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BLAINE CO. REQUEST

# 257970

✓ KNEELAND, KORB, COLLIER, LEGG & HAUKAAS  
Post Office Box 249  
Ketchum, ID 83340  
Our File No. 5197-L

1992 FEB -5 P 4: 02

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MARY GREEN, CLERK

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FIRST AMENDMENT TO

NORTHWOOD MASTER DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

This amendment to the Northwood Master Declaration of Covenants, Conditions and Restrictions ("Master Declaration"), is made by the Northwood Property Owners and Northwood Property Owners Association, Inc. ("Association").

WHEREAS, the Master Declaration was recorded November 6, 1984 as Instrument No. 2579750, records of Blaine County, Idaho.

WHEREAS, the Association amends the Master Declaration as follows:

1. Section 9.02, Yearly Estimates of Assessments, is amended in its entirety to read as follows:

Section 9.02, Yearly Estimates of Assessments.

At least thirty (30) days prior to the beginning of each fiscal year, the Board shall estimate the expenses to be incurred by the Master Association during such year in performing its functions under this Declaration (including a reasonable provision for contingencies and appropriate replacement reserves, less any expected income and any surplus from the prior year's fund).

The basic monthly dues schedule, subject to adjustment by the Board as needed from time to time is as follows:

Unimproved single family lots - \$25.00;

Improved single family lots - \$30.00;

Unimproved light industrial lots - \$25.00;

Improved light industrial lots - \$.005 per gross square foot of lot area, but no less than \$25.00. For example: a 20,000 square foot lot with a building of any size on it would pay \$100.00 (20,000 x \$.005 = \$100.00);

Undeveloped GRL Property - \$25.00 per acre or portion thereof. For example: undeveloped lot (GRL property) of approximately 2.4 acres would pay \$75.00;

Developed GRL property would pay \$25.00 per acre against \$30.00 per developed unit. For example: Lot (GRL property) of 2.4 acres with five units would pay \$250.00.

If the foregoing monthly dues as adjusted from time to time prove inadequate for any reason, including non-payment of any owner's assessment, the Association may, at any time, levy a further assessment which shall be assessed on property owners in proportion to the basic monthly dues.

2. Except as specifically amended herein, each and every term of the Master Declaration shall remain in full force and effect.

DATED this 15 day of July, 1992~~1~~

NORTHWOOD PROPERTY OWNERS ASSOCIATION, INC.

By

  
Richard Conley, President

By

  
Chuck Williamson, Secretary

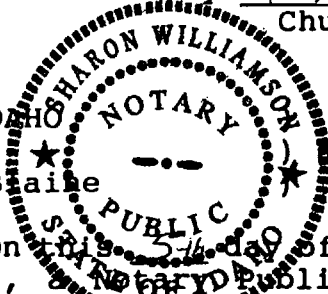
The President and Secretary of the Northwood Property Owners Association hereby certify that owners representing an aggregate ownership of seventy five percent (75%) or more of the Northwood Property Owners as reflected on the real estate records of Blaine County, Idaho, have either voted for or consented to this Amendment in writing as set forth above, pursuant to the terms and conditions of the Master Declaration.

NORTHWOOD PROPERTY OWNERS ASSOCIATION, INC.

By Richard Conley  
Richard Conley, its President

By Chuck Williamson  
Chuck Williamson, its Secretary

STATE OF IDAHO  
County of Blaine



On this 5th day of February, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD CONLEY, known to me to be the President of NORTHWOOD PROPERTY OWNERS ASSOCIATION, INC., and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Association.

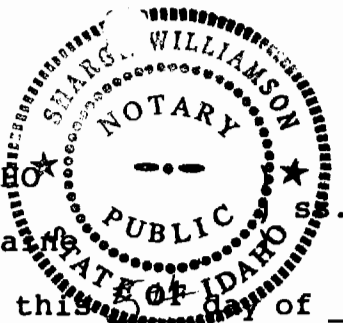
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(seal)

Sharon Williamson  
NOTARY PUBLIC for Id  
Residing at Blaine  
Commission Expires 10-4-97

STATE OF IDAHO

County of Blaine



On this 5th day of February, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared CHUCK WILLIAMSON, known to me to be the Secretary of NORTHWOOD PROPERTY OWNERS ASSOCIATION, INC., and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said Association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(seal)

Sharon Williamson  
NOTARY PUBLIC for \_\_\_\_\_  
Residing at Blaine  
Commission Expires 10-4-97

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