

TWENTY-EIGHTH SUPPLEMENT TO COMMUNITY CHARTER FOR LEGACY

This Twenty-Eighth Supplement is made as of the 20th day of June 2022, to the Community Charter for Legacy (“**Charter**”) recorded April 25, 2008 as Instrument No. 108048693, Ada County records, together with all recorded Supplements and Amendments thereto.

Recitals

A. Red Butte, 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 Falls Subdivision No. 15 (“**SF15**”), which platted lots are more particularly described in said plat as follows:

Lots 1-8 in Block 27 of Snoqualmie Falls Subdivision No. 15;
Lots 1-26 in Block 25 of Snoqualmie Falls Subdivision No. 15; and
Lots 1-18 in Block 26 of Snoqualmie Falls Subdivision No. 15;
according to the official plat thereof, filed in Book 123 of Plats at
Pages 19573-19577, Instrument No. 2022-052515, 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 1, 7 and 8 in Block 27 of Snoqualmie Falls Subdivision No. 15;
Lots 1, 2 and 4 in Block 25 of Snoqualmie Falls Subdivision No. 15;
and Lot 1 in Block 26 of Snoqualmie Falls Subdivision No. 15;
according to the official plat thereof, filed in Book 123 of Plats at
Pages 19573-19577, Instrument No. 2022-052515, records of Ada
County, Idaho.

1.3 Median Strips. The owners of the lots in the Additional Property, together with Legacy Community Association, Inc., shall 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 (the "**Joint Maintenance Agreement**"). Each lot of the Additional Property shall be subject to said instrument; and the landscaped median strips that lie between the curb of the streets and the sidewalks in front or to the side of each Owner's lot shall be irrigated and maintained in accordance with the Joint Maintenance Agreement as if such Additional Property lots had been platted when the Joint Maintenance Agreement was recorded.

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.

ARTICLE II: EASEMENT.

2.1 ACHD Storm Water Drainage System. A Portion of LOT 1, BLOCK 27 is servient to and contains the Ada County Highway District ("ACHD") storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256 official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

[END. SIGNATURE ON FOLLOWING PAGE.]

