


SECOND AMENDMENT TO THE COVENANTS, CONDITIONS and RESTRICTIONS OF HAYDEN LAKE COUNTRY CLUB ESTATES

Pursuant to the authority extended under Section 16.2 of Article 16 of the Covenants, Conditions and Restrictions of Hayden Lake Country Club Estates recorded August 15, 2002 as Instrument No. 1749146, Official Records of Kootenai County, Idaho, and with the written consent of 2/3 of the Board and ratified by a majority all members other than those named below, the Board of Directors hereby adds Section 5.22 of said Covenants, Conditions and Restrictions to read:

5.22 Use of Dwelling Structure. All Lots shall be improved and used solely for residential purposes. No Lot shall be improved other than with single-family dwelling unit designed to accommodate no more than a single-family residence. If written approval is granted in advance, permitted by applicable county zoning ordinances and in sole discretion of the Design Committee, a guesthouse or similar ancillary structure designed to accompany the main residence on a Lot may be permitted.

No dwelling unit shall be used for any purpose other than as a single-family residence, and no gainful occupation, profession, trade or other non-residential use may be conducted on any Lot: provided, however, nothing in this Declaration shall prevent the use of a portion of the residence for in-home office purposes as provided in this Declaration and the Design Guidelines as long as the Owner complies with parking restrictions set forth in this Declaration.

An Owner may rent or lease a dwelling (other than an approved guesthouse or other ancillary structure) provided (a) the Owner must execute a written lease with tenant, (b) the written lease is approved in advance by the Board, the lease is for a term not less than six (6) months and (d) the Owner must provide to Board with contact information for both the Owner and the tenant. All tenants shall abide by the existing CC&R's or Owner

2691855000
3 P
JIM BRANNON
KOOTENAI COUNTY RECORDER
CMK Date 05/10/2019 9:50 AM
REQ OF HAYDEN LAKE COUNTRY CLUB
ESTATES
RECORDING FEE: \$16.00
SC


shall be responsible that their tenants abide by the CC&R's. All complaints about tenants will first be made to the Owner and if the Owner is unresponsive (30 days) said complaints will be directed to a member of the HOA Board of Directors. The Owner shall pay the Association a penalty of Three Hundred Dollars (\$300.00) for each day the Owner is in violation of this provision, which penalty may be enforced and collected as provided in Article 7 of the Hayden Lake Country Club Estates Covenants, Conditions and Restrictions. The Board shall have the discretion to grant exceptions to these rental requirements and to create house rules for their enforcement.

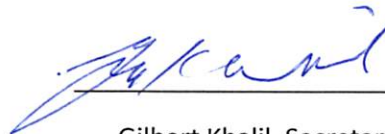
That the properties located at 1294 E Hofmeister Ct, Hayden Lake, ID 83835 (owned by Denise Seymour) and 1336 Hofmeister Ct, Hayden Lake, ID 83835 (owned by Wayne & Karen Simmons) shall be exempt from the provisions of the preceding paragraph; provided, however, such exemption shall terminate as to each property upon the transfer or conveyance of title to a third party other than for financing purposes.

Executed this 10th day of May, 2019.



Sandra Oliver, President of the Board

I, the duly appointed Secretary of the Association, hereby certify that the foregoing Second Amendment to the Covenants, Conditions and Restrictions of the Association was duly approved by the affirmative vote of the majority of a quorum of the Board of Directors of the Association.

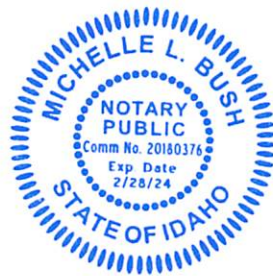


Gilbert Khalil, Secretary

State of Idaho

County of Kootenai

On this 10th day of May, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Sandra Oliver, a President of the Board of Directors of Hayden Lake Country Club Estates Homeowner's Association, known to me, or proved to me on the basis of satisfactory evidence to be, the person who executed the within instrument and acknowledged that she executed the same.



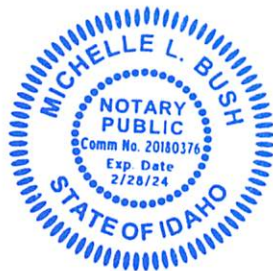
Michelle L. Bush

My Commission Expires: 2.28.24

State of Idaho

County of Kootenai

On this 10th day of May, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Gilbert Khalil, Secretary of the Board of Directors of Hayden Lake Country Club Estates Homeowner's Association, known to me, or proved to me on the basis of satisfactory evidence to be, the person who executed the within instrument and acknowledged that he executed the same.



Michelle L. Bush

My Commission Expires: 2.28.24