20, according to the official plat thereof filed in Book 10<sup>4</sup> of Plats at Pages ~~130~~ 14190 through ~~130~~ 14192, as Instrument No. 112112323 on October 29, 2012, records of Ada County, Idaho.

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Fourth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.  
ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.  
OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of the Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.  
EFFECTIVE DATE**

This Twenty-Fourth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, Grantor and Owner under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Fourth Amendment as of the date and year first above written.

GRANTOR and OWNER:

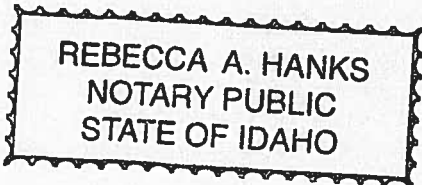
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 24<sup>th</sup> day of October, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON CORPORATION**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10-16-2017



ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO 12/21/12 03:12 PM  
DEPUTY Che Fowler  
RECORDED - REQUEST OF  
Brighten Development

AMOUNT 19.00 4



**TWENTY-FIFTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Phase 21)**

December 21, 2012

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration was amended by a **First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 30, 2004, recorded August 3, 2004 as Instrument No. 104099257, records of Ada County, Idaho; which Master Declaration was amended by a **Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 20, 2004, recorded October 26, 2004 as Instrument No. 104136673, records of Ada County, Idaho; which Master Declaration was amended by a **Third Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2004, recorded November 5, 2004 as Instrument No. 104141495, records of Ada County, Idaho; which Master Declaration was amended by a **Fourth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 12, 2005, recorded July 13, 2005 as Instrument No. 105094378, records of Ada County, Idaho; which Master Declaration was amended by a **Fifth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 25, 2005, recorded July 27, 2005 as Instrument No. 105103178, records of Ada County, Idaho; which Master Declaration was amended by a **Sixth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated August 4, 2005, recorded August 4, 2005 as Instrument No. 105108620, records of Ada County, Idaho; which Master Declaration was amended by a **Seventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated September 23, 2005, recorded September 27, 2005 as Instrument No. 105142788, records of Ada County, Idaho; which Master Declaration was amended by an **Eighth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and easements for Paramount Subdivision dated November 1, 2005, recorded November 3, 2005 as Instrument No. 105166823, records of Ada County, Idaho; which Master Declaration was amended by a **Ninth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 12, 2005, recorded December 13, 2005 as Instrument No. 105189698, records of Ada County, Idaho; which Master Declaration was amended by a **Tenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 1, 2006, recorded February 2, 2006 as Instrument No. 106017033, records of Ada County, Idaho; which Master Declaration was amended by an **Eleventh Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 2, 2006, recorded March

6, 2006 as Instrument No. 106034549, records of Ada County, Idaho; which Master Declaration was amended by a **Twelfth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 1, 2006, recorded November 1, 2006 as Instrument No. 106173072, records of Ada County, Idaho; which Master Declaration was amended by a **Thirteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated January 29, 2007, recorded January 30, 2007 as Instrument No. 107014024; which Master Declaration was amended by a **Fourteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated February 8, 2008, recorded February 13, 2008 as Instrument No. 108016265, records of Ada County, Idaho; which Master Declaration was amended by a **Fifteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 15, 2008, recorded October 16, 2008 as Instrument No. 108115008, records of Ada County, Idaho, which Master Declaration was amended by a **Sixteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074922, records of Ada County, Idaho; which Master Declaration was amended by a **Seventeenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074923, records of Ada County, Idaho; which Master Declaration was amended by an **Eighteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated June 24, 2009, recorded June 25, 2009, as Instrument No. 109074924; which Master Declaration was amended by a **Nineteenth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated November 3, 2009, recorded November 9, 2009, as Instrument No. 109126023; which Master Declaration was amended by a **Twentieth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated March 8, 2011, recorded March 18, 2011, as Instrument No. 111023569; which Master Declaration was amended by a **Twenty-First Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated December 15, 2011, recorded March 26, 2012, as Instrument No. 112027038; and Grantor's rights assigned by that certain **Assignment of Grantor Rights In Paramount Subdivision** dated December 15, 2011, recorded on March 26, 2012, as Instrument No. 112027039; which Master Declaration was amended by a **Twenty-Second Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated July 27, 2012, recorded on July 27, 2012, as Instrument No. 112074838; which Master Declaration was amended by a **Twenty-Third Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 24, 2012, recorded on October 29, 2012, as Instrument No. 112112345, which Master Declaration was amended by a **Twenty-Fourth Amendment** to Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated October 24, 2012, recorded on October 29, 2012, as Instrument No. 112112347; (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Fifth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.**  
**PROPERTY COVERED**

The property which is covered by this Twenty-Fifth Amendment and which shall be annexed under the Master Declaration is the real property owned by Brighton Corporation, an Idaho corporation, who hereby consents to such annexation by signing this Twenty-Fifth Amendment, described as follows:

**Lots 2 through and including Lot 19, Block 48, Lots 3 through and including Lot 15, Block 49, Lots 1 through and including Lot 8, Block 56, Lots 1 through and including Lot 4, Block 57, of PARAMOUNT SUBDIVISION NO. 21, according to the official plat thereof filed in Book 10 5 of Plats at Pages 14238 through 14240, as Instrument No. 112135127 on December 21, 2012, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.**  
**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Fifth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of the Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**

This Twenty-Fifth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor and Owner under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Fifth Amendment as of the date and year first above written.

**GRANTOR AND OWNER:**

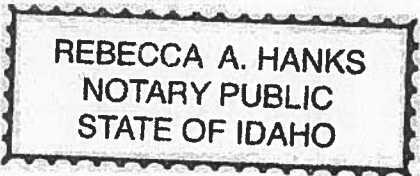
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                                  ) ss:  
County of Ada     )

On this 25<sup>th</sup> day of November, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10.6.2017

ADA COUNTY RECORDER Christopher D. Rieh AMOUNT 16.00 3  
BOISE IDAHO 05/24/13 02:04 PM  
DEPUTY Che Fowler  
RECORDED - REQUEST OF  
Brighon Development, Inc



**TWENTY-SIXTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Subdivision No. 22)**

May 24, 2013

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "Master Declaration");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Sixth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.  
PROPERTY COVERED**

The property which is covered by this Twenty-Sixth Amendment and which shall be annexed under the Master Declaration is the real property owned by Grantor, described as follows:

Lots 20 through and including Lot 39, Block 48, Lots 5 through and including Lot 21, Block 57, Lots 1 through and including Lot 5, Block 58, Lot 1, Block 59, of PARAMOUNT SUBDIVISION NO. 22, according to the official plat thereof filed in Book 10 5 of Plats at Pages 14312 through 14314, as Instrument No. 113057343 on May 24, 2013, records of Ada County, Idaho.

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Sixth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.  
ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.  
OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.  
EFFECTIVE DATE**

This Twenty-Sixth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Sixth Amendment as of the date and year first above written.

GRANTOR:

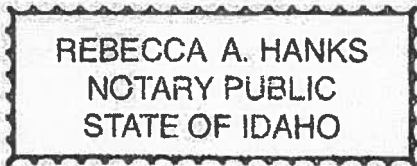
BRIGHTON DEVELOPMENT INC.,  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 5th day of May, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of BRIGHTON DEVELOPMENT INC., an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 12-6-2017

When recorded, please return to:

Paramount Owners Association Inc.  
c/o Brighton Corporation  
12601 W. Explorer Drive, Suite 200  
Boise, Idaho 83713

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO 05/24/13 02:04 PM  
DEPUTY Che Fowler  
RECORDED - REQUEST OF  
Brighton Development, Inc

AMOUNT 10.00 1



**WARRANTY DEED**  
(BDI to HOA - PM#22)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, BRIGHTON DEVELOPMENT INC., an Idaho corporation (the "Grantor"), whose address is 12601 W. Explorer Drive, Ste. 200, Boise, Idaho 83713, does hereby grant, bargain, sell, and convey unto PARAMOUNT OWNERS ASSOCIATION INC., an Idaho not-for-profit corporation, whose address is 12601 W. Explorer Drive, Suite 200, Boise, Idaho 83713 ("Grantee"), all of Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, (the "Premises") to wit:

Lot 38 and Lot 39 in Block 48, Lot 21 in Block 57, Lot 1 in Block 58, and Lot 1 in Block 59 of Paramount Subdivision No. 22, according to the official plat thereof, filed in Book 105 of Plats at Pages 14312 through 14314 official records of Ada County, Idaho.

TO HAVE AND TO HOLD the Premises, with its appurtenances, unto Grantee, and Grantee's successors and assigns forever, together with all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, any and all singular, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion or reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title and interest in and to the Premises, as well in law as in equity. Grantor, for itself, its heirs and assigns, does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said Premises; that the Premises are free from all encumbrances; that Grantee, its heirs and assigns shall be entitled to the quiet and peaceable possession of said Premises; and that Grantor will warrant and defend the same forever from all lawful claims whatsoever.

IN WITNESS WHEREOF, Grantor subscribed its name this 5th day of May, 2013.

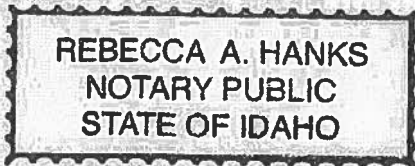
**GRANTOR:**

BRIGHTON DEVELOPMENT INC., an Idaho corporation

By: [Signature]  
David W. Turnbull, Member

STATE OF IDAHO )  
                          ) :ss.  
County of Ada    )

On this 5th day of May, 2013, before me the undersigned notary public, personally appeared David W. Turnbull, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



[Signature]  
Notary Public for Idaho  
My Commission expires 10-6-2017





**TWENTY-SEVENTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION**

(De-annexation - Lot 5, Block 49, Sub No. 21)

September 13, 2013

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho corporation, as Grantor, predecessor in interest to Brighton Development Inc., an Idaho corporation, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho, which Master Declaration has and will be amended from time to time (collectively "**Master Declaration**");

WHEREAS, the Master Declaration allows for the de-annexation of property to Paramount Subdivision, which property, when de-annexed, is released from the terms and conditions of the Master Declaration and the jurisdiction of the Association; and

WHEREAS, the purpose of this Twenty-Seventh Amendment is to de-annex the property hereafter described, and upon such de-annexation to release such property from all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified.

**ARTICLE I.  
PROPERTY COVERED**

The property which is covered by this Twenty-Seventh Amendment and which shall be de-annexed under the Master Declaration is the real property owned by Grantor, described as follows:

**Lot 5, Block 49 of PARAMOUNT SUBDIVISION NO. 21, according to the official plat thereof filed in Book 105 of Plats at Page(s) 14238 through 40, as Instrument No. 112135127 on December 21, 2012, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "De-annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Seventh Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.  
DE-ANNEXATION**

Pursuant to Section 12.02 of the Master Declaration, the Grantor hereby declares that the De-annexed Property is de-annexed from Paramount Subdivision, and is hereby released from and is no longer subject to, the covenants, conditions, restrictions and easements of the Master Declaration. This release is specific to the Master Declaration and does not affect any other written agreements that may exist between the Grantor and/or the Association and any future Owner of the De-annexed Property.

**ARTICLE IV.  
OWNERS ASSOCIATION**

The Owner of the De-annexed Property shall not be a member of Paramount Owners Association Inc. and shall not have the rights privileges and/or obligations of a member of the Association.

**ARTICLE V.  
EFFECTIVE DATE**

This Twenty-Seventh Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration has hereunto executed this Twenty-Seventh Amendment as of the date and year first above written.

**GRANTOR:**

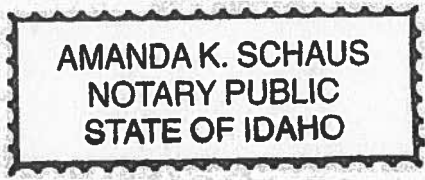
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                              ) ss:  
County of Ada     )

On this 13<sup>th</sup> day of September, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Amanda K. Schaus*

Notary Public for Idaho  
My Commission Expires: 1.24.17

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO 10/30/13 08:41 AM  
DEPUTY Lisa Batt  
RECORDED - REQUEST OF  
Smith Brighton Inc

AMOUNT 22.00

5



**TWENTY-EIGHTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Subdivision No. 23)**

OCTOBER 30, 2013

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Eighth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.**  
**PROPERTY COVERED**

The property which is covered by this Twenty-Eighth Amendment and which shall be annexed under the Master Declaration is the real property owned by Smith Brighton Inc., an Idaho corporation, described as follows:

**Lots 57 through and including Lot 60, Block 8; Lots 23 through and including Lot 34, Block 26; Lot 15, Block 38; Lots 1 through and including Lot 11, Block 60; Lots 1 through and including Lot 6, Block 61; Lots 1 through and including Lot 3, Block 62, of PARAMOUNT SUBDIVISION NO. 23, according to the official plat thereof filed in Book 10 6 of Plats at Pages 14532 through 14534, as Instrument No. 113120157 on OCTOBER 30, 2013, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Eighth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.  
ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.  
OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.  
EFFECTIVE DATE**

This Twenty-Eighth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Eighth Amendment as of the date and year first above written.

**GRANTOR:**

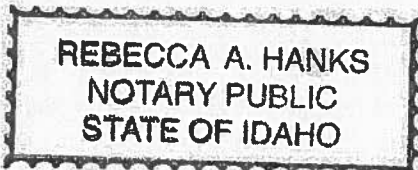
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                                  ) ss:  
County of Ada        )

On this 17th day of October, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10.6.2017

**ANNEXATION AGREED AND APPROVED BY  
OWNER OF PROPERTY:**

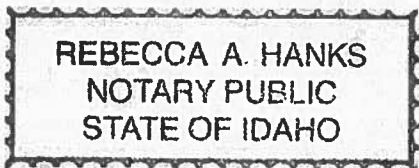
SMITH BRIGHTON INC.,  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                                  ) ss:  
County of Ada     )

On this 17<sup>th</sup> day of October, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **SMITH BRIGHTON INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10.6.2017

**ANNEXATION AGREED AND APPROVED BY  
OWNER OF ANNEXED PROPERTY:**

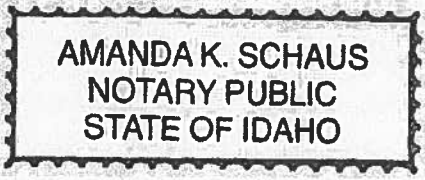
SMITH BRIGHTON INC.,  
an Idaho corporation


By:   
David W. Turnbull, President

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 1<sup>st</sup> day of October, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **SMITH BRIGHTON INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



  
Notary Public for Idaho  
My Commission Expires: 6.24.17





**TWENTY-NINTH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation - Subdivision No. 24)**

JULY 11, 2014

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Twenty-Ninth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.  
PROPERTY COVERED**

The property which is covered by this Twenty-Ninth Amendment and which shall be annexed under the Master Declaration is the real property owned by Smith Brighton Inc., an Idaho corporation, described as follows:

**Lots 22 through and including Lot 34, Block 57; Lot 2, Block 59; Lots 1 through and including Lot 17, Block 63; Lots 1 through and including Lot 6, Block 64; of PARAMOUNT SUBDIVISION NO. 24, according to the official plat thereof filed in Book 10 7 of Plats at Pages 14797 through 14799, as Instrument No. 114055177 on JULY 11, 2014, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.  
DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Twenty-Ninth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**

This Twenty-Ninth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Twenty-Ninth Amendment as of the date and year first above written.

**GRANTOR:**

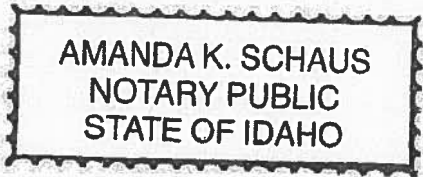
**BRIGHTON DEVELOPMENT INC.**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO )  
                                  ) ss:  
County of Ada     )

On this 30th day of June, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Amanda K. Schaus*  
Notary Public for Idaho  
My Commission Expires: 1.24.17



**THIRTIETH AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation – Subdivision No. 25)**

AUGUST 5<sup>TH</sup>, 2014

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, and recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Thirtieth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.  
PROPERTY COVERED**

The property which is covered by this Thirtieth Amendment and which shall be annexed under the Master Declaration is the real property owned by Brighton Development Inc., an Idaho corporation, described as follows:

**Lots 9 through and including Lot 17, Block 33; Lots 7 through and including Lot 16, Block 37; Lots 2 through and including Lot 11, Block 39; Lots 1 through and including Lot 13, Block 65; Lots 1 through and including Lot 9, Block 66; of PARAMOUNT SUBDIVISION NO. 25, according to the official plat thereof filed in Book 10 7 of Plats at Pages 14837 through 14841, as Instrument No. 2014-062850 on AUGUST 5<sup>TH</sup>, 2014, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.**  
**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Thirtieth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**

This Thirtieth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Thirtieth Amendment as of the date and year first above written.

**GRANTOR:**

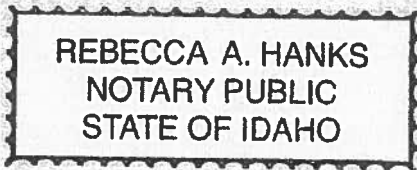
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 28<sup>th</sup> day of July, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 11.6.2017

**THIRTY-FIRST AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION**

August 6, 2014

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision, dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho, which Master Declaration has been amended from time to time (collectively hereafter as amended "Master Declaration");

WHEREAS, Paramount Development, Inc. assigned its rights as Grantor to its affiliate Brighton Development Inc., an Idaho corporation, which entity is currently Grantor; and

WHEREAS, the Master Declaration provides that Grantor holds all of the Class B Member votes in the Association managing the Paramount Subdivision;

WHEREAS, Section 14.01 of the Master Declaration authorizes amendments to the Master Declaration pursuant to Section 14.02(b) by a majority of the total of the Class B Member votes cast by the Class B Member(s); and

WHEREAS, the purpose of the Master Declaration is for the Grantor to implement a general plan for the protection, maintenance, subdivision, improvement and sale of the Property or any Lot therein, and to enhance the value, desirability and attractiveness thereof, until Grantor's completion of the development of the Subdivision; and

WHEREAS, additionally as described in Article I of the Master Declaration, the Grantor "controls the management and government of the Property and the non-profit association of Owners to be until such time as the Owners take over the management functions through the Association upon substantial completion of the development process";

WHEREAS, Grantor is still developing the Paramount Subdivision and has not substantially completed the development process;

WHEREAS, Grantor desires to extend the period of Class B Membership and Class B voting rights until Grantor completes development of the Paramount Subdivision; and

WHEREAS, accordingly, the purpose of this Thirty-First Amendment is for extension of the period of Class B Membership and Class B voting rights until Grantor completes development of the Property.

**THIRTY-FIRST AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION**

August 6, 2014

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, Paramount Development, Inc. assigned its rights as Grantor to its affiliate Brighton Development Inc., an Idaho corporation, which entity is currently Grantor; and

WHEREAS, the Master Declaration provides that Grantor holds all of the Class B Member votes in the Association managing the Paramount Subdivision;

WHEREAS, Section 14.01 of the Master Declaration authorizes amendments to the Master Declaration pursuant to Section 14.02(b) by a majority of the total of the Class B Member votes cast by the Class B Member(s); and

WHEREAS, the purpose of the Master Declaration is for the Grantor to implement a general plan for the protection, maintenance, subdivision, improvement and sale of the Property or any Lot therein, and to enhance the value, desirability and attractiveness thereof, until Grantor's completion of the development of the Subdivision; and

WHEREAS, additionally as described in Article I of the Master Declaration, the Grantor "controls the management and government of the Property and the non-profit association of Owners to be until such time as the Owners take over the management functions through the Association upon substantial completion of the development process";

WHEREAS, Grantor is still developing the Paramount Subdivision and has not substantially completed the development process;

WHEREAS, Grantor desires to extend the period of Class B Membership and Class B voting rights until Grantor completes development of the Paramount Subdivision; and

WHEREAS, accordingly, the purpose of this Thirty-First Amendment is for extension of the period of Class B Membership and Class B voting rights until Grantor completes development of the Property.



## AMENDMENT

NOW THEREFORE, the Grantor hereby declares it amends the Master Declaration as follows:

**1. Classes of Membership.** The second paragraph of Section 6.03, Classes of Membership, with the heading "CLASS B", is hereby amended by deleting its last sentence in its entirety and replacing it with the following new last sentence:

"The Class B Membership and the Class B voting rights shall expire, cease and be converted to Class A Membership only upon an express written document terminating the Class B Membership signed by Grantor and recorded in the records of Ada County, Idaho. The document will be recorded upon Grantor's determination in its sole discretion that it has completed development of the Property."

**2. Miscellaneous.** Unless otherwise defined herein, the words and phrases in the Thirty-First Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration. In the event of a conflict between this Thirty-First Amendment and the Master Declaration, the terms and conditions of this Thirty-First Amendment shall control. This Thirty-First Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned has hereunto executed this Thirty-First Amendment as of the date and year first above written.

GRANTOR:

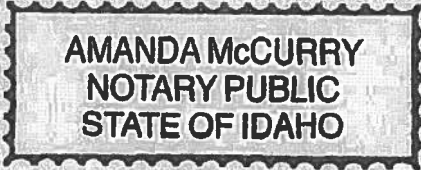
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO     )  
                                  ) ss:  
County of Ada        )

On this 10<sup>th</sup> day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Amanda McCurry*  
Notary Public for Idaho  
My Commission Expires: 4/15/2017



THIRTY-SECOND AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation – Subdivision No. 26)

AUGUST 7, 2014

RECITALS

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, and recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Thirty-Second Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

ARTICLE I.  
PROPERTY COVERED

The property which is covered by this Thirtieth Amendment and which shall be annexed under the Master Declaration is the real property owned by Smith Brighton Inc., an Idaho corporation, described as follows:

Lots 61 through and including Lot 81, Block 8; Lots 1 through and including Lot 13, Block 65; of PARAMOUNT SUBDIVISION NO. 26, according to the official plat thereof filed in Book 10 7 of Plats at Pages 14853 through 14855, as Instrument No. 2014-063705 on AUGUST 7, 2014, records of Ada County, Idaho.

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.**  
**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Thirtieth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**


This Thirty-Second Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Thirty-Second Amendment as of the date and year first above written.

GRANTOR:

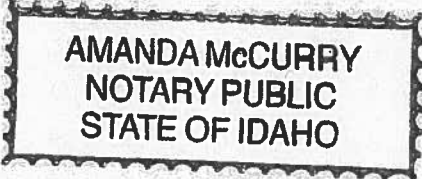
**BRIGHTON DEVELOPMENT INC.,**  
an Idaho corporation

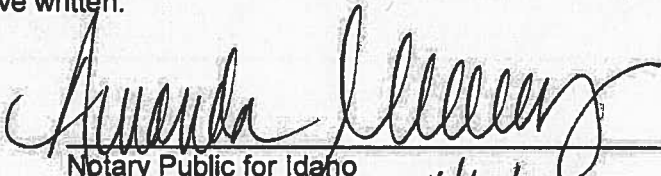
By:   
Blake R. Alder, Chief Operating and Financial Officer

STATE OF IDAHO    )  
                          ) ss:  
County of Ada     )

On this 7<sup>th</sup> day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared BLAKE R. ALDER, known or identified to me to be the Chief Operating and Financial Officer of BRIGHTON DEVELOPMENT INC., an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



  
Notary Public for Idaho  
My Commission Expires: 4/15/2017



**THIRTY-THIRD AMENDMENT TO MASTER DECLARATION  
OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR  
PARAMOUNT SUBDIVISION  
(Annexation – Subdivision No. 27)**

JANUARY 23, 2015

**RECITALS**

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, and recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Thirty-Second Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

**ARTICLE I.  
PROPERTY COVERED**

The property which is covered by this Thirtieth Amendment and which shall be annexed under the Master Declaration is the real property owned by Smith Brighton Inc., an Idaho corporation, described as follows:

**Lots 7 through and including Lot 13, Block 64; Lots 1 through and including Lot 8, Block 68; Lots 1 through and including Lot 12, Block 69; Lots 1 through and including Lot 15, Block 70; of PARAMOUNT SUBDIVISION NO. 27, according to the official plat thereof filed in Book 10 8 of Plats at Pages 15046 through 15048, as Instrument No. 2015-005840 on JANUARY 23, 2015, records of Ada County, Idaho.**

which above-described real property is hereafter referred to as "Annexed Property".

**ARTICLE II.**  
**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in the Thirty-Third Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

**ARTICLE III.**  
**ANNEXATION AND DECLARATION**

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

**ARTICLE IV.**  
**OWNERS ASSOCIATION**

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

**ARTICLE V.**  
**EFFECTIVE DATE**

This Thirty-Third Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Thirty-Third Amendment as of the date and year first above written.

**GRANTOR:**

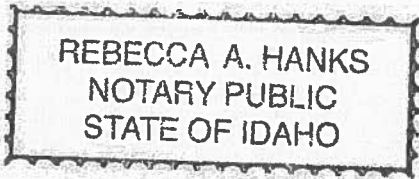
BRIGHTON DEVELOPMENT INC.,  
an Idaho corporation

By: *David W. Turnbull*  
David W. Turnbull, President

STATE OF IDAHO )  
                          ) ss:  
County of Ada    )

On this 20<sup>th</sup> day of January, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of **BRIGHTON DEVELOPMENT INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 and year in this certificate first above written.



*Rebecca A. Hanks*  
Notary Public for Idaho  
My Commission Expires: 10-6-2019