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*Edraester*  
2007 DEC 14 A 11:51 AM  
BONNER COUNTY RECORDER  
*LA*

742785

EIGHTH SUPPLEMENTAL DECLARATION TO  
DECLARATION OF CONDOMINIUM  
OF  
SEASONS AT SANDPOINT

~~THIS EIGHTH~~ 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, together with that certain Second Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on December 16, 2004, as Instrument No. 666363, Official Records of Bonner County, Idaho, together with that certain Third Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on February 15, 2006, as Instrument No. 698264, Official Records of Bonner County, Idaho, together with that certain Fourth Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on July 18, 2006, as Instrument No. 708566, Official Records of Bonner County, Idaho, together with that certain Fifth Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on April 5, 2007, as Instrument No. 726237, Official Records of Bonner County, Idaho, Sixth Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on June 8, 2007, as Instrument No. 730412, Official Records of Bonner County, Idaho, together with that certain Seventh Supplemental Declaration to Declaration of Condominium of Seasons as Sandpoint recorded on August 7, 2007, as Instrument No. 734645, Official Records of Bonner County, Idaho with the First Supplemental Declaration, the Second Supplemental Declaration, the Third Supplemental Declaration, the Fourth Supplemental Declaration, the Fifth Supplemental Declaration, the Sixth Supplemental Declaration, and the Seventh Supplemental Declaration hereinafter being referred to collectively as the "Supplemental Declarations";

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 to make changes in the legal description of a Phase;

WHEREAS, pursuant to Section 14(c) of the Declaration, during the time the Declarant has the right to elect a majority of the Board of Directors of the Association, the Declaration may be amended by the Declarant alone, without requiring the consent of any other party, to effect any change whatsoever; and

*CONFIDENTIAL*

*CONFIDENTIAL*

WHEREAS, as of the date hereof, the Declarant has the right to elect a majority of the Board of Directors of the Association.

NOW, THEREFORE the Declarant hereby amends the Declaration and the Supplemental Declarations as follows:

1. Definitions. Pursuant to Section 14(c) of the Declaration, Section 2(x) of the Declaration is hereby deleted in its entirety and replaced with the following:

(x) Limited Common Areas. Those common areas which are reserved for the use of a Condominium Unit(s) and Condominium Lot(s), as specified herein, to the exclusion of all others, except as otherwise set forth herein. The Limited Common Areas appurtenant to each Condominium Unit or Condominium Lot shall include but not be limited to (i) any heating ventilating and air conditioning system exclusively serving that Condominium Unit or Condominium Lot which is located outside of the Condominium Unit or Condominium Lot, which shall be Limited Common Areas for the exclusive use of the Condominium Unit or Condominium Lot that they serve, (ii) all Condominium Unit and Condominium Lot driveways, yards, terrace areas, balconies, and verandas, if any, all as more particularly described and depicted in the Condominium Plat Map and any improvements constructed thereon, (iii) those areas or facilities designated as Limited Common Areas on the Condominium Plat Map contained in Exhibit "B", (iv) those items described in Section 3(c) as Limited Common Areas, and (v) all boat slips and dock facilities as more particularly defined, managed, transferred and restricted under Section 38 below.

2. Limited Common Areas - Patios, Balconies, Terraces, Patios and Lanais appurtenant to Condominium Units. Pursuant to Section 14(c) of the Declaration, Section 3(c)(i) of the Declaration is hereby deleted in its entirety and replaced with the following:

(i) Patios, Balconies, Terraces, Patios and Lanais appurtenant to Condominium Units. Any driveway, yard, patio, balcony, terrace and/or lanai (and all improvements thereto) as to which direct and exclusive access shall be afforded to any particular Condominium Unit or Condominium Units to the exclusion of others shall be a Limited Common Area of such Condominium Unit(s). The Association shall be responsible for the maintenance of the structural and mechanical elements of any such Limited Common Areas, with the costs of same being a part of the Common Expenses. Each Owner shall, however, be responsible for the general cleaning, plant care and upkeep of the appearance of the area(s) and, for the repair and replacement of any floor coverings placed or installed on any patio, balcony, terrace and/or lanai. A Unit Owner using a driveway, yard, patio, balcony, terrace and/or lanai or making or causing to be made any additions, alterations or improvements thereto agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, the Declarant and all other Unit Owners harmless from and to indemnify them for any liability or

damage to the Condominium and/or Condominium Property and expenses arising therefrom.

3. Modification of Buildings 5 and 6 of Phase II. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration as it pertains to Phase II as depicted in the Declaration. The revised and amended Phase II shall include Building No. 5 and Building No. 6 as depicted and more particularly described on Exhibit "A" attached hereto and incorporated by this reference into this Eighth Supplemental Declaration. Section 4(a) of the Declaration, the First Supplemental Declaration and the Third Supplemental Declaration regarding Phase II are hereby amended consistent with the foregoing.

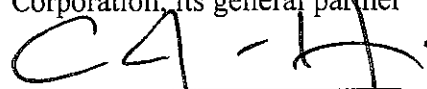
4. Ratification. In all other respects each of the terms and provisions of the Declaration and the Supplemental Declarations are hereby ratified and confirmed except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 13 day of December, 2007.

**DECLARANT:**

BVG Sandpoint, Ltd., a Florida  
limited partnership

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

  
By: C. Jae Heinberg, President

**EXHIBIT A**

**Phase II**

**Condominium Plat Map**

# SEASONS AT SANDPOINT CONDO PLAT MAP- PHASE II

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

PAGE 01



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

Printed: June 05, 2007

Architect is certifying that this is the only the Phase II Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Subdiv. as well as the Condominium form of use and providing into the purview of the Idaho Condominium Property Act, Title 32, Chapter 13, Idaho Code. Pursuant to the Declaration rights under this Declaration, the Architect warrants that the information contained herein is true and correct. Any future amendments or changes to this Declaration are subject to the Supplemental Declaration, dated 6/05/07, to the Condominium Plat Map.

FRONT AND REAR YARDS  
(LCA/LIMITED COMMON  
AREAS)

- UNIT 608 DRIVEWAY (LCA)
- UNIT 606 DRIVEWAY (LCA)
- UNIT 604 DRIVEWAY (LCA)
- UNIT 602 DRIVEWAY (LCA)
- UNIT 508 DRIVEWAY (LCA)
- UNIT 506 DRIVEWAY (LCA)
- UNIT 504 DRIVEWAY (LCA)
- UNIT 502 DRIVEWAY (LCA)

- UNIT 608 YARD (LCA)
- UNIT 606 YARD (LCA)
- UNIT 604 YARD (LCA)
- UNIT 602 YARD (LCA)
- UNIT 508 YARD (LCA)
- UNIT 506 YARD (LCA)
- UNIT 504 YARD (LCA)
- UNIT 502 YARD (LCA)

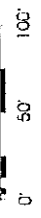
CLUBHOUSE (PHASE I)  
POOL (PHASE I)

UNIT NUMBER (TYP)  
BUILDING NUMBER (TYP)

NOTE: ALL DRIVEWAYS, BALCONIES, PORCHES, PATIOS AND REAR YARDS ARE LIMITED COMMON AREAS

PHASE II SITE PLAN

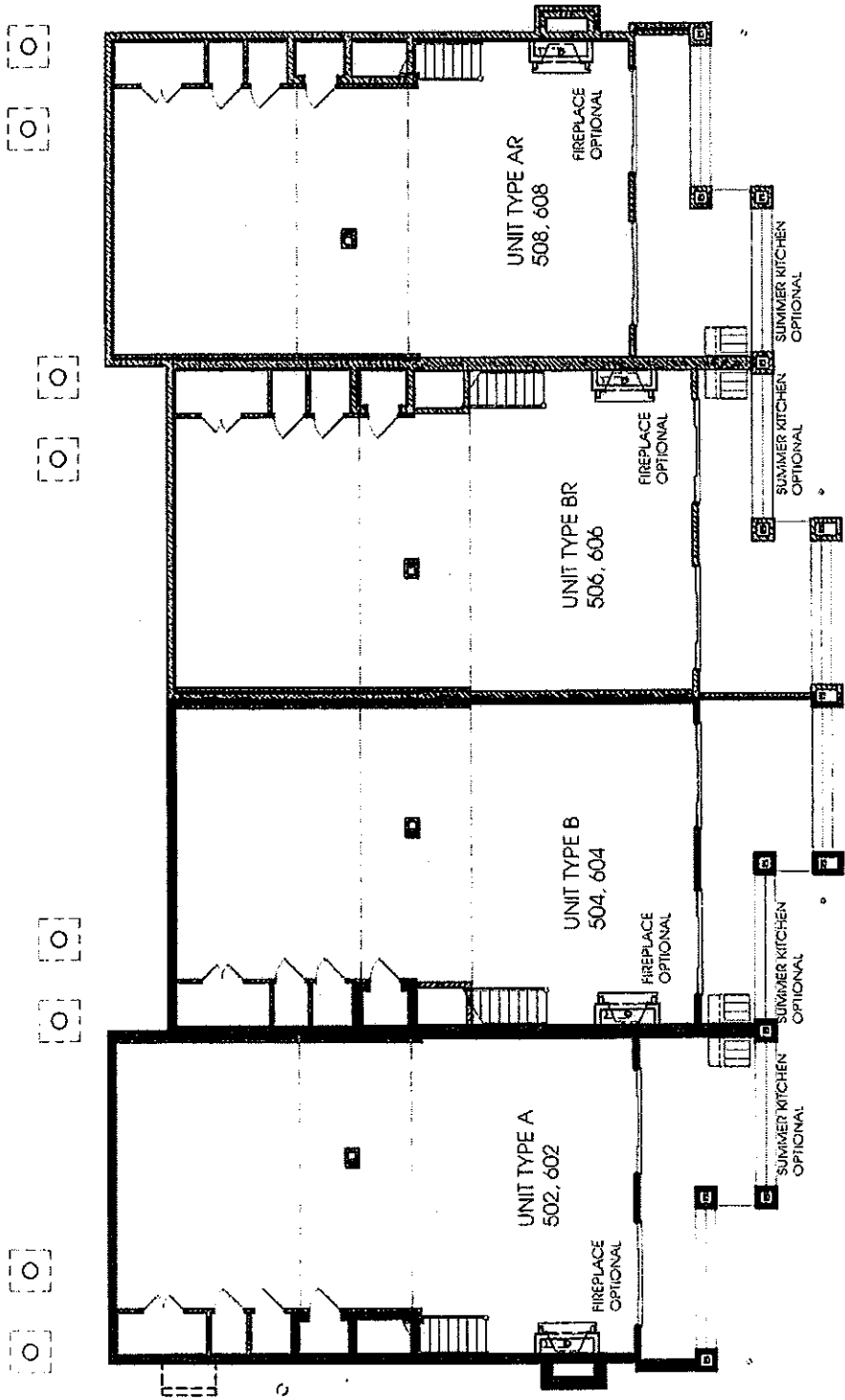
1" = 100' AS SHOWN ON PLANS



Document is submitted for the time only the Phase II Property as shown on the Condominium Plan and described in the Supplemental Declaration to Condominium and Exhibit A to terms in the Condominium Plan and does not constitute the final approved Condominium Property Act. The State of Idaho, Chapter 12, Title 56, Code, Revised to the Department of State, and the Department of State, Department of State, Department of State, and the Department of State.

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

WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Printed: December 13, 2007



BUILDINGS #05 & 06: TYPICAL 1ST FLOOR PLAN

1/8" = 1' - 0" WITH FINISH AT 4.5' ±

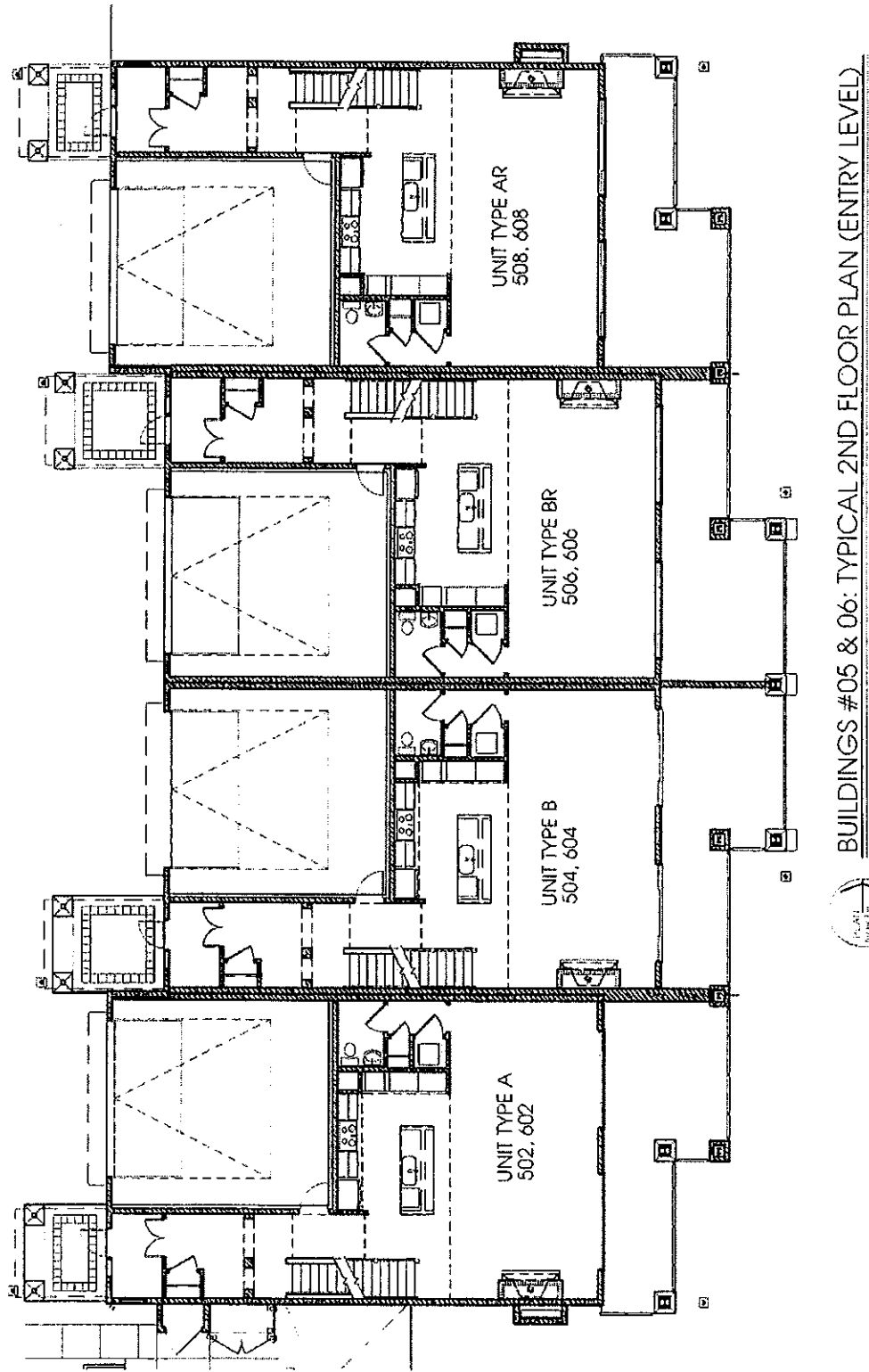


PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 01

Declared: Location of the site, city, and Phase I property as shown on the Condominium Plat Map and declared in the Supplemental Declaration to Condominium Ordinance A to come to the Condominium form of use and ownership and the purposes of the same. Condominium Property Act, Title 35, Chapter 33, Idaho Code. Pursuant to the Declaration rights under the Declaration of Condominium, the Declaration hereinafter Phase II as originally described in the Declaration of Condominium, and Phase I now, consist of what is described in the Supplemental Declaration, Landfill A and the Condominium Plat Map.

WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: June 05, 2007



BUILDINGS #05 & #06: TYPICAL 2ND FLOOR PLAN (ENTRY LEVEL)

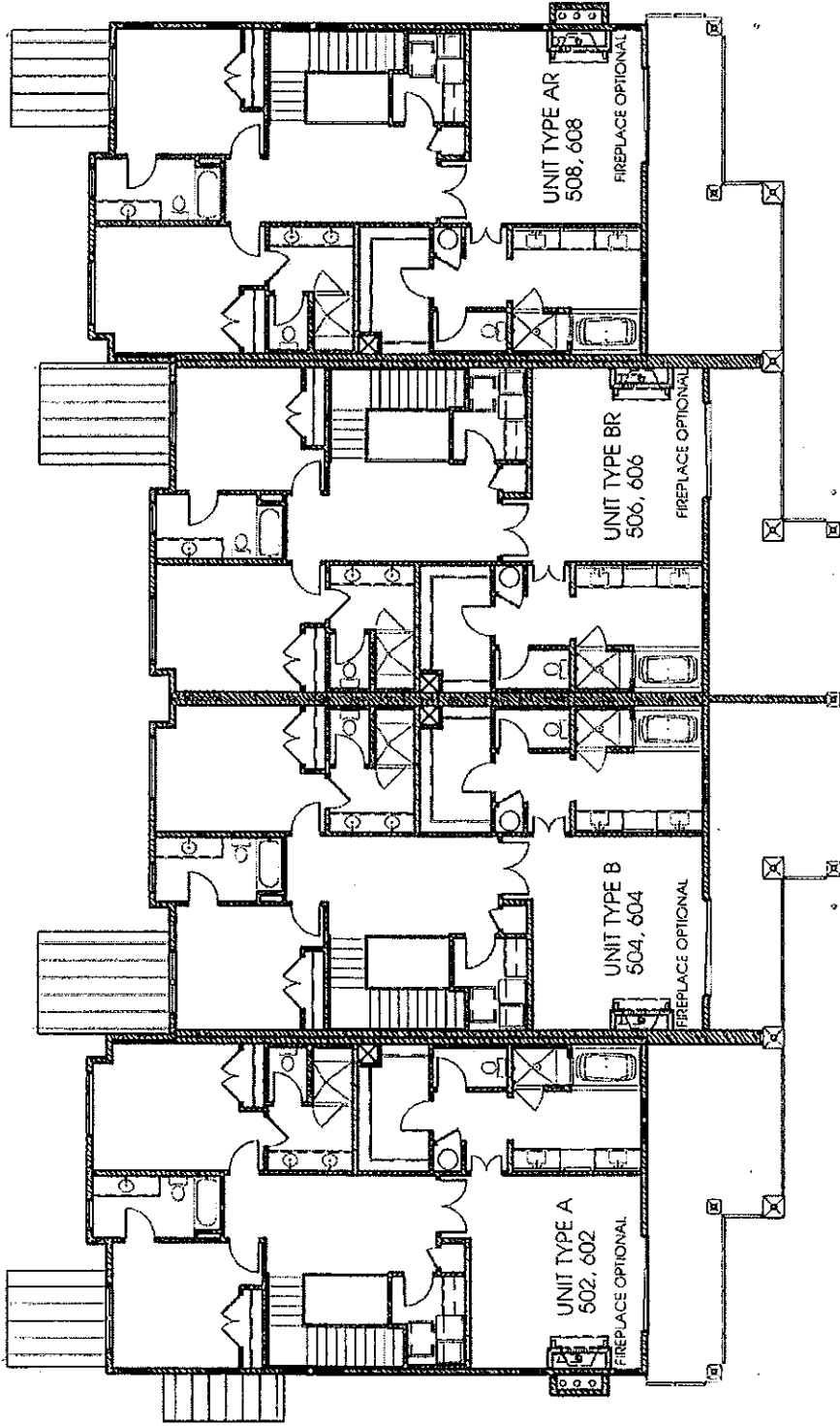
1/16" = 1' OF BARR FLOOR AT 5/4 x 1/4

Occupant is advised in this plan that the floor is intended to be used in the Corporation for use as a residential unit. It is intended to be used for residential purposes only. It is not intended to be used for any other purpose. The Corporation reserves the right to change the floor plan at any time without notice. The Corporation is not responsible for the accuracy of this plan. The Corporation is not responsible for the accuracy of this plan. The Corporation is not responsible for the accuracy of this plan.

PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO PAGE 64

WALTON H. CHANCEY  
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 Printed: December 13, 2007





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

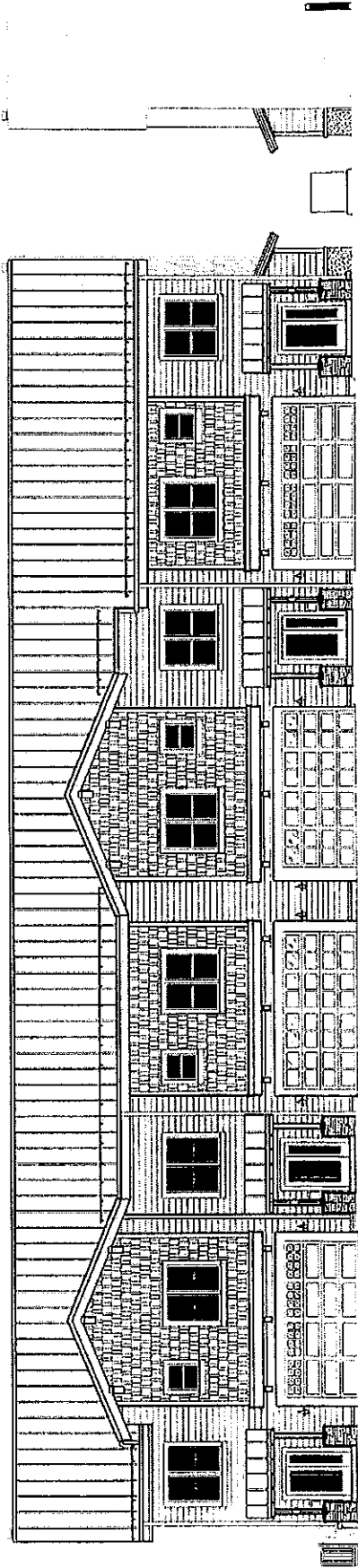


PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

9457 05

Disclaimer: Approval of this map does not constitute approval of the Condominium Act and described in the Supplemental Declaration to Condominium Unit 502, 602, 504, 604, 506, 606, 508, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: December 13, 2007



BUILDINGS #05 & 06: TYPICAL WEST ELEVATION

1/16" = 1'-0" with finish at 8.5 x 11

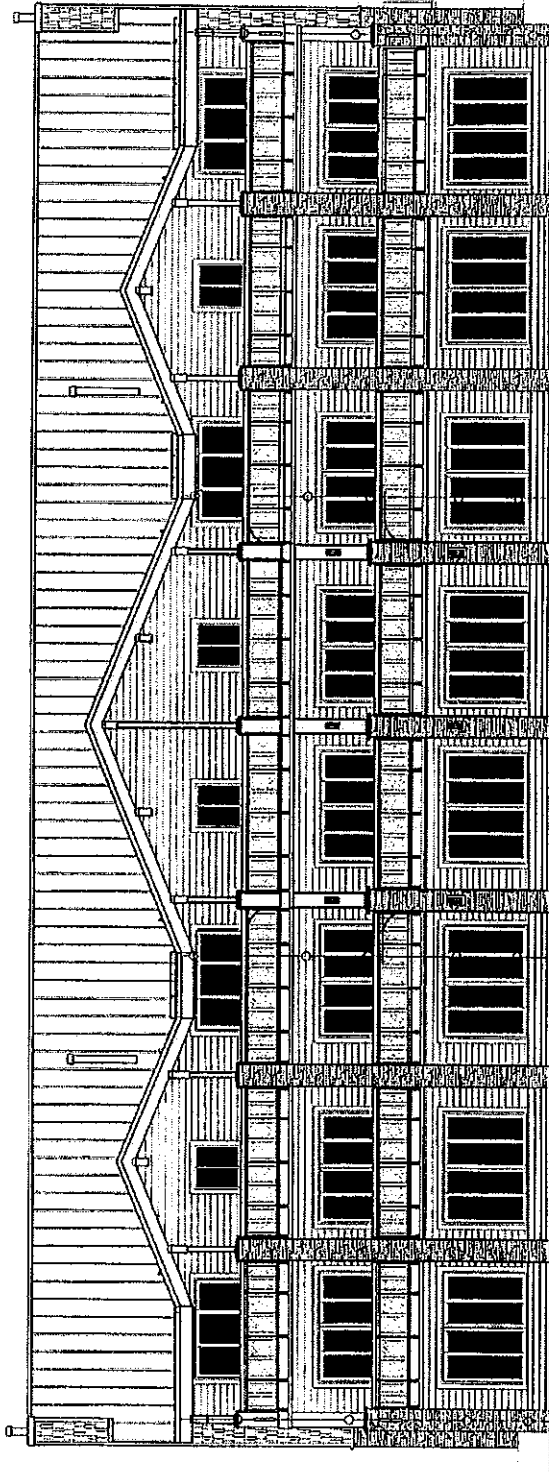


PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

0402 06

Contractor's showing on this site only for Phase II project in accordance with the Declaration of Condominium in the Subdivision Ordinance, Title 15, Chapter 15.1000 Code, applicable to the Declaration of Condominium and Ordinance of Condominium. The Contractor has provided Phase II as originally described in the Declaration of Condominium, and Phase II in accordance with what is described in the Declaration of Condominium, Exhibit A and the Condominium Plat Map.

**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**  
 Printed - June 05, 2007



BUILDINGS #05 & 06: TYPICAL EAST ELEVATION

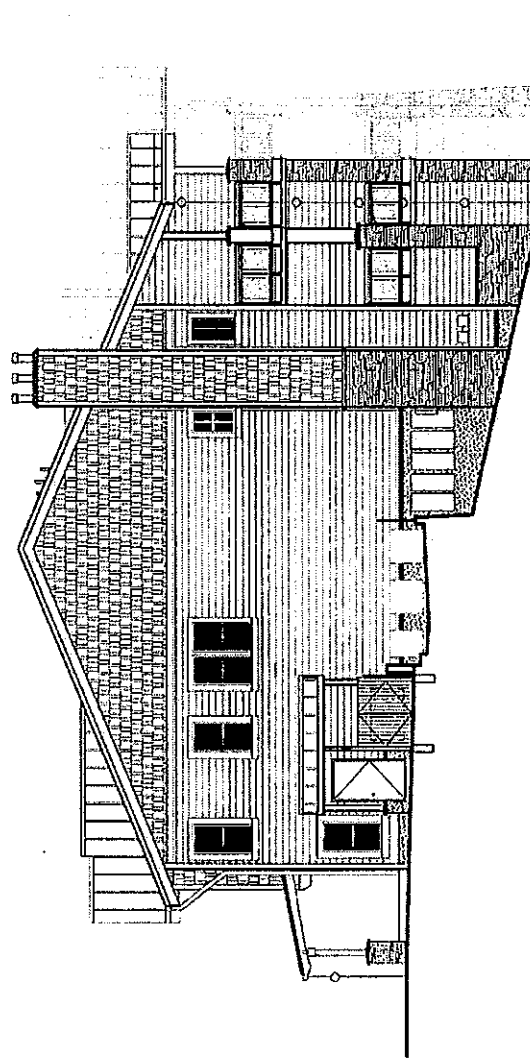
1/16" = 1' - 0" ARCHITECTURAL PLOT SCALE



PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO 1/16" = 1'

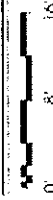
Decorum is submitting this file only for Phase II approval as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and cannot be held liable for the consequences of use and occupancy of the units under the provisions of the Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declaratory Rights under the Declaration of Condominium, the Declaration and other Plats are originally recorded in the Declaration of Condominium, and those of their contents which are identified in the Supplemental Declaration, shall be the Condominium Plat Map.

WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: December 13, 2007



BUILDINGS #05 & 06: TYPICAL SOUTH ELEVATION

1/8" = 1' 0" WITH FINISH AT 8.5 X 11

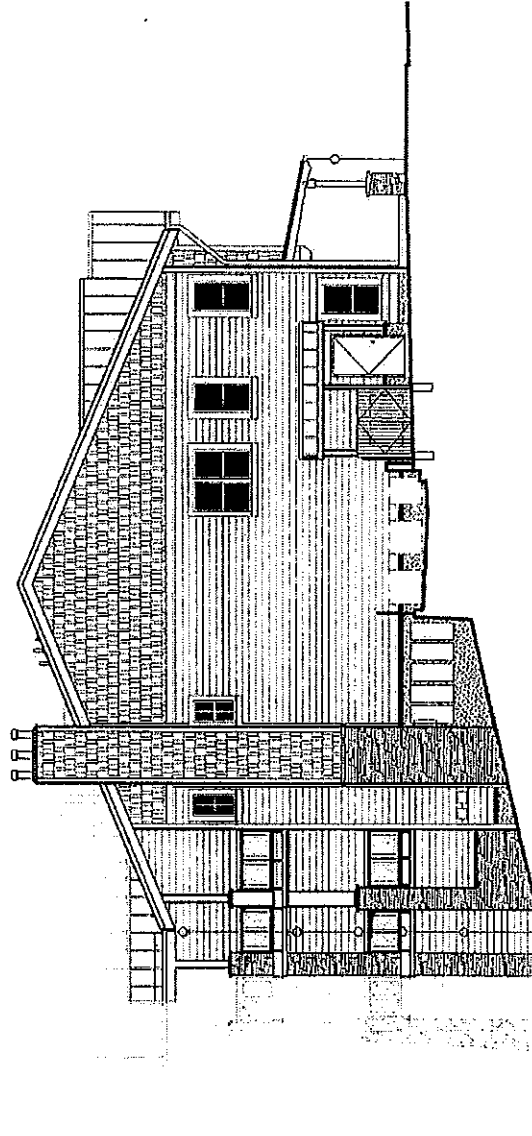


PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

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Architect's submission of this map and these drawings is subject to the provisions of the Supplemental  
 Condominium Act, Title 38, Chapter 15, Idaho Code. Pursuant to the provisions of the Idaho  
 Condominium Act, the architect is not responsible for the accuracy of the information contained in this  
 Supplemental Plat Map or any other drawings or documents prepared by the architect in connection with the  
 development of the project.

**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**  
 Printed June 05, 2007



BUILDINGS #05 & 06: TYPICAL NORTH ELEVATION

1/8" = 1' - 0" AS SHOWN ON P.S. 2.1.1



PHASE II  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

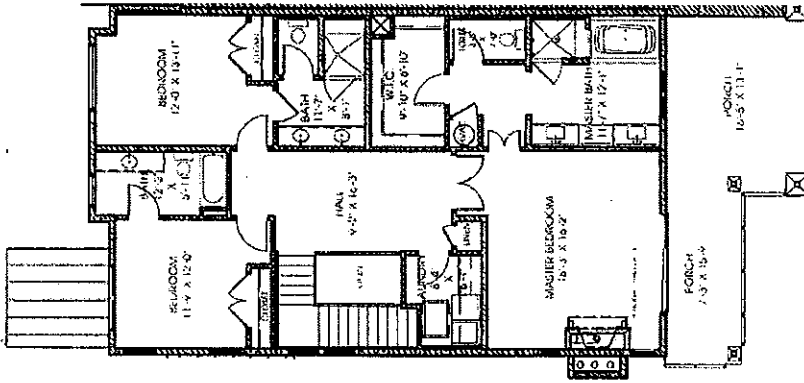
PAGE 05



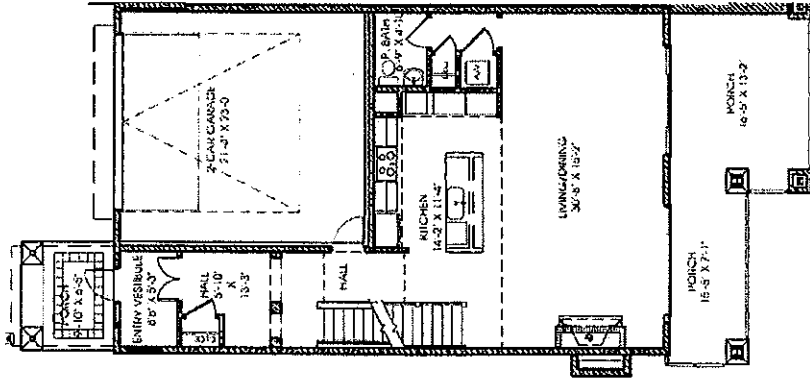
**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**  
 Printed June 05, 2007

This drawing is a summary of the final approved Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium Unit 501/502. It is not to be used as a substitute for the actual Condominium Plat Map or the actual Condominium Declaration. The Condominium Declaration is located in the Declaration Book. The Condominium Declaration is located in the Declaration Book. The Condominium Declaration is located in the Declaration Book. The Condominium Declaration is located in the Declaration Book.

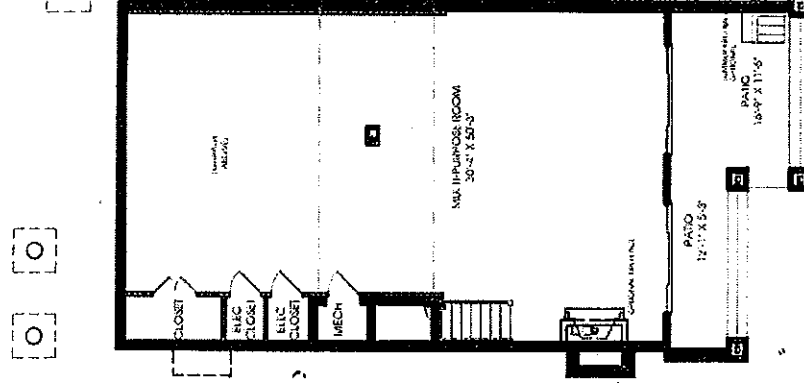
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS # 05 & 06: UNIT TYPE A

1/4" = 1' - 0" WITH PORTALS 11'-6.5" X 11'



UNIT NUMBERS: 502, 602

UNIT TYPE AREAS:	
INTERIOR CONDITIONED	3,971 S.F.
COVERED PORCHES	942 S.F.
HEATED STORAGE/GARAGE	492 S.F.
<b>TOTAL</b>	<b>5,405 S.F.</b>

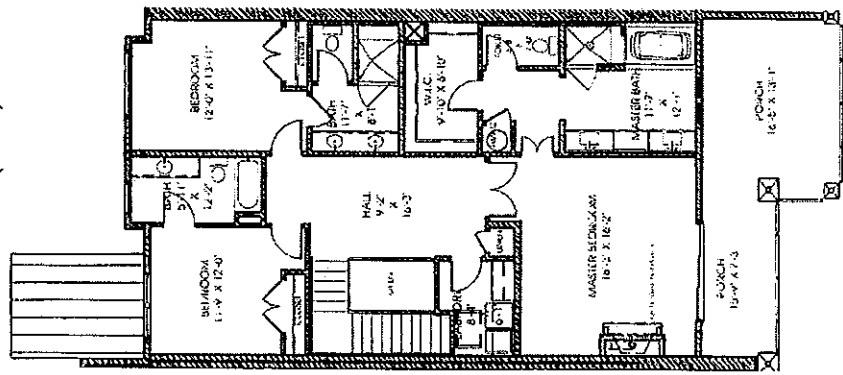
PHASE II  
SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

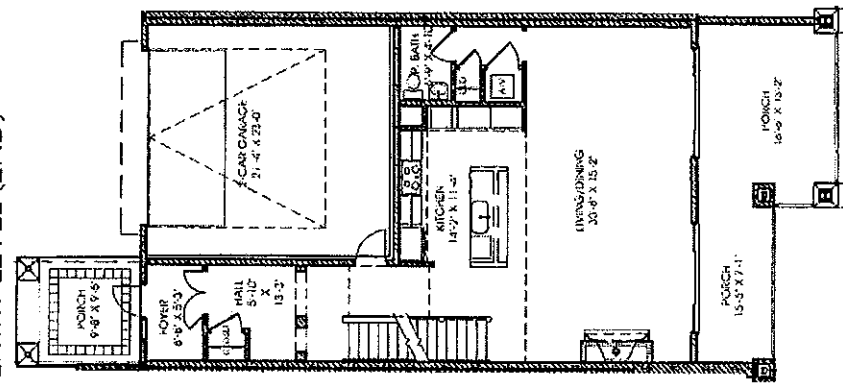
PLAT 10

WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Printed December 13, 2007

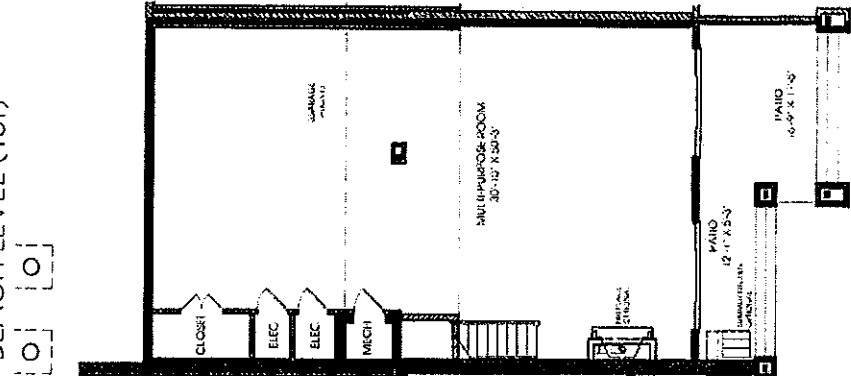
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS 05 & 06; UNIT TYPE B



UNIT NUMBERS: 504, 604

UNIT TYPE AREAS	
INTERIOR CONDITIONED	4,012 S.F.
COVERED PORCHES	967 S.F.
HEATED STORAGE/GARAGE	492 S.F.
<b>TOTAL</b>	<b>5,471 S.F.</b>

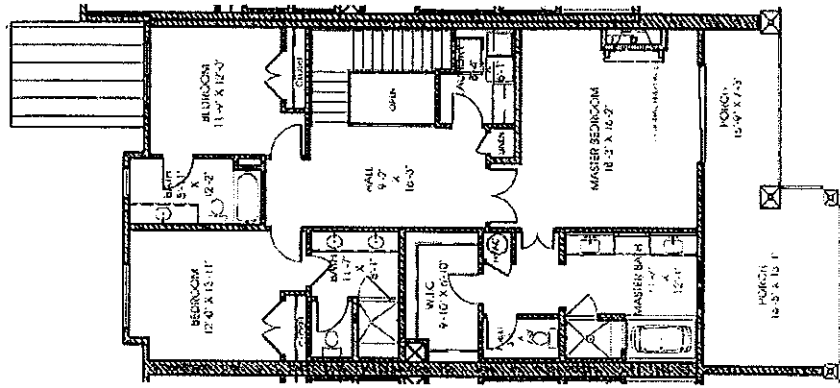
PHASE II  
SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

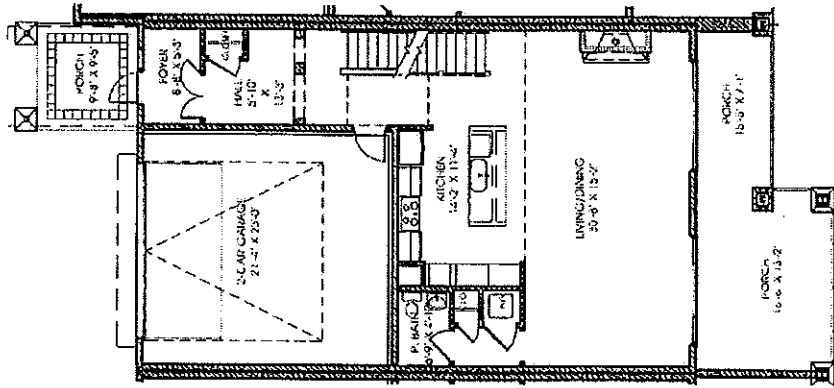
PAGE 11

WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Prntec June 05, 2007

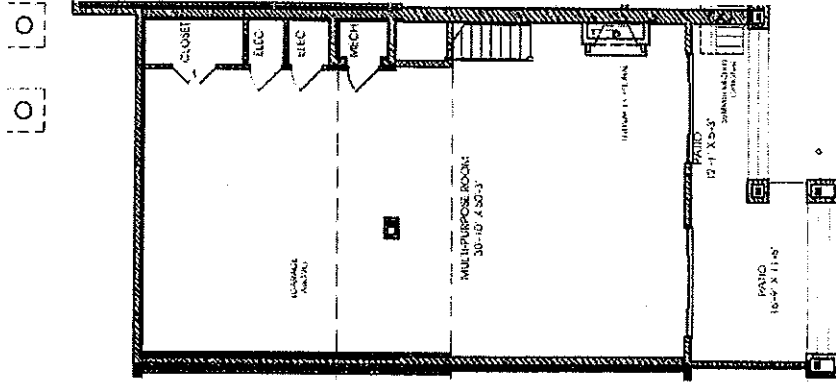
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS 05 & 06: UNIT TYPE BR  
1/8" = 1' 0" ARCH MARKED AT 8.5 X 11



UNIT NUMBERS: 500, 800

UNIT TYPE AREAS	
INTERIOR CONDITIONED	4,012 S.F.
COVERED PORCHES	967 S.F.
HEATED STORAGE/GARAGE	492 S.F.
<b>TOTAL</b>	<b>5,471 S.F.</b>

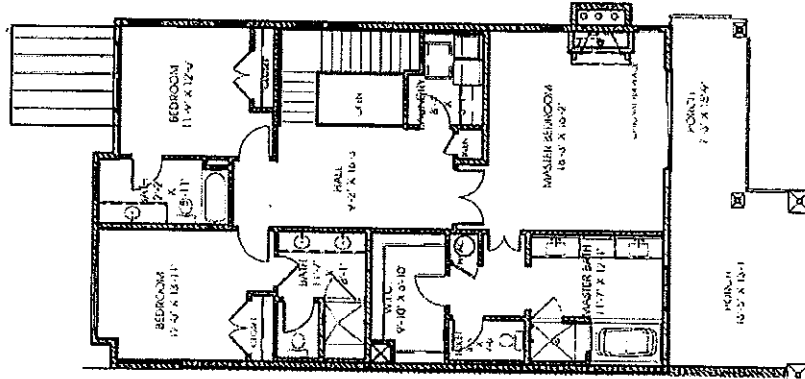
PHASE II  
**SEASONS CONDO PLAT MAP**

SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO 844 12

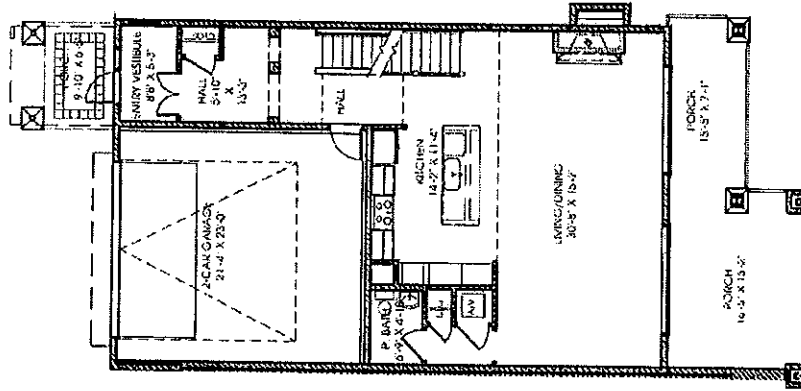
WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: June 05 2007



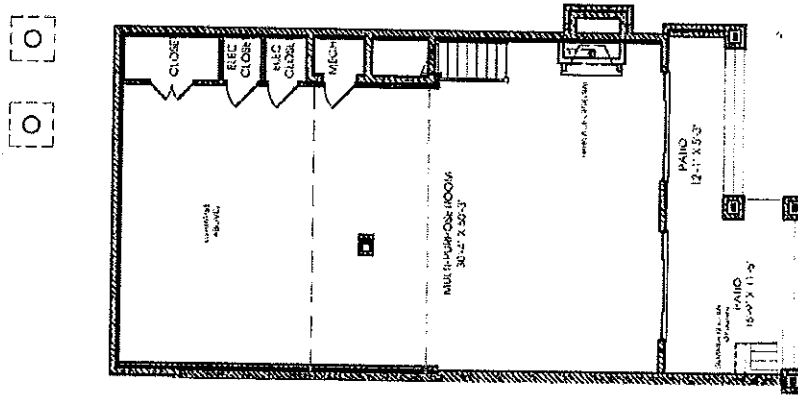
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS # 05 & 06: UNIT TYPE AR

1/4" = 1' - 0" AREA INDICATED BY DIMENSIONS

UNIT NUMBERS: 538, 508

UNIT TYPE AREAS	
INTERIOR CONDITIONED	3,971 SF
COVERED PORCHES	942 SF
HEATED STORAGE/GARAGE	492 SF
TOTAL	5,405 SF

PHASE II  
SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Printed: December 13, 2007