

AMENDMENTS TO
THE MASTER DECLARATION
OF COVENANTS, RESTRICTIONS, AND CONDITIONS
OF
OLYMPUS HEIGHTS PLANNED UNIT DEVELOPMENT

97004137

13-1

The following Amendments were adopted by a vote of more than sixty-six and two-thirds of the homeowners in the Olympus Heights Planned Unit Development. Pursuant to a notice and meetings called for that purpose on March 10, 1997, March 11, 1997 and March 12, 1997 the following votes were cast on Amendment 1 thru Amendment 8.

Amendment 1	53 Yes	3 No	1 Abstention
Amendment 2	54 Yes	3 No	
Amendment 3	51 Yes	6 No	
Amendment 4	52 Yes	5 No	
Amendment 5	55 Yes	2 No	
Amendment 6	54 Yes	3 No	
Amendment 7	49 Yes	8 No	
Amendment 8	44 Yes	13 No	

As a result of the aforementioned election results the new language will hereby be incorporated into their respective sections of the Master Declaration. Those sections of the original Master Declaration not affected by these voted on changes will remain in full force and effect.

ARTICLE I

DEFINITIONS

STANDING COMMITTEES: (Definition is ~~DELETED~~)

ARTICLE IV

VOTING RIGHTS

The Association shall have a voting membership:

Members shall be all owners, with the exception of the Declarant, unless Declarant is also an owner resident, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any one lot. Fractional votes shall not be allowed. The vote applicable to any said lot being sold under contract of purchase shall be exercised by the contract purchaser, unless the contract expressly provides otherwise.

ARTICLE V

ASSESSMENTS

(4th Paragraph)

13-2

97004137

The Association can use any and all income produced by the initial fund monies to defray the need for regular assessments. Further, the Association can use up to 25% of the initial fund monies to defer the need for special assessments. The Association is specifically prohibited from depleting at any time the initial fund monies below \$7,500.00.

Section 3: Annual Assessment. Is to be determined by the Board of Managers, said assessment shall be payable to the Association in regular six (6) month installments.

Section 4: Special Assessments for Capital Improvements. In addition to the regular assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of the majority of the votes of those members present at a meeting duly called for this purpose. Any such assessment shall be payable over such period as the Associations Board of Managers shall determine.

Section 5: Uniform Rate of Assessment. Both semi annual and special assessments must be fixed at a uniform rate for non-exempt lots and may be collected on a monthly basis, or method determined by the Associations Board of Managers.

ARTICLE VII

ASSOCIATION BYLAWS

5. Quorum. At any meeting of the members, attendance by members having 20% of the total votes shall constitute a quorum.

BOARD OF MANAGERS & OFFICERS

The Association shall be managed by a board of managers having nine (9) members, three (3) of whom will be elected each year to serve a three-year term. The first board will have three members serving one-year terms, three members serving two-year terms, three members serving three-year terms. The board shall elect from their members officers whose duties are designated below. The board of managers shall meet as often as necessary, attendance by (5) members of the board of managers shall constitute a quorum.

The Board of Managers shall be elected from and by various areas as follows:

Olympus Heights Delmar Area 13-3 1
 Olympus Heights Delphic Way and Delphic Ct. Area 1
 Olympus Heights High Density Single Family Area 1
 Olympus Heights Church Hill Downs Area 1
 Olympus Heights At Large 5

97004137

1. Designation and Election. The principal officers of the board of managers shall be president, a vice-president-secretary and a treasurer, all of whom shall be elected by and from the board of managers. No officer shall receive compensation for services performed by him. Officers shall be elected at a meeting called for that purpose and shall serve until elections for officers are again held. An officer can be removed by an affirmative vote of the majority of the board of managers.
3. Vice-President/Secretary. The Vice-President/Secretary shall take the place of the president and perform his duties whenever the president shall be absent, or unable to act. In addition the vice-president/secretary shall keep the minutes of all meetings of the Association; and he shall in general perform all the duties incident to the office of secretary.
4. Treasurer. The Treasurer shall have charge of the books and papers as the Association may direct. The treasurer shall also have responsibility for the funds and securities of the Association and shall be responsible for keeping full and accurate accounts of all receipts and of all disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and all other valuable effects in the name, and to the credit of, the Association in such depositories as may be from time to time designated by the board of managers.

MISCELLANEOUS

5. Committees. The Board of Managers shall appoint three members to each of the committees at a meeting. Each committee shall have one member from the Board and the other members are to be appointed to create a cross section of the project areas. The Committees will be titled Architectural and Environmental Control, Finance and Capital Improvements and shall be formed on an as needed basis.

ACCOUNTING

1. Books and Accounting. (Section Is DELETED)
2. Reports. At the close of each accounting year, the books and records of the Association shall be reviewed by the board of managers. Report of such review shall be available upon request, with a 7 day notice to the Treasurer.
3. Inspection of Books. (Section Is DELETED)
4. Principal Mailing Address. The principal mailing address of the Association shall be 1795 Church Hill Downs, Pocatello, Idaho 83201, a mail drop only. The Association address may change from time to time as the Board of Managers sees fit.

134

97004137

5. Annual Budget. The board of managers shall annually estimate expenses and outlays for the coming fiscal year arising out of and in connection with the maintenance, operation, and repair of the common areas and facilities. The board of managers may revise the annual budget as it deems necessary or prudent.
6. Expenditures. The board of managers may expend Association funds in connection with the maintenance, operation, and repair of the common areas and facilities. Expenditures over and above normal operating costs shall not exceed \$100.00 without a vote of the Association membership.

ARTICLE VIII

STANDING COMMITTEES

Section 3: Capital Improvements. The Capital Improvements Committee shall formulate cost estimates of improvements and prepare a priority list of all improvements requested by members with the help of advisory ballots from all members. The priority list with estimated costs will be provided to the Board of Managers and will be updated and reviewed as needed.

ARTICLE XV

GENERAL PROVISIONS

Section 3: Amendment. The covenants and restrictions of this Declaration shall run with the land and shall inure to the benefit of and be enforceable by the Association or the legal owner of any lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. Except as otherwise provided herein, any of the covenants and restrictions of this Declaration, except easements herein granted, may be amended by a majority vote of those members present at a meeting called for that specific purpose. Any amendment must be recorded.

The foregoing is a true and correct copy of the Amendments adopted by a vote, previously outlined, of more than sixty-six and two-thirds of the homeowners in the Olympus Heights Planned Unit Development pursuant to a notice of election on the 21st day of February, 1997.

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of March, 1997.

OLYMPUS HEIGHTS HOMEOWNERS
ASSOCIATION BOARD OF MANAGERS


Gary E. Ball

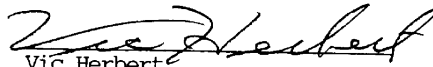
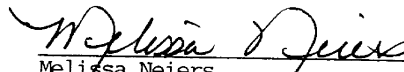
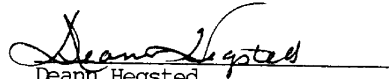
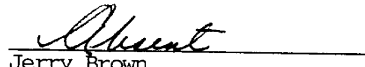
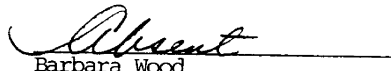
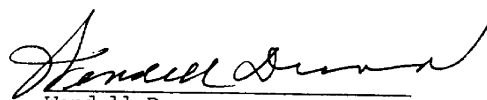
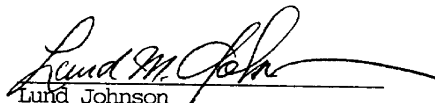

Arlene Evans

97004137

NO _____
RECORDED AT REQUEST OF

13-5

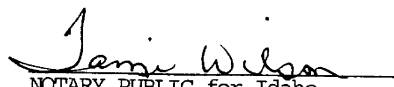
97004137

PIONEER TITLE
97 MAR 19 PM 1 01
Vic HerbertBOOK NO. 685
BANNOCK COUNTY IDAHO
LARRY W. SHAN RECORDER
FEE 39.00 DEPUTY DW
Melissa Neiers
Deann Hegsted
Jerry Brown
Barbara Wood
Wendall Dunn
Lund JohnsonSTATE OF IDAHO)
)
)
County of Bannock)

On this 17th day of March, 1997, before me, a Notary Public in and for the State of Idaho, the aforementioned Board of Managers personally appeared, each known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

(SEAL)


NOTARY PUBLIC for Idaho
Residing at Pocatello
Commission Expires: 4-18-97

NOTARY SEAL

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

134
On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE *Ann P. Brown* DATE *March 14, 1997*
 SIGNATURE *Cheryl Den* DATE *March 10, 1997*
 SIGNATURE *Wendy Doble* DATE *3-10-97*
 SIGNATURE *Loz B* DATE *3-10-97*
 SIGNATURE *Jean - Ungey* DATE *3-10-97*
 SIGNATURE *Curtis A. Shumet* DATE *3-10-97*
 SIGNATURE *Robert Murphy* DATE *3-11-97*
 SIGNATURE *Tom B* DATE *3/11/97*
 SIGNATURE *John J. Anderson* DATE *3-12-97*
 SIGNATURE *Jeanne Byrne* DATE *3-12-97*
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME *ARLENE K. EVANS* SIGNATURE *Arlene K. Evans*
 ADDRESS *1743 DELMAR PL.* DATE *3/12/97*
PACATELLO, ID. 83201

00190

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE [Signature] DATE 3-10-97SIGNATURE [Signature] DATE 3-10-97SIGNATURE [Signature] DATE 3-10-97SIGNATURE [Signature] DATE 3-11-97SIGNATURE [Signature] DATE 3-11-97SIGNATURE [Signature] DATE 3-11-97SIGNATURE [Signature] DATE 3-12-97

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME

Vic Herbert

SIGNATURE

[Signature]

ADDRESS

1444 Daphnic way

DATE

3-12-97

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

13-8
On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE Lund Johnson DATE 3-11-97
 SIGNATURE Patricia Perez DATE 3-11-97
 SIGNATURE Barbara d'Almeida DATE 3-11-97
 SIGNATURE Jeffrey Pilant DATE 3-11-97
 SIGNATURE Ray Lee DATE 3-12-97
 SIGNATURE Smiller DATE 3-12-97
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME Lund Johnson SIGNATURE [Signature]
 ADDRESS 1490 Pelopon Way DATE 3-12-97
Pasadena Id 83507

139

On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE	<u>Melissa Neiers</u>	DATE	<u>3/8/97</u>
SIGNATURE	<u>Janette E. Whitten</u>	DATE	<u>3-10-97</u>
SIGNATURE	<u>Linzi Deery</u>	DATE	<u>3-10-97</u>
SIGNATURE	<u>Nesmy Cami</u>	DATE	<u>3-10-97</u>
SIGNATURE	<u>Barbara Nelson</u>	DATE	<u>3-10-97</u>
SIGNATURE	<u>Karen J. Riker</u>	DATE	<u>3-10-97</u>
SIGNATURE	<u>Harmon Spencer</u>	DATE	<u>3/10/97</u>
SIGNATURE	<u>Cindy Hansen</u>	DATE	<u>3/11/97</u>
SIGNATURE	<u>RTD Isard</u>	DATE	<u>3/11/97</u>
SIGNATURE	_____	DATE	_____
SIGNATURE	_____	DATE	_____
SIGNATURE	_____	DATE	_____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME	<u>Melissa Neiers</u>	SIGNATURE	<u>Melissa Neiers</u>
ADDRESS	<u>1450 Delphic Way</u>	DATE	<u>3-10-97</u>

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE Jami Wilson DATE 3-10-97
SIGNATURE Michelle Lott DATE 3-10-97
SIGNATURE Dibbi Marchetti DATE 3-10-97
SIGNATURE Scott W. J. H. DATE 3-10-97
SIGNATURE Sam Chow DATE 3-11-97
SIGNATURE Mark Hamilton DATE 3-12-97
SIGNATURE ABrown DATE 3-12-97
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME Terry Brown SIGNATURE Terry Brown
ADDRESS 1699 Churchill DATE 3-12-97
Alameda

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

13-11
On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE Mary M. Alzola DATE 3/11/97
 SIGNATURE Jui Way DATE 3/11/97
 SIGNATURE Stephanie Evers DATE 3/11/97
 SIGNATURE Barb Wood DATE 3-11-97
 SIGNATURE Genevieve Kelly DATE 3-12-97
 SIGNATURE Kygan Hanson DATE 3-12-97
 SIGNATURE Vivian Mary Barfuss before ^{left} DATE by Mary Wood
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME Barb Wood SIGNATURE Barb Wood
 ADDRESS 1388 Delphic DATE 3/12/97

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE [Signature] DATE 3-10-97

SIGNATURE [Signature] DATE 3-10-97

SIGNATURE [Signature] DATE 3-10-97

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME Gary E. Ball
ADDRESS 1445 Delphi Way
Pocatello, Idaho

SIGNATURE [Signature]
DATE March 10 1997

OLYMPUS HEIGHTS
HOMEOWNERS ASSOCIATION

97004137

On March 10th, 11th and 12th, 1997. I the undersigned homeowner, member and member of the Board of Managers of the Olympus Heights Homeowners Association. Do hereby certify that I have obtained the following signatures representing those Association members who have submitted a ballot, voting on the proposed amendments to the Master Declaration of Covenants, Restrictions and Conditions of the Olympus Heights Homeowners Association.

VOTER

SIGNATURE Guana Brian DATE 3-10-97

SIGNATURE David Hansen DATE 3-10-97

SIGNATURE Amos Jenkins DATE 3-10-97

SIGNATURE Dal M. Hegler DATE 3-10-97

SIGNATURE Paula Hiles DATE 3-10-97
Voted before they left

SIGNATURE Janice Nelson DATE by X
Mail

SIGNATURE Russ McCoy - South Park DATE _____

SIGNATURE Bill Isley DATE _____

SIGNATURE Leanne Moore DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

BOARD OF MANAGER COLLECTING THESE VOTES

PRINT NAME Deann Hegstad SIGNATURE Deann Hegstad

ADDRESS 1455 DuPree Ct DATE March 10 1997
Pocatello ID 83201