

## ACCOMMODATION

### FOURTH AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKEMOOR SUBDIVISION

THIS FOURTH AMENDMENT to Master Declaration of Covenants, Conditions and Restrictions of Lakemoor Subdivision is made on the date hereinafter set forth by DMB Development, LLC, an Idaho limited liability company ("Declarant").

WHEREAS, Declarant has heretofore filed of record the 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, pursuant to the Master Declaration, amendment of any provision thereof requires an instrument signed by Members of Lakemoor Homeowners Association, Inc. (the "Master Association") entitled to cast not less than 66 2/3% of the votes of membership; and

WHEREAS, Declarant is currently entitled to cast in excess of 66 2/3% of the votes of membership of the Master Association; and

WHEREAS, on or about July 29, 2009 the board of directors of the Master Association adopted a resolution providing that upon the transfer of title to any Lot or residence in Lakemoor Subdivision, the buyer and or Owner thereof shall pay to the Association a special transfer assessment of \$200.00 to be used for general association purposes; and

WHEREAS, Declarant desires to formalize the said resolution and also provide for a transfer assessment to be paid to the Water Association (as defined in the Master Declaration, as amended) by this amendment to the Master Declaration.

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

1. Article III, Section 3, Paragraph D shall be amended in its entirety 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 \$1500.00. 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."

2. Article V, Section 5, Paragraph A (as added by Amendment to Master Declaration of Covenants, Conditions and Restrictions of Lakemoor Subdivision, recorded October 30, 2008 as Instrument No. 108119557, records of Ada County, Idaho), shall be amended in its entirety to read as follows:

"A. Initiation and Transfer Assessments: Upon the initial conveyance of each Lot (from Declarant to Builder or Owner), at the closing of the sale thereof, the purchaser shall pay an Initiation Assessment to the Water Association in the amount of \$100.00. 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 Water Association in the amount of \$100.00. The proceeds of Initiation and Transfer Assessments shall be used for general Water Association purposes."

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

Executed to be effective as of July 29, 2009.

DECLARANT:

DMB DEVELOPMENT, LLC

By: Dennis M. Baker  
Dennis M. Baker, Manager

STATE OF IDAHO     )  
                              : ss.  
County of Ada        )

On this 10th day of March, 2015, before me, a notary public, personally appeared Dennis M. Baker, known or identified to me to be the Manager, of DMB Development, 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.



[Signature]  
NOTARY PUBLIC, State of Idaho  
Residing at Nampa, Id  
My Commission Expires: 10-28-2017