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**AMENDMENT 97-1
FOR
WESTWOOD VILLAGE CONDOMINIUM**

FILED BY
T. Scott
1997 JUN 25 P 2:33
3900
T. SCOTT
CLERK & COUNTY RECORDER

T. Scott
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, pursuant to the Amendment and Restatement of Westwood Village Condominium Declaration, the Westwood Homeowners approved the development of twenty-four (24) additional condominium units to be known as "Suzanne Court"; and

WHEREAS, Westwood Development Corporation (WDC) is a newly formed Idaho corporation who desires to go forward with the development of the additional condominium units in the area previously identified as "Suzanne Court", but wishes to amend the plans related to the "Suzanne Court" development and further wishes to rename the development as "The Court at Westwood"; and

WHEREAS, the Board of Directors of the Westwood Homeowners Association has entered into an agreement with Westwood Development Corporation for the development of "The Court at Westwood"; and

WHEREAS, at a special meeting of the homeowners' association held October 21, 1997, unit owners representing an aggregate ownership in excess of fifty (50%) percent of the units in Westwood

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Village approved and ratified the agreement for the development at "The Court at Westwood"; and

WHEREAS, by the affirmative vote of the unit owners of Westwood Village, the AMENDMENT AND RESTATEMENT OF WESTWOOD VILLAGE CONDOMINIUM DECLARATION recorded July 12, 1984, as Instrument No. 288945 was amended;

NOW, THEREFORE, the undersigned hereby declare that the real property described in Exhibit "A" attached hereto and every part thereof, including the development at "The Court at Westwood" is held and shall hereafter be held, conveyed, devised, leased, used, occupied and improved, and otherwise affected in any and every manner subject to provisions of the Amended and Restated Declaration of Condominium recorded July 12, 1984 (hereafter Amendment and Restatement), and all subsequent amendments thereto are hereby declared to be in furtherance of a general plan and scheme of condominium ownership pursuant to the Idaho Condominium Property Act.

IN FURTHERANCE THEREOF, the undersigned hereby adopt and declare effective the following amendments to the Declarations:

1. All references to "Suzanne Court" in the Amendment and Restatement are hereby repealed and replaced by the term "The Court at Westwood".
2. Provision No. 1, Article 1 of the Amendment and Restatement together with all referenced Exhibits are hereby deleted in their entirety and replaced with the following provisions:

On or before June 1, 1999, as part of the development of "The Court at Westwood", the existing swimming and wading pool shall be demolished and replaced with a rectangular swimming pool comprising approximately 3,150 square feet and a new wading pool of comparable size to the existing wading pool, which amenities shall be made available for use by all unit owners in Westwood Village

It is further provided pursuant to the development agreement that prior to December 31, 2000, a new single tennis court is to be constructed at a site to be determined by the Board of Directors of the Association which shall be available for use by all of the unit owners of Westwood Village. The Development of the tennis court, unless otherwise agreed to by the Westwood Homeowners Association, shall be constructed as set forth in the development agreement.

To further accommodate the development of "The Court at Westwood" and the general

membership in Westwood Village a minimum of 14 additional marina boat slips shall be developed and upon completion shall become the property of the Westwood Village Homeowner Association. The exact number of slips, the location thereof, and the schedule of completion is as set forth in the written development agreement between Westwood Development Corporation and the Westwood Homeowners Association.

2. The "Condominium Plat" referenced at Article II, provision 12 is hereby amended to incorporate the development of "The Court at Westwood". Exhibit AA thereto is also amended and replaced by the corrected site plan for Westwood Village which is attached hereto as Exhibit AA.

3. Article 4, Provision 10 of the Amendment and Restatement is hereby repealed and replaced by the following language:

The Court at Westwood. The buildings denominated "The Court at Westwood" shall be comprised of 24 condominium units which shall be placed upon the parcel of real property previously known as "Suzanne Court" and as identified on Exhibit A attached hereto. The Declarations are hereby amended to incorporate the development plans attached hereto as Exhibit "B(1)" through "B(7)", which development plans provide for the development of "The Court at Westwood" units to be constructed in four phases, with a final completion date of October 21, 2003.

4. Article 4, Provision 12(d) of the Amendment and Restatement is hereby repealed and replaced by the following language:

"The Court at Westwood" units shall consist of units depicted on the Plans and Specifications attached hereto as Exhibits "B(1)" through "B(7)", and the individual units shall be known as "The Court at Westwood" Units 101 through 104(phase 1), 201 through 206(phase 2), 301 through 307(phase 3), and 401 through 407(phase 4).

4. All other terms and conditions of the Amendment and Restatement of Westwood Village Condominium Declarations recorded July 12, 1984 and as subsequently amended 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 hereinabove stated.

WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION

By: Robert W. Burroughs
ROBERT W. BURROUGHS, President

STATE OF IDAHO)
) ss.
County of Bonner)

On this 26th day of June, 1998, before me, a Notary Public in and for said state, personally appeared ROBERT W. BURROUGHS 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.

Shirley Tharity
NOTARY PUBLIC--State of Idaho
Residing at: Sandpoint
Commission Expires: 9-16-03

**EXHIBIT A
TO
AMENDMENT 97-1
FOR
WESTWOOD VILLAGE CONDOMINIUM**

THE COURT AT WESTWOOD

A parcel of land located in the Northeast Quarter of Section 28, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Beginning at the Northeast corner of said Section 28; thence South $45^{\circ}44'11''$ West, 2005.10 feet to the True Point of Beginning; thence North $88^{\circ}56'54''$ West, 701.91 feet to a point on the West edge of the Westwood Drive right-of-way; thence Southerly and Easterly along a curve of radius 215 feet and concave to the Northeast, 294.28 feet to the beginning of a curve of radius of 145.00 feet and concave to the Southwest; thence Easterly and Southerly along said curve 49.12 feet; thence South $25^{\circ}35'26''$ West, 10.58 feet to the end of an existing culvert; thence along the East edge of an existing pond 137 feet, plus or minus, to a point on the North line of Westwood Phase I which bears South $40^{\circ}29'23''$ West, 126.72 feet from said culvert; thence South $88^{\circ}56'54''$ East, 183.07 feet; thence South $01^{\circ}03'06''$ West, 50.00 feet; thence South $88^{\circ}56'54''$ East, 362.06 feet; thence North $01^{\circ}03'06''$ East, 360.00 feet to the True Point of Beginning, containing 4.53 acres more or less.

WESTWOOD VILLAGE CONDOMINIUMS

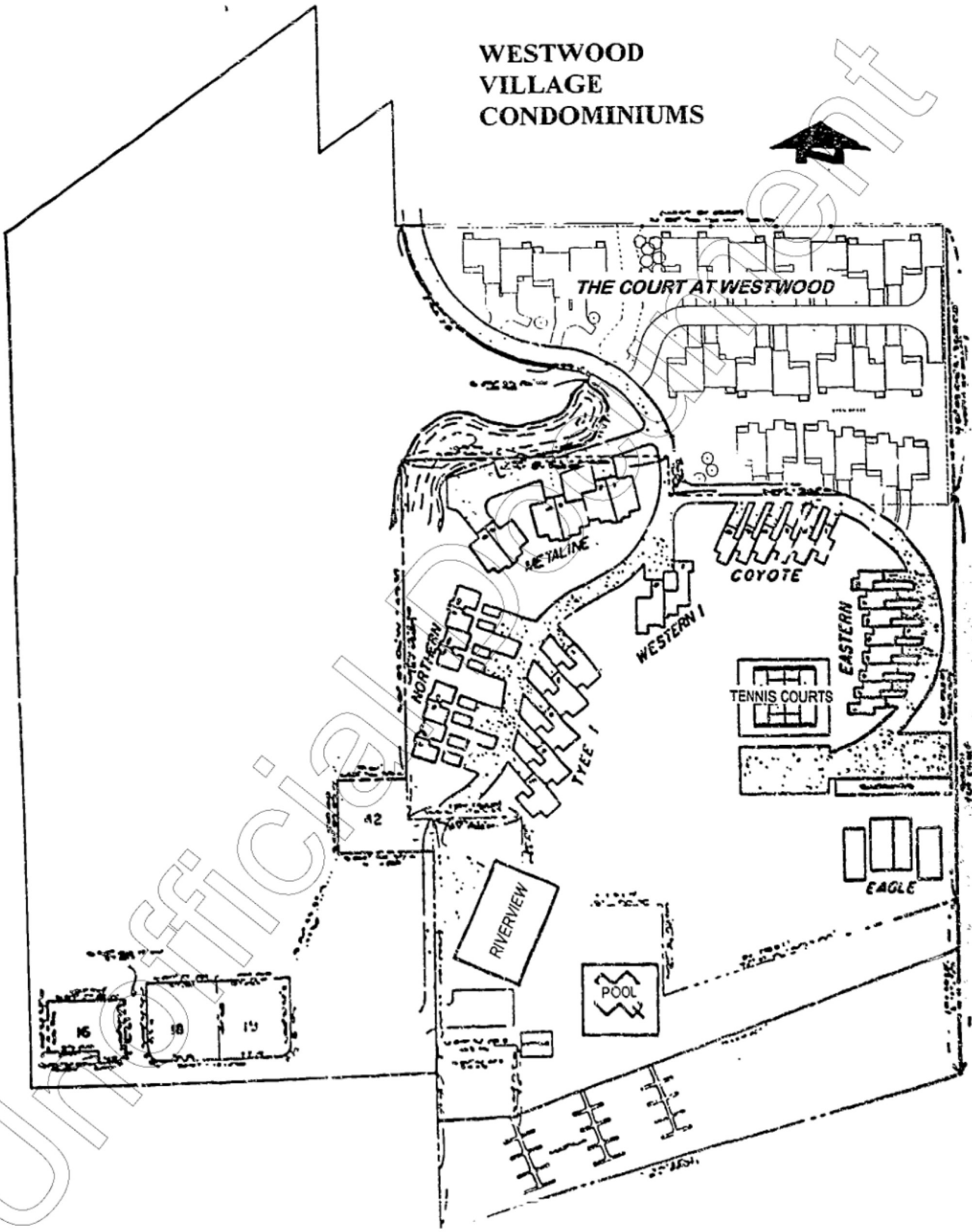
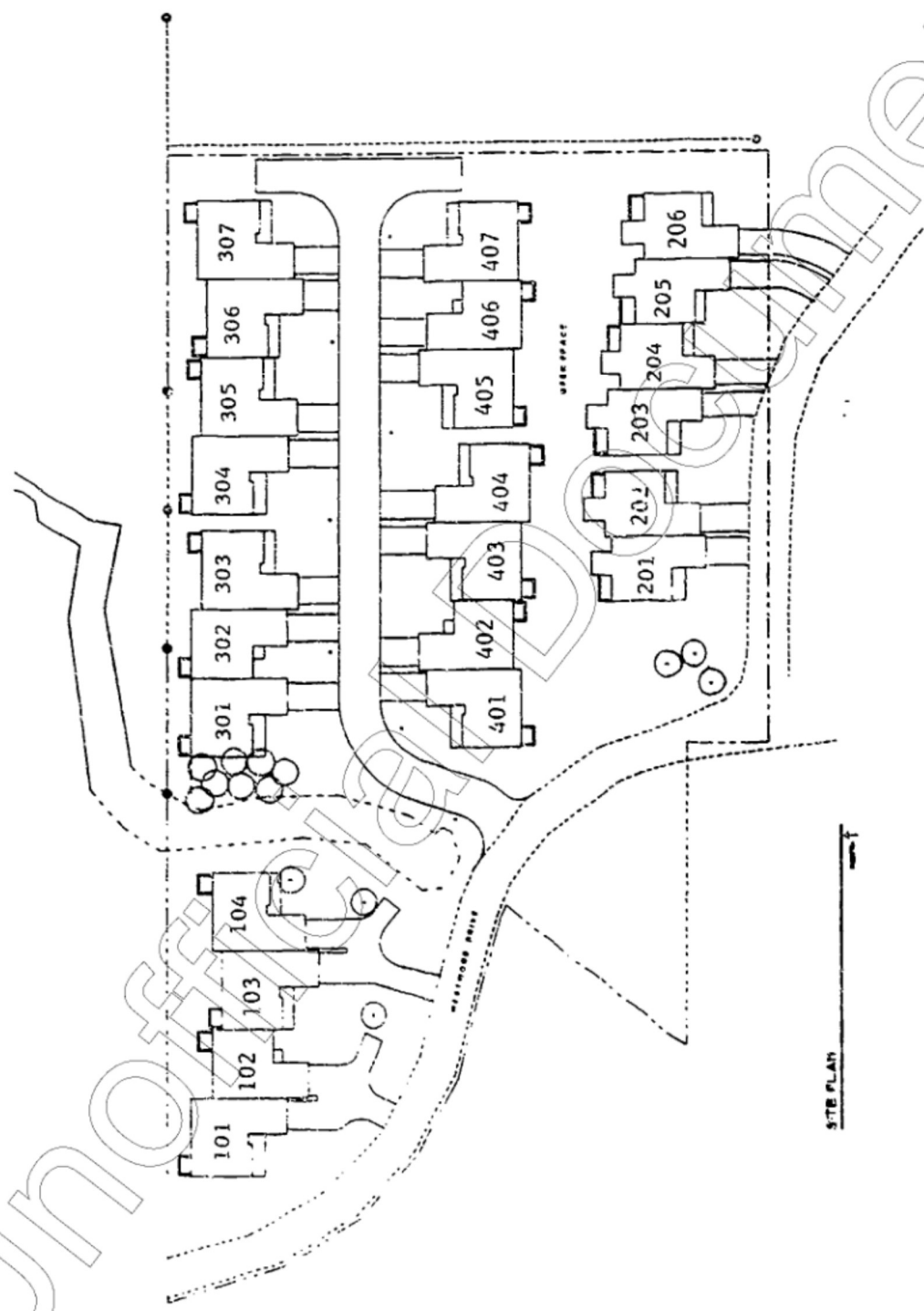


EXHIBIT B(2)
TO AMENDMENT 97-1



SITE PLAN

THE COURT AT WESTWOOD
WESTWOOD DEVELOPMENT CORP.
1000 WESTWOOD DRIVE
WESTWOOD, ILLINOIS 60090

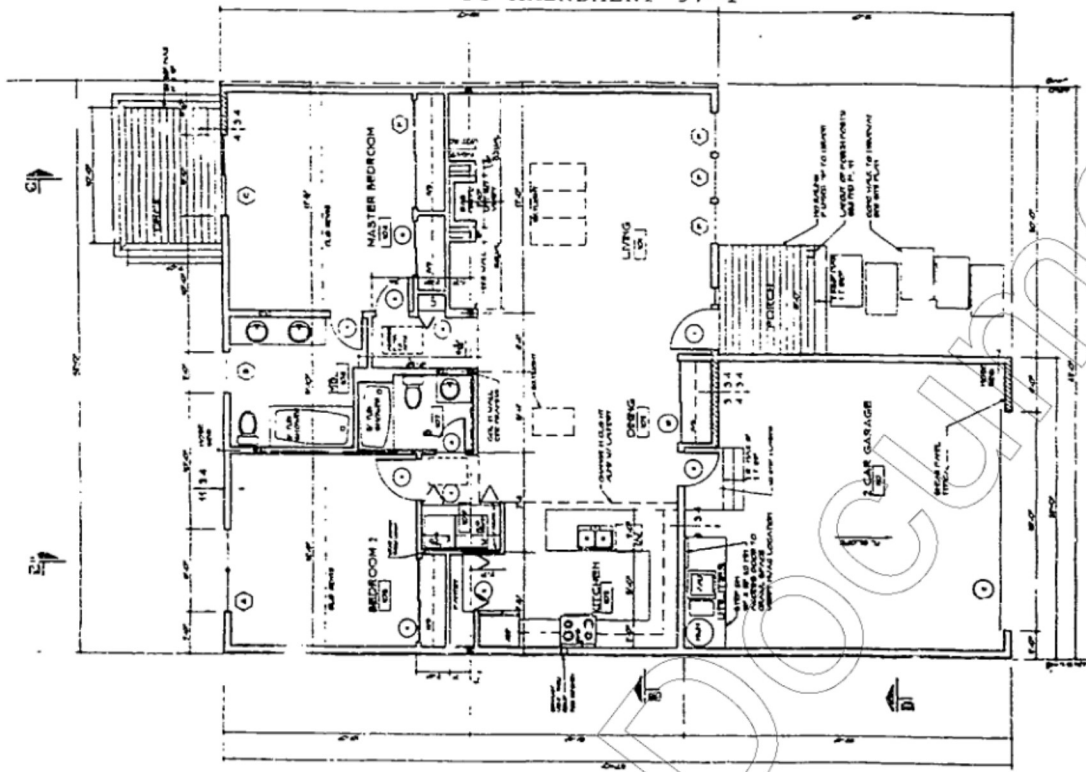
WESTWOOD DEVELOPMENT CORP.
1000 WESTWOOD DRIVE
WESTWOOD, ILLINOIS 60090

EXHIBIT B(4)
TO AMENDMENT 97-1

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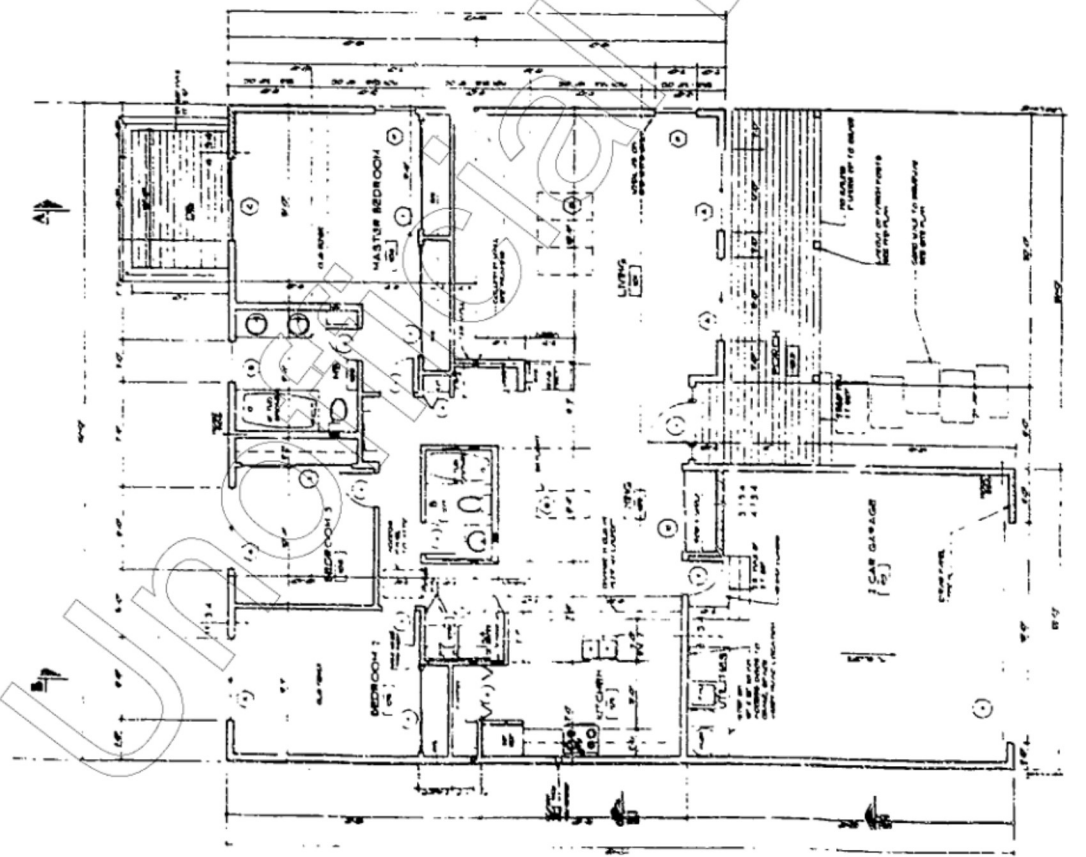
2 BEDROOM PLAN 'A' UNIT

31' 0" x 41' 0" (Overall)
11' 0" x 31' 0" (Floor)
11' 0" x 31' 0" (Ceiling)
11' 0" x 31' 0" (Foundation)



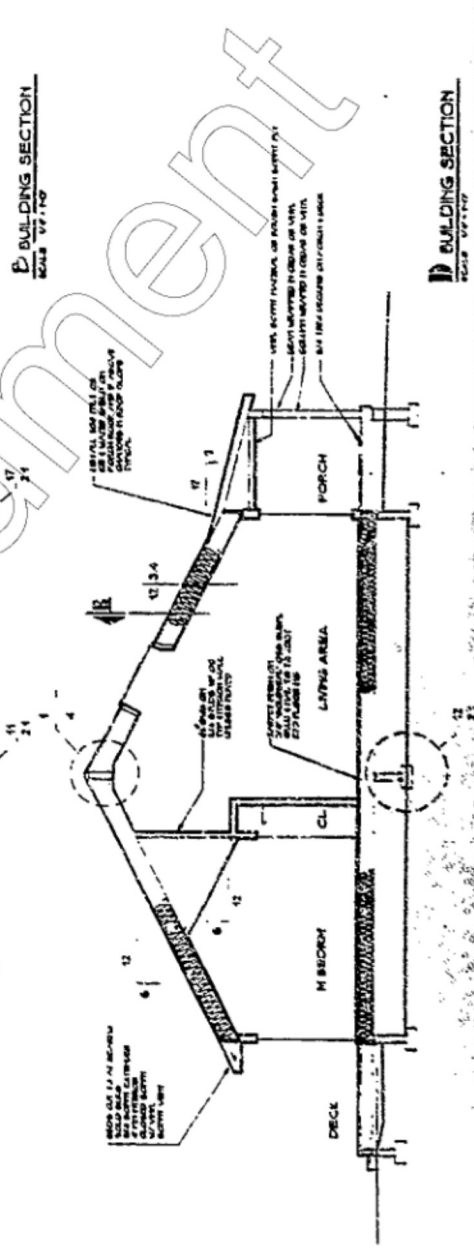
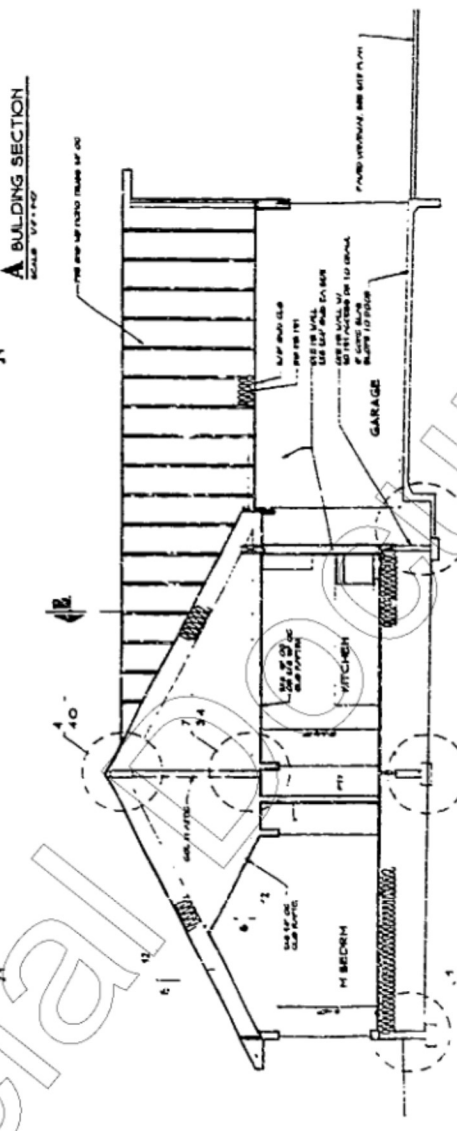
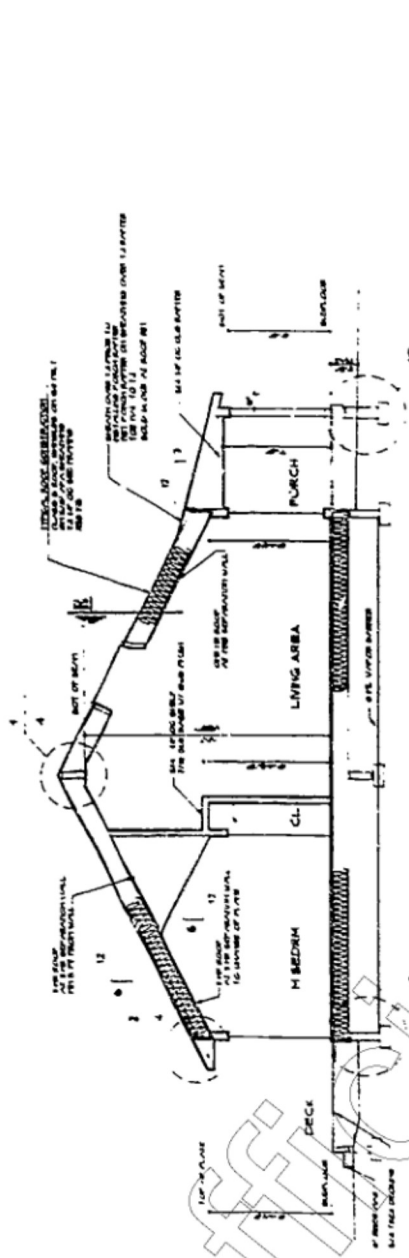
3 BEDROOM PLAN 'A' UNIT

31' 0" x 41' 0" (Overall)
11' 0" x 31' 0" (Floor)
11' 0" x 31' 0" (Ceiling)
11' 0" x 31' 0" (Foundation)



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EXHIBIT B(5)
TO AMENDMENT 97-1



THE COURT AT WESTWOOD
Westwood Village, Sandpoint, Idaho

GENERAL DEVELOPMENT SPECIFICATIONS

1. Exterior - "Woodbridge" vinyl siding by Master Shield
2. Roof - Celotex "Presidential" asphalt shingles
3. Windows - Thermopane Low E glass, PVC frames
4. Interior Walls - Drywall painted with cathedral ceilings
5. Garages - Double car garage with automatic opener
6. Exterior Lighting - Located on garage, entry & decks
7. Heating - High efficiency gas forced air, gas fireplace & air conditioning
8. Insulation - Ceiling R-38; Walls R-19
9. Landscaping - Lawns, shrubs, trees & decorative rock
10. Flooring - Vinyl - kitchen & baths. Carpet - living room, halls & bedrooms.
11. Doors - Birch solid core interior. Painted insulate core exterior. Mirrored bedroom closet doors.
12. Cabinets - Quality wood/laminate counter tops.
13. Trim - Wood
14. Appliances - Dishwasher, garbage disposal, gas range/microwave, washer/gas dryer