

BOISE, WEDNESDAY, JUNE 11, 2025, AT 8:50 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

VINTAGE II, LLC, a Wyoming limited liability company,

Plaintiff-Appellant,

and

CHRISTINE HOLDING, an individual,

Plaintiff,

v.

TETON SADDLEBACK VISTAS HOMEOWNERS ASSOCIATION, INC., an Idaho non-profit corporation,

Defendant-Respondent.

Docket No. 51455

Appeal from the District Court of the Seventh Judicial District of the State of Idaho, Teton County. Steven W. Boise, District Judge.

Givens Pursley LLP, Boise, for Appellant

Holden, Kidwell, Hahn & Crapo, Idaho Falls, for Respondent

This appeal stems from a quiet title action. Vintage II, LLC, a Wyoming Limited Liability Company, and Christine Holding (collectively “the Appellants”) both own real property in Teton County, Idaho, which is the subject of this litigation. In 2021, the Appellants filed a complaint to quiet title against Teton Saddleback Vistas Homeowners Association, Inc. (the “HOA”). Appellants sought a declaration that their property was unencumbered by three recorded instruments, all of which had to do with the Covenants, Conditions, and Restrictions applicable to the Teton Saddleback Vistas Subdivision.

After a bench trial, the district court denied Appellants’ quiet title action, concluding that while the CC&Rs didn’t encumber the property in question, the Master Plan for the subdivision did. Appellants appeal this decision, arguing that the district court should not have considered the Master Plan since the HOA did not raise it as a defense in its Answer and Appellants did not consent to trying that issue. Furthermore, Appellants argue that the district court erred when it found the Master Plan to be a restrictive covenant containing an open space dedication, because the Master Plan did not clearly express any limitations on the use of the land. Appellants ask the

Idaho Supreme Court to reverse the district court's entry of judgment and remand for further proceedings.