

**THIRD AMENDMENT to the Declaration of
Protective Covenants, Conditions and Restrictions
for Creekside Meadows (Residential Blocks)**

(Amends Instrument #149986, Instrument #247458, and Instrument #259470)

THIS THIRD AMENDMENT to the DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS for CREEKSIDE MEADOWS (Residential Blocks) shall be effective upon the date of recording. This Amendment amends the Declaration of Covenants, Conditions and Restrictions for Creekside Meadows (Residential Blocks) recorded in Teton County, Idaho on August 30, 2002 as Instrument #149986 (the "Declaration"), which was previously amended by the *First Amendment* recorded in Teton County, Idaho on September 22, 2017 as Instrument #247458 and by the *Second Amendment* recorded in Teton County, Idaho on April 8, 2020. All articles not specifically referenced in this Amendment, or in the First Amendment, remain unchanged.

I. AMENDMENT

ARTICLE I

Article I and all references in the Declaration to the "Property" shall exclude:

- Block A of the Creekside Meadows Planned Unit Development as per the plat recorded on August 30, 2002, as Instrument #149985 in Teton County, Idaho; and
- Lot 5 in Tract 1 Block 1 of the Creekside Meadows Planned Unit Development as per the plat amendment recorded on January 19, 2006, as Instrument #174145, in Teton County, Idaho.

ARTICLE II

All the defined terms, such as Lot, Unit, and Project, which reference the Subdivision Plats are hereby amended to specifically exclude any reference to, or inclusion of, Block A or Lot 5 in Tract 1 Block 1 of the Subdivision Plats.

ARTICLE VII

Article 7. 3. (Multifamily Residential Building Development Standards) is hereby deleted.

Article 7.5(b) (Building Set-Backs) is hereby amended to delete "*Multifamily Block 1*".

Article 7.5(e) (Parking and Driveways) is hereby amended to delete "*Multifamily Lots in Block 1 shall provide for automobile parking for a minimum of one (1) parking space indoor and one (1) parking space outdoor for each dwelling unit.*"

ARTICLE IX

The following shall be added: Article 9.13 License Agreement. *Block A, Block 3, and Lot 5 in Tract 1 Block 1 shall be granted License Agreements for use of the common area facilities.*

EXHIBIT A

Exhibit A is hereby deleted and replaced with the following:

EXHIBIT A (Description of land subject to Declaration)

All of Blocks 2, 4, 5, 6, 7, 8 and 9 of Creekside Meadows Planned Unit Development and Lots 1, 2, 3, and 4 of Block A, as per the plat recorded on August 30, 2002 as Instrument No. 149985 in Teton County, Idaho and the plat amendment recorded on January 19, 2006 as Instrument #174145 in Teton County, Idaho.

II. AUTHORITY TO AMEND AND WARRANTY OF OWNERSHIP

This Amendment was approved by the Board on August 18, 2021 and is executed by at least two-thirds (2/3) of the Lot Owners pursuant to Article 9.8 of the Declaration. Each person whose signature is attached warrants he or she is the owner, or authorized signatory for the owner, of the Lot for which he or she is signing. Each Lot Owner signing below authorizes the Board of Directors to act as his or her attorney in fact to execute this instrument for purposes of meeting the requirements of Idaho's Recording Act. This Amendment may be signed in counterparts.

IN WITNESS WHEREOF, the undersigned, representing not less than two thirds of the Lots, hereby amend the original Declaration by executing this Amendment.

Signed: _____ Date Signed: _____

Printed Name: _____ **Block: A Lot: 1**

Owner per Teton County, Idaho records on 8-18-21 (first name on deed if multiple owners): Charles DuPont

Signed: _____ Date Signed: _____

Printed Name: _____ **Block: A Lot: 2**

Owner per Teton County, Idaho records on 8-18-21 (first name on deed if multiple owners): Normandy Road LLC

Signed: _____ Date Signed: _____

Printed Name: _____ **Block: A Lot: 3**

Owner per Teton County, Idaho records on 8-18-21 (first name on deed if multiple owners): Normandy Road LLC

Signed: _____ Date Signed: _____

Printed Name: _____ **Block: A Lot: 4**

Owner per Teton County, Idaho records on 8-18-21 (first name on deed if multiple owners): Creekside Condo Rentals

Signed: _____ Date Signed: _____

Printed Name: _____ **Block: A Lot: 5**

Owner per Teton County, Idaho records on 8-18-21 (first name on deed if multiple owners): Clubmoss Apartment Group