

Instrument # 921089
Bonner County, Sandpoint, Idaho
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Recorded for: FRANKLIN JAMES
Michael W. Rosedale Fee: \$16.00
Ex-Officio Recorder Deputy
Index to: MISC



(The document recorded with Bonner County Records as Instrument # 921071 contains an omission error of the word "COVENANTS" and an error in spelling of the word "CONDITIONS" in the document title. This document is recorded to correct the noted errors)

AMENDMENT II
TO DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS

TREEPORT

WHEREAS, a Declaration of Covenants, Conditions and Restrictions applicable to that development in Bonner County, Idaho, described as Treeport, was duly recorded August 7, 1981, as Instrument No. 245546, Records of Bonner County, Idaho; and...

WHEREAS, the Declarant, amended said Declaration to more clearly define the types of homes and structures that will be permitted in said development, and to clarify assessments and their uses, was duly recorded September 24, 1992, as Instrument No. 412898, Records of Bonner County, Idaho; and ...

WHEREAS, the Owners, as defined therein, owns all tracts within said development are desirous of amending said Declaration to provide provisions for removal/separation of Block 2, Lots 1-26 (inclusive) and Block 3, Lots 1-11 (inclusive) from the applicability of this Declaration and further provide for changes to the Declaration for management, voting rights and assessments...

NOW, THEREFORE, said Declaration of Covenants, Conditions and Restrictions to include the Amendment thereof dated September 22, 1992 shall be amended and modified as follows by the affirmative vote of 2/3rds of the current membership.

1. Article I, Definitions, Section 2 is hereby amended and modified as follows to change and further define the owners of the Association.

"Section 2, "Owner" shall mean and refer to the owners of tracts 1 to 15 inclusive, Block 1 only, as separately numbered and shown and described on that plat known as TREEPORT filed December 9, 1980, Instrument # 236153, Book 3, Page 158, records of Bonner county, Idaho."

2. Article I, Definitions, Section 4, is hereby amended and modified as follows to change and further define the members of the Association.

"Section 4, "Tract" shall mean and refer to tracts 1 to 15 inclusive, Block 1 only, as separately numbered and shown and described on that plat known as TREEPORT filed December 9, 1980, Instrument # 236153, Book 3, Page 158, records of Bonner county, Idaho."

3. Article II Association, Section 1. Creation, is hereby amended and modified as follows to delineate and clarify the management of the Association.

A. The Association shall be managed by a Board of Directors, consisting of three (3) members, a President, a Vice President and a Treasurer. Duties, terms of office and severance shall be in accordance with the Bylaws of the Association.

4. Article II, Section 2. Membership Voting Rights, Amendment dated 22 September 1992 is hereby amended in its entirety to provide as follows:

"Section 2. Each owner of a tract defined in Article I, Section 4 is subject to assessment and shall be a member of the Association. Membership shall be appurtenant to and may not be separated from the ownership of a tract. For voting purposes, the Association shall have only one (1) class of voting membership".

A. Class A. Class A members shall be only those owners defined in Article I, Section 2. They shall be entitled to one (1) vote for each tract owned. When more than one person holds an interest in any tract, all such persons shall be members of the Association, however, shall be collectively entitled to only one (1) vote for each tract owned.

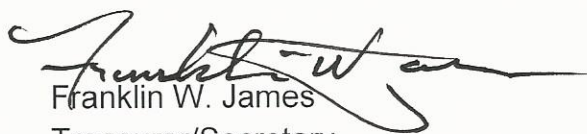
5. Article II, Section 4 C, Maximum Annual Assessments, Amendment dated 22 September 1992 is hereby amended in its entirety to provide as follows:

"C. Maximum Annual Assessment: Commencing January 1, 2019, there will be an annual assessment (for Block 1 only) of Two Hundred and Forty Dollars

(\$ 240.00) per tract as defined in Article I, Section 4, to be used for Association business and benefits as required. The maximum annual assessment may be increased each year to not more than three (3) percent of the maximum assessment for the previous year upon approval of directors. Such assessments shall remain in effect until and unless the membership authorizes a greater or lesser assessment by a two-thirds (2/3) vote of the members."

6. In all other respects said Declaration of Covenants, Conditions and Restrictions shall remain the same and shall continue to be in full force and effect and shall not be modified, altered or changed in any respect by this amendment.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Declaration of Covenants, Conditions and Restrictions as approved by a 2/3rd vote of all the owners this 2nd day of May 2018,



Franklin W. James
Treasurer/Secretary
Treepoint Homeowner's Association, Inc.

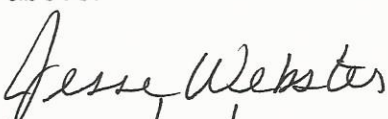
State of Idaho
County of Bonner

On this 3RD day of May, 2018, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Franklin W James known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same, and did so in his authorized capacity as Treasurer of Treepoint Homeowner's Association, Inc.

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

NOTARY PUBLIC

My Commission Expires:



01/22/22

