

03/09/2026

Ryan & Heidi Schneider
Saddle Rock LLC.
291 Ashton Lane
Mccall ID 83638

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find the associated documents for Saddle Rock Subdivisions Phase 4 final plat. We request that our application be placed on the agenda for Valley County Commissioners meeting scheduled for April 9, 2026.

The enclosed final plat for Saddle Rock Subdivision Phase 4 substantially complies with the approved preliminary plat. One lot was relocated, one lot was combined with another due to topography and access constraints, and additional acreage was added to one lot to allow connectivity to Dakota Way and to ensure there is no small remainder parcel without a purpose. Overall, the most significant change is the reduction of one lot. Some lot lines were adjusted but no significant deviations regarding access or acreage were made from the original application.

Below you will find a list of how the conditions of approval from the recorded CUP have been completed:

Condition of Approval #5: The Septic Engineering Report (SER) is underway and will be submitted to Central District Health Department for approval upon completion.

Condition of Approval #6: See attached letter of approval from Cascade Fire District.

Condition of Approval #7: Two 10,000-gallon water tanks were installed and approved by the Cascade Fire District. See attached letter.

Condition of Approval #8: All easements have been shown on the final plat.

Condition of Approval #9: Approval letter from ITD enclosed. No mitigation required at this time.

Condition of Approval #10: See enclosed approval letter from County Engineer regarding the grading and stormwater management plan.

Condition of Approval #11: See enclosed "Declaration of Private Roads".

Condition of Approval #12: See enclosed letter from applicants engineer certifying that the roads have been built to approved standards. Also, enclosed in a letter from Cascade Fire District approving roadways.

Condition of Approval #13: A declaration of installation of utilities enclosed and has been noted on the face of the plat.

Condition of Approval #14: Location of address numbers has been included in the amendment to Phase 1 recorded CC&R's addressing address numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.

Condition of Approval #15: No fencing plan is required as neighboring parcels do not run livestock.

Condition of Approval # 16: Saddle Rock Subdivision has submitted two sign permit applications, and both have been approved. Saddle Rock Subdivision complies with the Valley County Code regarding signage.

Condition of Approval # 17: The required notes have been included on the face of the final plat.

Enclosed you will find the following:

1. Phase 4 Final Plat (Applicants Surveyor dropped documents at the County)
2. Phase 4 Lot and subdivision closing sheets (Applicants Surveyor dropped documents at the County)
3. Amendment to Phase 1 recorded CC&R's (the recorded CC&R's address the following items per the preliminary plat conditions of approval: lighting compliance, wildfire prevention, noxious weeds and a statement limiting each parcel to one wood burning device, short term rental rules and restrictions).
4. Approval Letter for the Site Grading Plan and Storm Water Management Plan for phase 4
5. Declaration of Utilities
6. Amendment to Phase 1 recorded Declaration of Private Roads
7. Amendment to Phase 1 recorded Declaration of Private Road Maintenance
8. A letter of approval from Cascade Fire District
9. Approval letter from applicants engineer
10. Approval letter from county engineer

Regarding the implementation of the Wildland Urban Interface Fire Protection Program, based on the risk assessment the following has been completed:

1. The required shaded fuel break on the eastern side of phase 4 has been installed. Leave trees remain. Mastication is complete.
2. Two 10k gallon water tanks have been installed and approved by Cascade Rural Fire District. A letter of approval for the tank inspection is enclosed.

Regards,

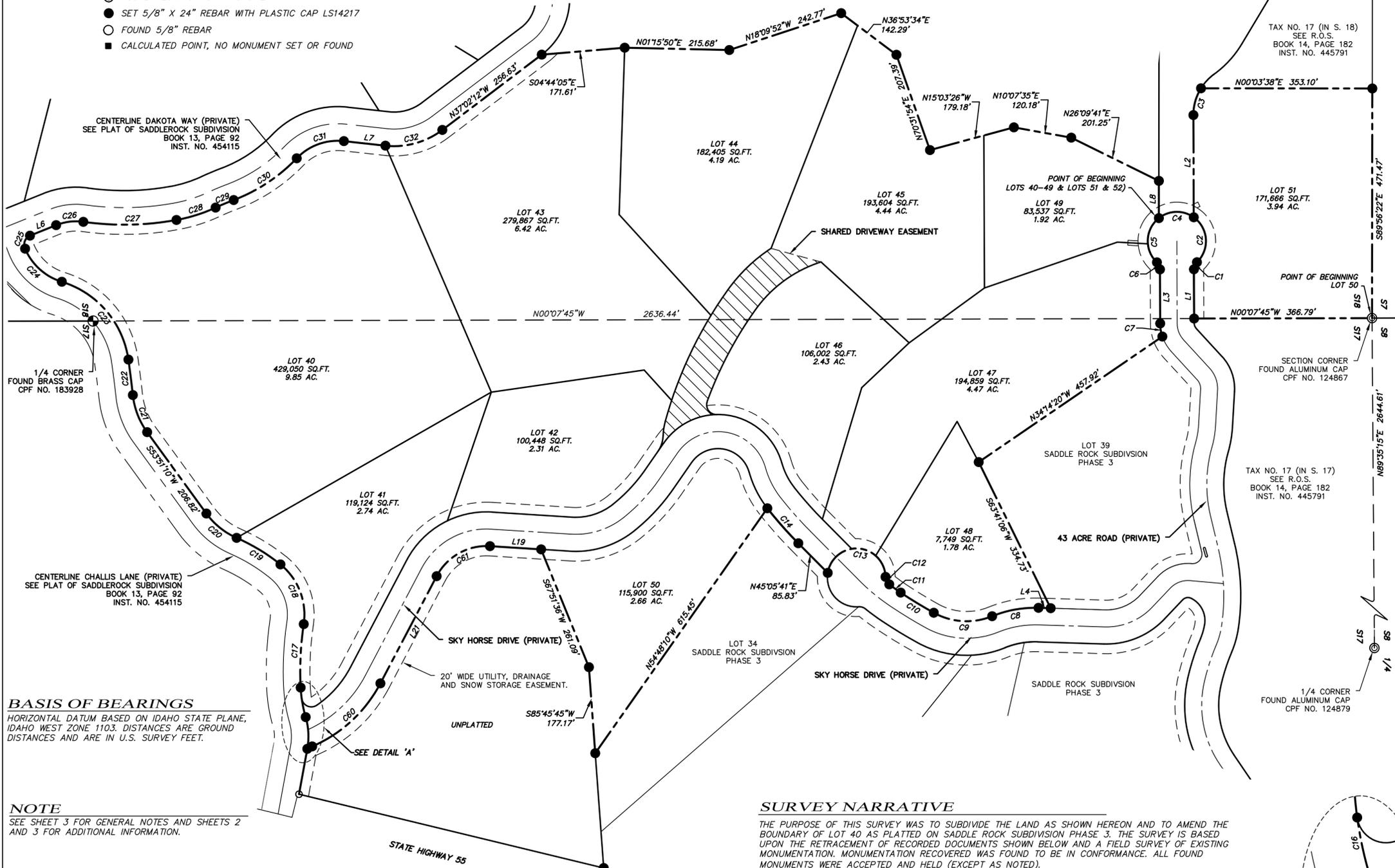
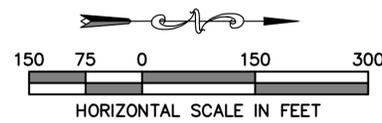
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SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
 IN THE NE1/4 OF SECTION 18
 AND THE NW1/4 OF SECTION 17
 AND LOT 40, SADDLE ROCK SUBDIVISION PHASE 3
 T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 2026

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- - - ROADWAY CENTERLINE
- - - EXISTING LOT OR PARCEL LINE
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	16.26'	20.00'	46°34'03"	S66°55'13"E	15.81'
C2	105.64'	60.00'	100°52'56"	S85°55'21"W	92.52'
C3	57.93'	103.00'	32°13'37"	S74°05'25"E	57.17'
C4	77.16'	60.00'	73°41'12"	S01°21'43"E	71.96'
C5	103.22'	60.00'	98°33'58"	S87°29'18"E	90.95'
C6	16.26'	20.00'	46°34'03"	S66°30'45"W	15.81'
C7	27.38'	85.00'	18°27'33"	N80°33'59"E	27.27'
C8	97.85'	235.00'	23°51'21"	S10°10'53"E	97.14'
C9	124.54'	140.00'	50°58'12"	N03°22'33"E	120.48'
C10	79.91'	965.00'	4°44'41"	N31°13'59"E	79.89'
C11	28.84'	398.00'	4°09'08"	N35°40'53"E	28.84'
C12	17.74'	20.00'	50°49'29"	N63°10'12"E	17.17'
C13	177.22'	60.00'	169°14'07"	S03°57'53"W	119.47'
C14	96.24'	835.00'	6°36'14"	N48°23'49"E	96.19'
C15	65.78'	141.00'	26°43'52"	S87°02'33"W	65.19'
C16	61.62'	265.00'	13°19'22"	N80°20'18"E	61.48'
C17	130.70'	650.00'	11°31'15"	S87°14'24"E	130.48'
C18	137.82'	132.00'	59°49'26"	S68°36'31"W	131.65'
C19	105.77'	400.00'	15°09'01"	S31°07'18"W	105.46'
C20	80.93'	153.00'	30°18'22"	N38°41'59"E	79.99'
C21	82.56'	158.00'	29°56'18"	N68°49'19"E	81.62'
C22	73.39'	2160.00'	1°56'48"	S82°49'03"W	73.39'
C23	222.35'	196.00'	64°59'58"	S49°20'40"W	210.62'
C24	105.04'	120.00'	50°09'13"	N41°55'18"E	101.72'
C25	31.76'	20.00'	90°58'40"	S69°37'32"E	28.52'
C26	57.10'	110.00'	29°44'22"	S06°54'47"E	56.46'
C27	192.75'	608.00'	18°09'49"	N01°07'31"W	191.94'
C28	84.78'	335.00'	14°29'59"	N17°27'25"W	84.55'
C29	40.53'	565.00'	4°06'37"	S22°39'06"E	40.52'
C30	156.89'	351.00'	25°36'35"	N33°24'04"W	155.59'
C31	107.11'	117.00'	52°27'04"	S19°58'50"E	103.41'
C32	124.64'	165.00'	43°16'54"	N15°23'45"W	121.70'
C59	19.74'	20.00'	56°33'21"	S51°18'51"E	18.95'
C60	194.84'	285.00'	39°10'12"	N42°37'16"W	191.07'
C61	133.20'	116.00'	65°47'32"	S29°18'37"E	126.00'

Line Table		
LINE	BEARING	LENGTH
L1	S89°47'46"W	101.05'
L2	N89°47'46"E	209.81'
L3	N89°47'46"E	110.92'
L4	N01°44'48"E	25.07'
L6	N21°46'58"W	58.19'
L7	N06°14'42"E	86.20'
L8	S89°56'42"E	76.44'
L19	N03°35'09"E	105.75'
L21	S62°12'22"E	248.79'
L23	N79°35'31"W	9.98'

BASIS OF BEARINGS
 HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,
 IDAHO WEST ZONE 1103. DISTANCES ARE GROUND
 DISTANCES AND ARE IN U.S. SURVEY FEET.

NOTE
 SEE SHEET 3 FOR GENERAL NOTES AND SHEETS 2
 AND 3 FOR ADDITIONAL INFORMATION.

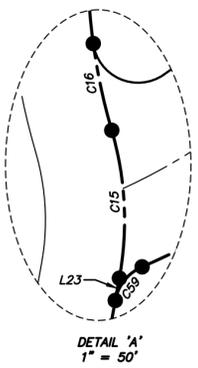
SANITARY RESTRICTIONS
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN
 SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR
 HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE
 REIMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A
 CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS DATE _____
 INST. NO. _____



SURVEY NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND AS SHOWN HEREON AND TO AMEND THE
 BOUNDARY OF LOT 40 AS PLATTED ON SADDLE ROCK SUBDIVISION PHASE 3. THE SURVEY IS BASED
 UPON THE RETRACEMENT OF RECORDED DOCUMENTS SHOWN BELOW AND A FIELD SURVEY OF EXISTING
 MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN CONFORMANCE. ALL FOUND
 MONUMENTS WERE ACCEPTED AND HELD (EXCEPT AS NOTED).

- REFER TO PLAT OF SADDLE ROCK SUBDIVISION (INST. NO. 454115)
- REFER TO PLAT OF SADDLE ROCK SUBDIVISION PHASE 2 (INST. NO. 2024-463657)
- REFER TO PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 (INST. NO. 2025-005773)
- REFER TO ROS BOOK 15, PG. 176 (INST. NO. 2026-000219)
- REFER TO ROS BOOK 14, PG. 180 (INST. NO. 445789)
- REFER TO ROS BOOK 14, PG. 181 (INST. NO. 445790)
- REFER TO ROS BOOK 14, PG. 182 (INST. NO. 445791)
- REFER TO ROS BOOK 8, PG. 22 (INST. NO. 279955)
- REFER TO ROS BOOK 8, PG. 61 (INST. NO. 285175)
- REFER TO ROS BOOK 8, PG. 111 (INST. NO. 288927)
- REFER TO WARRANTY DEED INST. NO. 2026-000262



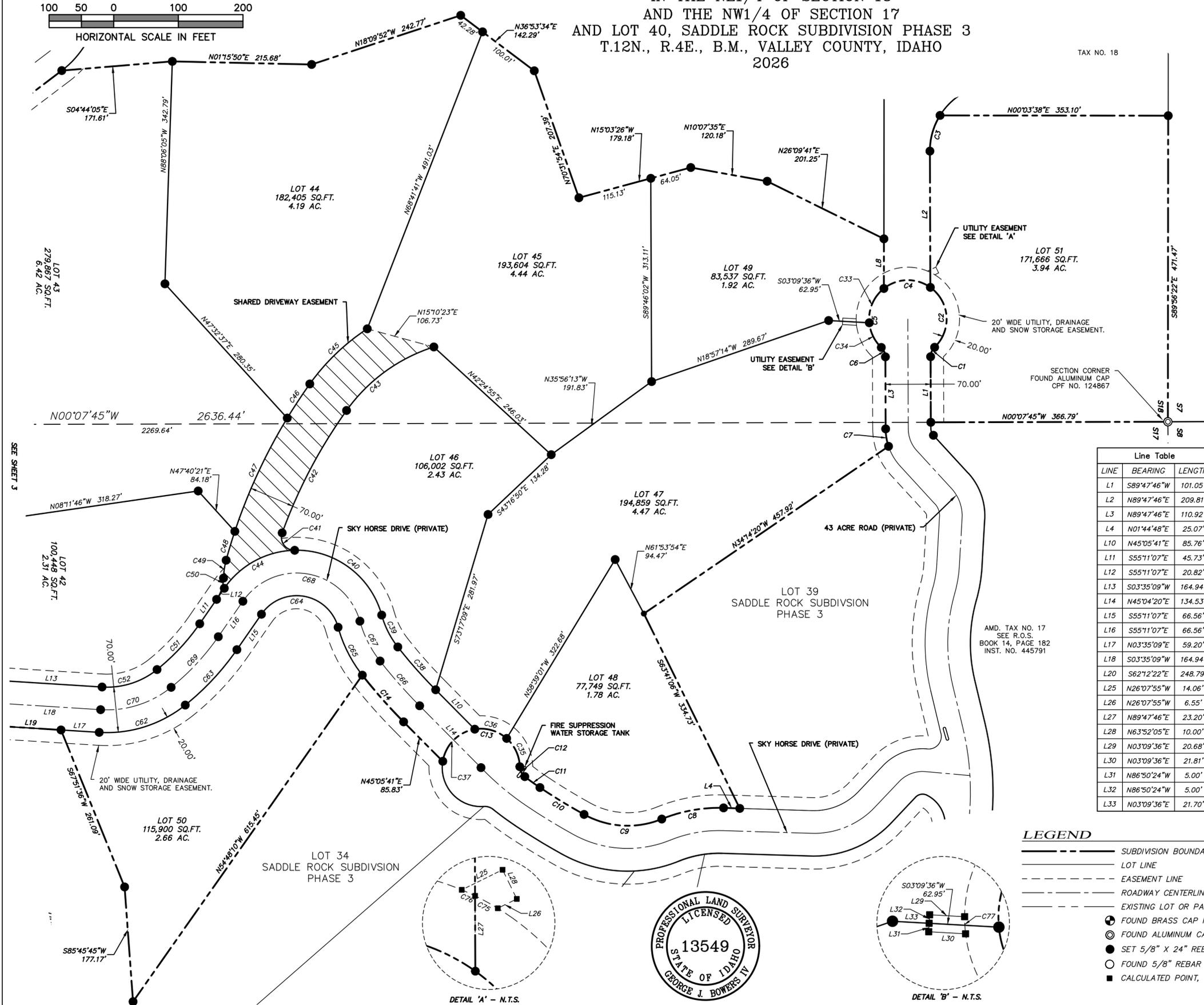
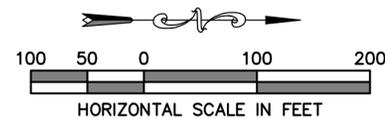
SHEET 1 OF 5

25 COYOTE TRAIL
 CASCADE, ID 83611

PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM

SADDLE ROCK SUBDIVISION PHASE 4

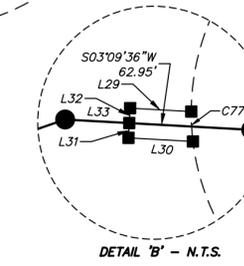
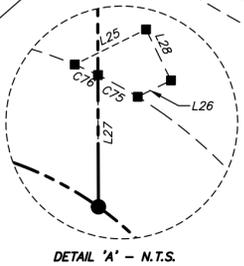
A PORTION OF AMENDED TAX NUMBER 8
 IN THE NE1/4 OF SECTION 18
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 T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 2026



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C8	97.85'	235.00'	2°51'21"	S10°10'53"E	97.14'
C9	124.54'	140.00'	50°58'12"	N03°22'33"E	120.48'
C10	79.91'	965.00'	4°44'41"	N31°13'59"E	79.89'
C11	28.84'	398.00'	4°09'08"	N35°40'53"E	28.84'
C12	17.74'	20.00'	50°49'29"	N63°10'12"E	17.17'
C13	177.22'	60.00'	169°14'07"	S03°57'53"W	119.47'
C14	96.24'	835.00'	6°36'14"	N48°23'49"E	96.19'
C33	59.93'	60.00'	57°13'44"	S66°49'11"E	57.47'
C34	43.29'	60.00'	41°20'14"	N63°53'50"E	42.36'
C35	49.46'	60.00'	47°13'49"	S64°58'02"W	48.07'
C36	53.02'	60.00'	50°38'04"	S16°02'06"W	51.32'
C37	74.74'	60.00'	71°22'15"	S44°58'03"E	70.00'
C38	88.18'	765.00'	6°36'14"	N48°23'49"E	88.13'
C39	55.51'	140.00'	22°43'05"	N63°03'28"E	55.15'
C40	180.47'	136.50'	75°45'08"	S36°32'27"W	167.61'
C41	38.85'	20.00'	111°17'51"	N54°18'48"E	33.02'
C42	213.88'	777.27'	15°45'57"	S62°09'18"E	213.20'
C43	169.68'	265.00'	36°41'12"	S35°55'44"E	166.80'
C44	128.29'	136.50'	53°51'00"	S28°15'37"E	123.62'
C45	123.63'	335.00'	21°08'44"	S43°41'58"E	122.93'
C46	63.15'	847.27'	4°16'13"	S56°24'26"E	63.13'
C47	192.84'	847.27'	13°02'27"	S65°03'46"E	192.43'
C48	46.42'	847.27'	3°08'21"	S73°09'10"E	46.42'
C49	27.90'	115.00'	13°53'56"	S81°40'18"E	27.83'
C50	35.01'	60.00'	33°26'09"	N71°54'12"W	34.52'
C51	97.01'	335.00'	16°35'31"	N46°53'22"W	96.67'
C52	91.28'	124.00'	42°10'45"	N17°30'13"W	89.24'
C62	142.82'	194.00'	42°10'45"	N17°30'13"W	139.61'
C63	117.28'	405.00'	16°35'31"	N46°53'22"W	116.87'
C64	150.42'	66.50'	129°36'08"	S09°36'57"W	120.34'
C65	83.27'	210.00'	22°43'05"	N63°03'28"E	82.72'
C66	92.21'	800.00'	6°36'14"	N48°23'49"E	92.16'
C67	69.39'	175.00'	22°43'05"	N63°03'28"E	68.93'
C68	229.59'	101.50'	129°36'08"	S09°36'57"W	183.68'
C69	107.15'	370.00'	16°35'31"	N46°53'22"W	106.77'
C70	117.05'	159.00'	42°10'45"	N17°30'13"W	114.43'
C75	8.01'	80.00'	5°44'05"	S28°36'28"W	8.00'
C76	4.51'	80.00'	31°33'39"	S24°07'37"W	4.51'
C77	10.07'	80.00'	7°12'44"	N86°42'44"E	10.06'

Line Table		
LINE	BEARING	LENGTH
L1	S89°47'46"W	101.05'
L2	N89°47'46"E	209.81'
L3	N89°47'46"E	110.92'
L4	N01°44'48"E	25.07'
L10	N45°05'41"E	85.76'
L11	S55°11'07"E	45.73'
L12	S55°11'07"E	20.82'
L13	S03°35'09"W	164.94'
L14	N45°04'20"E	134.53'
L15	S55°11'07"E	66.56'
L16	S55°11'07"E	66.56'
L17	N03°35'09"E	59.20'
L18	S03°35'09"W	164.94'
L20	S62°12'22"E	248.79'
L25	N26°07'55"W	14.06'
L26	N26°07'55"W	6.55'
L27	N89°47'46"E	23.20'
L28	N63°52'05"E	10.00'
L29	N03°09'36"E	20.68'
L30	N03°09'36"E	21.81'
L31	N86°50'24"W	5.00'
L32	N86°50'24"W	5.00'
L33	N03°09'36"E	21.70'

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - - - EASEMENT LINE
 - ROADWAY CENTERLINE
 - - - EXISTING LOT OR PARCEL LINE
 - FOUND BRASS CAP MONUMENT
 - ⊙ FOUND ALUMINUM CAP MONUMENT
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
 - FOUND 5/8" REBAR
 - CALCULATED POINT, NO MONUMENT SET OR FOUND



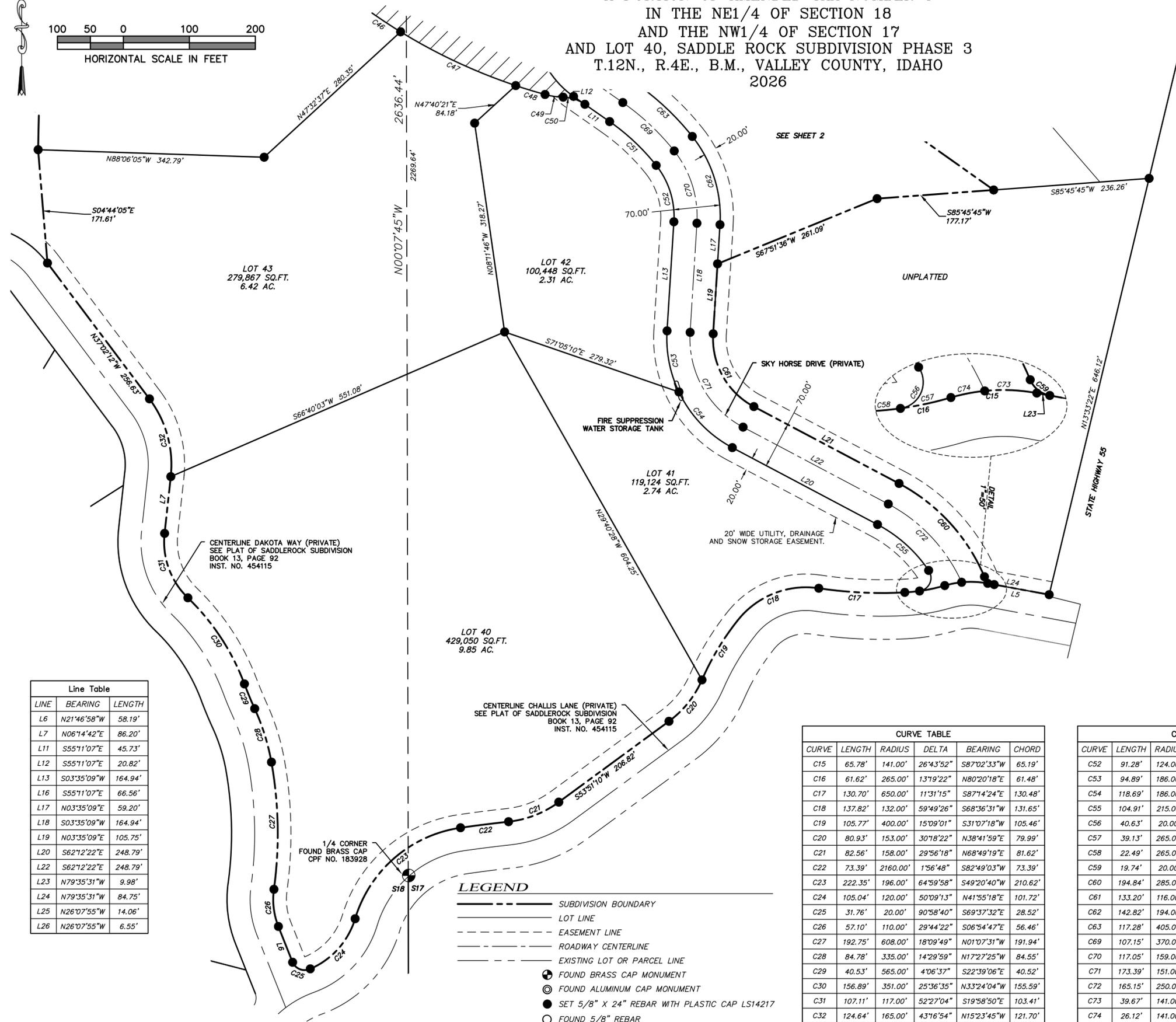
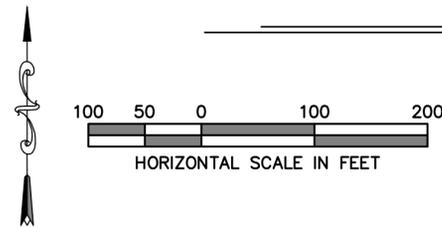
SHEET 2 OF 5

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SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
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 AND THE NW1/4 OF SECTION 17
 AND LOT 40, SADDLE ROCK SUBDIVISION PHASE 3
 T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 2026



- NOTES**
- ALL ROADS AND ROAD RIGHTS OF WAY DEPICTED ON THIS FINAL PLAT ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE SADDLE ROCK SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, WHICH IS BEING RECORDED CONCURRENTLY WITH THIS FINAL PLAT WITH THE OFFICE OF RECORDER OF VALLEY COUNTY, IDAHO, AS INSTRUMENT NUMBER _____.
 - SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____.
 - SEE SHARED DRIVEWAY MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
 - SADDLE ROCK SUBDIVISION PHASE 1, PHASE 2, PHASE 3 AND PHASE 4 SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SADDLE ROCK SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AS INSTRUMENT NUMBERS 454116, 2024-463659, 2025-005779 AND SUPPLEMENTED BY INSTRUMENT NUMBER _____.
 - ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE, SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS RESERVED IN FAVOR OF THE DECLARANT AND THE ASSOCIATION. SEE STORM WATER DRAINAGE REPORT FOR SADDLE ROCK SUBDIVISION PHASE 4 ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
 - ALL PROPERTIES SHOWN ON THIS FINAL PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO. XX-XX, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
 - THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
 - THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT DEPICTED ON THIS FINAL PLAT UNLESS SAID SUBDIVISION HAS BEEN APPROVED BY VALLEY COUNTY, AND THERE SHALL BE NO REDUCTION IN THE SIZE OF ANY LOT ON THIS PLAT WITHOUT THE APPROVAL FROM THE HEALTH AUTHORITY.
 - NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEMS APPROVED IN ANY SANITARY RESTRICTION RELEASE.
 - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
 - THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
 - REFER TO WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN FOR SADDLE ROCK SUBDIVISION PHASE 4 RECORDED AS INST. NO. _____.
 - SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
 - ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
 - ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
 - FEMA FLOOD PANEL(S): 16085C2050C
 FIRM EFFECTIVE DATE(S): 2/1/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): N/A
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LINE	BEARING	LENGTH
L6	N21°46'58"W	58.19'
L7	N06°14'42"E	86.20'
L11	S55°11'07"E	45.73'
L12	S55°11'07"E	20.82'
L13	S03°35'09"W	164.94'
L16	S55°11'07"E	66.56'
L17	N03°35'09"E	59.20'
L18	S03°35'09"W	164.94'
L19	N03°35'09"E	105.75'
L20	S62°12'22"E	248.79'
L22	S62°12'22"E	248.79'
L23	N79°35'31"W	9.98'
L24	N79°35'31"W	84.75'
L25	N26°07'55"W	14.06'
L26	N26°07'55"W	6.55'

LOT 40
 429,050 SQ.FT.
 9.85 AC.

LOT 41
 119,124 SQ.FT.
 2.74 AC.

LOT 42
 100,448 SQ.FT.
 2.31 AC.

LOT 43
 279,867 SQ.FT.
 6.42 AC.

CENTERLINE CHALLIS LANE (PRIVATE)
 SEE PLAT OF SADDLE ROCK SUBDIVISION
 BOOK 13, PAGE 92
 INST. NO. 454115

CENTERLINE DAKOTA WAY (PRIVATE)
 SEE PLAT OF SADDLE ROCK SUBDIVISION
 BOOK 13, PAGE 92
 INST. NO. 454115

1/4 CORNER
 FOUND BRASS CAP
 CPF NO. 183928

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - ROADWAY CENTERLINE
 - EXISTING LOT OR PARCEL LINE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
 - FOUND 5/8" REBAR
 - CALCULATED POINT, NO MONUMENT SET OR FOUND

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	65.78'	141.00'	26°43'52"	S87°02'33"W	65.19'
C16	61.62'	265.00'	13°19'22"	N80°20'18"E	61.48'
C17	130.70'	650.00'	11°31'15"	S87°14'24"E	130.48'
C18	137.82'	132.00'	59°49'26"	S68°36'31"W	131.65'
C19	105.77'	400.00'	15°09'01"	S31°07'18"W	105.46'
C20	80.93'	153.00'	30°18'22"	N38°41'59"E	79.99'
C21	82.56'	158.00'	29°56'18"	N68°49'19"E	81.62'
C22	73.39'	2160.00'	1°56'48"	S82°49'03"W	73.39'
C23	222.35'	196.00'	64°59'58"	S49°20'40"W	210.62'
C24	105.04'	120.00'	50°09'13"	N41°55'18"E	101.72'
C25	31.76'	20.00'	90°58'40"	S69°37'32"E	28.52'
C26	57.10'	110.00'	29°44'22"	S06°54'47"E	56.46'
C27	192.75'	608.00'	18°09'49"	N01°07'31"W	191.94'
C28	84.78'	335.00'	14°29'59"	N17°27'25"W	84.55'
C29	40.53'	565.00'	4°06'37"	S22°39'06"E	40.52'
C30	156.89'	351.00'	25°36'35"	N33°24'04"W	155.59'
C31	107.11'	117.00'	52°27'04"	S19°58'50"E	103.41'
C32	124.64'	165.00'	43°16'54"	N15°23'45"W	121.70'
C51	97.01'	335.00'	16°35'31"	N46°53'22"W	96.67'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C52	91.28'	124.00'	42°10'45"	N17°30'13"W	89.24'
C53	94.89'	186.00'	29°13'51"	S11°01'46"E	93.87'
C54	118.69'	186.00'	36°33'41"	S43°55'32"E	116.69'
C55	104.91'	215.00'	27°57'31"	N48°13'37"W	103.88'
C56	40.63'	20.00'	116°23'03"	N23°56'40"E	33.99'
C57	39.13'	265.00'	8°27'36"	N77°54'24"E	39.09'
C58	22.49'	265.00'	4°51'47"	N84°34'05"E	22.48'
C59	19.74'	20.00'	56°33'21"	S51°18'51"E	18.95'
C60	194.84'	285.00'	39°10'12"	N42°37'16"W	191.07'
C61	133.20'	116.00'	65°47'32"	S29°18'37"E	126.00'
C62	142.82'	194.00'	42°10'45"	N17°30'13"W	139.61'
C63	117.28'	405.00'	16°35'31"	N46°53'22"W	116.87'
C69	107.15'	370.00'	16°35'31"	N46°53'22"W	106.77'
C70	117.05'	159.00'	42°10'45"	N17°30'13"W	114.43'
C71	173.39'	151.00'	65°47'32"	S29°18'37"E	164.02'
C72	165.15'	250.00'	37°51'00"	N43°16'52"W	162.17'
C73	39.67'	141.00'	16°07'07"	N87°39'05"W	39.54'
C74	26.12'	141.00'	10°36'46"	S78°58'59"W	26.08'



SHEET 3 OF 5

25 COYOTE TRAIL
 CASCADE, ID 83611
 PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM



SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
AND LOT 40, SADDLE ROCK SUBDIVISION PHASE 3
T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
2026

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS HEREBY ACCEPTED AND
APPROVED THE _____ DAY OF _____, 2026,
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS HEREBY
ACCEPTED AND APPROVED THE _____ DAY OF _____, 2025,
BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF SURVEYOR

I, GEORGE J. BOWERS IV, PROFESSIONAL LAND SURVEYOR NO. 13549, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY TREASURER

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 5 OF 5

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM





**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET**

March 9, 2026

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision Phase 4
Water Tank

The Cascade Rural Fire District required the installation of two 10,000-gallon water tanks within the Saddle Rock Subdivision for phase 4 development. One 10,000-gallon tank has been installed at the intersection of Sky Horse Drive and Pistol Spur, while the second tank is located at the intersection of 43 Acre Road and Sky Horse Drive. Both tanks are designated for fire suppression purposes. Each tank is situated within the road right-of-way to permit year-round access and maintenance. Installation was carried out by the property owner/developer, and both tanks have been inspected by the Cascade Rural Fire District, meeting all current standards.

The responsibility for refilling and maintaining these underground water tanks rests with the respective property owners.

The roads constructed in phase 4 comply with the specifications outlined in the 2018 International Fire Code.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET**

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Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200

Parametrix No. 314-4875-001 – Task 02.128

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672 Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 4 – Grading and Drainage Plans and Drainage Report

Dear Kerstin:

I have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per my review, the plans and drainage report meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director
Jeff McFadden/Valley County Road Department





Heidi Schneider [REDACTED]

Saddle Rock Phase 4 Subdivision Construction

1 message

Trevor Howard [REDACTED]

Fri, Mar 6, 2026 at 6:17 AM

To: "cherrick@co.valley.id.us" <cherrick@co.valley.id.us>

Cc: Heidi Schneider [REDACTED]

Cynda,

I have conducted a site visit of the Saddle Rock Phase 4 Subdivision and confirmed the roadways and culverts have been constructed in general conformance of the approved construction drawings and Valley County standards.

Feel free to contact me with any questions regarding this matter.

Thank you,

Trevor Howard, PE
60 Difficult Dr
Idaho City, Id 83631

Mobile: [REDACTED]



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 24, 2025

Heidi Schneider
Saddle Rock Subdivision
Valley County, Idaho

RE: Saddle Rock Subdivision - ITD Development Staff Report

Dear Heidi,

The Idaho Transportation Department (ITD) has completed our review of the Saddle Rock Traffic Impact Analysis (TIA). The proposed development will be located between mileposts 104 & 105 in Valley County, Idaho.

Development Summary

- This project encompasses phases 4 & 5 of the development, which includes 36 single-family lots.

ITD Staff Requirements

- Saddle Rock Subdivision is conditioned for the following mitigations:
 1. Northbound left-turn lane at Challis Lane and Sh-55:
 - After build-out of Phase 1-3 and upon completion of 8 homes in Phase 4
 - This requirement does not preclude the developer from applying for future phases with the county
 - Storage length is 100'
 - Deceleration length is 505'
 - Gap length is 210'
 - Shift taper is 910'
 - Width is 14'
 2. Northbound left-turn lane at Saddle Rock Drive and Sh-55:
 - After build-out of Phase 1-4 and before the start of Phase 5
 - Storage length is 100'
 - Deceleration length is 505'
 - Gap length is 210'
 - Shift taper is 910'
 - Width is 14'

*Turn lanes may be constructed at any time, but are not required until 48 residences have been built.

Right-of-Way (ROW) Dedications

- ROW necessary to construct the left-turn lanes shall be dedicated to the Department.

Permit Requirements

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool [here](#).
 - ITD staff will receive the application and all submitted supportive documents, which should include:
 - Civil Plans
 - Parcel Deed
 - Cross-Access or Access Easement, if applicable



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

- Traffic Control Plan designed by a certified Traffic Control Supervisor
- Access and Utility Permits
 - For work being done in ITD ROW, both access and utility permits will need to be submitted for review and approved by ITD staff prior to work beginning.

Expiration of Staff Report

- An encroachment permit will need to be obtained once the 48th residence is constructed.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Valley County, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

THIRD AMENDMENT TO DECLARATION OF PRIVATE ROADS

This Third Amendment to Declaration of Private Roads for Saddle Rock Subdivision (this “**Third Amendment**”) is made as of _____ (the “**Effective Date**”), by Ryan Schneider and Heidi Schneider, husband and wife (together, “**Declarant**”), and consented to by Saddle Rock, LLC (“**Owner**”).

RECITALS:

A. On November 19, 2022, Declarant caused to be recorded in Valley County, Idaho, that certain Declaration of Private Roads as Instrument No. 454117 (the “**Declaration**”) to identify the Private Roads in that certain residential subdivision more commonly known as “Saddle Rock Subdivision” (the “**Subdivision**”).

B. On June 25, 2024, Declarant caused to be recorded in Valley County, Idaho, that certain First Amendment to Declaration of Private Roads as Instrument No. 2024-463663 (“**First Amendment**”), which added the Phase 2 Property to the real property covered by the Declaration.

C. On October 23, 2025, Declarant caused to be recorded in Valley County, Idaho, that certain Second Amendment to Declaration of Private Roads as Instrument No. 2025-005775 (“**Second Amendment**”), which added the Phase 3 Property to the real property covered by the Declaration.

D. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

E. Owner is the owner of the Phase 4 Property.

F. Declarant now desires that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

G. Owner consents to the Phase 4 Property being annexed into the Declaration, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant declares and the Owner consents as follows:

1. Capitalized Terms. Capitalized but undefined terms used herein are defined as set forth in the Declaration.

2. Recitals Incorporated. The above Recitals are incorporated herein by this reference, and are made a part hereof.

3. Lots. The definition of "Lots", as set forth in the Declaration, as amended, shall be, and hereby is, further amended to include each Lot comprising the Phase 4 Property, namely

_____.

4. Applicability of Declaration to Phase 4 Property. In addition to the Property defined in the Declaration, the Phase 2 Property defined in the First Amendment, and the Phase 3 Property defined in the Second Amendment, the provisions of the Declaration shall also apply to the Phase 4 Property.

5. No Additional Changes. Except as amended by the First Amendment and this Third Amendment, the Declaration shall remain unchanged and in full force and effect. If there is any conflict between the terms of this Third Amendment and the Declaration, then this Third Amendment shall control.

[end of text – signatures on following page]

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to Declaration of Private Roads to be executed as of the Effective Date.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public

My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

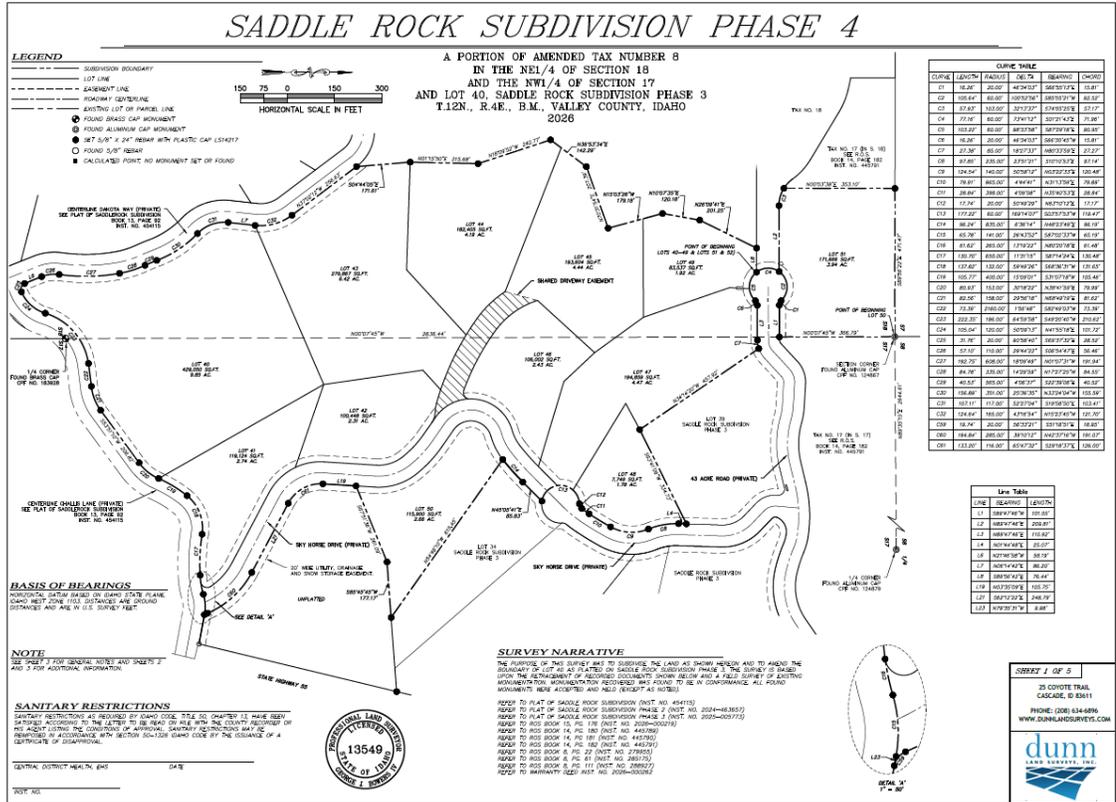
STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

EXHIBIT A

Plat of Saddle Rock Subdivision Phase 4



Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**FIFTH AMENDMENT TO DECLARATION OF PRIVATE ROAD MAINTENANCE
DUTIES AND OBLIGATIONS FOR SADDLE ROCK SUBDIVISION**

This Fifth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (this “**Fifth Amendment**”) is made as of _____ (the “**Effective Date**”), by Ryan Schneider and Heidi Schneider (together, “**Declarant**”), and consented to by Saddle Rock, LLC. (“**Owner**”).

RECITALS:

A. On November 9, 2022, Declarant caused that certain Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Declaration**”) to be recorded in Valley County, Idaho, as Instrument No. 454118, to set forth the maintenance duties and obligations with regard to the Private Roads in that certain residential subdivision more commonly known as “Saddle Rock Subdivision” (the “**Subdivision**”).

B. On June 25, 2024, Declarant caused that certain First Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**First Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2024-463660.

C. On December 31, 2024, Declarant caused that certain Second Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Second Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2024-467125.

D. On August 27, 2025, Declarant caused that certain Third Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Third Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2025-004193.

E. On October 23, 2025, Declarant caused that certain Fourth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Fourth Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2025-005776

F. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

G. Owner is the owner of the Phase 4 Property.

H. Declarant desires that the Phase 4 Property be annexed into the Subdivision, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

I. Owner consents to the Phase 4 Property being annexed into the Subdivision, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the above recitals, which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant declares and the Owner consents as follows:

1. **Capitalized Terms.** Capitalized but undefined terms used herein are defined as set forth in the Declaration.

2. **Recitals Incorporated.** The above Recitals are incorporated herein by this reference, and are made a part hereof.

3. **Lots.** The definition of "Lots," as set forth in the Declaration, as amended, shall be, and hereby is, further amended by adding each Lot in the Phase 4 Property, namely _____.

4. **Applicability of Declaration to Phase 4 Property.** In addition to the Property defined in the Declaration, as amended, the provisions of the Declaration shall be, and hereby are, made applicable to the Phase 4 Property.

5. **No Additional Changes.** Except as amended by the First Amendment, the Second Amendment, the Third Amendment, and this Fifth Amendment, the Declaration shall remain unchanged and in full force and effect. If there is any conflict between the terms of this Fifth Amendment and the Declaration, as amended, then this Fifth Amendment shall control.

[end of text – signatures on following page]

IN WITNESS WHEREOF, the Declarant and the Owner each has caused this Fifth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision to be executed as of the Effective Date.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public
My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

Recording requested by, and
upon recording, please return to:

Above this line for Recorder's use only.

OWNER'S DECLARATION OF INSTALLATION OF UTILITIES

FOR SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

This DECLARATION is made this _____ day of _____ May, by Saddle Rock LLC the owner(s) of certain lands located in Valley County, Idaho, which are platted as Saddle Rock Subdivision – Phase 4.

WHEREAS Ryan Schneider of Saddle Rock LLC did, on the ____ day of May 2026, file of record with the Office of Recorder of Valley County, Idaho, as Instrument Number _____, in Plat Book _____, on Page _____, the Final Plat for Saddle Rock Subdivision – Phase 3 (hereinafter “the Final Plat”).

WHEREAS Saddle Rock LLC is the Owner(s) of the real property contained in the said Final Plat – Phase 4.

WHEREAS the purpose of this Declaration is to describe the status of utilities at Saddle Rock Subdivision.

NOW, THEREFORE, Ryan Schneide of Saddle Rock LLC. hereby states and declares as follows:

1. **Sewage Disposal:** Central District Health has approved septic systems for each lot located in Saddle Rock Subdivision. Individual lot owners will be responsible for installation of said septic on each lot.
2. **Potable Water:** Individual lot owners will be responsible for drilling a well on each lot.
3. **Power:** Electrical power has been supplied to Saddle Rock Subdivision by Idaho Power Company. The design for power was provided by Idaho Power Company and

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**THIRD SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

This Third Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision (this “**Third Supplement**”) is made as of _____ (“**Effective Date**”), by Ryan Schneider and Heidi Schneider, husband and wife (collectively, “**Declarant**”), and consented to by Saddle Rock, LLC. (“**Owner**”).

RECITALS

A. Declarant is the developer and owner of certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision (the “**Subdivision**”), as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision, recorded in Valley County, Idaho, on November 9, 2022, as Instrument No. 454116; as supplemented by that certain First Supplement Thereto, recorded in Valley County, Idaho, on June 25, 2024; and as further supplemented by that certain Second Supplement thereto, recorded in Valley County, Idaho, on October 23, 2025, as Instrument No. 2025-005779 (collectively, the “**Master Declaration**”).

B. Pursuant to Section 32 of the Master Declaration, Declarant, in Declarant’s sole discretion, may amend the Master Declaration to make additional real property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

C. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

D. Declarant desires to further supplement the Master Declaration, as permitted by Section 32 of the Master Declaration, to confirm and to declare that the Phase 4 Property and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

E. Owner, as the owner of the Phase 4 Property, desires to consent to Declarant’s amendment of the Master Declaration by making the Phase 4 Property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

DECLARATION

NOW, THEREFORE, Declarant hereby declares and Owner consents that the Phase 4 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration and the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 4 Property, and to enhance the value, desirability, and attractiveness of the Phase 4 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 4 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 4 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 4 Property shall be subject to the following:

1. **Association and Voting.** The Phase 4 Property shall be part of Saddle Rock Owners Association, Inc., an Idaho nonprofit corporation (the "**Association**"). The Phase 4 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

2. **Addressing Numbers.** Each owner shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.

3. **Developer Right and Waive of Objection.** By acceptance of a deed to any portion of the real property described or defined as the Phase 4 Property, each owner of such portion of the Phase 4 Property acknowledges and agrees as follows:

a. **Future Development.** The surrounding property may be developed in phases, and Declarant retains the right, in its sole discretion, to amend, modify, expand, or change such development from time to time, provided the same is consistent with applicable governmental approvals.

b. **No Objection or Interference.** Each owner, for itself and its successors and assigns, covenants and agrees that it shall not object to, contest, oppose, or otherwise impede the planning, approval, construction, or operation of any future development on adjacent or nearby property owned by the Declarant or the Owner.

c. **Material Inducement.** This waiver of objection is a material consideration for the conveyance of the Property and all portions thereof, and shall run with the land, binding the owner and all successors, heirs, and assigns.

4. **No Additional Changes.** Except as supplemented by this Third Supplement, the Master Declaration shall remain unchanged and in full force and effect.

5. **Effect of Supplement.** This Third Supplement shall be binding upon and inure to the benefit of Declarant, the Owner, and all owners of a Lot, and their respective successors and assigns. If there is any conflict between the terms of this Third Supplement and the Master Declaration, this Third Supplement shall control.

[end of text – signature on following page]

IN WITNESS WHEREOF, the undersigned has caused this Third Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision to be duly executed the day and year first above written.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public
My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

