



**CERTIFICATE OF ADOPTION
OF
AMENDMENT TO THE DECLARATION OF THE VILLAGE II CONDOMINIUMS
Coeur d'Alene, Idaho**

Pursuant to Article 19, Section 19.3 of the Declaration of the Village II Condominiums, ("Declaration") recorded February 8, 2001 as Instrument No. 1665045, records of Kootenai County, the undersigned hereby certify as follows:

1. Each of them is a duly elected officer of The Village II Condominiums Owners, Inc., an Idaho non-profit corporation; and,
2. That the following amendment to the Declaration was, after notice properly given, duly approved by the affirmative approval of not less than sixty-seven percent (67%) of the members of each class of the membership of the Association, to wit:

11.5 Regular Assessment. The Board shall be empowered to assess, consistent with the restrictions specified below for Declarant and/or Contractor building the Unit, each duplex or fourplex living unit or cluster housing unit, no more than Two Hundred Dollars (\$200.00) per month without a majority approval of the members. Regular assessments shall be used for maintenance and improvements to the project and any common areas of the Association and/or any other necessary and desirable purposes for the benefit of the Association and its members. A portion of the regular assessment shall be held as an adequate reserve accounts to replace improvements and to meet unforeseen expenditures managed by the Association (see explanation of Replacement of Improvement Fund and Working Capital Fund). All assessment shall be equal between the same type of Units. The Board is authorized to charge different amounts to the following Units: 1) Units with Limited Common Area assigned to them which may also be assessed all reasonable expenses related to maintenance, repair, and replacement of Limited Common Area, 2) Units under the special Declarant assessment structure for uncompleted or unsold Units, and 3) Units of differing classes, i.e. duplex, triplex.

DATED: October 8th, 2019.

THE VILLAGE II CONDOMINIUMS OWNERS, INC.,
an Idaho non-profit corporation

Attest: 
Connie Dunn, Secretary

By: 
S. Joseph Sharnetsky, President

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

This record was acknowledged before me on October 8th, 2019 by Joseph S. Sharnetsky and Connie Dunn as President and Secretary of THE VILLAGE II CONDOMINIUMS OWNERS, INC.



Pat Gurganus
NOTARY PUBLIC for the State of Idaho
Residing at: Coeur d'Alene