

Supplement To Declaration Of Covenants, Conditions & Restrictions

Of

20421898

Pheasant Ridge Townhomes

An Expandable Townhome Community

THIS SUPPLEMENT, made on the date hereinafter set forth, supplements that certain Declaration of Covenants, Conditions & Restrictions of Pheasant Ridge Development, Inc. judicially recognized by the Court of Bannock County, State of Idaho, by and order recorded on November 26th, 2002 as entry number: 20225775 of the Bannock County Recorder (the "Declaration").

Recitals/Declarations

8. Ownership and Use.

(b) Nature of and Restrictions on Ownership and Use. Each Unit Owner shall have and enjoy the rights and privileges of fee simple ownership of his Unit and garages. There shall be no requirements concerning who may own Units, it being intended that they may and shall be owned as any other property by persons, corporations, partnerships, or trusts and in the form of common tenancy. All Units are to be sold as single family owner-occupied units for use by family members. All Unit Owners, their tenants and other occupants or users of the Development, shall be subject to the Act, this Declaration, the Bylaws, and all rules and regulations of the Association of Unit Owners and Management Committee.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

- 1. The above recitals/declarations are incorporated by this reference and will replace the previous paragraph 8(b) in the Pheasant Ridge Townhouses CC&R's (entry no. 20417629)
- 2. This supplement and the exhibit hereto shall be recorded within seven years of the date of recording of the declaration.

Dated This 7th day of October, 2004.

PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

Jason A. Lyle, Secretary
Jason A. Lyle, President

STATE OF IDAHO)
) ss.
County of Bannock)

On the 7th day of October, 2004, personally appeared before me Corinna Bullock, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same, and that said instrument was signed in behalf of Pheasant Ridge Homeowners Association, Inc. by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.

CORINNA BULLOCK
NOTARY PUBLIC
STATE OF IDAHO

Corinna Bullock
NOTARY PUBLIC
Comm. expires 6-15-05

20421898

RECORDED AT REQUEST OF

FEE 3.00 DEPUTY met

NORTHERN TITLE OF IDAHO CO

2004 OCT 7 PM 2:39

OFFICIAL RECORD BK# 856
✓ LARRY M. DEAN RECORDER ✓
BANNOCK COUNTY IDAHO Pd Pd

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20418564

Supplement To Declaration Of Covenants, Conditions & Restrictions

Of

Pheasant Ridge Townhomes

An Expandable Townhome Community

THIS SUPPLEMENT, made on the date hereinafter set forth, supplements that certain Declaration of Covenants, Conditions & Restrictions of Pheasant Ridge Development, Inc. judicially recognized by the Court of Bannock County, State of Idaho, by and order recorded on August 16th, 2004 as entry number: 20417629 of the Bannock County Recorder (the "Declaration").

Recitals

- A. Phase II of the Pheasant Ridge Townhouses, including all units and common areas, as shown by the official plat thereof recorded August 16th, 2004 as filing number 20417629 in the office of the Bannock County Recorder, incorporated by this reference ("Phase II"), has been constructed adjacent to Phase I of the Pheasant Ridge Townhomes (The "Development").
- B. Pursuant to paragraph 32 (Expansion of the project) of the Declaration, Declarant desires to expand the development to include Phase II, and to subject Phase II to the above-referenced Declaration.
- C. Pursuant to paragraph 32 (e) of the Declaration, and as a result of the expansion of the development to include Phase II, declarant desires to adjust the ownership of the of the Unit owners in common areas as set forth below.
- D. The requirements for expansion of the development to include Phase II as set forth in paragraph 32 of the Declaration have now been satisfied.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

- 1. The above recitals are incorporated by this reference.
- 2. The development is expanded to include Phase II. The total number of units in the development is now 180.
- 3. Phase II shall hereafter be subject to and together with the Declaration and all rights, privileges, covenants, conditions and restrictions contained therein, as if Phase II were a part of the development at the date of its creation.
- 4. This supplement and the exhibit hereto shall be recorded within seven years of the date of

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recording of the declaration.

- 5. The ownership of each of the Unit Owners in Common Areas of all Phases of the Development is hereby adjusted to 1/180th. Ownership of common areas is subject to future amendment and adjustment.

Dated This 25 day of August, 2004.

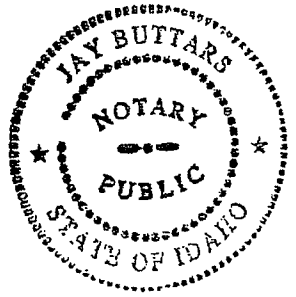
PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

Jason A Lyle, Secretary
Jason A Lyle, President

STATE OF IDAHO)
: ss.
County of Bannock)

On the 25th day of August, 2004, personally appeared before me Jason A. Lyle, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same, and that said instrument was signed in behalf of Pheasant Ridge Homeowners Association, Inc. by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.

Jay Butters
NOTARY PUBLIC
10-15-04



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NORTHERN TITLE OF IDAHO CO

RECORDED AT REQUEST OF
FEE 6 DEPUTY BP

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OFFICIAL RECORD BK# 854
LARRY W GHAN RECORDER
BANNOCK COUNTY IDAHO

2-1

20502967

**Supplement To Declaration Of Covenants, Conditions & Restrictions
Of
Pheasant Ridge Townhomes
An Expandable Townhome Community**

THIS SUPPLEMENT, made on the date hereinafter set forth, supplements that certain Declaration of Covenants, Conditions & Restrictions of Pheasant Ridge Development, Inc. judicially recognized by the Court of Bannock County, State of Idaho, by and order recorded on August 16th, 2004 as entry number: 20417629 of the Bannock County Recorder (the "Declaration").

Recitals/Declarations

- A. Phase III of the Pheasant Ridge Townhouses, including all units and common areas, as shown by the official plat thereof recorded August 16th, 2004 as filing number 20417629 in the office of the Bannock County Recorder, incorporated by this reference ("Phase III"), has been constructed adjacent to Phase I and Phase II of the Pheasant Ridge Townhomes (The "Development").
- B. Pursuant to paragraph 32 (Expansion of the project) of the Declaration, Declarant desires to expand the development to include Phase III, and to subject Phase III to the above referenced Declaration.
- C. Pursuant to paragraph 32(e) of the Declaration, and as a result of the expansion of the development to include Phase III, declarant desires to adjust the ownership of the Unit owners in common areas as set forth below.
- D. The requirements for expansion of the development to include Phase III as set forth in paragraph 32 of the Declaration have now been satisfied.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

- 1. The above recitals are incorporated by this reference.
- 2. The development is expanded to include Phase III. The total number of units in this development is now 336.
- 3. Phase III shall hereafter be subject to and together with the Declaration and all rights, privileges, covenants, conditions and restrictions contained therein, as if Phase III were a part of the development at the date of its creation.
- 4. This supplement and the exhibit hereto shall be recorded within seven years of the date of recording of the declaration.

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5. The ownership of each of the Unit Owners in Common Areas of all Phases of the Development is hereby adjusted to 1/136th. Ownership of common areas is subject to future amendment and adjustment.

Dated This 14 day of February, 2005.

PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

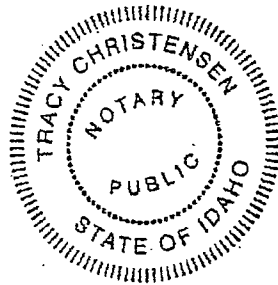
Jason A Lyle ~~President~~ ^{of.}
Jason A Lyle, President

STATE OF IDAHO)
) : ss.
County of Bannock)

On the 14th day of February, 2005, personally appeared before me Tracy Christensen, the signer of the foregoing instrument, who duly acknowledged to me that he/she executed the same, and that said instrument was signed in behalf of Pheasant Ridge Homeowners Association, Inc. by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.



NOTARY PUBLIC
Tracy Christensen, IDAHO
Expires: 11-3-9



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Pheasant Ridge
RECORDED AT REQUEST OF
FEE 6 DEPUTY BP

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OFFICIAL RECORD BK# 802
RECORDER
BANNOCK COUNTY IDAHO

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SUPPLEMENT TO DECLARATION AND AMENDMENTS 20511045
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PHEASANT RIDGE TOWNHOMES
AN EXPANDABLE TOWNHOME COMMUNITY

THIS SUPPLEMENT, made on the date hereinafter set forth, supplements that certain Declaration of Covenants, Conditions, & Restrictions of Pheasant Ridge Development, Inc., judicially recognized by the Court of Bannock County, State of Idaho, by and order recorded on November 26, 2002 as entry number 20225775 of the Bannock County Recorder (the "Declaration").

Recitals/Declarations

1. PROPERTY EXEMPT FROM THE ASSOCIATION: The Association makes it clear that real property specifically identified in Exhibit A attached hereto, is not, nor was it ever intended to be, a part of the Pheasant Ridge Home Owners Association and is specifically excluded from any privileges, responsibilities or obligations that may be imposed by being a member of such Association.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

1. The above recitals/declarations are incorporated by this reference and are to be included in the preexisting Pheasant Ridge Townhouses CC&R's (entry no. 20417629)
2. This supplement and the exhibit hereto shall be recorded within seven years of the date of recording of the declaration.

Dated this the 9th day of June, 2005.

Pheasant Ridge Homeowners Association, Inc.



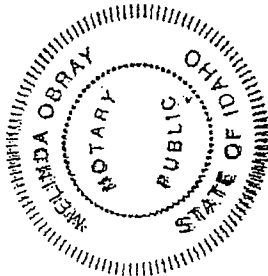
JASON LYLE, President

20511045

STATE OF IDAHO)
)ss.
County of Bannock)

3-2

On this 8th day of ~~APRIL~~ ^{June}, 2005, before me the undersigned a Notary Public in and for said State, personally appeared JASON LYLE, who duly acknowledged to me that he executed the same, and that said instrument was signed in behalf of Pheasant Ridge Homeowners Association, Inc, by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.



Melinda Obrey
Notary Public for Idaho
Residing at Pocatello
Commission expires: 2-15-07

20511045

NORTHERN TITLE OF IDAHO CO
RECORDED AT REQUEST OF

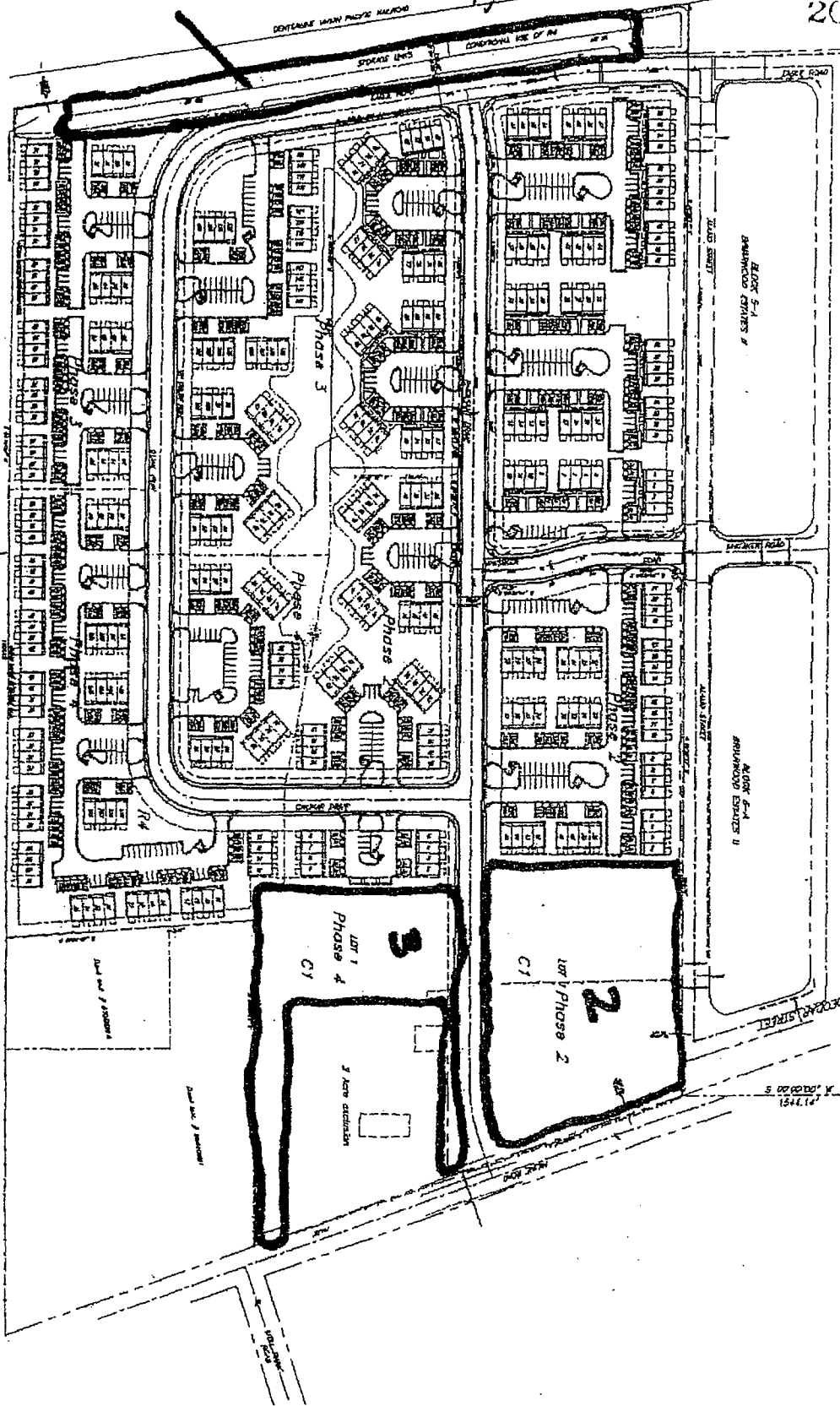
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2005 JUN 8 PM 3 57

OFFICIAL RECORD BK# 867
RECORDER
BANNOCK COUNTY IDAHO

2051.1045

PHEASANT RIDGE TOWNHOUSES
PART OF THE NW 1/4 OF SECTION 11 AND
NE 1/4 SECTION 10, T. 6 S., R. 34 E.B.M.
BANNOCK COUNTY, IDAHO




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 EST. #1, 2 &
 2051.1045

excluded

2-1

SUPPLEMENT TO DECLARATION AND AMENDMENTS
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PHEASANT RIDGE TOWNHOMES
AN EXPANDABLE TOWNHOME COMMUNITY

THIS SUPPLEMENT, made on the date hereinafter set forth, supplements that certain Declaration of Covenants, Conditions, & Restrictions of Pheasant Ridge Development, Inc., judicially recognized by the Court of Bannock County, State of Idaho, by and order recorded on November 26, 2002 as entry number 20225775 of the Bannock County Recorder (the "Declaration").

Recitals/Declarations

1. **FAILURE TO PAY ASSOCIATION DUES:** As per the existing Covenants, Conditions and Restrictions each unit owner in the Association is obligated to pay Unit dues on a monthly basis. Those unit owners who fail to pay such unit dues will be subject to a Lien placed on their ownership interest in the property in the name of and by the Association until such time as the dues are brought current. In addition thereto, the cost of any and all Lien preparation, recording and subsequent release actions shall be paid by that unit owner responsible for incurring such lien due to their failure to pay. Such amounts shall be added to unpaid dues and no Liens shall be released until such time as all Liens and costs incurred thereby are paid in full. The Lien shall not be placed until the unit owner is 60 days or more behind in payment of Association dues. Notice shall be provided to the unit owner who is behind in such dues, within thirty (30) days of their having fallen behind in such payment, with an indication that a Lien will be placed within thirty (30) days in the event that such Lien and all costs are not brought current. This amendment is a reiteration and further clarification and addition to Section 19, Payment of Common Expenses, paragraph F as currently recorded.

NOW, THEREFORE, the Declaration is hereby supplemented as follows:

1. The above recitals/declarations are incorporated by this reference and will add to and modify the previous Section 19 in the Pheasant Ridge Townhouses CC&R's (entry no. 20417629)
2. This supplement and the exhibit hereto shall be recorded within seven years of the date of recording of the declaration.

Dated this the 8th day of ~~MARCH~~ ^{June}, 2005.

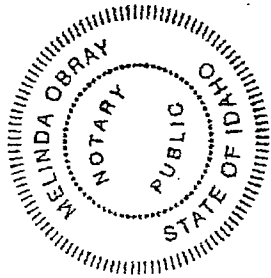
20511046

Pheasant Ridge Homeowners Association, Inc.

Jason Lyle, President
JASON LYLE, President

STATE OF IDAHO)
)ss.
County of Bannock)

On this 8th day of ~~APRIL~~ ^{June}, 2005, before me the undersigned a Notary Public in and for said State, personally appeared JASON LYLE, who duly acknowledged to me that he executed the same, and that said instrument was signed in behalf of Pheasant Ridge Homeowners Association, Inc, by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.



Melinda O'Bray
Notary Public for Idaho
Residing at Pocatello
Commission expires: 2-12-07

20511046

NORTHERN TITLE OF IDAHO CO

RECORDED AT REQUEST OF

FEE 6 DEPUTY BP

2005 JUN 8 PM 3 58

OFFICIAL RECORD BK# 267
RECORDER
BANNOCK COUNTY IDAHO

20803069

THIS INSTRUMENT FILED FOR RECORD BY AMERITITLE COMPANY OF IDAHO INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

OF

PHEASANT RIDGE TOWNHOMES

AN EXPANDABLE TOWNHOME COMMUNITY

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PHEASANT RIDGE TOWNHOMES, (hereafter "Amendment"), made on the date hereinafter set forth, hereby amends, supplements and revises that certain existing Declaration of Covenants, Conditions & Restrictions of Pheasant Ridge Development, Inc., (hereafter "CC&Rs"), recognized by the State of Idaho and recorded on June 24, 2003, as Bannock County Recorder's Instrument No. 20316590 of the Bannock County Recorder (the "Declaration").

RECITALS/DECLARATIONS

19. Payment of Common Expenses.

As per the existing CC&Rs each unit owner in the Association is obligated to pay Unit dues/assessments on a monthly basis. This amount has remained constant for several years including from 2003 to the present. For the reasons that the below described previous monthly assessments are inadequate to cover the existing and increased expenses and costs as set forth below, beginning March 1, 2008, and from that date thereafter, the following monthly dues/assessment increases will take effect:

- Monthly HOA Fee - \$50/month (previously \$45)
Monthly Water/Sewer/Garbage Fee - \$40/month (previously \$15)
Total Amount Due Monthly on and after March 1, 2008 - \$90/Month

In addition as a result of this Amendment, the changes to section 19(a) of the CC&Rs will also include:

- The late fee charge will be increased to \$20.00 after payment is 5 days delinquent.
A Unit transfer fee (sale/title transfer) of \$100.00 shall be assessed.

NOW, THEREFORE, the CC&Rs are hereby amended, supplemented and revised as set forth herein:

- 1. The above recitals/declarations are incorporated by this reference and will replace the previous paragraph 19(a) in the Pheasant Ridge Townhouses CC&R's (No. 20316590). Nothing other than the amendments, supplements and revisions set forth herein are made by this instrument and the remainder of the Pheasant Ridge Townhouses CC&R's (No. 20316590) remain valid and enforceable; and
2. This Amendment shall be recorded immediately upon execution.

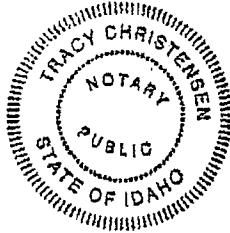
Dated this 30 day of January, 2008.

PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

Jason A Lyle, President

STATE OF IDAHO)
: ss.
County of Bannock)

On the 17 day of January, 2008, personally appeared before me JASON A LYLE, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of Pheasant Ridge Homeowners Association, Inc., and that he did so in his capacity as President by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.



NOTARY PUBLIC FOR IDAHO
Residing at:
Commission expires: 7-5-09

OFFICIAL RECORD BK# 904
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 3 DEPUTY MW

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THIS INSTRUMENT FILED FOR RECORD BY AMERITITLE COMPANY OF IDAHO INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

OF

PHEASANT RIDGE TOWNHOMES

AN EXPANDABLE TOWNHOME COMMUNITY

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PHEASANT RIDGE TOWNHOMES, (hereafter "Amendment"), made on the date hereinafter set forth, hereby amends, supplements and revises that certain existing Declaration of Covenants, Conditions & Restrictions of Pheasant Ridge Development, Inc., (hereafter "CC&Rs"), recognized by the State of Idaho and recorded on June 24, 2003, as Bannock County Recorder's Instrument No. 20316590 of the Bannock County Recorder (the "Declaration").

RECITALS/DECLARATIONS

TO CLARIFY that the management and control of the Pheasant Ridge Homeowner's Association Inc., an Idaho nonprofit corporation (hereafter "Association"), shall be vested solely in a Board of Directors as contemplated by those Bylaws of the Association dated October 15, 2002.

NOW, THEREFORE, the CC&Rs are hereby amended, supplemented and revised as set forth herein:

- 1. Section 2(i) of the CC&Rs shall read: "Management Committee" shall mean and refer to the Board of Directors and/or such officers as are appointed by the board of Directors as set forth in the Bylaws dated October 15, 2002."
2. FURTHER, Section 11(a) of the CC&Rs shall read: "Board of Directors. The business and affairs of the Development shall be managed, operated and maintained by the Board of Directors as agent for the Unit Owners. The Board of Directors shall have and is hereby granted, the following authority and powers." The rest of section 11(a) shall remain;
3. FURTHER, Section 11(b) of the CC&Rs shall be stricken in its entirety;
4. FURTHER, any other references to a "Management Committee" or "Committee" contained in the CC&Rs shall be changed to mean "Board of Directors".

Management Committee is now Board of Directors

THIS AMENDMENT SHALL BE RECORDED IMMEDIATELY UPON EXECUTION.

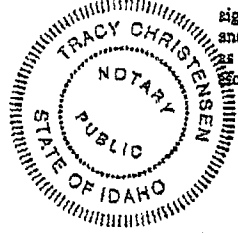
Dated this 30 day of January, 2008.

PHEASANT RIDGE HOMEOWNERS ASSOCIATION, INC.

Jason A Lyle, President

STATE OF IDAHO)
) ss.
Country of Bannock)

On the 12 day of January, 2008, personally appeared before me JASON A LYLE, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of Pheasant Ridge Homeowners Association, Inc., and that he did so in his capacity as President by authority of a resolution of the Management Committee or its Bylaws, and the aforesaid officer acknowledged to me that said Association executed the same.



NOTARY PUBLIC FOR IDAHO
Residing at:
Commission expires: 11-2-9

OFFICIAL RECORD BK# 904
BANNOCK COUNTY IGA&D

RECORDED AT REQUEST OF
FEE 3.00 DEPUTY

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