


**2018**  
**AMENDMENT TO**  
**DESIGN GUIDELINES**

JIM BRANNON 3 P 2660903000  
KOOTENAI COUNTY RECORDER  
MMS Date 09/11/2018 9:49 AM  
REQ OF HAYDEN LAKE COUNTRY CLUB  
ESTATES INC  
RECORDING FEE: \$16.00 XX  


**HAYDEN LAKE COUNTRY CLUB ESTATES HOMEOWNERS, INC.**

**KNOW ALL PERSONS BY THIS NOTICE**, that on this 11<sup>th</sup> day of September 2018 that the Design Committee and the Board of Directors of Hayden Lake Country Club Estates Homeowners, Inc., (hereinafter referred to as "Association") by this action intends to amend the Design Guidelines of Hayden Lake Country Club Estates Homeowners, Inc., a nonprofit corporation, for the benefit of all the lots in Hayden Lake Country Club Estates and any additions to the East side of Country Club Drive.

**RECITALS:**

- A. There exists Design Guidelines of Hayden Lake Country Club Estates Homeowners, Inc., recorded in the County of Kootenai, State of Idaho, 2002, as Instrument Number 1749367 (referred to as "Design Guidelines".)
- B. Section 3 of the Design Guidelines for the Hayden Lake Country Club Estates Homeowners, Inc., provides for amendments to the Design Guidelines for Hayden Lake Country Club Estates Homeowners, Inc.

NOW THEREFORE, the Association hereby amends the Design Guidelines of Hayden Lake Country Club Estates Homeowners, Inc., as applied to Hayden Lake Country Club Estates and any additions identified herein and shall bind the successor-in-interest purchasers, assigns, heirs and any party having acquired any right, title or interest in or to any part Hayden Lake Country Club Estates from the Association until the Declaration of the Covenants, Conditions, Restrictions and Rules and Regulations and Design Guidelines of Hayden Lake Country Club Estates Homeowners Inc., is terminated. These Amendments to the Design Guidelines shall be the following amendments, which have been restated and shall encumber the Hayden Lake Country Club Estates and any additions identified herein:

**Sec.4.2 Delete** all references to minimum square footage of living area on main floor minus garage and porch. Add: "Homes on Hofmeister Court shall have minimum of 2200 sq.ft. Homes on Country Club Drive, Griffiths Court and, Strahorn shall have a minimum of 2400 sq.ft. Homes on the East side of Country Club Drive shall have a minimum of 2600 sq. ft. on the main floor, excluding garage and porches."

Amended: April 24<sup>th</sup>, 2018

**Sec.4.9 Delete:** "paved with concrete or asphalt and replace with aggregate, stamped concrete, paver or a combination of these products acceptable to the Architectural Committee."

Amended: April 24<sup>th</sup>, 2018

**Add:** "homes being roofed with shingles of a rated 50 year life or greater will be required to utilize cut in metal gutters. Homes utilizing a 40 year rated shingle will be required to use a woven pattern up the valleys."

Amended: April 24<sup>th</sup>, 2018

**Add: "setbacks for homes on the East side of Country Club Drive will be 42 ft. from the front property line."**

**Amended: April 24<sup>th</sup>, 2018**

**Add: "side yard setback for home on the East side of Country Club Drive will be 15 ft. from the property line."**

**Amended: July 23<sup>rd</sup>, 2018**

**Add: "residential lots on the East side of Country Club Drive will have a minimum frontage of 115 ft."**

**Amended: April 24<sup>th</sup>, 2018**


**In Witness Whereof, the parties have caused this Amendment to be executed by their duly authorized representatives.**

**Hayden Lake Country Club Estates Homeowners, Inc.**

Signature: 


Name: Sandra S Oliver

Title: President

Signature: 

Name: GILBERT KHALIL

Title: VICE PRESIDENT

Signature: 

Name: Peter S. Optekar

Title: COORDINATOR ARCHITECTURAL COORDINATOR

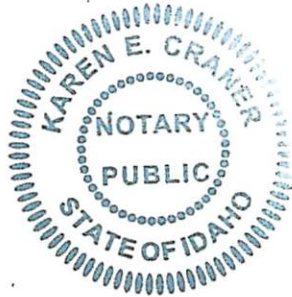
State of Idaho )

ss.

County of Kootenai )

This instrument was acknowledged before me this 14<sup>th</sup> day of September.  
Before me Karen Craner personally appeared \_\_\_\_\_ proved to me on the  
basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument, and acknowledged that he/she executed the same.

\ Peter Opletkar  
Sandra Oliver  
Gilbert Khalil



Karen E. Craner  
Notary Public of Idaho  
Residing at Coeur d'Alene  
My commission expires 4-18-2019