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**SECOND AMENDMENT TO THE DECLARATION OF RESIDENTIAL  
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
APPLICABLE TO QUAIL RIDGE, BONNER COUNTY, IDAHO**

**AND**

**SECOND AMENDMENT TO THE FIRST AMENDED AND RESTATED  
DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS,  
EASEMENTS, AND RESTRICTIONS APPLICABLE TO THE ADDITION  
TO QUAIL RIDGE IN BONNER COUNTY, IDAHO**

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WHEREAS, this instrument is hereby made and entered into by the Lot Owners of both the Quail Ridge residential subdivision and the addition thereto. In consideration of the terms and covenants of this instrument, and other valuable consideration, the receipt of which is hereby acknowledged, the Lot Owners hereby amend the below-referenced declarations as follows.

WHEREAS, the Declaration of Residential Covenants, Conditions, Easements, and Restrictions applicable to Quail Ridge, Bonner County, Idaho, dated November 15, 2006, was recorded on January 31, 2007, as Bonner County Instrument No. 722007 (herein the "Original Declaration"). The Lot Owners hereby modify, revise and/or amend the Original Declaration as set forth herein pursuant to the provisions of the Original Declaration.

WHEREAS, the First Amended and Restated Declaration of Residential Covenants, Conditions, Easements and Restrictions Applicable to the Addition to Quail Ridge in Bonner County, Idaho, dated September 15, 2014, was recorded on September 18, 2014, as Bonner County Instrument No. 864350 (herein the "Addition Declaration"). The Lot Owners hereby modify, revise and/or amend the Addition Declaration as set forth herein pursuant to the provisions of the Addition Declaration.

WHEREAS, the First Amendment to the Original Declaration and the Addition Declaration, dated July 30, 2019, was recorded on August 23, 2019, as Bonner County Instrument No. 943938 (herein the "First Amendment"). The Lot Owners hereby modify, revise and/or amend the First Amendment as set forth herein pursuant to the provisions of the Original Declaration and the Addition Declaration.

WHEREAS, Section 12.4 of the Original Declaration provides that the Original

Declaration may be modified at any time by the Lot Owners upon the signed approval of no less than seventy five percent (75%) of the Lot Owners.

WHEREAS, the Addition Declaration adopted Section 12.4 of the Original Declaration and the First Amendment did not amend the provisions of Section 12.4 of the Original Declaration.

WHEREAS, the undersigned Lot Owners account for at least seventy-five percent of the Lot Owners within Quail Ridge and its addition.

WHEREAS, any provision of the Original Declaration, Addition Declaration, and the First Amendment not amended herein shall remain in full force and effect.

NOW THEREFORE, the undersigned Lot Owners hereby amend the Original Declaration, Addition Declaration, and the First Amendment as follows:

**Section 1.2:** Section 1.2 of the Addition Declaration shall be amended to read as follows:

Section 1.2 Subdivision of Parcels: Parcels may not be subdivided into parcels or Lots less than five (5) acres total area.

**Section 4.1.4:** Section 4.1.4 of the Original Declaration and Addition Declaration shall be amended to read as follows:

Excavation on lot shall be permitted only for purposes and as part of construction of a dwelling or other structure except for landscaping improvements and driveway maintenance.

**Section 4.2.10:** Section 4.2.10 of the Original Declaration and Addition Declaration shall be struck in its entirety and shall be considered void.

**Section 8.6:** Section 8.6 of the Original Declaration and the Addition Declaration shall be amended to read as follows:

Section 8.6 Building Materials: Visible storage of building materials, including but not limited to lumber, roofing, windows and doors, shall be permitted only while a structure is actively under construction. Landscaping materials such as sand, gravel and top soil may be stored temporarily and neatly for the purpose of property management.

**Section 8.7:** Section 8.7 of the Original Declaration and the Addition Declaration shall be amended to read as follows:

Section 8.7 Firewood: Firewood, manufactured logs and the like shall be stored within the dwelling unit or garage, neatly stacked outside and/or otherwise screened from public view. If covered with a temporary material, such as a tarp, a neutral color that blends with the natural environment must

be used.

This Second Amendment may be signed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have set their hands as of the dates set forth below, on behalf of the Lot Owners within Quail Ridge and its addition. The signatures of the Land Owners approving of this Second Amendment shall be attached hereto as **Exhibit A** for the Original Declaration and **Exhibit B** for the Addition Declaration.

**SECRETARY CERTIFICATION AND EXHIBIT ON FOLLOWING PAGES**

