

405811

AMENDMENT 91-1

Jacobson
12/3/87

The AMENDMENT AND RESTATEMENT OF WESTWOOD VILLAGE CONDOMINIUM DECLARATION, recorded December 3, 1987, as instrument number 343148, records of Bonner County, Idaho, is hereby amended as follows:

1. ARTICLE II. DEFINITIONS. The definition of UNIT in Section 3.) shall be expanded by the addition of the following language to the end of the existing definition:

PROVIDED, HOWEVER, that in the case of those single family residences built on Lots 16, 18, 19 and 42 of WESTWOOD VILLAGE, according to the plat thereof, recorded in Book 3 of Plats, Page 130, records of Bonner County, Idaho, that were declared a part of the Westwood Village pursuant to ADDENDUM NO. 4 TO DECLARATION OF CONDOMINIUM OF WESTWOOD VILLAGE filed for record on May 7, 1979, as instrument number 213740, records of Bonner County, Idaho, the unit shall include the exterior walls, roofs, floors, decks, garages and foundations of each residence and all enclosed thereby. The owner of each unit so defined shall be responsible for all maintenance and shall acquire all insurance coverage for their unit.

All other land and all other improvements contained within the former boundaries of each lot which is not included as part of unit ownership shall be limited common areas reserved for use solely by the owner(s) of the unit which has been built thereon.

All limited common property and all improvements thereon shall be maintained by the "unit" owner(s) entitled to the exclusive use of the property. The Association shall have no liability or responsibility for repair and maintenance of such limited common area except as expressly provided herein.

No improvements shall be made to the limited common area without the express written authorization of the Association acting through its Board of Directors.

The owner(s) of the units constructed on Lots 16, 18, 19, 42 and the BULLFROG unit shall be entitled to a reduction of their regular monthly assessment by \$40 per month as an offset against their maintenance expenses for the exterior of their units, as an offset against the expense of maintaining their own insurance on the entire unit and all improvements on the limited common area, and as an offset against special assessments for maintenance, repair and replacement of

improvements to common areas of the project in which they will have to participate equally with all other condominium owners.

ARTICLE III. NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP. Section 2.) shall be amended by the addition of the following language to the end of the paragraph:

PROVIDED, HOWEVER, that in the case of Lots 16, 18, 19 and 42, the limited common area shall include all area within the former boundaries of each lot which is not included as part of unit ownership.

ARTICLE XIII. REVOCATION OF AMENDMENT TO DECLARATION shall be amended to delete the reference to holders of any recorded Mortgage covering or affecting any or all of the consenting units. ARTICLE XIII shall now read as follows:

This Declaration shall not be revoked nor shall any of the provisions herein be amended except upon the vote or consent of more than fifty percent (50%) of the voting power of the owners in the project. Any such revocation or amendment shall be binding upon every Owner and every Unit whether the burdens thereon are increased or decreased by any such amendment and whether or not the Owner of each and every Condominium consents thereto.

405811

DATED this 6 day of May, 1992

WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

[Signature]
President

Maryetta B Mayr
Secretary

FILED BY [Signature]
92 MAY 15 PM 10 31
MARIE SCOTT
RECORDER OF BONNER
COUNTY BY SR DEP.

STATE OF IDAHO)
County of Bonner) ss.

On this 6 day of May, 1992, before me a Notary Public in and for said State, personally appeared RC Roland and Maryetta B Mayr, known to me to be the president and secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged to me that they executed the same in said corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Lynna Marie Gross
Notary Public-State of Idaho
Residing at Spokane WA