

Recording Requested by:
Mill River Property Owners Association
1250 Ironwood Drive, Suite 226
Coeur d'Alene, ID 83814

RECORDING FEE: \$22 00

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SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS FOR "EDGEWATER" MILL RIVER SUBDIVISION PHASE 1 (INCLUDING ALL SUBSEQUENT ADDITIONS THERETO), FOR MILL RIVER FIRST ADDITION, FOR MILL RIVER SECOND ADDITION, FOR MILL RIVER THIRD ADDITION AND FOR ALL PRIOR AMENDMENTS.

Pursuant to the First Amendment to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS FOR "EDGEWATER" MILL RIVER SUBDIVISION PHASE 1 (INCLUDING ALL SUBSEQUENT ADDITIONS THERETO), FOR MILL RIVER FIRST ADDITION, FOR MILL RIVER SECOND ADDITION, FOR MILL RIVER THIRD ADDITION, AND FOR ALL PRIOR AMENDMENTS, the Board of Directors of the Mill River Property Owners Association (POA) amends the restrictive covenants defined in EXHIBIT A (the "Covenants"), attached hereto and incorporated herein by reference.

WHEREAS, First Amendment to the Covenants empowered the Mill River Property Owners Association Board of Directors to Amend the Covenants by following procedures set forth in Amendment One;

WHEREAS, written notice of this proposed Amendment was sent to the members on June 3, 2016, notifying them of a special Board meeting to be held on June 22, 2016, to consider the proposed amendment;

WHEREAS, Members were given opportunity to submit written comments and to testify at said Special Board meeting; and

WHEREAS, this proposed amendment was passed by a unanimous vote of the Board members at said special meeting.

NOW THEREFORE, the Mill River Property Owners Association does hereby amend the Covenants as follows:

Change Section 1.31 to read: Section 1.31 "Member" shall mean any party holding a membership in the Association. Members owning property within the separate Neighborhoods of Edgewater, River Life and Summer Walk are also "Neighborhood Members" for that Neighborhood.

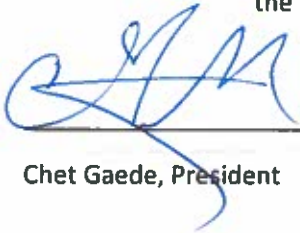
Add: Section 1.321 Neighborhood Boards shall mean Boards elected by the Neighborhood Members of Edgewater, River Life and Summer Walk that are responsible for preserving the unique character of their neighborhood and creating a budget for Neighborhood funds as described in Section 3.03 below.

Add: Section 3.03 Neighborhood Boards. In order to preserve the unique character of the individual Neighborhoods within Mill River and to grant the residents and owners within the Neighborhood the financial wherewithal to maintain and improve their Neighborhood, Neighborhood Boards will be established for the Neighborhoods of Edgewater, River Life,

Summer Walk, respectively described in Paragraph C and Article III, Sections 3.01 a. ii and 3.01 a. iii.

- a. Neighborhood Boards shall consist of three to five members, elected by the respective Neighborhood Members, each Neighborhood Board Member serving for a two (2) year term. Persons standing for election must be Neighborhood Members for their respective Board. In the event of a vacancy on the Neighborhood Board, the vacancy may be filled by appointment by the POA Board of Directors and the appointee must be a Member but does not have to be a Neighborhood Member.
- b. Neighborhood Board Members shall be elected at the annual POA members' meeting by their Neighborhood Members. The presence of three (3) Neighborhood Members shall constitute a quorum for the election of Neighborhood Board Members.
- c. A majority of the Neighborhood Board shall constitute a quorum for the transaction of business at any meeting; but if less than a majority of the Neighborhood Board is present at any meeting, a majority of the members present may adjourn the meeting from time to time without further notice.
- d. A regular meeting of the Neighborhood Board shall be called by or at the request of any one (1) Neighborhood Board member and shall be held at a location designated by the Neighborhood Board. No notice of regular meetings of the Neighborhood Board shall be necessary.
- e. Neighborhood Boards shall serve in the stead of the Association Board of Director established Architectural Control Committees and have all the power and authorities of the Architectural Control Committees pursuant to ARTICLE VII "ARCHITECTURAL CONTROL".
- f. Neighborhood Boards shall prepare a budget for the Neighborhood operational and reserve funds in the Neighborhood accounts. Said budget shall be adopted by the Board of Directors of the Mill River Property Owners Association unless it is clearly unconscionable or against the financial interests or CC&Rs of the POA. Neighborhood accounts are funds remaining from assessments after the POA operating, capital and special assessment requirements are satisfied.
- g. Neighborhood Members shall have the authority to adjust the Common Assessments within their Neighborhood by greater than 10% with the consent of at least two-thirds (2/3) of the voting power of the Neighborhood Members voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all Neighborhood Members not less than twenty (20) days nor more than sixty (60) days in advance of the meeting.

- h. Neighborhood Members shall have the authority to levy, in any assessment year, a Capital Improvements Assessment and Reconstruction Assessment within their Neighborhood with the consent of at least two-thirds (2/3) of the voting power of the Neighborhood Members voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all Neighborhood Members not less than twenty (20) days nor more than sixty (60) days in advance of the meeting.



Chet Gaede, President

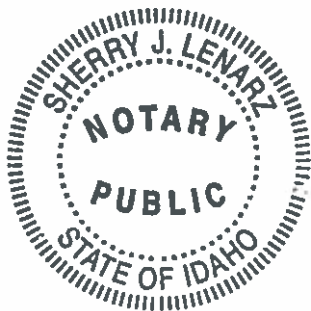
6.22-16

Date

STATE OF IDAHO)
)SS
County of Kootenai)

On this 22 day of June, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared Chet P. Gaede, knows or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Sherry J. Lenarz

Notary for the State of Idaho
Residing at : Coeur d'Alene
My Commission Expires: June 21, 2019



Director, Dave Bakelift

6.22.16
Date

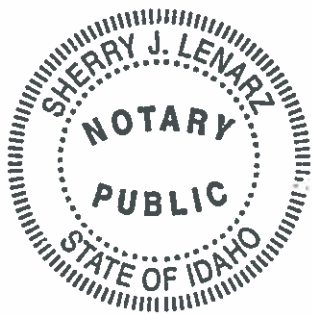
STATE OF IDAHO)

)SS

County of Kootenai)

On this 22 day of June, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared Dave Bakelift, knows or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Sherry J. Lenarz

Notary for the State of Idaho
Residing at : Coeur d'Alene
My Commission Expires: June 21, 2019

EXHIBIT A

The foregoing amendment shall amend the following restrictive covenants and shall be appurtenant to that real property which is referenced in such covenants: (1) the "Declaration of Covenants, Conditions Restrictions and Reservations of Easements for 'Edgewater' Mill River Subdivision, Phase 1" recorded as instrument number 1893355, records of Kootenai County, Idaho and referred to herein as the "Edgewater CC&Rs" including the "Consent to be Bound by Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for 'Edgewater' Mill River Subdivision, Phase 1 (Replat Lot 1, Block 35)" recorded as instrument number 2486450000, records of Kootenai County, Idaho; (2) the "Revised Declaration of Covenants, Conditions Restrictions and Reservations of Easements for Mill River First Addition" recorded as instrument number 1975160 on August 25, 2005, records of Kootenai County, Idaho and referred to herein as the "First Addition CC&Rs"; (3) the "Declaration of Covenants, Conditions Restrictions and Reservations of Easements for Mill River Second Addition" recorded as instrument number 1995324 on November 15, 2005, records of Kootenai County, Idaho and referred to herein as the "Second Addition CC&Rs"; and (4) the "Declaration of Covenants, Conditions Restrictions and Reservations of Easements for Mill River Third Addition" recorded as instrument number 1998752 on November 29, 2005, records of Kootenai County, Idaho and referred to herein as the "Third Addition CC&Rs"; The above instruments are referred to collectively herein as the "Covenants."