

**1<sup>st</sup> AMENDMENT to  
SETTLEMENT BRIDGE SUBDIVISION No. 3  
(also known as Settlers Bridge)  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**The purpose of this amendment:** is to make known that there are two recorded sets of the Declaration of Covenants, Conditions and Restrictions for Settlement Bridge Subdivision No. 3 (also known as Settlers Bridge), due to a dual recording error. This amendment identifies the correct set and states the changes made to the various sections listed below along with the purpose for each change.

**Let it be known that, INSTRUMENT #105191164 recorded 12/15/05 is to be considered the correct and accurate recorded copy of the Declaration of Covenants, Conditions and Restrictions for Settlement Bridge Subdivision No. 3 (also known as Settlers Bridge)**

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**Legal Description – AS RECORDED ON ORIGINAL:**

Lots 9 through 20 Block 12 inclusive, Lots 24 through 48 Block 9 inclusive, of Settlement Bridge Subdivision No. 3, a parcel of land located in the N ½ of the NW ¼ of Section 32, Township 4N, R. 1E, Boise-Meridian, Ada County, Idaho

**Legal Description – CORRECTED TO READ AS FOLLOWS:**

(correction made to identify Lots and Blocks in proper order)

Lots 24 through 48 Block 9 inclusive, Lots 9 through 20 Block 12 inclusive of Settlement Bridge Subdivision No. 3, a parcel of land located in the N ½ of the NW ¼ of Section 32, Township 4N, R. 1E, Boise-Meridian, Ada County, Idaho

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**Article II, Section 34 – AS RECORDED ON ORIGINAL:**

**Section 34. “Common Area”** - The Common Area to be owned and maintained by the Settlers Bridge Neighborhood Association at the time of the conveyance of the first Lot is described as follows: Lot 1 Blocks 1-8, Lots 2 & 5, Block 9, Lots 2 & 8 Block 10, Lots 17, 35, & 40, Block 11, Lot 8 Block 12, Lots 1, 7 and 8 Block 13, Lots 1-3, Block 14, Lots 1 & 2, Block 15, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 1), and Lot 41 Block 11, Lot 5 Block 16, and Lot 1 Block 18 of Settlement Bridge (also known as Settlers Bridge Subdivision No. 2), and Lots 29, 46 through 48 inclusive, Block 9, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 3), Meridian, Ada County, Idaho. Lot 47 Block 9, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 3) is further covered by a Pedestrian Pathway Easement with the City of Meridian.

**Article II, Section 34 – CORRECTED TO READ AS FOLLOWS:**

(correction made to more clearly identify additional common area Lots in Phase 3 of Settlers Bridge and to include Pedestrian Pathway Easement overlooked in second recording)

**Section 34. “Common Area”** - The Common Area to be owned and maintained by the Settlers Bridge Neighborhood Association at the time of the conveyance of the first Lot is described as follows: Lot 1 Blocks 1-8, Lots 2 & 5, Block 9, Lots 2 & 8 Block 10, Lots 17, 35, & 40, Block 11, Lot 8 Block 12, Lots 1, 7 and 8 Block 13, Lots 1-3, Block 14, Lots 1 & 2, Block 15, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 1), and Lot 41 Block 11, Lot 5 Block 16, and Lot 1 Block 18 of Settlement Bridge (also known as Settlers Bridge Subdivision No. 2), and Lot 29 Block 9, and Lots 46 through 48 Block 9 inclusive, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 3), Meridian, Ada County, Idaho. Lot 47 Block 9, of Settlement Bridge (also known as Settlers Bridge Subdivision No. 3) is further covered by a Pedestrian Pathway Easement with the City of Meridian, Instrument #105122497

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**Article III, Section 1 – AS RECORDED ON ORIGINAL:**

**Section 1. "Lots"** – The following Lots are designated as Patio Home or Townhome Lots in the Subdivision: Lots 2-5 Blk 8, Lots 3 and 4 Blk 9, Lots 6-23 Blk 9 and Lots 18-27 Blk 11. These Patio Home or Townhome Lots may be sold in pairs to accommodate a Townhome common wall.

**Article III, Section 1 – CORRECTED TO READ AS FOLLOWS:**

(correction made to include Patio Home and Townhome Lots in Phase 3 to the existing Lots referenced in Article III of the Covenants, Conditions and Restrictions)

**Section 1. "Lots"** – The following Lots are designated as Patio Home or Townhome Lots in the Subdivision: Lots 2-5 Blk 8, Lots 3 and 4 Blk 9, Lots 6-28 Blk 9, Lots 30-45 Blk 9, Lots 9-20 Blk 12 and Lots 18-27 Blk 11. These Patio Home or Townhome Lots may be sold in pairs to accommodate a Townhome common wall.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, have executed this instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
DAVID R. YORGASON, Vice President  
Capital Development, Inc.

STATE OF IDAHO }  
County of Ada } : ss.  
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On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared DAVID R. YORGASON, Vice President, Capital Development, Inc. known to me to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same.

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Notary Public for the State of Idaho  
Residing at Boise, Idaho  
My Commission Expires