

SECOND SUPPLEMENTAL DECLARATION TO
 DECLARATION OF CONDOMINIUM
 OF
 SEASONS AT SANDPOINT

FILED BY
 C. Elliott
 2004 DEC 16 P 4:40
 5700
 MARIE SCOTT
 BONNER COUNTY RECORDER.
 LH DEPUTY

THIS SECOND SUPPLEMENTAL DECLARATION TO DECLARATION OF CONDOMINIUM OF SEASONS AT SANDPOINT is made and executed by BVG SANDPOINT LTD., a Florida limited partnership ("Declarant"), with reference to the following:

RECITALS

WHEREAS, Declarant has executed and filed that certain Declaration of Condominium of Seasons at Sandpoint recorded on July 13, 2004, as Instrument No. 654608, and re-recorded on September 10, 2004, as Instrument No. 659133, Official Records of Bonner County, Idaho (the "Declaration"), together with that certain First Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on October 6, 2004, as Instrument No. 661116, Official Records of Bonner County, Idaho, with the First Supplemental Declaration and this Second Supplemental Declaration hereinafter being referred to collectively as the "Supplemental Declarations."

WHEREAS, Pursuant to Section 3 of the Declaration the Declarant has submitted to the Condominium Form of Ownership the property designated and described as Phase I in Exhibits "A" and "B" to the Declaration;

WHEREAS, Pursuant to Sections 4 and 5 of the Declaration the Declarant has submitted to the Condominium Form of Ownership the property designated and described as Phase II in Exhibits "A" and "A-1" to the First Supplemental Declaration;

WHEREAS, Pursuant to Section 4 of the Declaration the Declarant reserves the right in its exclusive discretion to control the mixture and location of buildings and other improvements in future Phases of the Condominium, and to modify the Condominium Plat Map as to configuration, size and dimensions of Buildings contained within the Phase; and

WHEREAS, Pursuant to Sections 4 and 5 of the Declaration the Declarant may submit additional Phases, as described in Section 4 of the Declaration, to the Condominium Form of Ownership by amendment to the Declaration.

NOW, THEREFORE the Declarant hereby amends the Declaration as follows:

1. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration as it pertains to Phase III as depicted and described in the Declaration. Notwithstanding the legal description of Phase III contained in Exhibit "A-1" to the Declaration, or the depiction of Phase III on the Condominium Plat Map

contained in Exhibit "B" to the Declaration; the revised and amended Phase III shall include Buildings No. 5, 6 and 7 as depicted and more particularly described on Exhibits "A", "A-1" and "B" attached hereto and incorporated by this reference into this Second Supplemental Declaration.

2. Declarant hereby submits to the Condominium Form of Ownership the property designated as Phase III as depicted on Exhibit "A" and more particularly described in Exhibit "A-1", and as depicted in the Seasons at Sandpoint Condo Plat Map – Phase III contained in Exhibit "B", each of which Exhibits are attached hereto and incorporated by this reference into this Second Supplemental Declaration.

3. In all respects the Declaration and the Supplemental Declarations are hereby ratified and confirmed except as specifically amended hereby.

13th IN WITNESS WHEREOF, the undersigned have executed this instrument this day of December, 2004.

DECLARANT:

BVG Sandpoint, Ltd., a
Florida limited partnership

By: BVG Sandpoint, Inc., a Florida
Corporation, its general partner



By: Jae Heinberg
Its: President

EXHIBIT A

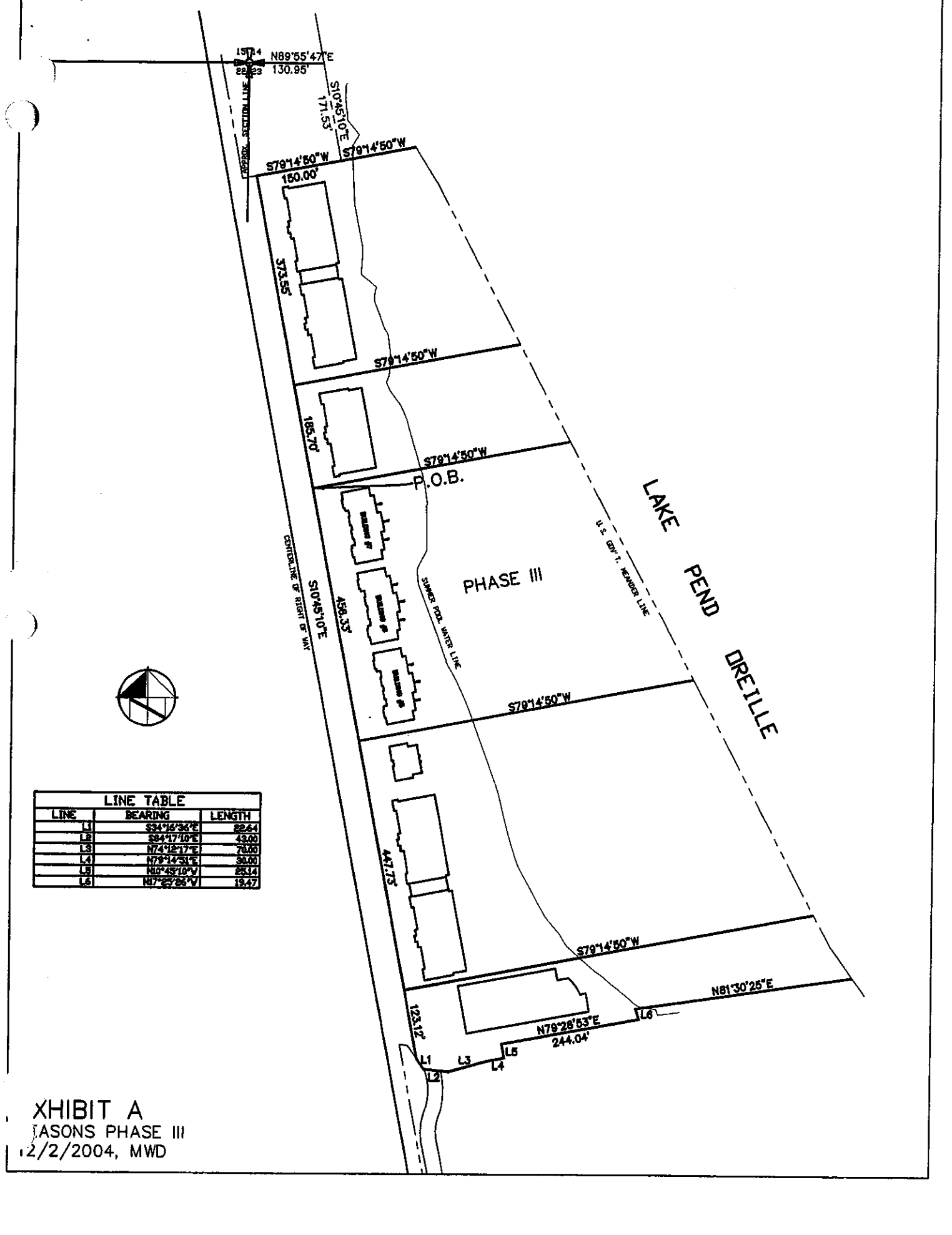
Phase III

EXHIBIT A-1

**Phase III
Legal Description**

EXHIBIT B

Condo Plat Map – Phase III



15
 28
 23
 N89°55'47"E
 130.95'

171.55'
 S10°45'10"E

S79°14'50"W
 150.00'
 S79°14'50"W

573.55'

S79°14'50"W

CENTRAL SECTION LINE
 S10°45'10"E

458.35'

P.O.B.

PHASE III

LAKE
 PEND
 DREILLE

U.S. GOV'T. BOUNDARY LINE

S79°14'50"W

S79°14'50"W

N81°30'25"E

N79°28'53"E
 244.04'

L1

L2

L3

L4

L5

L6



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°16'36"E	22.64
L2	S34°17'10"E	43.00
L3	N74°12'17"E	70.00
L4	N79°14'50"E	30.00
L5	N89°45'10"W	25.14
L6	N17°22'26"W	19.47

XHIBIT A
 MASON'S PHASE III
 12/2/2004, MWD

**LEGAL DESCRIPTION OF
PHASE III, BUILDINGS 5, 6 & 7 CONDOMINIUM PARCEL**

December 8, 2004

That tract of land designated as the Phase III parcel, described below and shown on the attached Exhibit A, together with all improvements located thereon, including the structures designated as Buildings 5, 6 and 7 and shown on the attached copy of the Seasons At Sandpoint Condo Plat Map – Phase III.

The description of said Phase III parcel follows:

A parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence N89°55'47"E along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence S10°45'10"E along said easterly right-of-way line, a distance of 171.53 feet; thence S79°14'50"W, 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence S10°45'10"E along said parallel line, 559.25 feet to the **POINT OF BEGINNING**;

thence continuing S10°45'10"E along said parallel line, 456.33 feet; thence N79°14'50"E to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears N79°14'50"E from the Point Of Beginning; thence S79°14'50"W to the **POINT OF BEGINNING**.

SEASONS AT SANDPOINT CONDO PLAT MAP- PHASE III

DRAWING INDEX

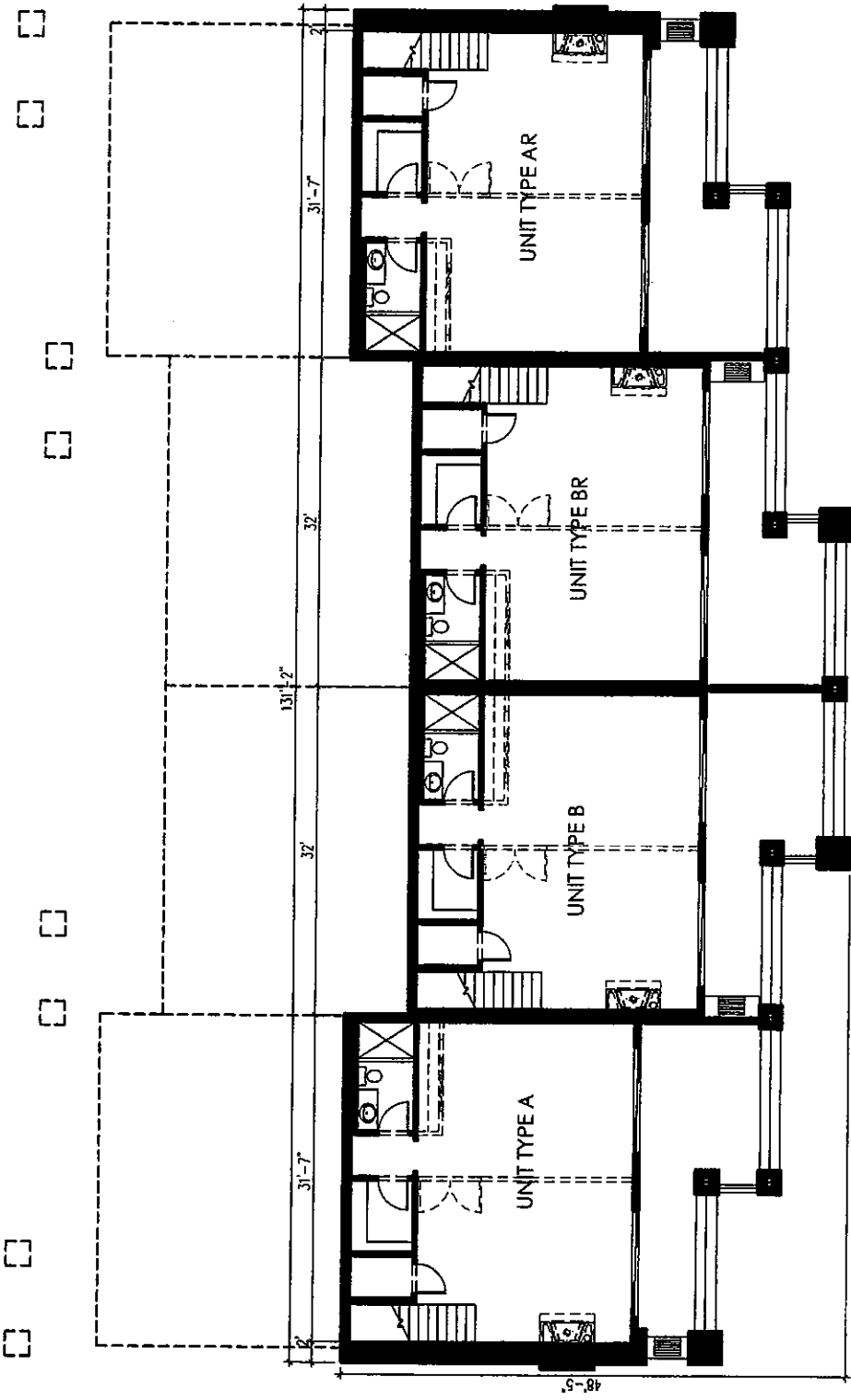
- 01 COVER
- 02 PHASE III SITE PLAN
- 03 BUILDING #05, 06, 07 FIRST FLOOR PLAN
- 04 BUILDING #05, 06, 07 SECOND FLOOR PLAN (ENTRY LEVEL)
- 05 BUILDING #05, 06, 07 THIRD FLOOR PLAN
- 06 BUILDING #05, 06, 07 TYPICAL WEST EXTERIOR ELEVATION
- 07 BUILDING #05, 06, 07 TYPICAL EAST EXTERIOR ELEVATION
- 08 BUILDING #05, 06, 07 TYPICAL SOUTH EXTERIOR ELEVATION
- 09 BUILDING #05, 06, 07 TYPICAL NORTH EXTERIOR ELEVATION
- 10 BUILDING #05, 06, 07: UNIT TYPE A
- 11 BUILDING #05, 06, 07: UNIT TYPE B
- 12 BUILDING #05, 06, 07: UNIT TYPE BR
- 13 BUILDING #05, 06, 07: UNIT TYPE AR

PHASE III
SEASONS AT SANDPOINT
CONDO PLAT MAP
SANDPOINT, IDAHO
PAGE 01

Disclaimer is submitted of this plan only. The Town of Hoquiam and developer in the agreement between the Condominium and Bldg. A to name in the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, the 65, Chapter 15 Idaho Code. Pursuant to the provisions of the Condominium Act, the developer has reserved those or original described in the Declaration of Condominium, and those have been created or shall be described in the subsequent Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY
& ASSOCIATES ARCHITECTS, P.A.**
Printed: December 01, 2004



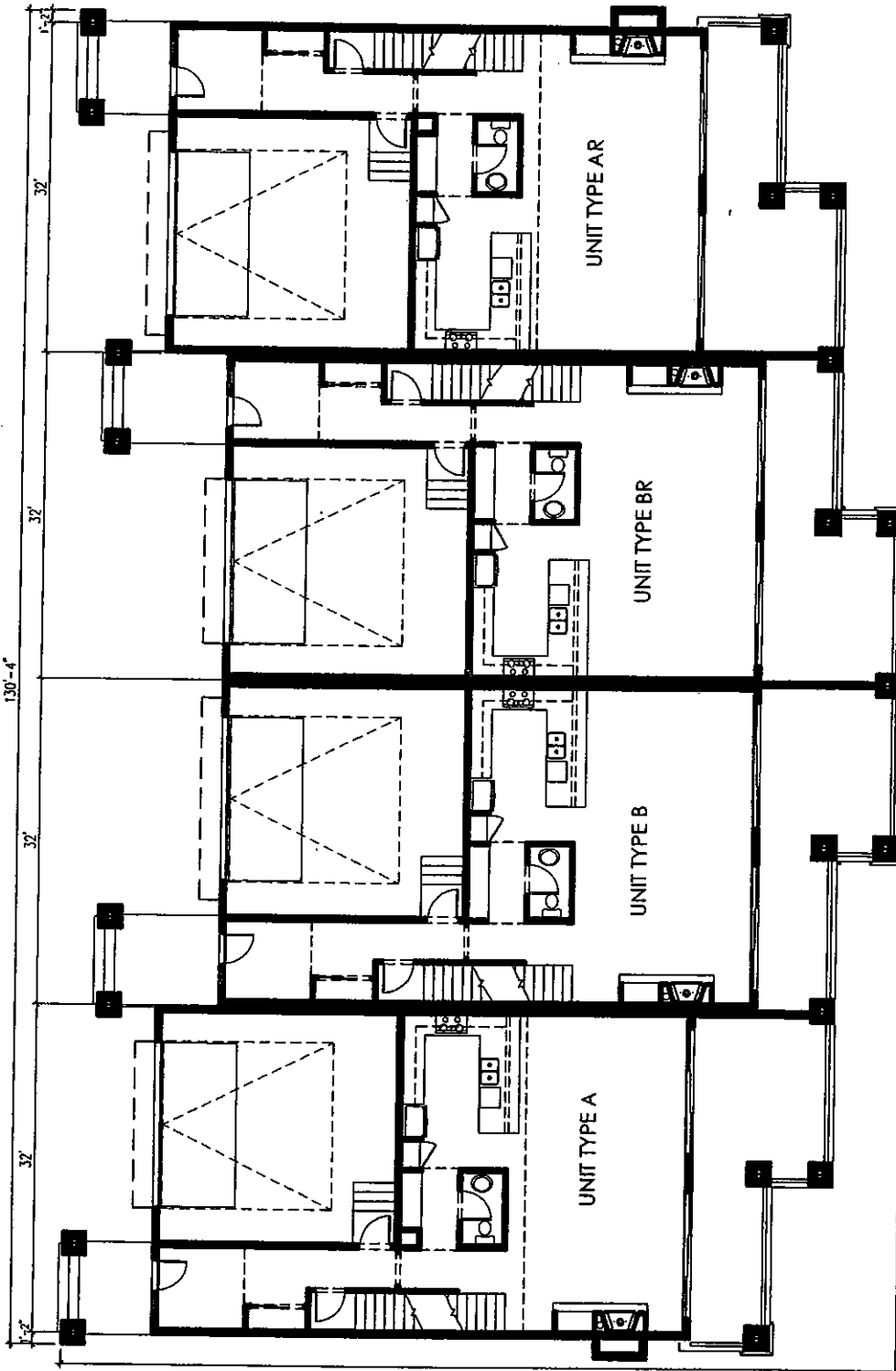
PLAN NORTH

BUILDINGS #05, #06 & #07: TYPICAL 1ST FLOOR PLAN

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11

PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

Decedent's liability of his firm only for Phase III property as shown on this Condominium Plat Map and described in the Supplemental Declaration of Condominium and Deed A is to serve as the condominium item of use and ownership in the premises of the Idaho Condominium Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium and Deed A, the Condominium Phase III is subject to the Declaration of Condominium, and these items consist of what is described in the Supplemental Declaration, Deed A and the Condominium Plat Map.



BUILDINGS #05, 06 & 07: TYPICAL 2ND FLOOR PLAN (ENTRY LEVEL)
 1/16" = 1' - 0" MECH PRINTED AT 6.5 X 11

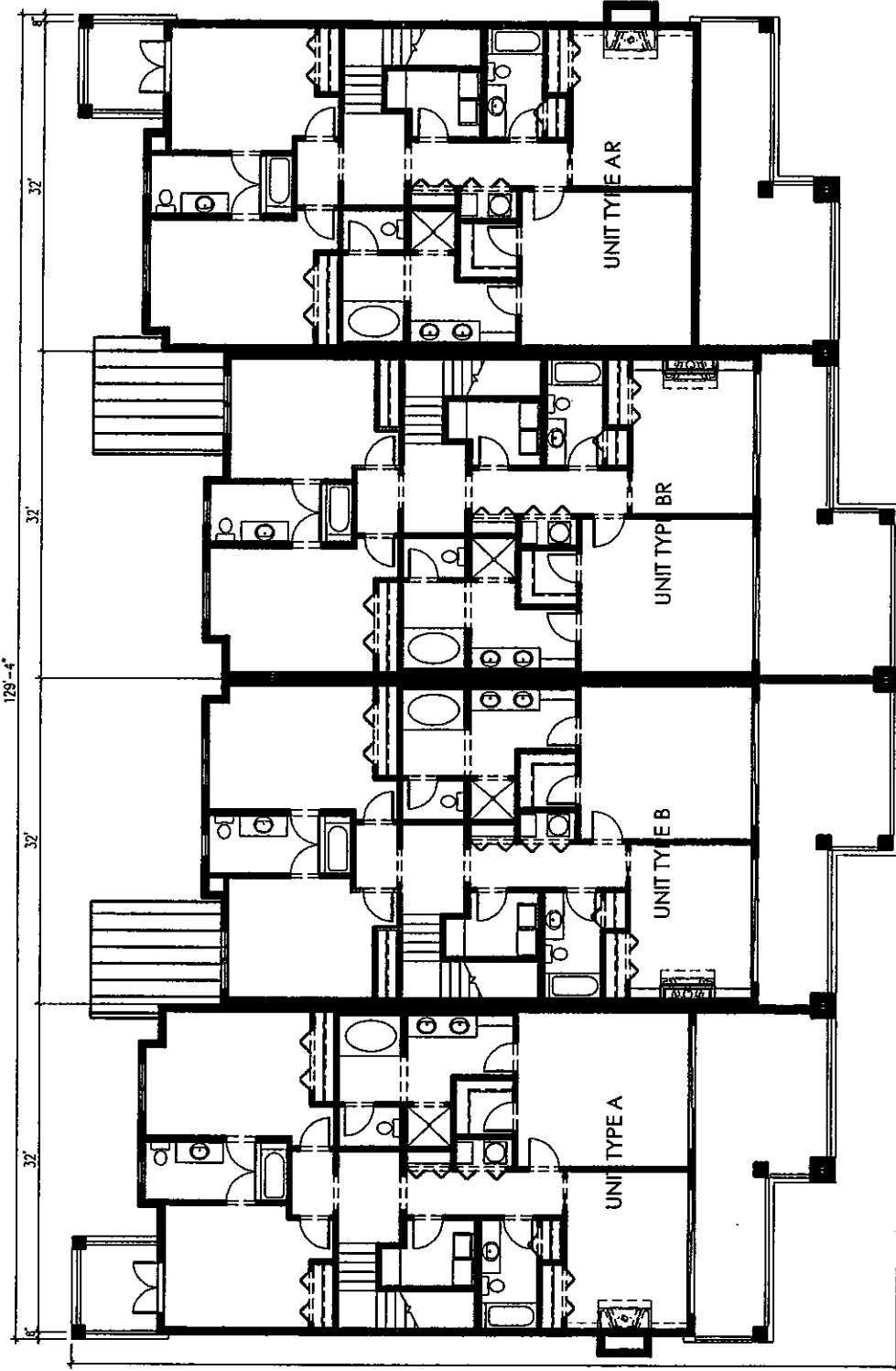


PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

Decatur is submitting of this site only the Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership in the provisions of the Idaho Condominium Property Act, the US Chapter 15, Idaho Code. Pursuant to the Decatur's rights under the Declaration of Condominium, the Decatur's interest in the property described in the Declaration of Condominium, and those in any contract of sale is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



WALTON H. CHANCEY
 & ASSOCIATES ARCHITECTS, P.A.
 Printed: December 01, 2004



PLAN NORTH

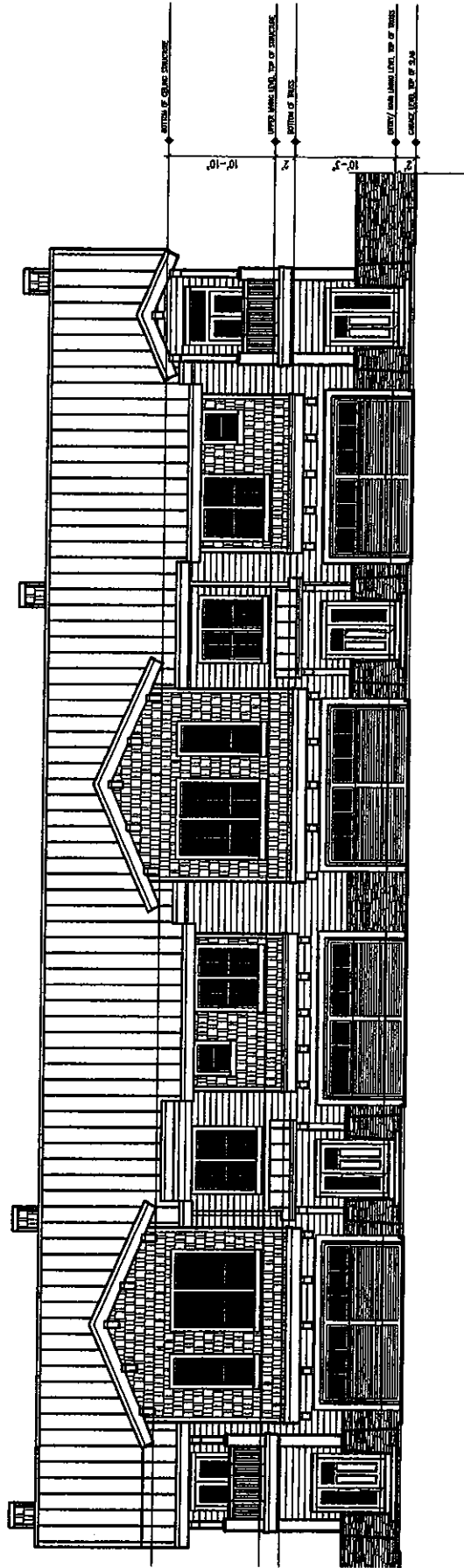
BUILDINGS #05, 06 & 07: TYPICAL 3RD FLOOR PLAN

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11

0 8 16

PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

Decisions is submitting of this site only the Phase III Project as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Subpart A to come to the condominium form of use and ownership in the provisions of the Idaho Condominium Property Act, Title 33, Chapter 13, Idaho Code. Pursuant to the Declaration rights under the Declaration of Condominium, the Decisions hereunder/Phase III is a right only included in the Declaration of Condominium, and Phase III flow consists of what is described in the Supplemental Declaration, Subpart A and the Condominium Plat Map.



BUILDINGS #05, #06 & #07: TYPICAL WEST ELEVATION

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11

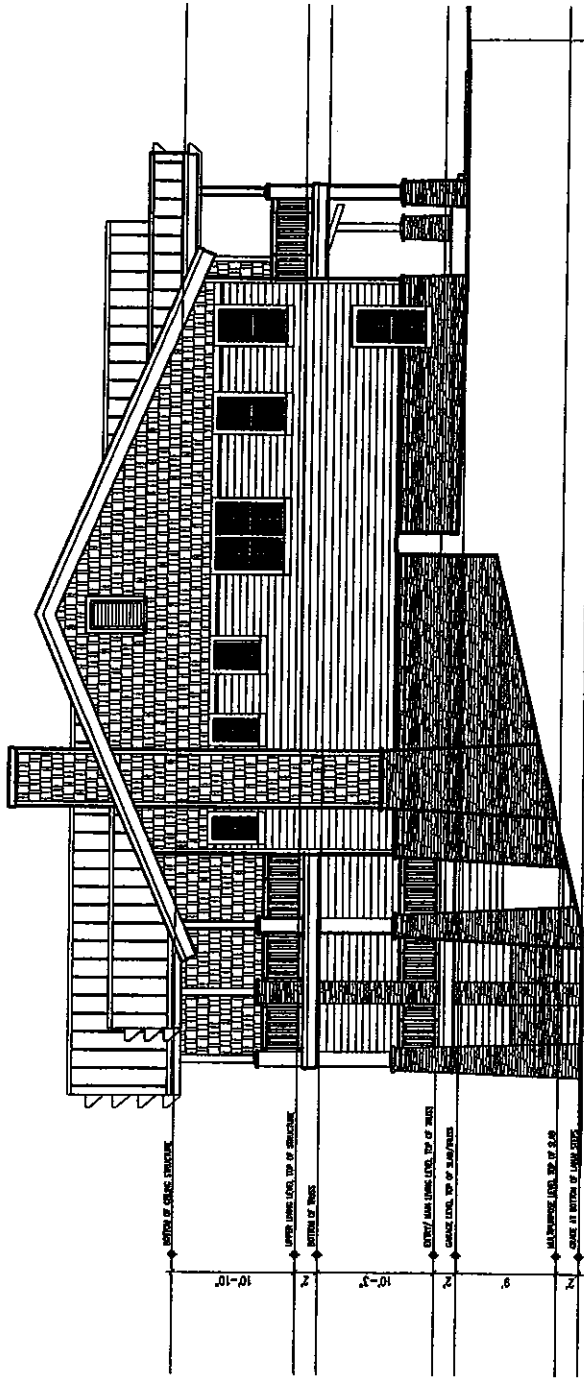


PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

PAGE 06

Declarant's submission of this site plan only shows the proposed buildings as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Book A to conform to the Condominium form of use and ownership in the provisions of the Idaho Condominium Property Act, §§ 33, Chapter 13, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant hereby discloses that the Declaration of Condominium, and those it may contain or that it discloses in the Supplemental Declaration, Book A and the Condominium Plat Map.

WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.
 Printed: December 01, 2004



BUILDINGS #05, 06 & 07: TYPICAL NORTH ELEVATION

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11"



PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

PAGE 09

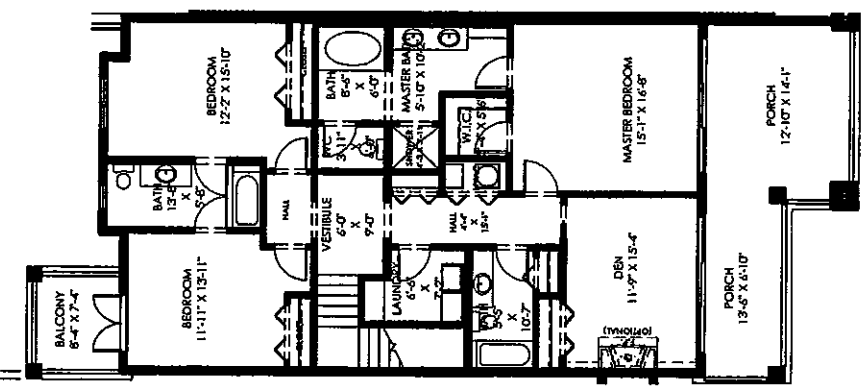
Decision is submitted to the State only for Phase II. Property as shown on this Condominium Plat Map and described in the Supplemental Declaration in Condominium and Exhibit A to same is the condominium form of law and ownership in the provisions of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declaratory rights under the Declaration of Condominium, the Decedent has reserved Phase II as originally described in the Declaration of Condominium, and Phase II may consist of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



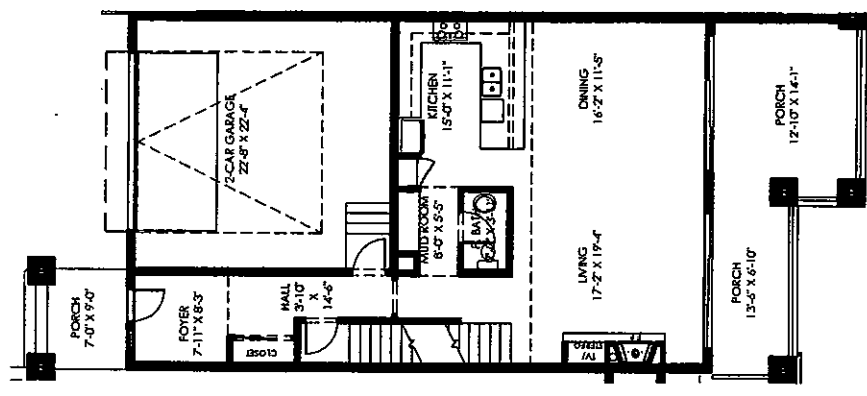
WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.

Printed: December 02, 2004

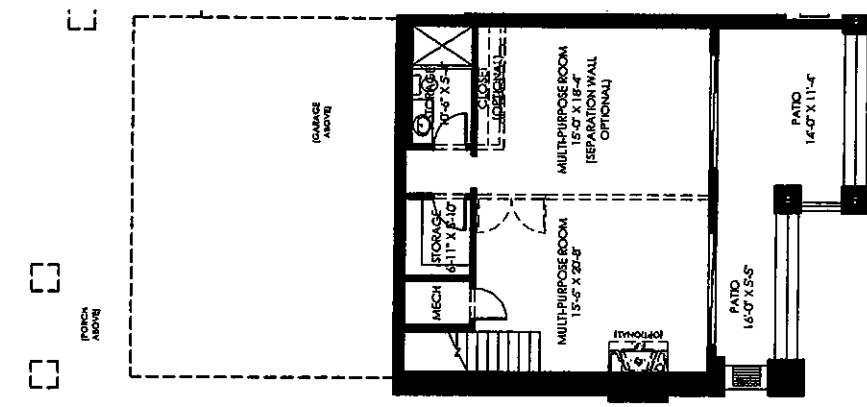
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS # 05, 06 & 07: UNIT TYPE A

1/16" = 1' - 0" WHEN PRINTED AT 25 X 11



UNIT NUMBERS: 502, 510, 518

UNIT TYPE AREAS:

INTERIOR CONDITIONED	3,451 S.F.
COVERED PORCHES	1,137 S.F.
HEATED STORAGE/GARAGE	508 S.F.
TOTAL	5096 S.F.

PHASE III
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

Plotted: Dec 02, 2004 11:53am
 C:\Documents and Settings\jhwagner\My Documents\WHA\Projects\Seasons\Seasons\03a\WHA\WHA.dwg
 C:\Documents and Settings\jhwagner\My Documents\WHA\Projects\Seasons\Seasons\03a\WHA\WHA.dwg

