

8678729

ROBERT L. ALDRIDGE, CHARTERED
Attorney at Law
1209 North Eighth Street
Boise, Idaho 83702-4297
Phone: (208) 336-9880
Attorney for Association

BY-LAWS OF
NIKKI LYNN SUBDIVISION

ARTICLE 1
NAME AND LOCATION

The name and location of the Association is NIKKI LYNN SUBDIVISION hereinafter referred to as the "Association". The principal office of the Association shall be located at 3817 Star Valley Road, Boise, Idaho 83709, or such other and later location as the Board of the Association shall determine. Meetings of the Association and of the Board may be held at such times and places within the State of Idaho, County of Ada, as may be designated by the Board.

ARTICLE 2
DEFINITIONS

Section 1. "Association" shall mean and refer to the NIKKI LYNN SUBDIVISION its successors and assigns.

Section 2. "Declarant" shall mean and refer to Pacific Northwest Electric, Inc., and the successors and assigns thereof.

Section 3. "Properties" shall mean and refer to that certain real property and improvements described in the Declaration and Articles of Covenants, Conditions and Restrictions of NIKKI LYNN SUBDIVISION Townhouse Subdivision, Exhibit 1, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property and improvements owned by the Association for the common use and enjoyment of the Owners, as described in Exhibit 1 to the Declaration.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, excluding the Common Area, all as defined on Exhibit 1 to said Declaration.

Section 6. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 7. "Declaration" shall mean and refer to the above described Declaration, as amended from time to time.

Section 8. "Member" shall mean and refer to those persons or entities entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of recording of the Declaration, and each subsequent regular annual meeting shall be held on the same day of the same month of each year thereafter, at the hour set by the Board. If the day for the annual meeting is a legal holiday, State or Federal, the meeting will be held on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board, or upon written request of members who are entitled to vote one-fourth ($\frac{1}{4}$) of the total votes allocated to Lots.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary, or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting, to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or the proxies entitled to cast, one-tenth ($\frac{1}{10}$) of the votes allocated to Lots, shall constitute a quorum for any action except as otherwise provided in the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE 4

BOARD OF DIRECTORS

TERMS OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of not less than Three (3) Directors, who must be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years, and one director for a term of three years; and at each annual meeting thereafter, the members shall elect one director for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a seventy five percent (75%) vote of the votes allocated to Lots. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board, and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he shall render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors may have the right to take any action in the absence of a meeting which they could take at a meeting, by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors. Any such action taken shall be ratified at the next regular meeting of the directors, in order to place such action in the minutes of the Board.

Section 6. Manager. The Board may engage the services of a manager or managing agent, as described in the Declaration.

ARTICLE 5

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the

Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of the said annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be from among the members only and no person who is not a member, or who does not represent a member which is an entity rather than a person, may serve on the Board.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such elections the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE 6

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held ~~monthly~~ without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. No meeting shall be held at a day or time which will conflict with any creed or religious belief of a Board member.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held, subject to the last sentence of Section 1, when called by the president of the Association, or by any two directors, after not less than three (3) days' notice to every director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE 7

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

(a) adopt, and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of any recreational facilities of a member during any time period in which such member shall be in default in the payment of any assessment levied by the Association; such rights may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days, for an infraction of published rules and regulations;

(c) exercise for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration or these By-Laws;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(e) prepare and adopt an annual budget, utilizing the prior year's budget and statements from outside authorities (including taxing entities, sewer districts, water companies, etc.) and reasonable estimations based thereon, including bids and projections, to estimate the amount of the annual budget;

(f) review and pay, as appropriate, payment vouchers, bills and other such demands for payment, requiring in all cases, adequate and complete verification of materials and labor furnished and expenses incurred, and inquiring into the reasonableness of all such items as necessary;

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs, and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by members holding or representing one-fourth ($\frac{1}{4}$) of the votes allocated to Lots;

(b) supervise all officers, agents, and employees of the Association, and see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(i) fix the amount of the annual assessment against each Lot, at least thirty (30) days in advance of each annual assessment period;

(ii) send written notice of each assessment to every Owner at least thirty (30) days in advance of each annual assessment period; and,

(iii) foreclose any lien against a Lot for which assessments are not paid within thirty (30) days after the due date thereof, or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or cause an appropriate officer to issue, upon ten (10) days' notice to the manager or Board of Directors, and upon payment of a reasonable fee to be established by the Board, a statement of the account of the requesting Owner, setting forth the amount of any unpaid assessments or other charges due and owing from such Owner, with the provision that a representation on such statement that an assessment has been paid shall be conclusive evidence, as against the Association and the Board, that such payment was in fact made;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association or for which the Association may be liable;

(f) cause all officers and/or employees having fiscal responsibility to be bonded, if it may deem such appropriate;

(g) cause the Common Area to be maintained, repaired and replaced as necessary, and designate and remove personnel necessary for the same, or delegate such duty to the manager, as the Board shall deem appropriate;

(h) adopt and amend, from time to time, administrative rules and regulations governing the operation and use of the Common Area and common

elements, causing all such adoptions and amendments to be served in writing upon all Owners before the same shall become effective; and,

(i) to obtain expert counsel, including legal and accounting counsel, as shall be necessary to adequately protect the Association, the Owners and the Board from liability and to adequately carry out the affairs of the Association and the Board and perform the duties of the Board.

ARTICLE 8

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be the President, who shall be a member of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following the annual meeting of the members.

Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, be removed, or otherwise become disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer and/or Board member may be removed from office, with or without cause, at any time upon the affirmative vote of at least seventy-five percent (75%) of the votes allocated to Lots. Any officer or Board member may resign at any time by giving written notice to the Board, or the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office or on the Board may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the office or Board member he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The president shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds, and other written instruments, and shall co-sign all checks and promissory notes;

(b) Vice-President. The vice-president, who shall be a member of the Board, shall act in the place and stead of the president in the event of the president's absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, keep the seal of the Association and affix it on all papers requiring such seal, serve notice of meetings of the Board and of the members, keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board;

(d) Treasurer. The treasurer shall receive and deposit in appropriate accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board, sign all checks and promissory notes of the Association with the President, keep proper books of account and financial records, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year, and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and shall deliver a copy of such budget and statement to each member.

Section 9. Compensation. No officer shall receive compensation for any service he shall render to the Association. However, any officer may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE 9

COMMITTEES

Section 1. Appointment. The Board shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. The Board may also appoint such other committees as deemed appropriate in carrying out its purposes.

Section 2. Membership of Committees. Members of a Committee need not be members of the Board of Directors nor of the Association, except for the Nominating Committee, which shall consist of members of the Association.

ARTICLE 10

BOOKS AND RECORDS

Section 1. Place of Keeping. The books, records and papers of the Association and the Board shall, at all times, be kept at the offices of the Association, except when placed temporarily with attorneys, accountants or other similar persons or entities. Such shall include copies of the Declaration and these By-Laws.

Section 2. Inspection by Members. All the books, records, and papers of the Association and the Board shall, during reasonable business hours, be subject to inspection by any member of the Association or his agent. Upon request, and for a reasonable fee determined by the Board, copies of such papers may be purchased by a member.

ARTICLE 11

ASSESSMENTS

Section 1. Method of Assessment. Assessments for each Lot and/or Owner shall be established as set forth in the Declaration and elsewhere in these By-Laws. Assessments shall be based on the annual budget and/or upon estimations of actual expenses incurred or to be incurred. No assessment shall be made to create any sinking fund or establish funds for future expenditures not identified and budgeted.

Section 2. Liability for Assessments, Lien. As described in the Declaration, each Owner is obligated to pay to the Association annual and special assessments, which are secured by a continuing lien upon the property against which the assessment is made. If the assessment is not paid within thirty (30) days after its due date, the assessment shall bear interest as described in the Declaration and shall be subject to foreclosure or other action at law as is described in the Declaration. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of a Lot.

ARTICLE 12SEAL

Section 1. Authorization for Seal. The Association, should the Board of Directors deem such appropriate, may have a seal, but is not required to have such.

Section 2. Use of Seal. The seal of the Association, should such be authorized and procured, shall be used as directed by the Board of Directors, including usage to establish the authenticity of any record or document of the Association.

ARTICLE 13AMENDMENTS

Section 1. Method of Amendments. These By-Laws may be amended at regular or special meetings of the members, by a vote of a majority of the votes allocated to Lots, so long as a quorum is present at such meeting in person or by proxy.

Section 2. Conflicts. In the event of any conflict between the terms of the Declaration and the terms of these By-Laws, the Declaration shall control.

Section 3. Notice of Proposed Amendments. Notice of the subject matter of a proposed amendment to these By-Laws shall be included in the notice of any meeting at which a proposed amendment is considered.

Section 4. Certification, Recording. A copy of each amendment shall be certified by the President and Secretary of the Association as having been duly adopted and shall be effective when recorded in the public records of Ada County, Idaho.

ARTICLE 14MISCELLANEOUS

Section 1. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the thirty-first day of December of every year, except that the first fiscal year shall begin on the date of recording of the Declaration. The fiscal year of the Association may be changed by the Board of Directors from time to time.

Section 2. Proof of Ownership. Proof of status as Owner shall be subject to such rules and regulations as the Board shall establish, but shall be rebuttably presumed from presentation of a recorded deed to the Lot or of a Contract of Purchase or similar document as to the Lot in question.

Section 3. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association and Board meetings, when not in conflict with the Declaration or these By-Laws.

Section 4. Initial Officers. Until the first meeting of the Association and of the Board of Directors, Walter T. Sigmont, Jr. shall act as President and Ruth A. Sigmont shall act as Secretary.

The foregoing were adopted as the By-Laws of NIKKI LYNN SUBDIVISION Association by the acting President and Secretary of the Association on 7th day of May, 1986.

APPROVED:

Walter T. Sigmont
President

Ruth A. Sigmont
Secretary

The foregoing were adopted as the By-Laws of NIKKI LYNN SUBDIVISION Association at the first meeting of the Board of Directors on July 3, 1986.

APPROVED:

Walter T. Sigmont
President

Ruth A. Sigmont
Secretary

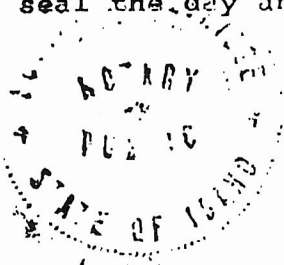
STATE OF IDAHO)

) ss.

COUNTY OF ADA)

On this 3rd day of July, 1986, before me, Robert L. Aldridge, a Notary Public in and for said State, personally appeared Walter T. Sigmont, Jr. and Ruth A. Sigmont, known to me to be the persons whose names are subscribed to the within By-Laws as acting President and acting Secretary, respectively, of NIKKI LYNN SUBDIVISION Association, and to be such officers, and acknowledged to me that said Association executed the same.

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



[Signature]

Notary Public for Idaho
Residing at Boise
Commission is continuous

STATE OF IDAHO)

) ss.

COUNTY OF ADA)

On this _____ day of _____, in the year 19____, before me, _____, a Notary Public in and for said state, personally appeared _____ and _____, known to me to be the persons whose

8678730

ROBERT L. ALDRIDGE, CHARTERED
Attorney at Law
1209 North Eighth Street
Boise, Idaho 83702-4297
Phone: (208) 336-9880
Attorney for Association

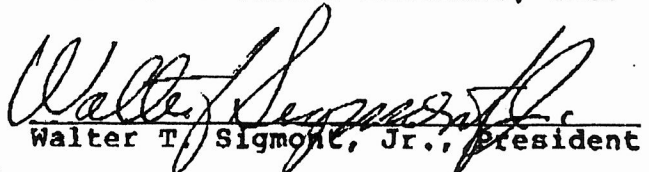
DESIGNATION OF AGENT TO
RECEIVE SERVICE OF PROCESS

COMES NOW Declarant in that certain Declaration and Articles of Covenants, Conditions and Restrictions, of even date herewith, for NIKKI LYNN SUBDIVISION, Pacific Northwest Electric, Inc., and designates, pursuant to Idaho Code, §55-1512, Walter T. Sigmont, Jr., 3817 Star Valley Road, Boise, Idaho, 83709, as the person to receive service of process in any action relating to the Common Area and facilities of said Subdivision and the Association created by said Declaration.

DATED this 3rd day of July, 1986.

31st wks Dec.

PACIFIC NORTHWEST ELECTRIC, INC.


Walter T. Sigmont, Jr., President

ATTEST: 
Ruth A. Sigmont, Sec.

The undersigned, Walter T. Sigmont, Jr., hereby acknowledges acceptance of the foregoing designation. The undersigned further states that he is a resident of the State of Idaho and may be located at the address given in the said designation.

Ada County, Idaho, %

Request of


Pacific Northwest Electric Inc

TIME 2:47 P.M.

DATE 12-31-86

JOHN BASTIDA

RECORDER

By 
Deputy

200

EXHIBIT 3ASSESSMENT OF EXPENSES

Expenses subject to assessment shall include, but not be limited to:

Parking lot upkeep, repair, and improvement
Street upkeep, repair, and improvement
Sewer line and facility upkeep, repair and improvement
Common Area upkeep, repair and improvement
General signage for the Property
Legal fees and costs
Technical and accounting fees and costs
Property management fees and costs
Supplies for the Association
Enforcement costs
Water costs
Pump and irrigation costs
Advertising for the Association
Charitable donations, political donations and similar items for the Association
Dues, publications, memberships, and similar items for the Association
Compliance costs
Assessments made but discharged or extinguished

Ada County, Idaho,
Request of *Pacific Northwest Electric Inc*
TIME *2:47* P.M.
DATE *12.31.86*
JOHN BASTIDA
RECORDER
By *26 Kichib*
Deputy

2600

Andrew Crane
ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

RECORDED-REQUEST OF

FEE 9.00 DEPUTY K. Vaughn

2002 SP 11 PM 1:23

102103352

AMENDMENT
TO
BY-LAWS OF
NIKKI LYNN SUBDIVISION

The below described Amendment to Article 7, Section 2 (e) of the By-Laws of Nikki Lynn Subdivision recorded on December 31, 1986 as instrument no. 8678729 is hereby adopted by a vote of the majority of the votes allocated to Lots at a special meeting held on July 29, 2002 in compliance with Article 13 of the By-Laws of Nikki Lynn Subdivision.

From the date of recordation of this Amendment, Article 7, Section 2(e) of the By-Laws of Nikki Lynn Subdivision shall read as follows:

- (e) Obtain, from a reputable insurance company or companies authorized to do business in the State of Idaho and maintain in effect the following policies of insurance:
- (i) Fire Insurance, including those risks embraced by coverage of the type now known as "All Risk" or special coverage endorsement on a blanket amount basis for the full insurable replacement value of all improvements; structures; interior walls; equipment; fixtures, including air conditioners, refrigerators, ranges, dishwashers and disposals; and all other property owned by the Association. The fire insurance shall return the property to an occupiable condition.
 - (ii) Comprehensive general liability insurance insuring the Association, the Board, officers, and the individual Owners against liability incident to the ownership and/or use of any property of the Association or easement areas under the control of the Association. The limits of the liability of such coverage shall be as determined by the Board of Directors but in any case not less than one million dollars (\$1,000,000.00).
 - (iii) Full coverage directors and officers liability insurance in an amount determined by the Board but in any case not less than one million dollars (\$1,000,000.00).
 - (iv) Such other insurance, including workmen's compensation insurance to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity and other bonds as the Board shall deem necessary or required to carry

out the Association's functions or to insure the Association against any loss from malfeasance or dishonesty of any person charged with the management or possession of any Association funds or other property.

- (v) The Association shall be deemed a trustee of the interests of all Owners in any insurance proceeds paid to it under such policies, and shall have full power to receive their interests in such proceeds and to deal therewith.
- (vi) Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.
- (vii) The listed owners shall be Additional Insureds under any policy of insurance purchased or procured by the Association.

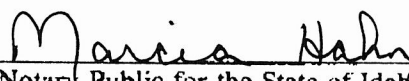
The undersigned does hereby certify that the By-Laws of Nikki Lynn Subdivision were properly Amended on the 29th day of JULY, 2002 in compliance with Article 13 of the By-Laws of Nikki Lynn Subdivision.


By: 
President

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

ON THIS 9 day of September, 2002, before me, a Notary Public in and for said State, personally appeared Andrew Crane, known or identified to me to be the person whose name is subscribed to the within instrument, that he executed the instrument as President of said corporation, and acknowledged to me that the corporation executed the same.

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


Notary Public for the State of Idaho
Residing in Twin Falls, Idaho
My Commission Expires: 01-22-04



By: Glenn E. Hunt
Secretary

Amendment to By-laws - 3
R:\Nikki Lynn Subdivision.1774\Amendment.By-Laws.wpd



AMENDMENT #2

To By-Laws of Nikki Lynn Subdivision

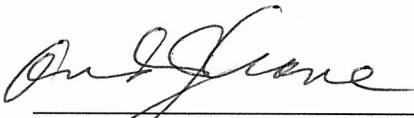
The below described Amendment to **Article 11, Section 1** of the By-Laws of Nikki Lynn Subdivision recorded on December 31, 1986, as instrument #8678792 adopted by a vote of the majority of the votes allocated to Lots at an annual meeting held on November 29, 2011, in compliance with Article 13 of the By-Laws of Nikki Lynn Subdivision.

From the date of recordation of this Amendment #2, Article 11, Section 1, of the By-Laws of Nikki Lynn Subdivision shall read as follows:

Section 1. Method of Assessment.

- (a) Assessments for each lot and/or Owner shall be established as set forth in the Declaration and elsewhere in these By-Laws. Assessments shall be based on the annual budget and/or upon estimations of actual expenses incurred or to be incurred.
- (b) A Reserve Fund is established to pay for major capital projects beyond the scope of the annual budget. Calculations establishes the necessary funds for specific projects in specific years, therefore, Reserve Funds may only be used for:
 - A complete paint of the building exterior.
 - A complete replacement of the roofing tiles.
 - A complete replacement of the common fence.
 - Seal coating the parking lot.
 - Replacing or resurfacing the parking lot.

The undersigned does hereby certify that the By-Laws of Nikki Lynn Subdivision were properly amended on November 29, 2011 in compliance with Article 13 of the By-Laws of Nikki Lynn Subdivision.



Andrew Crane, President

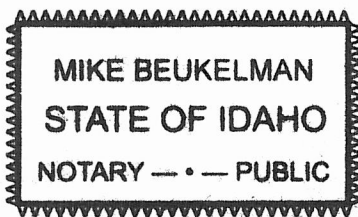


Lyn Klauzer, Secretary

STATE OF ID)
) ss.
COUNTY OF Ada)

ON THIS 16th DAY OF October, 2012, BEFORE ME, a Notary Public in and for said State, personally appeared Andrew Crane, identified to me to be the person whose name is subscribed to the within instrument, that he executed the instrument as President of said corporation, and acknowledged to me that the corporation executed the same.

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

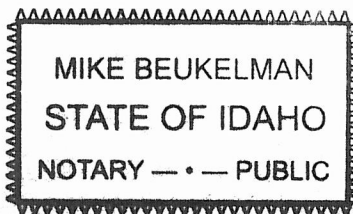


Mike Beukelman
Notary Public for the State of ID
Residing in Meridian
My commission expires: 12-15-15

STATE OF ID)
) ss.
COUNTY OF Ada)

ON THIS 16th DAY OF October, 2012, BEFORE ME, a Notary Public in and for said State, personally appeared Lyn Klauzer, identified to me to be the person whose name is subscribed to the within instrument, that she executed the instrument as Secretary of said corporation, and acknowledged to me that the corporation executed the same.

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



Mike Beukelman
Notary Public for the State of ID
Residing in Meridian
My commission expires: 12-15-15

9036268

Ada County, Idaho
Request of

ANNUAL MEETING OF NIKKI LYNN SUBDIVISION
HELD JUNE 16, 1990

TIME 4:01 P.M.
DATE 7-9-90
JOHN BASTIDA
RECORDER
Deputy
-6

PLEASE REVIEW THE FOLLOWING BY-LAW CHANGES THAT WERE REQUESTED AND APPROVED. AFTER REVIEWING THESE CHANGES, PLEASE SIGN AND RETURN TO DUANE HAMILTON SO THAT THE CHANGES CAN BE RECORDED.

Article 4 Section 1 of the By-Laws to read:

The affairs of the Association shall be managed by a Board of not less than three (3) Directors which must consist of at least two owners and no more than one agent representing an owner.

Article 6 Section 1 of the By-Laws to read:

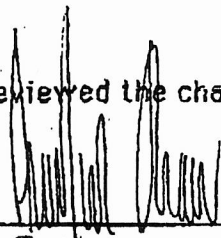
Regular meetings of the Board of Directors shall be held every three (3) months, without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. No meetings shall be held at a day or time which will conflict with any creed or religious belief of a Board member.

Article 3 Section 4 of the By-Laws to read:

Quorum. The presence at the meeting of members entitled to cast, or the Proxies entitled to cast, 60 percent of the votes allocated to lots, shall constitute a Quorum for any action except as otherwise provided in the Declaration or these By-Laws. If, however, such Quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a Quorum as aforesaid shall be present or be represented.

I have reviewed the changes to the By-Laws.

Signed



President

Dated

June 17, 1990

Signed

Duane M. Hamilton
Vice President

ACKNOWLEDGMENT - Individual

STATE OF Idaho, County of Ada, ss.

On this 16th day of July, in the year of 1990, before me
the undersigned, a notary public,
personally appeared Duane M. Hamilton,
known or identified to me to be the person whose name is subscribed
to the within instrument, and acknowledged to me that he executed the same.

Notary Public: umabrookResiding at: BOXMy Commission Expires: 5/26/94

ANNUAL MEETING OF NIKKI LYNN SUBDIVISION
HELD MAY 15, 1991

THE FOLLOWING RECORDS AND BY LAWS OF THE NIKKI LYNN SUBDIVISION WERE VOTED TO BE CHANGED AT THE MAY 15, 1991 ANNUAL MEETING BY A UNANIMOUS VOTE.

EXHIBIT 1 REFERRED TO IN THE BY-LAWS AND DECLARATION AND ARTICLES OF COVENANTS, CONDITIONS AND RESTRICTIONS NIKKI LYNN SUBDIVISION AND RECORDED IN BOOK 54 PG. 4895 IN THE RECORDS OF ADA COUNTY, IDAHO ARE TO BE CHANGED AS FOLLOWS

1 - LOT DESIGNATION

LOT 1 THRU 9 TOWNHOUSE UNITS
 1A THRU 5G DESIGNATED PARKING (A PORTION OF EACH LOT 1 THRU 9).

LOT 10 PRIVATE DRIVE (COMMON AREA)
 LOTS 11 AND 12 (COMMON AREA)

9126694

I HAVE REVIEWED THE CHANGES TO THE BY-LAWS

SIGNED

PRESIDENT

ADA COUNTY, ID. FOR NIKKI LYNN
 J. DAVID NAVARRO
 RECORDER BY *R. Shade*
 600

SIGNED

VICE PRESIDENT

DATED 30th MAY 1991 AM 11 47

ACKNOWLEDGMENT - Corporate

STATE OF IDAHO, County of Ada, ss.

On this 21st day of May, in the year of 1991, before me
Shellie M Allen, a notary public,
 personally appeared Duane M. Hamilton,
 known and identified to me to be the Vice-President
 of the corporation that executed the instrument or the person who executed the instrument on behalf of
 said corporation and acknowledged to me that such corporation executed the same.

Notary Public:

Residing at:

Boise, Idaho

My Commission Expires:

6/11/93

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED:

A parcel of land located in the North 1/2 of Lot 3, Boeckle Subdivision in Section 7, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Center 1/4 Corner of said Section 7, a point marked by a Brass Cap; thence South 0° 23' 29" West 87.789 feet to a point; thence North 88° 03' 50" West 23.01 feet to a Brass Cap on the West Right-of-Way of Raymond Street, The Nail Point of Beginning; thence continuing

North 88° 03' 50" West 63.431 feet to a 5/8" Iron Pin on the East Right-of-Way of Allumbaugh Street; thence along said East Right-of-Way of Allumbaugh Street North 0° 32' 21" East 158.25 feet to a 5/8" Iron Pin; thence leaving said East Right-of-Way of Allumbaugh Street South 87° 59' 15" East 63.392 feet to a 5/8" Iron Pin on the West Right-of-Way of Raymond Street; thence along said West Right-of-Way of Raymond Street South 0° 23' 29" West 157.42 feet to The Point of Beginning.

Said Parcel Contains 2.2968 Acres.

NIKKI LYNN SUBDIVISION

CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF NIKKI LYNN SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT, LISTING THE CONDITION

DATE April 9, 1986

HEALTH OFFICER [Signature]

ACHD. COMMISSIONER'S ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10 DAY OF APRIL, 1986.

COMMISSION CHAIRPERSON [Signature]

CITY ENGINEER'S APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED IN THIS PLAT LIES WITHIN THE CITY LIMITS OF BOISE, IDAHO, AND THAT THIS PLAT HAS BEEN EXAMINED BY THE UNDERSIGNED AND APPROVED.

DATE 10/21/86

CITY ENGINEER [Signature]

CITY ACCEPTANCE

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, IDAHO, DO HEREBY CERTIFY THAT AT A PUBLIC MEETING OF THE BOISE CITY COUNCIL HELD ON THE 10 DAY OF APRIL, 1986, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK [Signature]

CERTIFICATE OF COUNTY TREASURER

I, BARBARA BAUER, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY TAXES DUE ON THE FOREGOING PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE November 3, 1986

COUNTY TREASURER [Signature]

CERTIFICATE OF COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS CHECKED THE FOREGOING PLAT AND COMPUTATIONS FOR MAKING THE SAME AND HAS DETERMINED THAT THEY COMPLY WITH THE LAWS OF THE STATE OF IDAHO RELATING THERETO.

DATE _____

COUNTY ENGINEER [Signature]

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA)

ON THIS 10th day of March, IN THE YEAR OF 1986, BEFORE ME, John E. Seider, A Notary Public, Personally Appeared Walter Stewart & Ruth A. Stewart, known to me to be the Executors of the Estate of Walter Stewart, of the County of Boise, State of Idaho, by the Corporation that executed the instrument on the personal who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



COUNTY RECORDERS CERTIFICATE

INSTRUMENT NUMBER 86064776

THIS IS TO CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF ADA COUNTY, IDAHO, THIS 13th DAY OF March, 1986 AT 10:30 A.M., AT THE REQUEST OF Walter Stewart & Ruth A. Stewart, AND DULY RECORDED IN PLAT BOOK NO. 57 AT PAGE 47 OF PLAT 4896.

DEPUTY [Signature] COUNTY RECORDER

ADA COUNTY ASSESSORS OFFICE
BY [Signature]
November 9, 1986



LEGEND

- FOUND BRASS CAP
- SET 5/8" x 30" IRON PIN
- SET 1/2" x 24" IRON PIN
- △ SET P-K NAIL

LOT DESIGNATION

- LOT 1 THRU 9 TOWNHOUSE UNITS
- LOT 10 PRIVATE DRIVE
- 1A THRU 9G DESIGNATED PARKING (TYPICAL) - A PORTION OF LOT 11
- LOT 11, 12 COMMON AREA

NOTES

1. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. ANY REVISIONS OF THIS PLAN SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. SUBDIVISION SHALL COMPLY WITH DISCLOSURE REQUIREMENTS OF THE RESUBDIVISION ACT.
4. BOUNDARY LINE EASEMENT IS LOCATED ALONG THE EXTENSION OF W. DENTON LANE.
5. LOT 10 IS DESIGNATED AS A COMMON AREA TO BE USED FOR INGRESS-EGRESS, PARKING AND UTILITIES.
6. LOT 10 IS COVERED BY A BLANKET DRAINAGE AND UTILITY EASEMENT.
7. LOT 10 IS DESIGNATED AS A PRIVATE DRIVE WITH A 20' WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS AND THAT SUCH EASEMENT SHALL RUN WITH THE LAND.

NIKKI LYNN SUBDIVISION

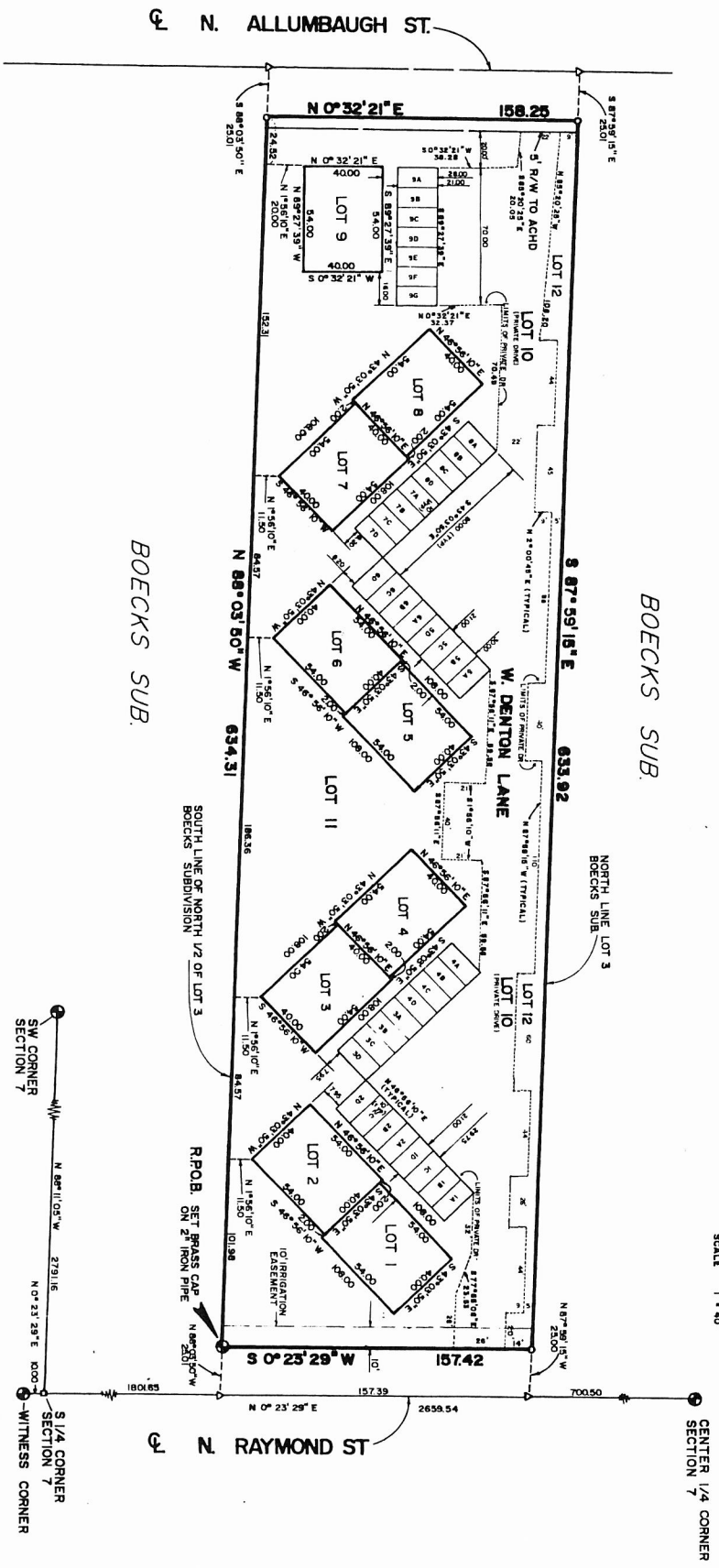
A TOWNHOUSE SUBDIVISION LOCATED IN THE NORTH 1/2 OF LOT 3 BOECKS SUBDIVISION SECTION 7 T3N, R2E, B.M. ADA COUNTY, IDAHO



1985

NORTH

SCALE 1" = 40'



TEALEYS LAND SURVEYING
10245

STATE OF _____)
) ss.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, a Notary Public in and for said State, personally appeared Andrew Crane, identified to me to be the person whose name is subscribed to the within instrument, that he executed the instrument as President of said corporation, and acknowledged to me that the corporation executed the same.

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

Notary Public for the State of _____
Residing in _____
My commission expires: _____

STATE OF _____)
) ss.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, a Notary Public in and for said State, personally appeared Lyn Klauzer, identified to me to be the person whose name is subscribed to the within instrument, that she executed the instrument as Secretary of said corporation, and acknowledged to me that the corporation executed the same.

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

Notary Public for the State of _____
Residing in _____
My commission expires: _____