

736998

AMENDMENT 07-1
FOR
WESTWOOD VILLAGE CONDOMINIUM

FILED BY
J. T. Scott
2007 SEP 12 A 10:43
15:00
MARIE SCOTT
BONNER COUNTY RECORDER
MS DEPUTY

KNOW ALL MEN BY THESE PRESENTS,

THAT WHEREAS, an Amended and Restated Declaration of Condominium for WESTWOOD VILLAGE 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, JERRY M. BINDER and MARSHA BINDER, husband and wife, are the present owners of Northern Unit #8 of Westwood Village Condominiums and desire to expand their condominium unit by 117 square feet into common area of Westwood Village; and

WHEREAS, on or about July 7, 2007, Mr. and Mrs. BINDER made application to the general membership of Westwood Village for purposes of expanding Northern Unit #8, which expansion was approved at the annual meeting of the homeowner's association held July 7, 2007, wherein unit owners representing an aggregate ownership in excess of fifty (50%) percent of the units in Westwood Village approved and ratified the expansion of Northern Unit #8; and

WHEREAS, the Board of Directors of WESTWOOD HOMEOWNERS ASSOCIATION has determined that the expansion proposed by BINDER is an acceptable use of Westwood Village common area property; 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 of Condominium:

1. The "condominium plat" referenced at Article II, Provision 12, is hereby amended to

incorporate the expansion of Northern Unit #8. Exhibit "AA" thereto is also amended and replaced by the corrected site plan for Westwood Village, which is attached hereto as "Amended Exhibit AA."

2. Article IV, Provision 7 and Provision 12(b), and Exhibit "N" referenced therein, are hereby amended to incorporate the expansion of Northern Unit #8. Exhibit "N" is hereby replaced by a correct site plan for the Northern Units, which is attached hereto as "Amended Exhibit N."

3. All further references to the Northern Unit in the Amended and Restated Declarations of Condominium are hereby amended to include the expansion of Northern Unit #8 as set forth herein.

4. All other terms and conditions of the Amendment and Restatement of Westwood 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 herein above stated.

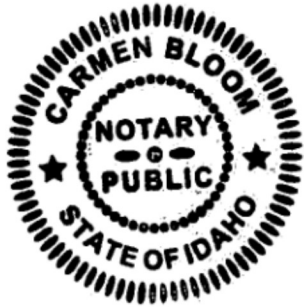
WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION

By: Donald Wolfe
DONALD WOLFE, President

STATE OF IDAHO)
) ss.
County of Bonner)

On this 7 day of September, 2007, before me, a Notary Public in and for said state, personally appeared DONALD WOLFE 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.



Carmen Bloom
NOTARY PUBLIC--State of Idaho
Residing at: Sandpoint
Commission Expires: May 9, 2011

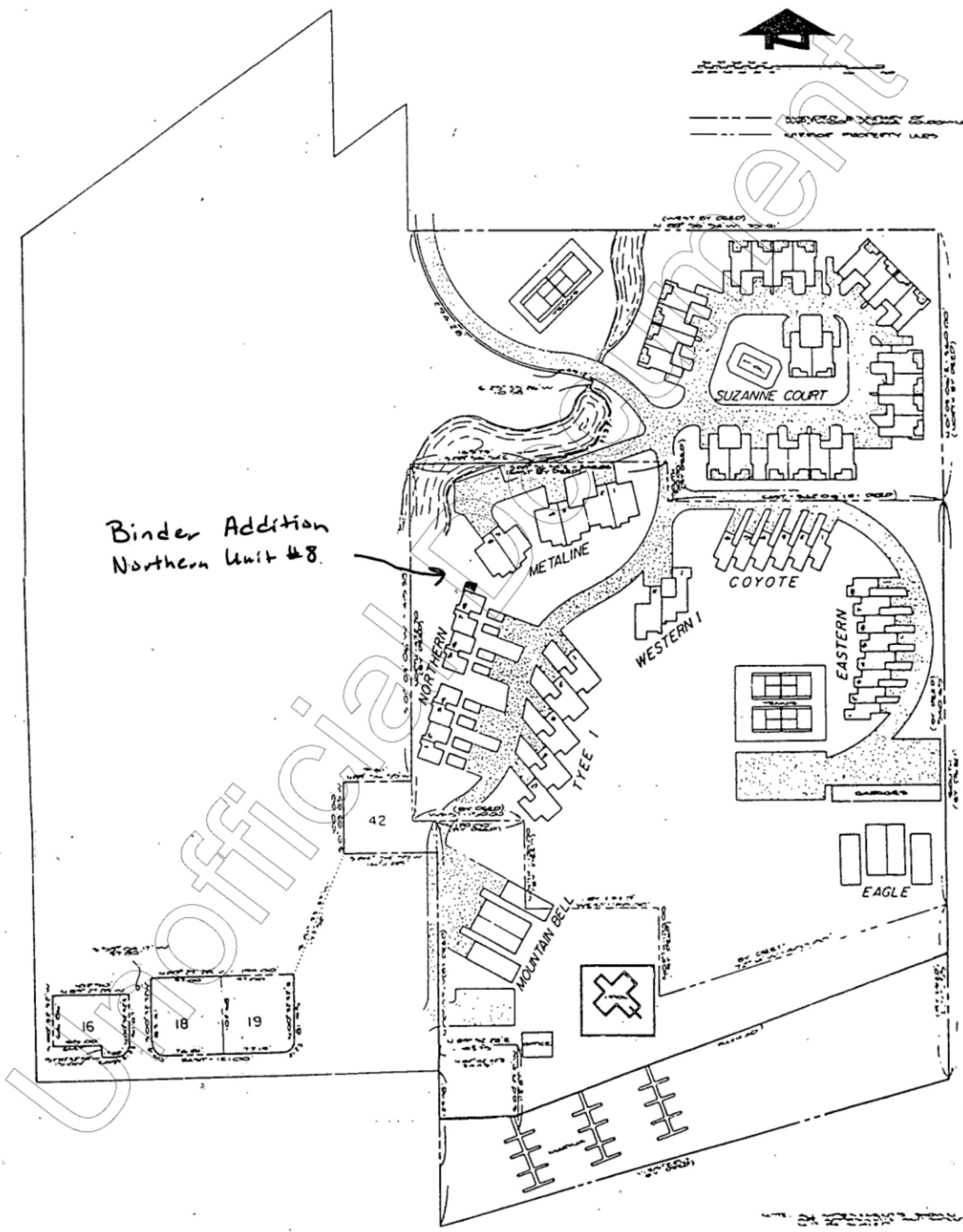
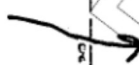
AMENDMENT AND RESTATEMENT OF
STWOOD VILLAGE CONDOMINIUM DECLARATION

EXHIBIT AA



--- UNIMPROVED SURFACE OF CONDOMINIUM
--- UNIMPROVED PROPERTY LINES

Binder Addition
Northern Unit #8.



66005

NORTH

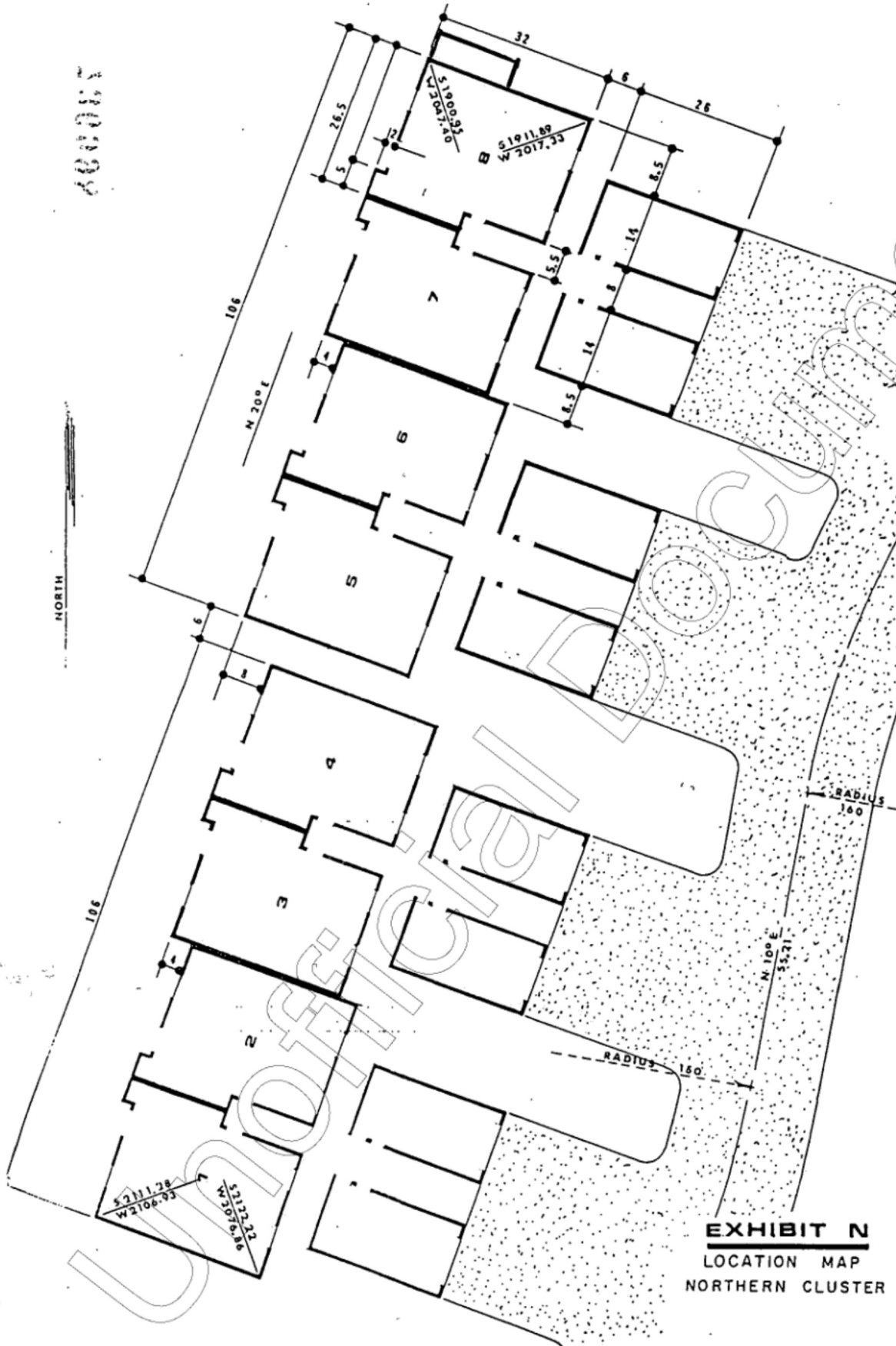


EXHIBIT N
LOCATION MAP
NORTHERN CLUSTER