

AFTER RECORDING RETURN TO:

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VALOR

NOTICE OF APPLICABILITY AND ADDITION OF LAND

[VALOR – ROBINHOOD NO. 1]

ADA COUNTY, IDAHO

DECLARANT: M3 ID FALCON CREST, LLC, an Arizona limited liability company

Village: RH

Cross-reference to (i) Valor Maintenance Covenant, recorded as Document No. 2022-017810 in the Official Records of Ada County, Idaho, as the same may be amended from time to time; and (ii) Valor Tract Declaration [Residential], recorded as Document No. 2022-084168 in the Official Records of Ada County, Idaho, as the same may be amended from time to time.

VALOR

NOTICE OF APPLICABILITY AND ADDITION OF LAND FOR VALOR MAINTENANCE COVENANT AND TRACT DECLARATION [*RESIDENTIAL*] [VALOR – ROBINHOOD NO. 1]

This Notice of Applicability and Addition of Land for Valor Maintenance Covenant and Tract Declaration [*Residential*] (this “**Notice**”) is made and executed by M3 ID FALCON CREST, LLC, an Arizona limited liability company (“**Declarant**”), and is as follows:

1. **Purpose.** This Notice is filed with respect to the property in Ada County, Idaho, as more particularly described on Attachment 1 attached hereto and incorporated herein (collectively, the “**Tract**”).

2. **Addition of Annexable Land.** *Section 12.03* of that Valor Maintenance Covenant, recorded as Document No. 2022-017810 in the Official Records of Ada County, Idaho, as the same may be amended from time to time (the “**Covenant**”), permits the Declarant to add additional lands to the Annexable Land described on Exhibit “A” to the Covenant. The Tract is hereby considered part of the Annexable Land for purposes of the Covenant.

3. **Applicability of Covenant.** Pursuant to the Covenant, Declarant served notice that portions of the Annexable Land described on Exhibit “A” to the Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be made a part of the Subject Property and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant.

4. **Applicability of Tract Declaration.** Pursuant to that certain Valor Tract Declaration [*Residential*], recorded as Document No. 2022-084168 in the Official Records of Ada County, Idaho, as the same may be amended from time to time (the “**Tract Declaration**”), Declarant served notice that portions of the Annexable Land described on Exhibit “A” to the Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Tract Declaration.

5. **Tract Incorporated Into Subject Property.** The provisions of the Covenant and the Tract Declaration shall apply to the Tract. The Tract is hereby included within and made a part of the Subject Property, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant and the Tract Declaration.

6. **Tract.** The Tract described and identified in Paragraph 1 hereinabove will constitute one of the Tracts which is permitted, contemplated and defined under the Covenant.

The provisions of the Covenant and the Tract Declaration shall apply to the Tract. The Tract is hereby included within and made a part of the Subject Property, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant and the Tract Declaration.

7. **Assignment of Village.** Pursuant to *Sections 3.02 and 12.05* of the Covenant, the Tract is hereby assigned to Village RH, and subject to all terms and provisions of the Covenant which relate to Villages so designated within the Subject Property.

8. **Miscellaneous.** This Notice constitutes a notice of addition of land under *Section 12.03* of the Covenant and a Notice of Applicability under *Section 12.05* of the Covenant and *Section 10.04* of the Tract Declaration. Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the date this Notice is Recorded.

DECLARANT:

M3 ID Falcon Crest, LLC,
an Arizona limited liability company

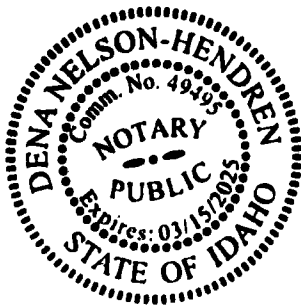
By: M3 Builders, L.L.C.,
an Arizona limited liability company
its Manager

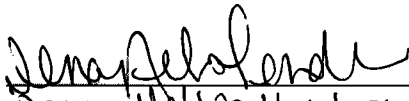
By: The M3 Companies, L.L.C.,
an Arizona limited liability company
its sole member

By: 
William I. Brownlee, Manager

STATE OF Idaho)
)
COUNTY OF Ada)

This instrument was acknowledged before me on 22nd day of September, 2022, by William I. Brownlee, Manager of The M3 Companies, L.L.C., an Arizona limited liability company, sole member of M3 Builders, L.L.C., an Arizona limited liability company, Manager of M3 ID Falcon Crest, LLC, an Arizona limited liability company, on behalf of said limited liability companies.



Notary: 
Print Name: Dena Nelson-Hendren
Notary Public, State of Idaho
My commission expires: 3-15-2025

ATTACHMENT 1
DESCRIPTION OF TRACT

Lots 3 through 7, inclusive, and Lots 9 through 12, inclusive, Block 1; Lot 1, Block 2; Lots 3 through 8, inclusive, and Lots 10 through 19, inclusive, Block 3; Lots 2 through 8, inclusive, Lots 10 through 19, inclusive, and Lots 21 and 22, Block 4; and Lots 2 through 9, inclusive, Lots 11 through 13, inclusive, and Lots 15 through 19, inclusive, of Robinhood Subdivision No. 1, a subdivision located in Ada County, Idaho, according to the plat recorded in Plat Book 124, Pages 19818 through 19831 in the Official Records of Ada County, Idaho.