

126700

AMENDMENT 93-1

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

- 1) PREAMBLE. SECTION 4. is hereby amended to read:

Declarant and Amending Parties hereby amend the provisions of the Declaration with regard to Common Area interests, to provide that each unit (being approximately equal in value) shall have an equal and undivided interest in the Common Area of the Condominium Project. The total number of units in the Condominium Project are 92 and, therefore, each unit owner owns, as a element of his condominium, an undivided 1.176% interest in the Common Area of the Condominium Project.

- 2) ARTICLE IV. DESCRIPTION OF CONDOMINIUM UNITS. Section 9 is hereby amended to read:

Riverview at Westwood. The building denominated "Mountain Belle" on the Condominium plat shall henceforth be denominated Riverview at Westwood. It shall be a building consisting of four (4) units as indicated in the attached Exhibits Q-1, Q-2, Q-3, Q-4 and Q-5.

3) ARTICLE IV. DESCRIPTION OF CONDOMINIUM UNITS. Section 12. Unit Floor Plans and Specifications. Subsection (c) shall be and is hereby amended to read:

Riverview at Westwood Four (4) units to be numbered 101, 102, 103 and 104 as depicted by the plans and specifications attached hereto as Exhibits Q-1, Q-2, Q-3, Q-4 and Q-5.

4) ARTICLE V. COMMON AREA INTERESTS is hereby amended to read:

Each unit in the Project is declared to be of approximately equal value, and shall include an equal interest in the Common Area, and shall be proportionately liable for common expenses and assessments. The project consists of 82 units total, so that each unit Owner also owns a 1.176% undivided interest in common in the Common Area.

5) Exhibits Q-1, Q-2, Q-3, Q-4 and Q-5 attached hereto are hereby substituted for and shall supersede the original Exhibit "Q".

By their signatures hereon, the undersigned president and secretary of the Westwood Village Homeowners Association, Inc. certify that the foregoing amendments were approved by a majority of the members of the Westwood Village Homeowners Association, Inc. at a duly constituted meeting held for that purpose on March 19, 1993.

DATED 11/11/93

John J. [Signature]
President

DATED 11/11/93

Ray [Signature]
Secretary

STATE OF IDAHO)
) ss.
County of Bonner)

On this 11 day of November, 1993, before me a Notary Public, in and for said State, personally appeared John J. [Signature], known to me to be the president of the corporation that executed the foregoing instrument, and acknowledged to me that Ray [Signature] 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.

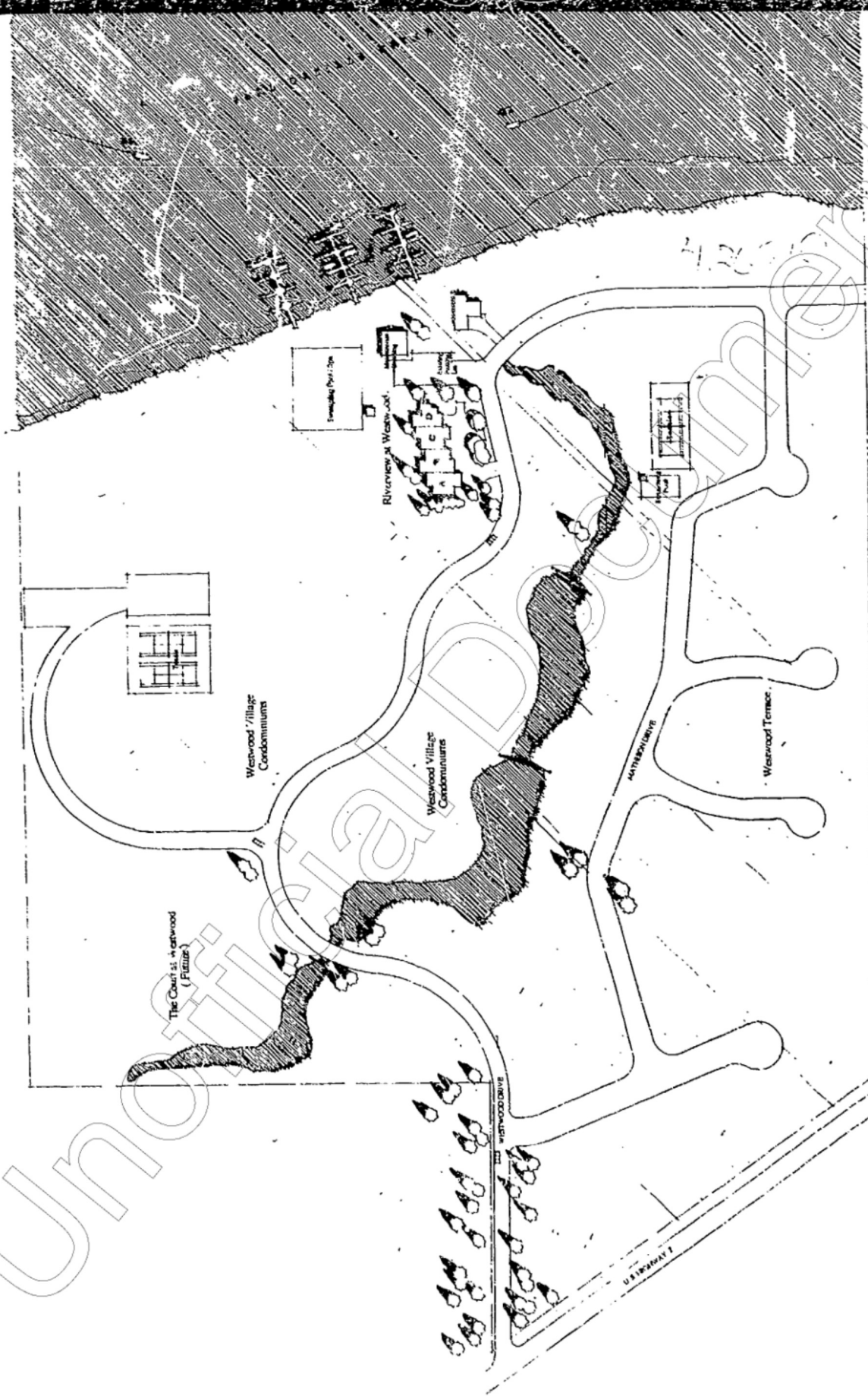
Notary Public - State of Idaho
Residing at
My commission expires 3/10/97
Sentinel Fire Insurance

STATE OF IDAHO)
) ss.
County of Bonner)

On this 11 day of November, 1993, before me a Notary Public, in and for said State, personally appeared Ray [Signature], known to me to be the secretary of the corporation that executed the foregoing instrument, and acknowledged to me that John J. [Signature] 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.

Notary Public - State of Idaho
Residing at
My commission expires 1/1/97

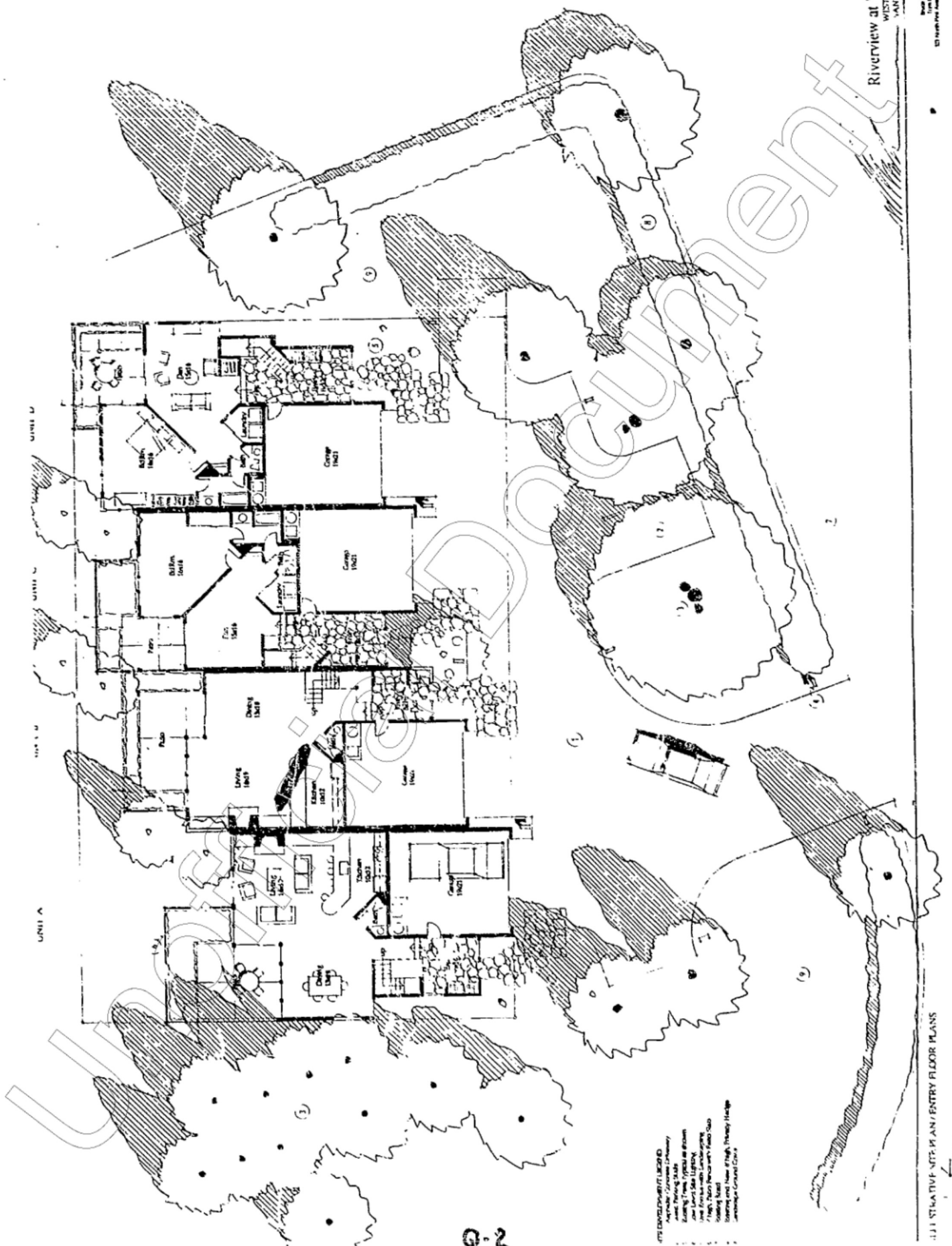


Riverview at Westwood
 WESTWOOD VILLAGE
 SAUNDERSVILLE, GA

27' x 45'
 200 SF PLUS GARAGE
 200 SF PLUS GARAGE
 200 SF PLUS GARAGE
 200 SF PLUS GARAGE

PLAN/TABULATIONS

Architect: SDA
 1000 Westwood Lakeside
 Westwood Lakeside, TX 75091
 972-382-1170

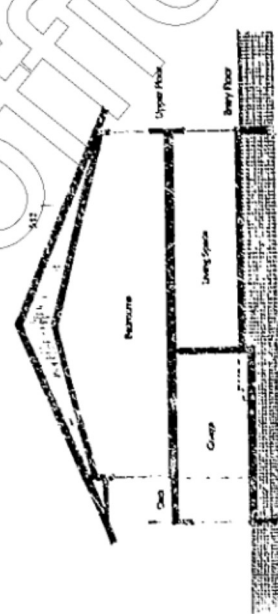
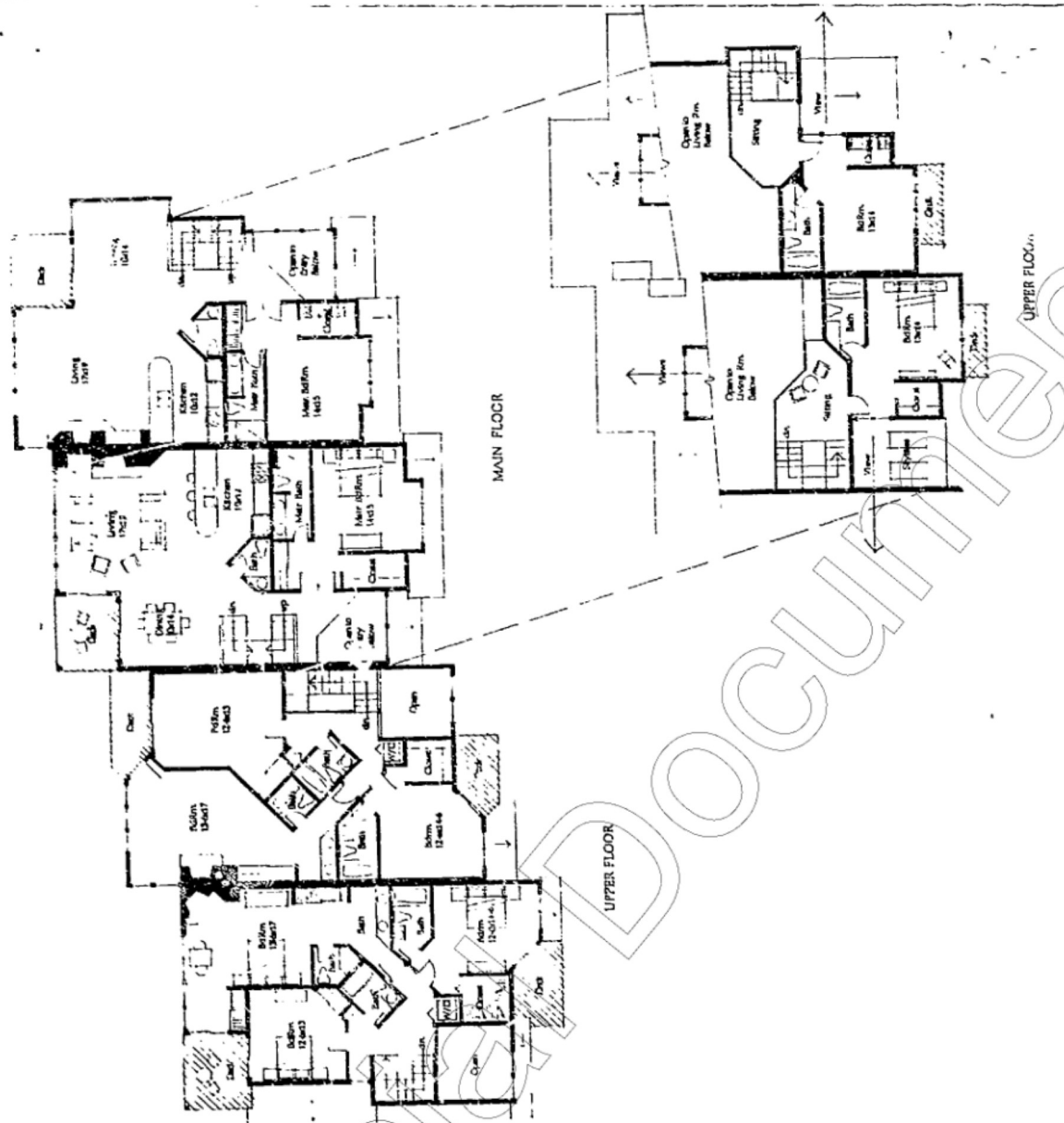


UNIT A
 UNIT B
 UNIT C
 UNIT D

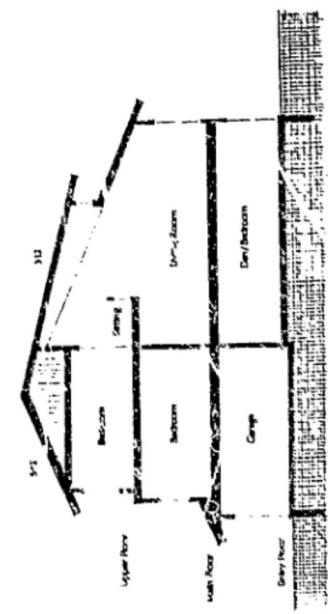
NOTES:
 1. SEE EXHIBIT A FOR UNIT B
 2. SEE EXHIBIT B FOR UNIT C
 3. SEE EXHIBIT C FOR UNIT D
 4. SEE EXHIBIT D FOR UNIT E
 5. SEE EXHIBIT E FOR UNIT F
 6. SEE EXHIBIT F FOR UNIT G
 7. SEE EXHIBIT G FOR UNIT H
 8. SEE EXHIBIT H FOR UNIT I
 9. SEE EXHIBIT I FOR UNIT J
 10. SEE EXHIBIT J FOR UNIT K
 11. SEE EXHIBIT K FOR UNIT L
 12. SEE EXHIBIT L FOR UNIT M
 13. SEE EXHIBIT M FOR UNIT N
 14. SEE EXHIBIT N FOR UNIT O
 15. SEE EXHIBIT O FOR UNIT P
 16. SEE EXHIBIT P FOR UNIT Q
 17. SEE EXHIBIT Q FOR UNIT R
 18. SEE EXHIBIT R FOR UNIT S
 19. SEE EXHIBIT S FOR UNIT T
 20. SEE EXHIBIT T FOR UNIT U
 21. SEE EXHIBIT U FOR UNIT V
 22. SEE EXHIBIT V FOR UNIT W
 23. SEE EXHIBIT W FOR UNIT X
 24. SEE EXHIBIT X FOR UNIT Y
 25. SEE EXHIBIT Y FOR UNIT Z

Q-2

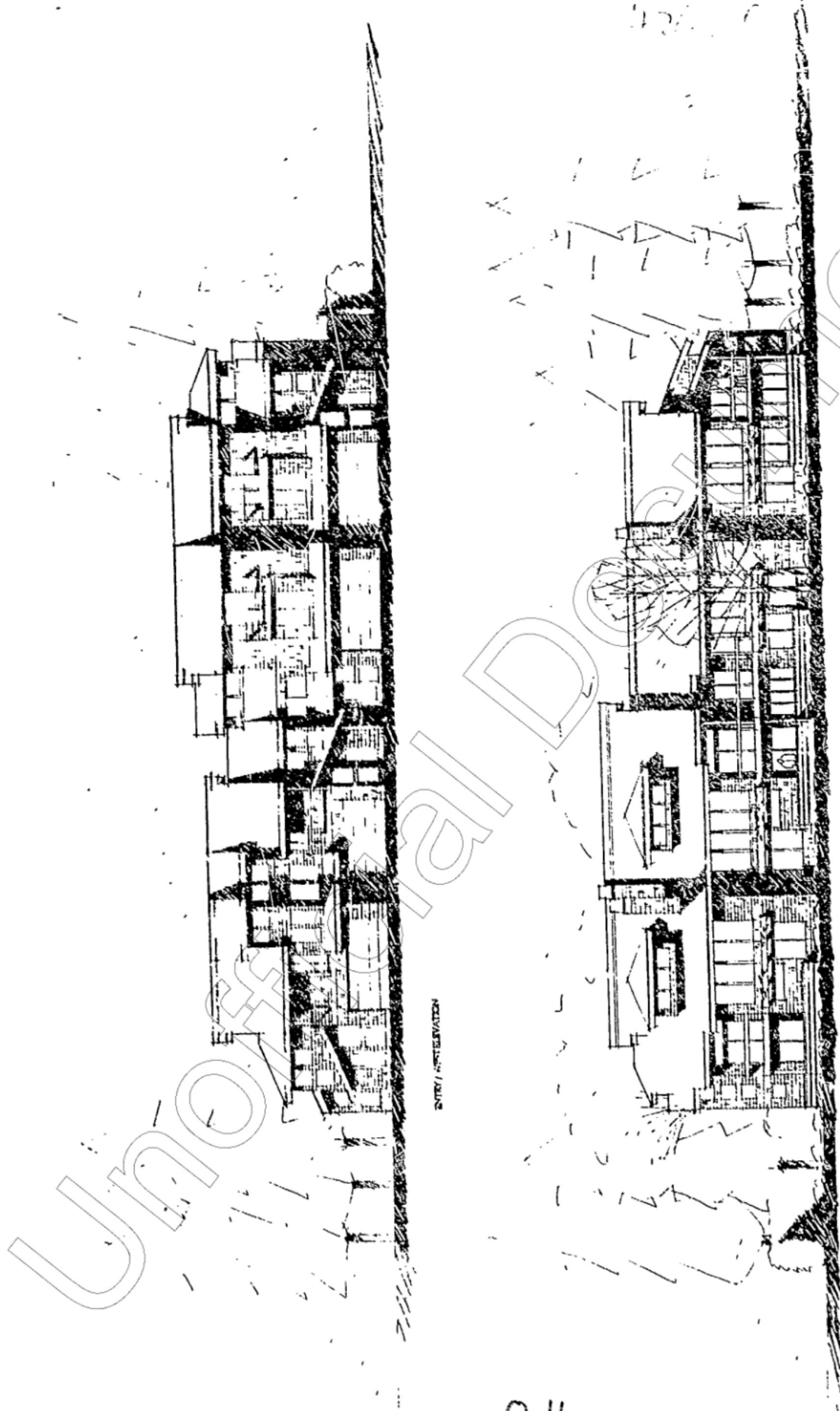
1:11 ALTERNATIVE SITE PLAN / ENTRY FLOOR PLANS
 0' 1" = 1' - 0"



SECTION THRU UNITS A+B



SECTION THRU UNITS C+J



ENTRY / WEST ELEVATION

CORRICH COURT / EAST ELEVATION

View at Westwood
WESTWOOD VILLAGE
ANDRUSKI, IDAHO

Architect: Jack
Westwood
1000 Westwood
Andruski, Idaho 83401
201 North Park Avenue
Andruski, Idaho 83401

BUILDING ELEVATIONS

Q-4

412, 1-1)

RIVERVIEW AT WESTWOOD, WESTWOOD VILLAGE, SANDPOINT, IDAHO
GENERAL DEVELOPMENT SPECIFICATIONS

Unit Specifications:

1. Exterior - Cedar Shingles panels by Shakertown.
2. Roof - Class A Fiberglass Shingles, shake texture
3. Windows - Thermopane Low E glass, PVC frames.
4. Ceilings - Drywall with cathedral ceilings in Unit C/D
5. Walls - Drywall painted.
6. Carages - Double car garage for each unit.
7. Exterior Lighting - Located on garages, entry, patios.
8. Heating - Gas Forced Air and Gas Fireplace.
9. Insulation - Ceiling R - 38; Walls R - 19. Energy Savings and as per Northwest Energy Code
10. Landscaping - Lawns, ground cover shrubs, trees
11. Flooring - Ceramic tile entries, Vinyl kitchens and baths Carpet living, halls and bedrooms.
12. Doors - Stained birch interior, Painted insulated metal exterior.
13. Cabinets - Quality wood / laminate.
14. Trim - Stained wood.
15. Dishwasher, garbage disposal, gas range / microwave.
16. Paved offstreet private drive / entry with guest parking.