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AMENDMENT 00-1
FOR
WESTWOOD VILLAGE CONDOMINIUM

FILED BY
C. T. Dick
2000 JUL 12 P 3:08
MARIE SCOTT
BONNER COUNTY RECORDER
S.A. DEPUTY
DEPUTY

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS, WESTWOOD, INC., an Idaho corporation, as declarant, did on July 24, 1973, execute a Declaration of Condominium of Westwood Phase I (subsequently amended to be entitled "Westwood Village"), which Declaration was recorded as Instrument No. 153321, records of Bonner County, Idaho, on the 25th day of October, 1973;

WHEREAS, the foregoing Declaration of Condominium was amended and restated in its entirety by a document entitled "Amendment and Restatement of Westwood Village Condominium Declaration", which was executed on the 10th day of May, 1984, and recorded on the 12th day of July, 1984, as Instrument No. 288945, records of Bonner County, Idaho;

WHEREAS, on or about June 26, 1998, the Amended and Restated Declarations were amended by a document entitled Amendment 97-1 for Westwood Village Condominium, which amendment provided for the development of twenty-four additional condominium units to be known as "The Court at Westwood" (previously "Suzanne Court") and to further provide for the development of a new swimming pool, fourteen additional marina boat slips and the construction of a new tennis court. Amendment 97-1 was recorded on the 6th day of June, 1998, as Instrument No. 526486, records of Bonner County, Idaho; and

WHEREAS, the Board of Directors of Westwood Homeowners Association has determined that there is inadequate demand for an additional tennis court and would prefer to dedicate the funds previously allocated for construction of the tennis court to a special fund which shall be used only for capital improvements to the common areas of the Association; and

WHEREAS, at the annual meeting of the homeowners association held July 8, 2000, unit owners representing an aggregate ownership in excess of fifty (50%) percent of the units in Westwood

Village approved and ratified the reallocation of construction dollars from the tennis court project to a dedicated fund for common area improvements; and

WHEREAS, by the affirmative vote of the unit owners of Westwood Village, the WESTWOOD VILLAGE CONDOMINIUM DECLARATION shall be amended;

NOW, THEREFORE, the undersigned hereby adopt and declare effective the following amendments to the Declaration:

1. All references to the construction of a new tennis court in Amendment 97-1 are hereby repealed and replaced by the following provision:

Westwood Development Corporation is hereby relieved of any obligation to construct a new tennis court within the common areas of Westwood Village and instead shall deposit with the Westwood Homeowners Association a sum equal to the anticipated cost of construction, which shall be placed in a dedicated fund to be used by the Homeowners Association for capital improvements of the common area of Westwood Village.

2. Unless otherwise modified herein, all other terms and conditions of the Amendment and Restatement of Westwood Village Condominium Declarations recorded July 12, 1984, and all subsequent amendments thereto including, but not limited to Amendment 97-1, shall remain in full force and effect.

CERTIFICATE OF ADOPTION

The undersigned President of Westwood Village Homeowners Association, Inc. hereby certifies, upon oath, that the foregoing amendments were duly approved, adopted and ratified as herein above stated.

WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION

By: George B. Bacon
GEORGE B. BACON, President

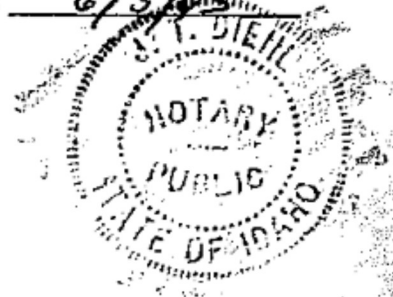
STATE OF IDAHO)
) ss.
County of Bonner)

On this 11 day of July, 2000, before me, a Notary Public in and for said state, personally appeared GEORGE B. BACON known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

[Handwritten Signature]

NOTARY PUBLIC - State of Idaho
Residing at: Sandpoint
Commission Expires: 6/3/03



Unofficial Document