

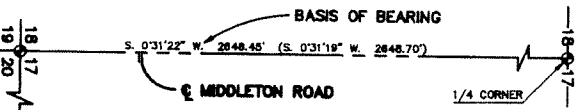
T3N R2W Sec 17

SILVERCREST ESTATES PUD-PHASE III

A PORTION OF THE SW1/4, SECTION 17,
T.3N., R.2W., B.M.,
CANYON COUNTY, IDAHO
1992
• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO



SCALE: 1" = 60'



LEGEND

- ⊙ FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN
- (S. 89°25'32" E.) DATA OF RECORD
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- SECTION LINE
- C16 LOT NUMBER

9205701

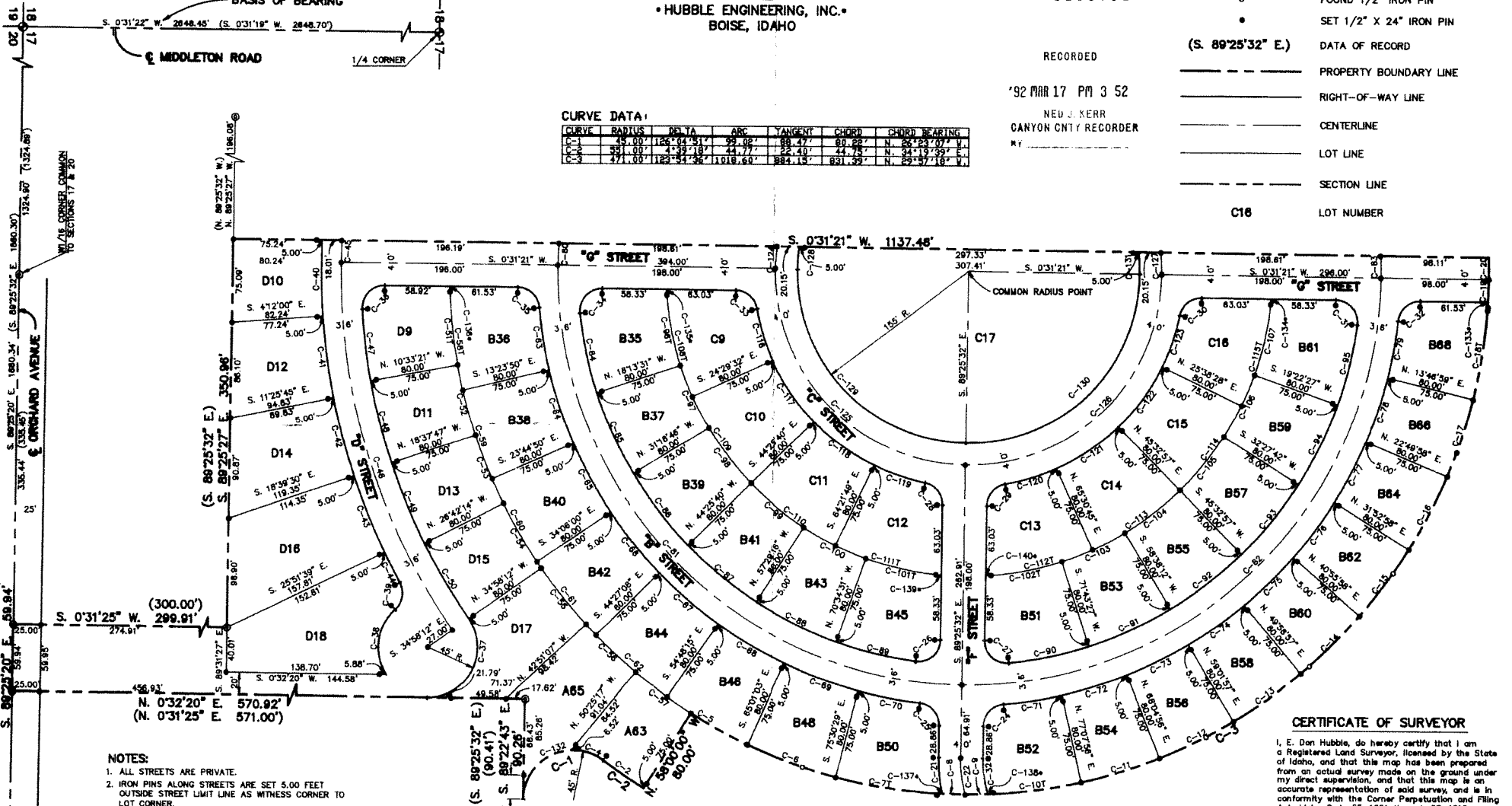
RECORDED

'92 MAR 17 PM 3 52

NEU J. KERR
CANYON CNTY RECORDER

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	45.00'	125°04'31"	95.08'	88.47'	80.28'	N. 24°23'07" E.
C-2	351.00'	125°04'31"	44.77'	22.40'	44.75'	N. 34°19'35" E.
C-3	471.00'	125°04'31"	1019.60'	884.13'	631.55'	N. 22°57'18" E.



- NOTES:**
- ALL STREETS ARE PRIVATE.
 - IRON PINS ALONG STREETS ARE SET 5.00 FEET OUTSIDE STREET LIMIT LINE AS WITNESS CORNER TO LOT CORNER.
 - PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED BY THE OWNER, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.
 - "B" STREET, "C" STREET, "D" STREET, "F" STREET AND "G" STREET ARE PUBLIC UTILITY EASEMENTS.
 - A MINIMUM OF 80% (103 LOTS OF A TOTAL OF 172 LOTS) OF THE DWELLINGS WITHIN ALL PHASES OF SILVERCREST ESTATES PUD SHALL HAVE RIDGELINE ORIENTATION WITHIN 30 DEGREES OF A TRUE EAST-WEST AXIS, WHICH IS REQUIRED FOR SOLAR ACCESS PURPOSES (PER PLANNING COMMISSION APPROVAL NOVEMBER 12, 1991.)

CERTIFICATE OF SURVEYOR

I, Don Hubble, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey, and is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.



RECORD OF SURVEY NO. 9205701
INSTRUMENT NO. _____ BOOK _____ PAGE _____
STATE OF IDAHO, COUNTY OF CANYON, ss
FILED FOR RECORD AT THE REQUEST OF _____
_____ MIN. PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____ 19____
BY _____

WELCOME TO SILVERCREST ESTATES II

The following rules and regulations are set forth to help you establish your home and to live in this unique community. We believe them to be reasonable and fair to all concerned and they will be equally enforced - with no exceptions. These rules are incorporated into the rental agreement and/or lease by reference and are an integral part of your lease and/or rental agreement. Read them carefully; you and your guests will be expected to abide by them at all times. You will be given a copy for your files and must sign a copy and return them to management prior to occupying your home.

RETIREMENT COMMUNITY:

Silvercrest is designed as a retirement community. At least eighty percent (80%) of the units in the housing facilities are occupied by at least one person fifty-five (55) years of age or older. Those tenants under fifty-five shall be at least eighteen (18) years of age. Guests may be present for up to two (2) weeks. Any longer stay by guests requires approval by management and could have a charge applied.

In the event that any tenants are no longer qualified by reason of the birth of a child, such a disqualified tenant shall only be allowed to continue the occupancy of the home for a maximum of two (2) years after the date of birth of the child. During the two (2) year time period, the tenant will be expected to exercise reasonable efforts to sell the home.

EXTERIOR:

All the exterior siding must be wood grain finish or Alcan type horizontal lap siding. No corrugated metal and no unpainted siding is permitted. All fireplace flues must be painted or veneered to blend with the house. No bright or loud colors are allowed.

ROOFS:

All homes must have composition or shingle non-reflecting roofs and have a 4-12 pitch.

AWNINGS AND PATIOS:

Normally, one awning will be required as follows: 12' X 20' on the carport side. The lengths and widths are minimum. Changes from this size will depend on home configuration and the site location. The construction and appearance must blend in with the general appearance of the home. Any major change or construction requires a Nampa city building permit. Contact management first.

SHED AND STORAGE:

The Nampa City Code requires a storage area to be a minimum of at least 32 square feet in size and 7' to 9' high. The material and color must blend in with the color and materials of the house and be of a non-glare texture. The storage area must be totally enclosed. This storage area is to be built under the awning or patio.

UTILITIES:

Water, garbage, and sewer are included in the basic monthly lot rental price. Power, telephone and cable T.V. are billed individually to each tenant. All utilities are underground.

Before digging on any lot, please contact management. Any damage to underground systems caused by the tenant will be billed to the tenant.

LANDSCAPING:

It is the Park ownership's philosophy, desire and intent to maintain an atmosphere that is pleasing to the eye. Therefore, ground cover, trees, rocks, gravel and plants are limited to earthtones in color and greenery consistent with the pattern established by management on the model display homes. We do not permit complete rock landscaping. Greenery must be planted to break up large expanses of rock, gravel or bark. Each resident is required to maintain his own lot in an attractive manner acceptable to the management. Some type of ground cover is required. Trees will be limited to dwarf or semi-dwarf. Pruning if needed will be at the expense of the tenant.

FENCING:

All fencing must first be approved by management. Fencing height will be limited to 4 feet and under. It will be chain link, cedar or redwood. It must be attractive and add to the beauty of the park. No fencing that needs painting will be allowed. All the fencing must be maintained and kept attractive.

GARBAGE:

Garbage will be in individual approved containers placed at the curb on each lot.

IRRIGATION WATER:

Irrigation water is provided on the back of each lot by a pressurized system. The cost is included in the rent.

PETS OR DOG RUNS:

No pet or dog runs please. The usual 16" at the shoulder limitation for dogs will prevail. (Small breeds only). The Nampa City ordinance for outside will prevail. At no time may any pet run loose in the park. No continual barking or excess noise by pets will be allowed.

RESPONSIBILITY AND LIABILITY:

No acts or misdemeanors shall be committed which would place the management or owners of these premises in violation of any law or ordinance of the City, County, or State. Residents shall be responsible and liable for any damage or destruction to Park property by residents or their guests, family, pets or vehicles. Residents have personally checked the premises and accept them as being safe from injuries or damage occurring upon or in any way connected with the premises or nearby streets and from claims from damages that may arise.

RECREATION AREA AND FACILITIES:

The recreational facilities were designed and created for your enjoyment. It is hoped that they will provide many memorable hours of pleasure. If you are unfamiliar with certain equipment or have forgotten its method of use, the management will be happy to refresh your memory or lend assistance. All recreational facilities are for the exclusive use of residents and accompanied guests. All activities or parties in the building must be cleaned and left orderly. The resident or committee in charge of the party will be held responsible for the clean-up and any damage. All parties or meeting will be reserved with the management in advance. The facilities will be used only for weddings, family reunions, funeral gatherings and other guest occasions and will not be rented out to the general public. A small cleaning deposit will be charged which is fully refundable. Except as otherwise provided, the clubhouse facilities will be available daily from 9:00 A.M. to 10:00 P.M.

POOL AREA:

Please note posted regulations at the pool site. State law requires that you take a shower before entering the pool. Glass containers are not allowed in the pool area. Children under the age of 12 must be accompanied by an adult. Use of the therapeutic pool and sauna by children under the age of 14 is not allowed. All guests must be accompanied by host resident. Each tenant acknowledges that the pool area is not supervised by a lifeguard and that each user assumes and is responsible for the safe use and enjoyment of the facilities and that the provisions herein regarding responsibility and liability shall apply. Tenants shall immediately inform management of any hazardous or unsafe conditions existing at the pool site. Pool hours are from 9:00 A.M. to 10:00 P.M.

AUTOMOBILE AND PARKING:

There shall be provided on each lot parking for two cars. Space can be included under a carport or driveway ramp. Motorhomes, campers and trailers may be parked at the location of their owner's residence for a period of time not to exceed forty-eight (48) hours for the purpose of loading and unloading before and after a trip. Motorcycles or motorbikes may be ridden in and out of the park for ingress and egress only. Parking for campers, snowmobiles, cars boats and other large equipment is provided at the RV compound. There will be no parking of tenant's vehicles in the parking spaces around the Clubhouse except during Clubhouse functions. Only one parking space per tenant is included in the monthly rent. Extra space needed will be at a commercial rental rate. Onstreet parking will be allowed for guests only. No accumulation of old cars will be allowed. An overnight RV parking area is provided for overnight guests for a small fee per day.

SETBACKS:

Homes shall be set back 10' on the front line, measured from the inside of the curb. Homes shall be set back at least 20' from all public and future public streets. Homes shall have a minimum side clearance of 5' from any structure to the property line. Homes shall have at least a 25' space between them, end to end. Homes are to have at least a 15' space between them side to side. Temporary or permanent structures in one space shall be separated by at least 10' from temporary or permanent structures in adjoining space.

DUTIES OF MANAGEMENT AND OWNER:

Management will be responsible to see that all the rules set forth are carried out and no burden is placed on the individual resident to enforce the rules. All serious complaints are to be made in writing by both the management and the complaining resident.

Management will be responsible to maintain all recreational, storage and landscaping areas and streets in a safe and attractive manner. They will also maintain all water, sewer, lighting systems and common areas with the Park and will work with the City to see that water pressures are maintained; also, power telephone and cable TV systems are continued and maintained.

GENERAL:

Management will accept and relay messages of an emergency nature only.

Peddling and soliciting are not allowed in the park.

Management is not responsible for any loss due to fire, accident or theft to tenant's property.

As this is a residential neighborhood, no loud talking, RV, radio or other noises will be permitted between the hours of 10:00 P.M. and 9:00 A.M. All visitors using pool recreational areas are to be accompanied by an adult resident. Visitors must abide by all pool and recreational rules.

Resident agrees that upon failure to correct any default or breach of the terms of tenancy after one week's notice in writing to do so, the management may institute such legal proceedings as they see fit.

Management reserves the right to evict any tenant. Continued violation of these rules will be considered sufficient cause.

The owner reserves the right to amend, revise and add to the Park rules and regulations from time to time at his discretion. Residents' input will be considered.

Management should be notified immediately of any hazardous conditions which have developed in the Park.

Residents will be responsible for damage to Park property caused by themselves or their guests.

The speed limit within the park is 15 miles per hour. All residents and their guests are expected to obey this speed limit.

All homeowners must be adequately insured for public liability and property upon move in date.

A signed copy of the Lease Agreement and these Rules and Regulations must be on file in the Park Office.

Ninety days written notice will be given for any rule change or increase in rent.

All for sale signs must be approved by management.

TV antennas will be placed at the rear of the residents building.

RECORDED

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REC'D
CANYON CH. RECORDER

BY *U. Chavez*

PIONEER — NAMPA

QUEST
FILE *64A* FILE *3000*

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