

Instrument # 1014288
Bonner County, Sandpoint, Idaho
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Recorded for: DAVID REED
Michael W. Rosedale Fee: \$23.00
Ex-Officio Recorder Deputy
Index to: CONDITIONS COVENANTS & RESTRICTIONS



BC

ABOVE SPACE FOR RECORDER -- Recorded by William Haberman, The Idaho Club, 151 Clubhouse Way, Sandpoint, ID 83864

**AMENDMENT NO. 8
TO THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR THE IDAHO CLUB**

This Amendment Number 8 to the Declaration of Covenants, Conditions, Restrictions and Easements of The Idaho Club, recorded on October 6, 2007 as Instrument Number 714739, records of Bonner County, Idaho ("Master Declaration") is made and entered by the Declarant, Valiant Idaho, LLC, an Idaho limited liability company, and shall be effective upon recordation.

RECITALS

A. Declarant is the owner of certain real property known as The Idaho Club and made subject to the Master Declaration and three amendments thereto, said amendments recorded as instrument numbers 736375, 739204, 808450, 937327, 991825, 991764 and 1002208 records of Bonner County, Idaho ("Project").

B. The Project is a master planned golf, recreational and residential community.

C. In Amendment No. 5, instrument no. ~~99182~~⁹⁹¹⁸²⁵, the Declarant dedicated certain property owned by Fairway Homes northwest, LLC ("Property Owner") to be added as an additional phase of the Idaho Club.

D. The Master Declaration may be amended upon the vote of no less than two-thirds of the voting power of the Association., pursuant to Article XII, Section 12.2 therein.

E. Pursuant to Article II, Section 2.5 of the Master Declaration, the Declarant has five votes for every lot within the Idaho Club that it owns.

F. A duly noticed meeting of the record owners of the lots within the Idaho Club was held, with over two-thirds (2/3) of the voting power of the Association voting in favor of this Amendment.

NOW, THEREFORE, the Master Declaration is amended as follows:

1. The following new section, Article V, Section 5.21 is added to the Declaration:

Authority to Adopt Schedule of Fines. The Board of Directors is hereby authorized to adopt a schedule of fines for the enforcement of the Master Declaration, as amended from time to time, and/or its rules and regulations. Pursuant to Idaho Code § 55-3206, the Association may not issue a fine unless the following procedure is followed:

(a) A majority vote by the Board shall be required prior to imposing any fine on a member for a violation of any covenants and restrictions pursuant to the rules and regulations of the homeowner's association.

(b) Written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the member at least thirty (30) days prior to the meeting.

(c) In the event the member begins resolving the violation prior to the meeting, no fine shall be imposed as long as the member continues to address the violation in good faith until fully resolved.

(d) No portion of any fine may be used to increase the remuneration of any board member or agent of the board.

Except as amended herein, the Master Declaration, as amended from time to time, shall remain in full force and effect.

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CERTIFICATION OF ADOPTION OF AMENDMENT

DAVID H. REED and READ S. TUDDENHAM as officer of the Idaho Club Homeowner's Association, Inc., hereby certify pursuant Article 12, Section 12.2 of the Master Declaration, that the required number of Lots (i.e. at least two-thirds) have voted at a duly noticed meeting called for that purpose, to amend the Maser Declaration as set forth herein.

The Idaho Club Homeowner's Association, Inc.

By: DAVID H. REED
Its: President

By: READ S. TUDDENHAM
Its: Secretary

**STATE OF IDAHO
COUNTY OF BONNER**

Signed and sworn to (or affirmed) before me on
November 18, 2022 by
David H. Reed and Read S. Tuddeham
as officers of the Idaho Club Homeowner's
Association, Inc.

(Sign) Tiffany N Pizzolato
(Stamp)

