

**Instrument # 768274**  
BINGHAM COUNTY, IDAHO  
2025-02-06 08:27:43 AM No. of Pages: 4  
Recorded for: FLYING S TITLE AND ESCROW - DR  
PAMELA W. ECKHARDT Fee: \$19.00  
Ex-Officio Recorder Deputy JPulley  
Index To: PROTECTIVE/RESTRICTIVE CO  
Electronically Recorded by Simplifile

**Addendum to**

**Declaration of Covenants, Conditions and Restrictions**

**For**

**HONEYBROOK TOWNHOMES**

**Addendum to Declaration of Covenants, Conditions and Restrictions For  
HONEYBROOK TOWNHOMES**

THIS ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HONEYBROOK TOWNHOMES (this "Addendum") is made this 5<sup>th</sup> day of February, 2025 (the "Effective Date"), by HT VENTURES, LLC, an Idaho limited liability company.

**RECITALS**

A. The original Declaration of Covenants, Conditions and Restrictions For Honeybrook Townhomes was recorded on December 7, 2020, as Instrument No. 725508, in the records of Bingham County, Idaho (the "Original Declaration").

B. The Original Declaration was amended, restated, superseded, and replaced in its entirety by (i) that certain Declaration of Covenants, Conditions and Restrictions For Honeybrook Townhomes (Amended and Restated), recorded on September 21, 2021, as Instrument No. 737335, in the records of Bingham County, Idaho (the "First Amendment"), (ii) that certain Declaration of Covenants, Conditions and Restrictions For Honeybrook Townhomes (Second Amended and Restated), recorded on January 5, 2022, as Instrument No. 741181, in the records of Bingham County, Idaho (the "Second Amendment"), and (iii) that certain Declaration of Covenants, Conditions and Restrictions For Honeybrook Townhomes (Third Amended and Restated), recorded on April 18, 2024, as Instrument No. 761759, in the records of Bingham County, Idaho (the "Third Amendment"). The Original Declaration, as amended by the First Amendment, Second Amendment, and Third Amendment is referred to herein as the "Declaration".

C. Exercising the Development Rights reserved to Declarant in Section 11.1 of the Declaration, Declarant executes and records this Addendum to add additional property to the Project on the terms and conditions set forth herein.

**DECLARATIONS**

NOW, THEREFORE, in consideration of the above recitals and pursuant to the Development Rights reserved to Declarant in the Declaration, the Declaration is hereby amended as follows.

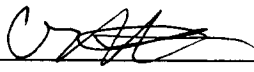
1. Additional Properties. From and after the Effective Date, that certain real property located in Bingham County, Idaho, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Additional Property") is hereby added to and included within the Project and the Property. All references to "Property" and "Project" in the Declaration shall include the Additional Property. Notwithstanding the foregoing, if a final subdivision plat for the Additional Property is not recorded in the Official Records of Bingham County, Idaho, by Declarant within ten (10) years after the Effective Date, the Additional Property shall be automatically removed from the "Property" and the "Project" and no provisions of the Declaration shall apply to the Additional Property thereafter.

2. **Ratification.** Except as modified by this Addendum, all other covenants, conditions, restrictions, and provisions contained in the Declaration shall remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Declarant has executed this Declaration to be effective as of the date first written above.

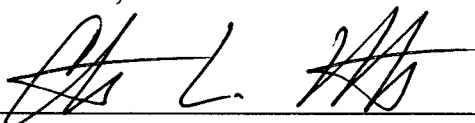
**DECLARANT:**

HT VENTURES, LLC

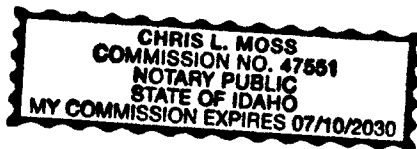
By:   
Collin Hunter, Manager

STATE OF IDAHO            )  
  )ss.  
County of TETON        )

This record was acknowledged before me on the 5<sup>th</sup> day of February, 2025, by Collin Hunter, as Manager of HT VENTURES, LLC.

  
Signature of Notary Public  
My Commission Expires: 7-10-2030

(stamp)



## EXHIBIT "A"

### Legal Description of the Land

Property lying in the NW $\frac{1}{4}$  of Section 11, Township 3 South, Range 35, E.B.M., Bingham County, Idaho, described as:

Beginning at a post at the intersection of the East line of the Little Butte Canal and the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 3 South, Range 35, E.B.M., 585.0 feet West of the center of the East line of such section, and running thence West along such North line 735.0 feet, to the center of such quarter section; thence South 285.0 feet; thence East approximately 777.0 feet, to the East line of such canal; and thence Northwesterly along such line of such canal to the point of beginning.

SUBJECT TO: Canal right-of-way along Easterly line of above described property.

Beginning at a point which is 851.6 feet South and 1344.0 feet East of the Northwest corner of such section, and running thence East 66.0 feet, thence South 468.4 feet, thence West 66.0 feet; thence North 468.4 feet to the point of beginning.

Beginning at a point which is 851.6 feet South and 1294.0 feet East of the Northwest corner of such section, and running thence East 50.0 feet; thence South 468.4 feet; thence West 50.0 feet; thence North 468.4 feet, to the point of beginning.