

AMENDMENT TO
SEVENTH SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
LAKEMOOR SUBDIVISION

THIS AMENDMENT TO SEVENTH SUPPLEMENT to the Master Declaration of Covenants, Conditions and Restrictions of Lakemoor Subdivision (hereinafter referred to as the "Amendment to Seventh Supplement") is made on the date hereinafter set forth, by C & O Development, Inc., an Idaho corporation (hereinafter "Declarant") and River Quarry Management Company, LLC, an Idaho limited liability company (hereinafter "River Quarry").

WHEREAS, the Declarant and River Quarry are the owners of all of the Lots in Lakemoor Subdivision No. 7, according to the official plat thereof, recorded on the 13th day of April 2018, in Book 113 of Plats, pages 16643 through 16652, as Instrument No. 2018-033187, records of Ada County, Idaho; and

WHEREAS, Declarant's predecessor in interest has heretofore filed that certain Master Declaration of Covenants, Conditions and Restrictions of Lakemoor Subdivision (hereinafter the "Master Declaration"), which Master Declaration was recorded on May 16, 2008, as Instrument No. 108057338, records of Ada County, Idaho; and

WHEREAS, Declarant and River Quarry have heretofore filed that certain Seventh Supplement to the Master Declaration of Covenants, Conditions and Restrictions of Lakemoor Subdivision (hereinafter the "Seventh Supplement"), which Seventh Supplement was recorded on May 3, 2018, as Instrument No. 2018-040111, records of Ada County, Idaho; and

WHEREAS, Declarant and River Quarry desire to amend the Seventh Supplement as hereinafter set forth.

NOW, THEREFORE, Declarant and River Quarry hereby declare that the Seventh Supplement shall be and is hereby amended as hereinafter set forth and that the Seventh Supplement Property shall be held, sold, conveyed, used and occupied subject to the Seventh Supplement as amended by this Amendment to Seventh Supplement.

1. Section 6, paragraph A of the Seventh Supplement, "Building Type and Size", shall be and is hereby amended to read as follows:

"A. Building Type and Size: With the exception of Common Area Lots, no building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling, which may not exceed thirty-five feet (35') in

height, and a private garage for two (2) or more motor vehicles; provided, however, that no building shall be erected, altered, placed or permitted to remain on Lots 68 through 72 and 89 through 92 in Block 9, Lakemoor Subdivision No. 7 which exceed twenty five feet (25') in height. Each such Dwelling Unit shall contain a minimum of 1800 square feet of interior living space (excluding the garage). No Dwelling Unit may be occupied by more than one family."

2. Article III, Section 3, Paragraph D of the Master Declaration, "Initiation Assessment," as heretofore amended, shall be further amended with respect to the Seventh Supplement Property only, to read as follows:

"D. Initiation and Transfer Assessments: Upon the initial conveyance of each Lot (from Declarant to a builder or Owner), at the closing of the sale thereof, the purchaser shall pay an Initiation Assessment to the Association in the amount of \$1750.00. 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 Association in the amount of \$200.00. The proceeds of Initiation and Transfer Assessments shall be used for general Association purposes."

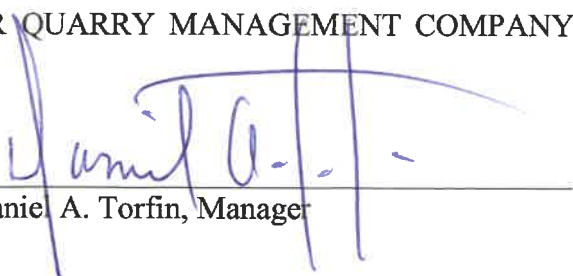
Except as amended herein, the Seventh Supplement shall remain in full force and effect with no other change or modification.

IN WITNESS WHEREOF, the Declarant and River Quarry have caused their names to be hereunto subscribed this 10th day of May, 2018.

C & O DEVELOPMENT, INC.

By: 
Dennis M. Baker, President

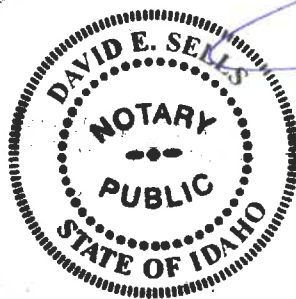
RIVER QUARRY MANAGEMENT COMPANY,
LLC


By: 
Daniel A. Torfin, Manager

STATE OF IDAHO)
 : ss.
County of Ada)

On this 10th day of May, 2018, 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.

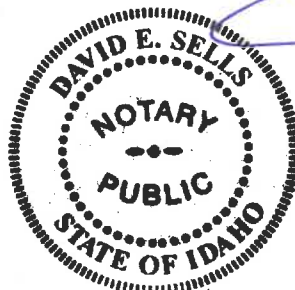


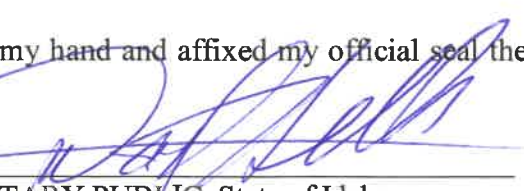

NOTARY PUBLIC, State of Idaho
Residing at Nampa, Id
My Commission Expires: 10-28-2023

STATE OF IDAHO)
 : ss.
County of Ada)

On this 10th day of May, 2018, before me, a notary public, personally appeared Daniel Torfin, known or identified to me to be the Manager, of River Quarry Management Company, LLC, the limited liability company that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company 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, Id
My Commission Expires: 10-28-2023