

ACCOMMODATION

**SECOND AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF PINE 43 SUBDIVISION**

THIS SECOND AMENDMENT to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision is made on the date hereinafter set forth by C&O Development, Inc., an Idaho corporation (“Declarant”).

WHEREAS, Declarant has heretofore filed of record the Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter the “Master Declaration”), which Master Declaration was recorded on September 25, 2019 as Instrument No. 2019-091660, records of Ada County, Idaho; and

WHEREAS, Declarant has heretofore filed of record the First Amendment to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter the “First Amendment”, which First Amendment was recorded on October 21, 2019 as Instrument No. 2019-102899, records of Ada County, Idaho, and

WHEREAS, pursuant to the Article XV, Section 3 of the Master Declaration, Declarant may amend the Master Declaration at any time Declarant owns any real property subject thereto; and

WHEREAS, Declarant currently owns real property subject to the Master Declaration;

NOW, THEREFORE, Declarant hereby declares that the Master Declaration is hereby amended as follows:

1. Article III, Section 4 A. is hereby amended in its entirety to read as follows:

Section 4 A. Initiation and Transfer Assessment; Upon the initial conveyance of each Lot (from Declarant to a builder or Owner), at the closing of a sale thereof, the purchaser shall pay an Initiation Assessment to the Master Association in the amount \$750.00. Upon each subsequent transfer of title to each Lot, at the closing of the sale thereof, the purchaser shall pay a Transfer Assessment to the Master Association in the amount of \$175.00. The proceeds of the Initiation and Transfer Assessments shall be used for general Association purposes.

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Except as amended herein, the Declaration shall remain in full force and effect with no other change or modification.

DATED this 14th day of November, 2019.

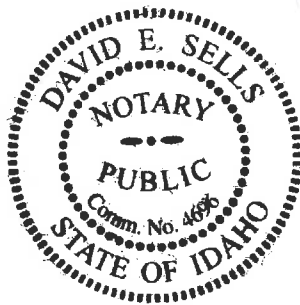
C&O Development, Inc.

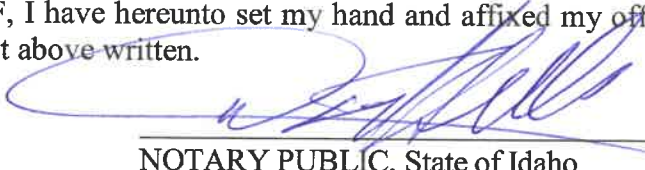
By 
Dennis M. Baker, President

STATE OF IDAHO)
 : ss.
County of Ada)

On this 14th day of November 2019, before me, a notary public, personally appeared Dennis M. Baker, known or identified to me to be the President of C&O Development, Inc., the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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





NOTARY PUBLIC, State of Idaho
Residing at Nampa, Idaho
My Commission Expires: 10-28-2023