

**Instrument # 1016937**  
**Bonner County, Sandpoint, Idaho**  
**02/15/2023 12:19:33 PM No. of Pages: 5**  
Recorded for: J. T. DIEHL, ATTORNEY AT LAW  
Michael W. Rosedale Fee: \$23.00  
Ex-Officio Recorder Deputy bcentorbi  
Index to: MISC

**SECOND AMENDMENT  
TO THE SECOND AMENDED AND RESTATED DECLARATION OF  
WESTWOOD VILLAGE CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS,

**WHEREAS**, WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., an Idaho corporation, did on July 6, 2013, approve of the Second Amended and Restated Declaration of WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., which Declaration was recorded on August 21, 2013, as Instrument No. 849187, records of Bonner County, Idaho; and

**WHEREAS**, pursuant to Article XVII, of the Second Amended and Restated Declaration of Condominium of WESTWOOD VILLAGE, Owners representing an aggregate ownership greater than fifty (50%) percent of the Units in the Project may amend the provisions of the Declaration; and

**WHEREAS**, WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., an Idaho corporation, did on July 7, 2018, approve of a First Amendment to the Second Amended and

Restated Declaration of WESTWOOD VILLAGE CONDOMINIUM , which Amendment was recorded on August 27, 2018, as Instrument No. 926796, records of Bonner County, Idaho; and

**WHEREAS**, SCOTT M. LaPLANT and ANDREA N. LaPLANT, husband and wife, are the present owners of Norther Cluster Unit No. 6 Westwood Village Condominium and desire to expand their condominium unit by 60.5 square feet into common area of Westwood Village; and

**WHEREAS**, on or about July 2, 2022, SCOTT M. LaPLANT and ANDREA N. LaPLANT made application to the general membership of Westwood Village for purposes of expanding Northern Cluster Unit No. 6, which expansion was approved at the annual meeting of the homeowner's association held July 2, 2022, 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 Cluster Unit No.6; and

**WHEREAS**, the Board of Directors of WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION has determined that the expansion proposed by SCOTT M. LaPLANT and ANDREA N. LaPLANT is an acceptable use of Westwood Village common area property.

**NOW, THEREFORE, THE UNDERSIGNED HEREBY ADOPT AND DECLARE EFFECTIVE, ON THE DATE OF EXECUTION HEREOF, THE FOLLOWING SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION OF WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.:**

1. Article IV, Provision 7, Provision 11, and Exhibit "I" referenced therein are hereby amended to incorporate the expansion of Northern Cluster Unit No.6. Exhibit "I" is hereby replaced by a correct site plan for Northern Cluster, which is attached hereto as "Amended Exhibit I".

2. All further references to the Northern Cluster in the Second Amended and Restated Declarations of Condominium are hereby amended to include the expansion of Northern Cluster Unit No. 6 as set forth herein.

3. All other terms and conditions of the Second Amended and Restated Declaration of Westwood Village Homeowners Association, Inc. recorded August 21, 2013, and as subsequently amended, shall remain in full force and effect.

**CERTIFICATE OF ADOPTION**

The undersigned President and Secretary of WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., hereby certifies, upon oath, that the foregoing amendments to the Declaration of Condominium were duly approved, adopted and ratified as herein above stated.

WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: *Bern Sheldon*  
BERN SHELDON, President

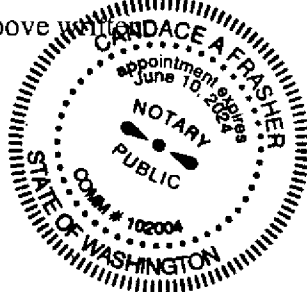
Attested to this 9<sup>th</sup> day of February, 2027. 3 BS

By: *Kathi Head*  
KATHI HEAD, Secretary

of  
WASHINGTON  
STATE OF IDAHO )  
Spokane ) ss.  
County of Bonner )

On this 9<sup>th</sup> day of February, 2027, 3 of before me, a Notary Public in and for said state, personally appeared BERN SHELDON, known or identified to me to be the President of WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., an Idaho corporation, 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.

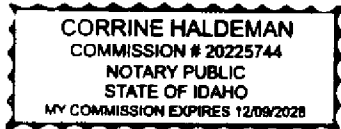


*Candace A. Frasher*  
NOTARY PUBLIC—State of ~~Idaho~~ WASHINGTON of  
Residing at: ~~Sandpoint, Idaho~~ Spokane, WASHINGTON of  
Commission Expires: June 10, 2024

STATE OF IDAHO            )  
  ) ss.  
County of Bonner         )

On this 13<sup>th</sup> day of February, 202~~2~~<sup>3</sup>, before me, a Notary Public in and for said state, personally appeared KATHI HEAD, known or identified to me to be the Secretary of WESTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., an Idaho corporation, 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.

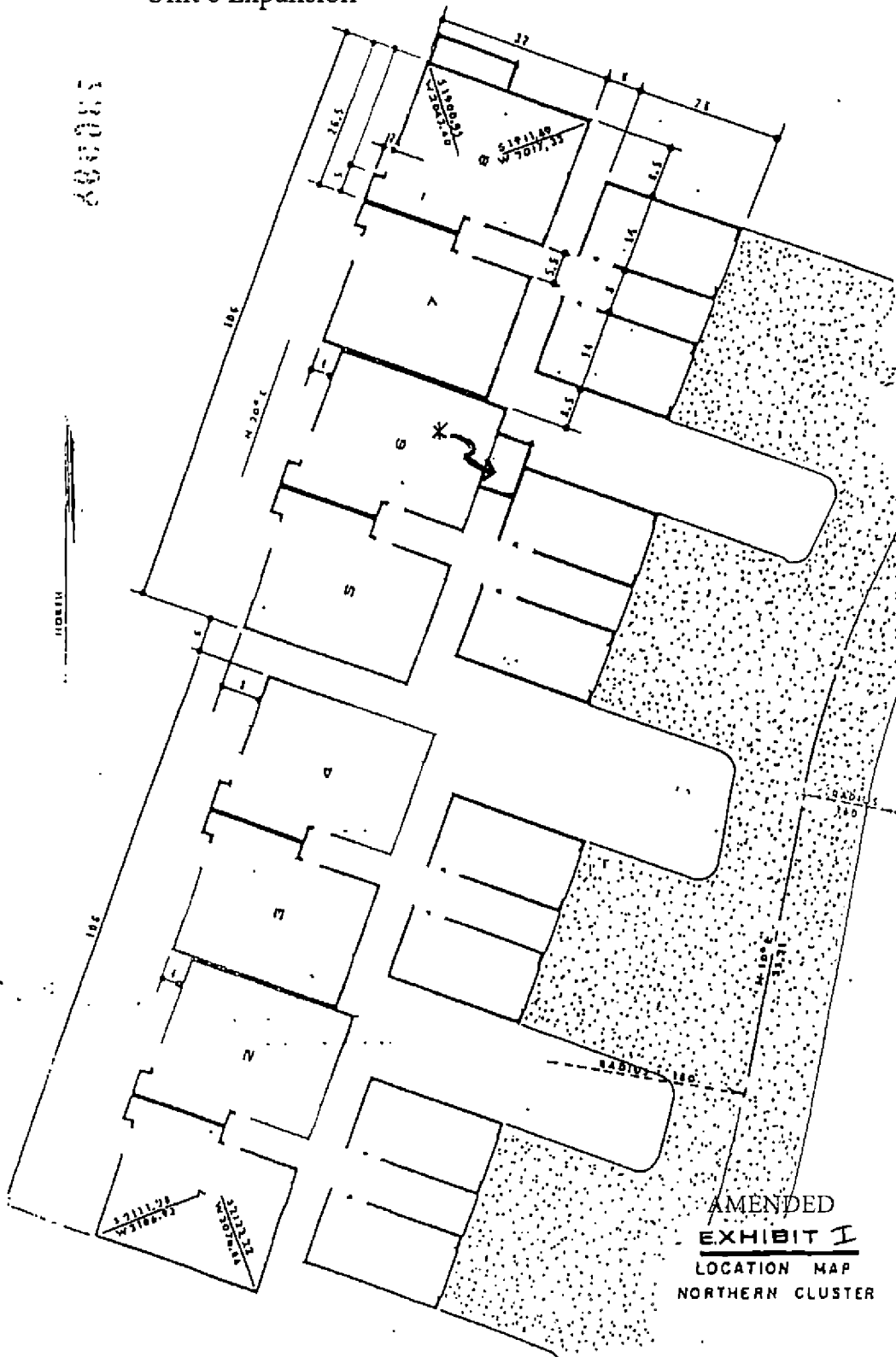
IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year last above written.



Corrine Haldean  
NOTARY PUBLIC - State of Idaho  
Residing at: Sandpoint, Idaho  
Commission Expires: 12-9-28

Exhibit "A" to Agreement

\*"Unit 6 Expansion"



AMENDED  
**EXHIBIT I**  
LOCATION MAP  
NORTHERN CLUSTER

AMENDED  
Exhibit "I"