

NINETEENTH SUPPLEMENT TO COMMUNITY CHARTER FOR LEGACY

This Nineteenth Supplement is made as of the 8th day of April, 2019, to the Community Charter for Legacy (“**Charter**”) recorded April 25, 2008 as Instrument No. 108048693, Ada County records, together with the First Supplement to Community Charter for Legacy recorded September 15, 2011 as Instrument No. 111074487, Ada County records; together with the Second Supplement to Community Charter for Legacy recorded October 10, 2012 as Instrument No. 112105379, Ada County records; together with the Third Supplement to Community Charter for Legacy recorded April 3, 2013 as Instrument No. 113035810; together with the Fourth Supplement to Community Charter for Legacy recorded December 3, 2013 as Instrument No. 113130039; together with the Fifth Supplement to Community Charter for Legacy recorded June 18, 2014 as Instrument No. 114047867, Ada County Records; together with the Sixth Supplement to Community Charter for Legacy recorded June 18, 2014 as Instrument No. 114047868, Ada County records; together with the Seventh Supplement to Community Charter for Legacy recorded June 26, 2014 as Instrument No. 114050591, Ada County records; together with the Eighth Supplement to Community Charter for Legacy recorded June 26, 2014, as Instrument No. 114050592, Ada County Records; together with the Ninth Supplement to Community Charter for Legacy, recorded July 30, 2014, as Instrument No. 2014061070, Ada County Records; together with the Seventh Supplement Amendment to Community Charter for Legacy, recorded July 30, 2014, as Instrument No. 2014061072, Ada County records; together with the Tenth Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101036; together with the Eleventh Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101036, together with the Twelfth Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101039; together with the Amendment to Eleventh Supplement recorded April 22, 2015, as Ada County Instrument No. 2015-033481; together with the Amendment to Twelfth Supplement to Community Charter for Legacy recorded April 22, 2015, as Ada County Instrument No. 2015-033482; together with the Second Amendment to Eleventh Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099989; together with the Amendment to Eighth Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099990; together with the Thirteenth Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099991; together with the Second Amendment to Seventh Supplement to Community Charter for Legacy recorded January 19, 2016, as Ada County Instrument No. 2016-004775; together with the Fourteenth Supplement to Community Charter for Legacy recorded July 29, 2016, as Ada County Instrument No. 2016-069189; together with the Fifteenth

Supplement to Community Charter for Legacy recorded January 3, 2017, as Ada County Instrument No. 2017-0000524; together with the Fifth Amendment to Community Charter for Legacy recorded January 31, 2017, as Ada County Instrument No. 2017-009625; together with the Addendum to Fifteenth Supplement to Community Charter for Legacy recorded April 27, 2017, as Ada County Instrument No. 2017-037071; together with the Reconciliation of Charters recorded July 20, 2017, as Ada County Instrument No. 2017-066423; together with the Sixteenth Supplement to Community Charter for Legacy recorded April 10, 2018, as Ada County Instrument No. 2018-031664; together with the Addendum to Sixteenth Supplement to Community Charter for Legacy recorded June 6, 2018, as Ada County Instrument No. 2018-052150; together with the Seventeenth Supplement to Community Charter for Legacy recorded the 24th day of August, 2018, as Ada County Instrument No. 2018-080419; and together with the Eighteenth Supplement to Community Charter for Legacy recorded the 19th day of September, 2018, as Ada County Instrument No. 2018-089064.

Recitals

A. White Sturgeon, LLC, an Idaho limited liability company (hereinafter the “**Founder**”) is a successor in interest to and the holder of the rights of the Founder under the Charter.

B. Pursuant to Section 16.1 of the Charter, the Founder may submit to the terms of the Charter all or any portion of the property described in the Charter by recording a Supplement without the consent of any person except the owner of such property, if not the Founder.

C. The Founder has filed of record with the Ada County Recorder that certain plat showing Snoqualmie River Subdivision No. 2 (“**SRN2**”), which platted lots are more particularly described in said plat as follows:

Lots 39-44 in Block 1 of Snoqualmie River Subdivision No. 2; and
Lots 15-32 in Block 2 of Snoqualmie River Subdivision No. 2;
Lots 1-28 in Block 5 of Snoqualmie River Subdivision No. 2; Lots
1-20 in Block 6 of Snoqualmie River Subdivision No. 2; and Lots
1-7 in Block 7 of Snoqualmie River Subdivision No. 2, according
to the official plat thereof, filed in Book 116 of Plats at Pages
17407-17409 Instrument No. 2019-019949 records of Ada County,
Idaho.

The above described real property is hereinafter referred to as “**Additional Property.**”

ARTICLE 1: ADDITIONAL PROPERTY.

1.1 Additional Property. The Founder declares that the Additional Property described above is made subject to the Charter, and that the Charter shall run with the title to the Additional Property, and the Charter shall be binding upon the future owners of any portion of the Additional Property, their respective heirs, successors, successors in title, and assigns.

1.2 Common Area. The following lots in the Additional Property are hereby designated as Common Areas, as defined in the Charter:

Lot 39 in Block 1 of Snoqualmie River Subdivision No. 2; and
Lots 15 & 21 in Block 2 of Snoqualmie River Subdivision No. 2;
Lots 1, 5 & 16 in Block 5 of Snoqualmie River Subdivision No. 2;
Lots 1, 13 & 20 in Block 6 of Snoqualmie River Subdivision No.
2; and Lots 1 & 7 in Block 7 of Snoqualmie River Subdivision No.
2, according to the official plat thereof, filed in Book 116 of Plats
at Pages 17407-17409 Instrument No. 2019-019949 records of Ada
County, Idaho.

1.3 Median Strips. The owners of the lots in the Additional Property, together with Legacy Community Association, Inc., jointly maintain the landscaped strips between the street curbs and sidewalks in front of each home site in Legacy, pursuant to that certain Amended and Restated Joint Maintenance of Median Strips ("**Parkways**") in Legacy, recorded as Instrument No. 2016-096206, in the office of the record of Ada County, Idaho, and each lot of the Additional Property is subject to said instrument.

1.4 Units. Each of the lots of the Additional Property that are not designated as Common Area or reserved for future development are hereby designated as home sites in Legacy and shall be considered Units as that term is defined in the Charter.

[END. SIGNATURE ON FOLLOWING PAGE.]

