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ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=2 ANGIE STEELE
BRIGHTON CORPORATION

2024-046525
08/21/2024 04:39 PM
\$13.00

**EIGHTH AMENDMENT TO MASTER DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
HOMESTEAD SUBDIVISION
AKA
LANEWOOD SUBDIVISION**

July 15, 2024

RECITALS

WHEREAS, Smith Brighton Inc., an Idaho corporation, as Declarant, recorded that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Homestead Subdivision a.k.a. Lanewood Subdivision dated February 8, 2017, recorded as Instrument No. 2017-012681 on February 10, 2017, in the records of Ada County, Idaho, as amended from time to time (collectively "Master Declaration");

WHEREAS, pursuant to Section 6.03 of the Master Declaration, the Class A Members acquired the right to vote in May 2023, when the Class B Member relinquished its rights as Declarant and established a Board of Directors to govern the affairs of the Association;

WHEREAS, pursuant Article XIII, Section 13.02(b), the Board of Directors obtained at least 50% of the total Class A votes to amend the Master Declaration;

WHEREAS, the Board of Directors desire to amend the Master Declaration to change certain timeframes in Section 5.15 of the Master Declaration;

NOW, THEREFORE, the purpose of this Eighth Amendment is modify Section 5.15 of the Master Declaration as further described herein.

AMENDMENT

1. **Section 5.15.** Section 5.15(b)(ii) of the Master Declaration is deleted in its entirety and replaced with the following language:

"(ii) for a temporary period of no more than forty-eight (48) consecutive hours in connection with actual use."

2. **Conflicts.** Any conflict between the terms of the Master Declaration and the provisions of this Eighth Amendment shall be controlled by this Eighth Amendment.

3. **Effective Date.** This Eighth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text; Signatures on Next Page]

**EIGHTH AMENDMENT TO MASTER DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
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RECITALS

WHEREAS, Smith Brighton Inc., an Idaho corporation, as Declarant, recorded that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Homestead Subdivision a.k.a. Lanewood Subdivision dated February 8, 2017, recorded as Instrument No. 2017-012681 on February 10, 2017, in the records of Ada County, Idaho, as amended from time to time (collectively "Master Declaration");

WHEREAS, pursuant to Section 6.03 of the Master Declaration, the Class A Members acquired the right to vote in May 2023, when the Class B Member relinquished its rights as Declarant and established a Board of Directors to govern the affairs of the Association;

WHEREAS, pursuant Article XIII, Section 13.02(b), the Board of Directors obtained at least 50% of the total Class A votes to amend the Master Declaration;

WHEREAS, the Board of Directors desire to amend the Master Declaration to change certain timeframes in Section 5.15 of the Master Declaration;

NOW, THEREFORE, the purpose of this Eighth Amendment is modify Section 5.15 of the Master Declaration as further described herein.

AMENDMENT

1. **Section 5.15.** Section 5.15(b)(ii) of the Master Declaration is deleted in its entirety and replaced with the following language:

“(ii) for a temporary period of no more than forty-eight (48) consecutive hours in connection with actual use.”

2. **Conflicts.** Any conflict between the terms of the Master Declaration and the provisions of this Eighth Amendment shall be controlled by this Eighth Amendment.

3. **Effective Date.** This Eighth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text; Signatures on Next Page]

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the Association under the Master Declaration, and pursuant to Section 13.02(b) of the Master Declaration, has hereunto executed this Eighth Amendment as of the date and year first above written.


Michael Huffaker
_____, President

ATTEST: Kara Dewan
_____, Secretary

STATE OF IDAHO)
) ss:
County of Ada)

On this 20 day of ~~July~~ ^{Aug.} 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Huffaker, known or identified to me to be the President of Homestead Owners Association Inc., an Idaho nonprofit corporation, and the person who subscribed said corporation's name to the foregoing instrument.

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

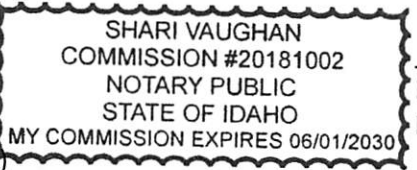
 (SEAL)
Shari Vaughan

Notary Public for Idaho
My Commission Expires: 6-1-2030

STATE OF IDAHO)
) ss:
County of Ada)

On this 20 day of ~~July~~ ^{Aug.} 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Kara Dewan, known or identified to me to be the Secretary of Homestead Owners Association Inc., an Idaho nonprofit corporation, and the person who subscribed said corporation's name to the foregoing instrument.

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

 (SEAL)
Shari Vaughan

Notary Public for Idaho
My Commission Expires: 6-1-2030

MY COMMISSION EXPIRES 06/01/2030
STATE OF IDAHO
NOTARY PUBLIC
COMMISSION #20181002
SHARI VAUGHAN

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