

726237

FIFTH SUPPLEMENTAL DECLARATION TO  
DECLARATION OF CONDOMINIUM  
OF  
SEASONS AT SANDPOINT

THIS FIFTH 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, with the First Supplemental Declaration, the Second Supplemental Declaration, the Third Supplemental Declaration, the Fourth Supplemental Declaration hereinafter being referred to collectively as the "Supplemental Declarations."

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.

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. Parking and Prohibited Vehicles. Pursuant to Section 14(c) of the Declaration, Section 22(b) of the Declaration is deleted in its entirety and replaced with the following:

No person shall park any vehicle so as to obstruct or otherwise impede ingress or egress to any Unit. Parking on the Condominium Property shall be restricted to private automobiles and passenger-type vans, jeeps and pick-up trucks and sport utility vehicles, motorcycles, motor scooters, and small trailers (all of which are collectively referred to herein as "vehicles"). No boat, watercraft, jet ski or boat trailer may be parked, stored or kept on any portion of

the Condominium Property unless stored in the Unit Owner's garage. No person shall park, store or keep on any portion of the Condominium Property any commercial vehicle (including dump truck, motor home, trailer, cement mixer truck, oil or gas truck, panel truck, delivery truck, or vehicles with commercial lettering or emblems on them), nor may any person keep any other vehicle on the Condominium Property which is deemed to be a nuisance by the Association. No trailer, camper, motor home or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked on the Condominium Property. No motorcycle or motor scooter shall be operated within the confines of any parking space. The Association shall have the authority to prohibit any vehicle, including any motorcycle or motor scooter, or the operation of the vehicle within certain locations or distances within the Condominium Property which it determines constitutes a nuisance due to its noise level, particularly where such vehicle is operated in the early morning or late evening hours. No vehicle is permitted within the Condominium Property which leaks oil, brake fluid, transmission fluid or other fluids. No Unit Owner, occupant or other person shall conduct repairs or restorations on any motor vehicle, or other vehicle, or race the engine of any vehicle, upon any portion of the Condominium Property. For so long as the Declarant conducts any sales or leasing activities on the Condominium Property, its use of parking spaces or parking garages shall not be impeded or restricted. The prohibitions on parking contained in this section shall not apply to temporary parking of: (a) commercial vehicles, such as for construction use or providing pick-up and delivery and other commercial services; (b) any vehicles of the Declarant, or its affiliates or designees, used for construction, maintenance, repair, decorating, sales or marketing purposes; or (c) service vehicles operated in connection with the Association, or its management company. Subject to Applicable Law, any vehicle, boat, motorcycle or trailer parked in violation of these or other restrictions contained herein or as mandated by the Association may be towed by the Association at the sole expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor shall it be guilty of any criminal act, by reason of such towing.

2. Unit Identification Designations.

a. Pursuant to Section 14(c) of the Declaration, the Condominium Plat Map for Building 1 as identified in the Fourth Supplemental Declaration is hereby deleted in its entirety and replaced with the Condominium Plat Map identified on the attached Exhibit "A" to reflect the new identification designations as shown thereon.

b. Pursuant to Section 14(c) of the Declaration, the Condominium Plat Map for Building 7 as identified in the Fourth Supplemental Declaration is hereby deleted in its entirety and replaced with the Condominium Plat Map identified on the attached Exhibit "B" to reflect the new identification designations as shown thereon.

c. Pursuant to Section 14(c) of the Declaration, the Condominium Plat Map for Building 8 as identified in the Fourth Supplemental Declaration is hereby deleted in

its entirety and replaced with the Condominium Plat Map identified on the attached Exhibit "C" to reflect the new identification designations as shown thereon.

3. Boat Slip Identification Designations. Pursuant to Section 14(c) of the Declaration, the Boat Slip layout as identified in the Fourth Supplemental Declaration is hereby deleted in its entirety and replaced with the Condominium Plat Map identified on the attached Exhibit "D" to reflect the new identification designations as shown thereon

4. Personal Property in Common Area. Pursuant to Section 14(c) of the Declaration, Section 22(cc) of the Declaration is deleted in its entirety and replaced with the following:

No furniture, equipment, personal property, furnishings or any other items may be placed by a Unit Owner in any Common Area, including but not limited to any Limited Common Area balconies, terraces, nor lanais, unless placed by the Association, or approved by the Board of Directors.

5. Enforcement of Lien. Pursuant to Section 14(c) of the Declaration, Section 16(i) of the Declaration is deleted in its entirety and replaced with the following:

The Association may bring an action in its name to foreclose a lien for assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien; or the Association, its attorney or other authorized representative or agent of the Association may enforce a lien for assessments by power of sale conducted in the manner permitted by law for the exercise of powers of sale in deeds of trust or any other manner permitted by law. The Association shall have the power to purchase the Condominium Unit at such foreclosure or other sale and to hold, lease, encumber and convey the same.


6. 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 3<sup>rd</sup> day of April, 2007.

**DECLARANT:**

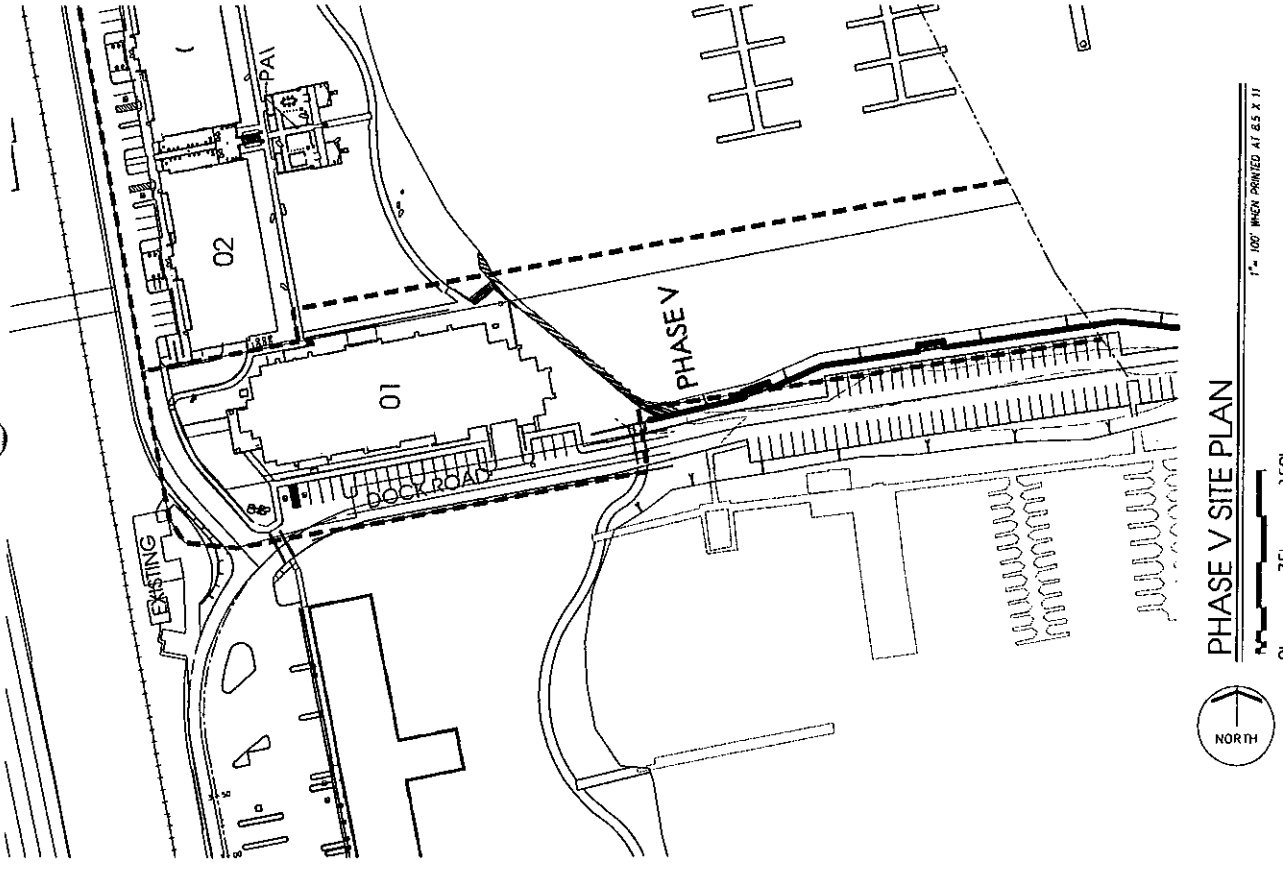
BVG Sandpoint, Ltd., a Florida  
limited partnership

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

  
By: C. Jae Heinberg, President

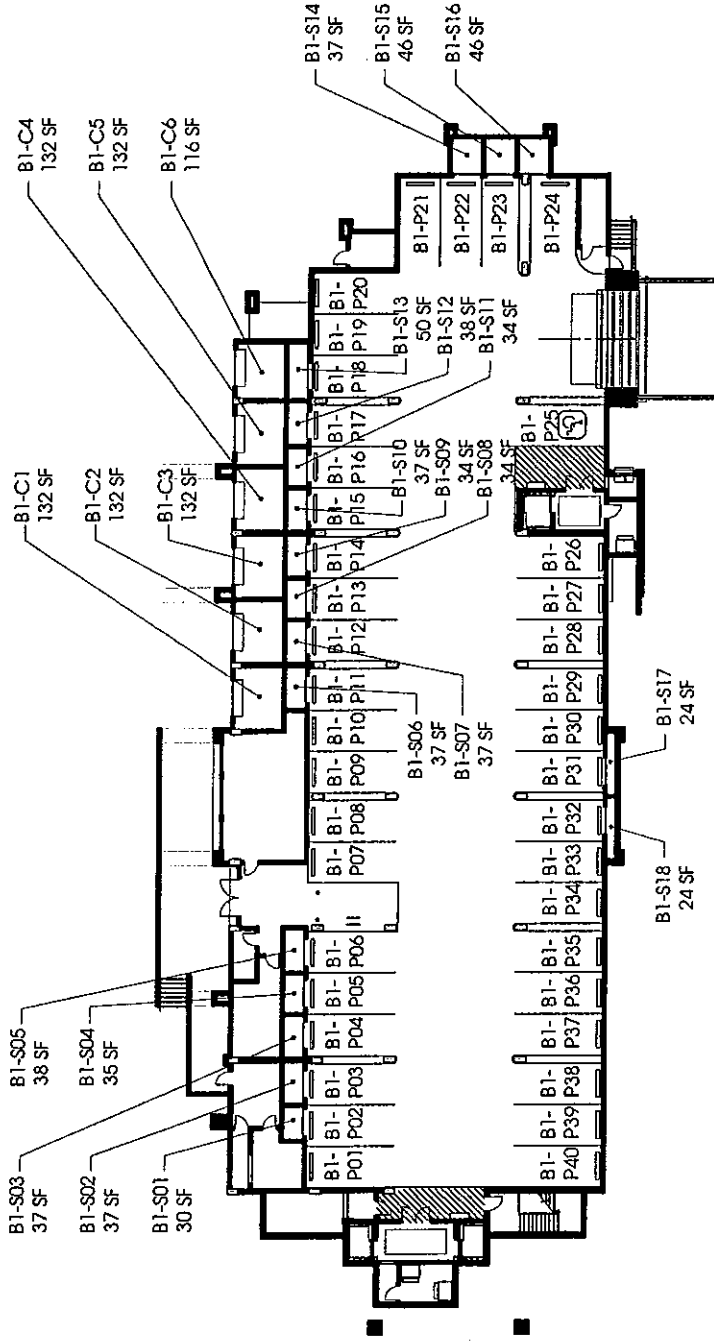
**EXHIBIT "A"**

**New Identification Designations for Building 1**



Disclaimer: This is a preliminary site plan for the Phase V Property of the Sandpoint Condo Plat Map and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

PHASE V  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO  
 PAGE 1



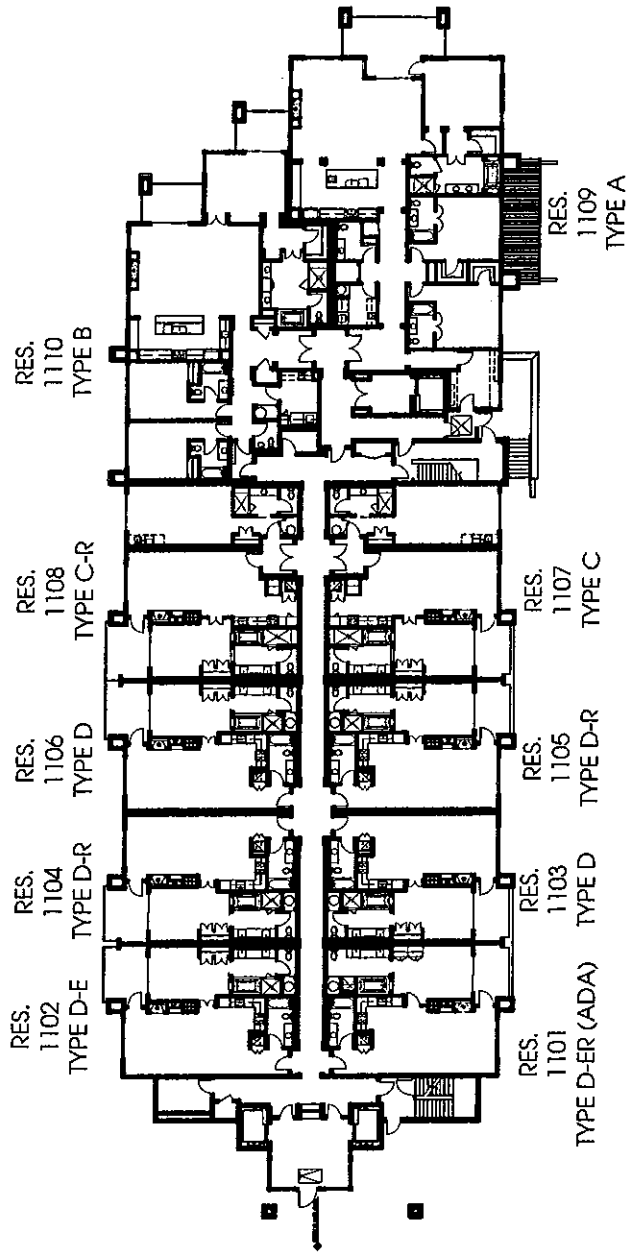
**BUILDING #01: FLOOR PLAN PAKING LEVEL**  
 1" = 40' WHEN PRINTED AT 8.5 X 11"



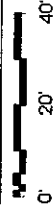
**KEY PLAN**

Declaration of Subdividing of this site with this Phase V property as shown on the Condominium Plan Map and described in the Supplemental Declaration to Condominium Property Act, Title 55, Chapter 15, Idaho Code, is hereby made by the undersigned, who is the owner of the land described in the Condominium Property Act, Title 55, Chapter 15, Idaho Code, pursuant to the provisions of the Supplemental Declaration to Condominium Property Act, Title 55, Chapter 15, Idaho Code, and the provisions of the Supplemental Declaration, Exhibit A, and the Condominium Plan Map.

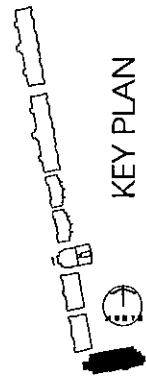
**PHASE V  
 SEASONS CONDO PLAT MAP  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO**



**BUILDING #01: FLOOR PLAN LEVEL 1 (ENTRY LEVEL)**



1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

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

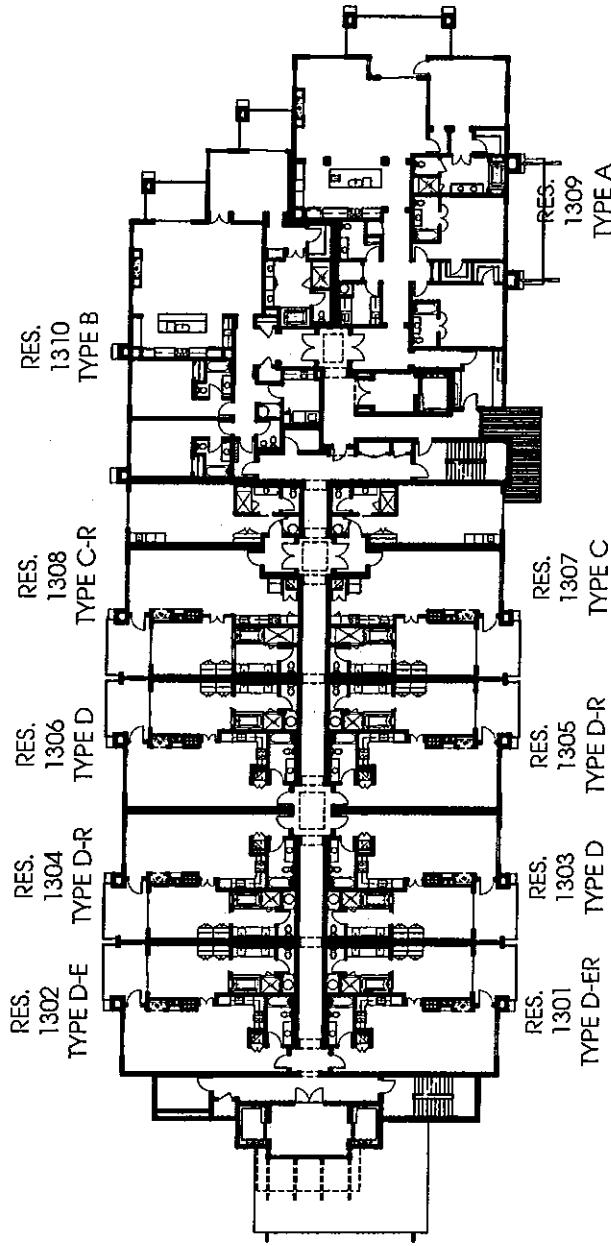
PAGE 03

Discipline is submitting of this form only the Phase V Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaration of Intent under the Declaration of Condominium, the Condominium Project Phase V is a newly proposed residential development of Condominiums, and Phase V may consist of a total of described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

**Chancey  
Design Partnership**  
Architecture + Planning + Interior Design  
Printed: March 22, 2007



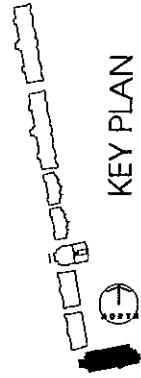




**BUILDING #01: FLOOR PLAN LEVEL 3**



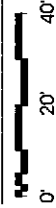
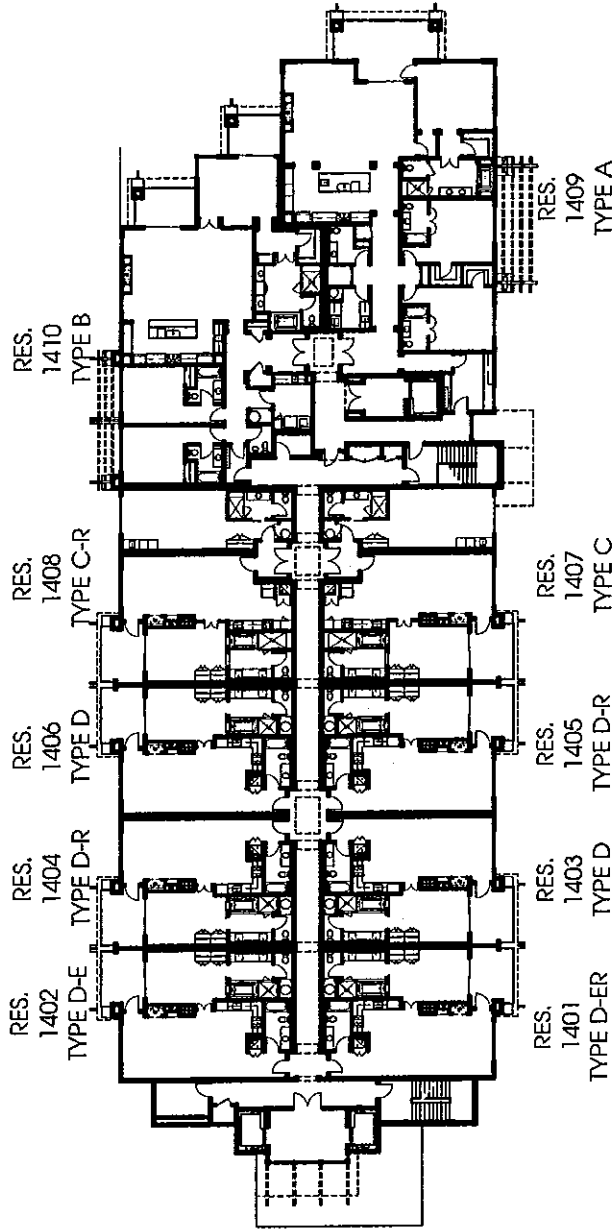
1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

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

Decedent's submission of this file only the Phase V Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Sale/A is same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 33, Chapter 13, Idaho Code, pursuant to the Decedent's rights under the Declaration of Condominium, the Decedent has intended Phase V as originally described in the Declaration of Condominium, and Phase V now consists of what is described in the Supplemental Declaration, Sale/A and the Condominium Plat Map.



BUILDING #01: FLOOR PLAN LEVEL 4

1" = 40' PAPER PRINTED AT 8.5 X 11"

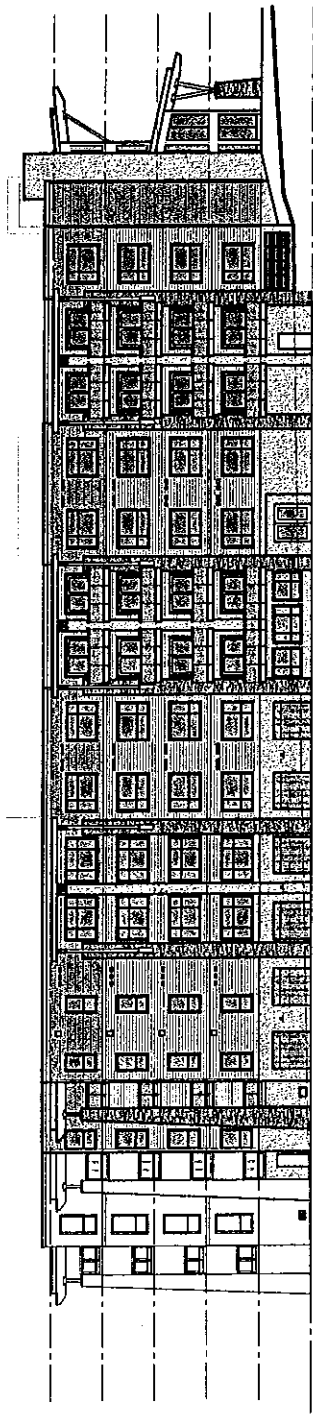


KEY PLAN

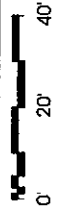
PHASE V  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

Declaration is submitted as this site only the Phase V Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaratory rights under the Declaration of Condominium, the Declaration has revised Phase V as originally described in the Declaration of Condominium, and Phase V now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

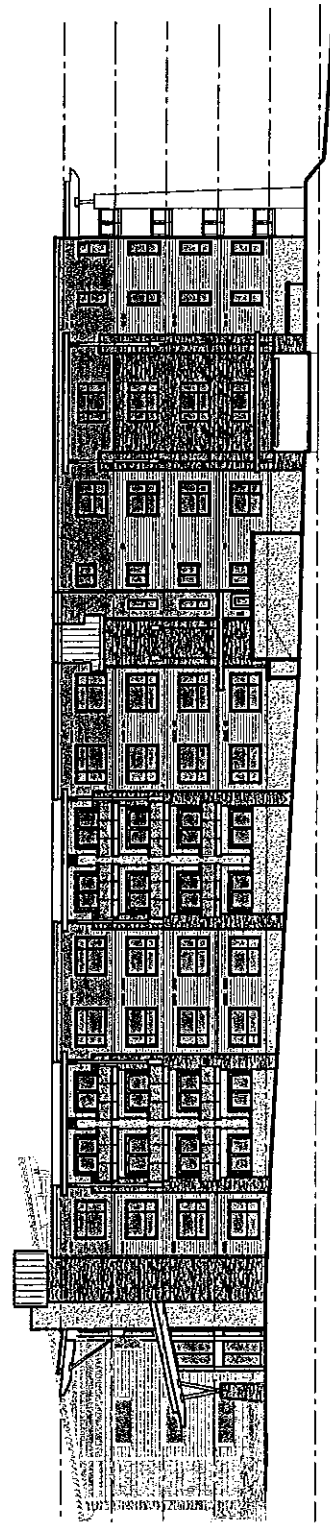
**Chancey Design Partnership**  
Architecture + Planning + Interior Design  
Printed: March 13, 2007



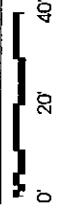
BUILDING #01: NORTH ELEVATION



1" = 40' WHEN PRINTED AT 8.5 X 11



BUILDING #01: SOUTH ELEVATION

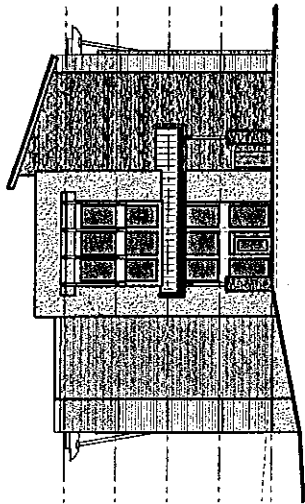


1" = 40' WHEN PRINTED AT 8.5 X 11

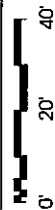
PHASE V  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Developer's liability of this site only. The Phase V Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A is to serve to the condominium form of use and ownership in the form of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, and Phase V, the Declaration for revised Phase V, as originally described in the Declaration of Condominium, and Phase V now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

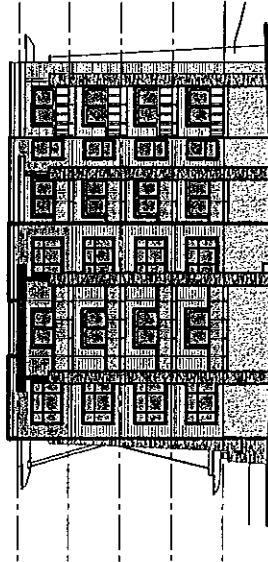
**Chancey**  
 Design Partnership  
 Architecture + Planning + Interior Design  
 Printed: March 22, 2007



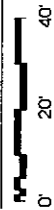
BUILDING #01: WEST ELEVATION



1" = 40' WHEN PRINTED AT 8.5 X 11



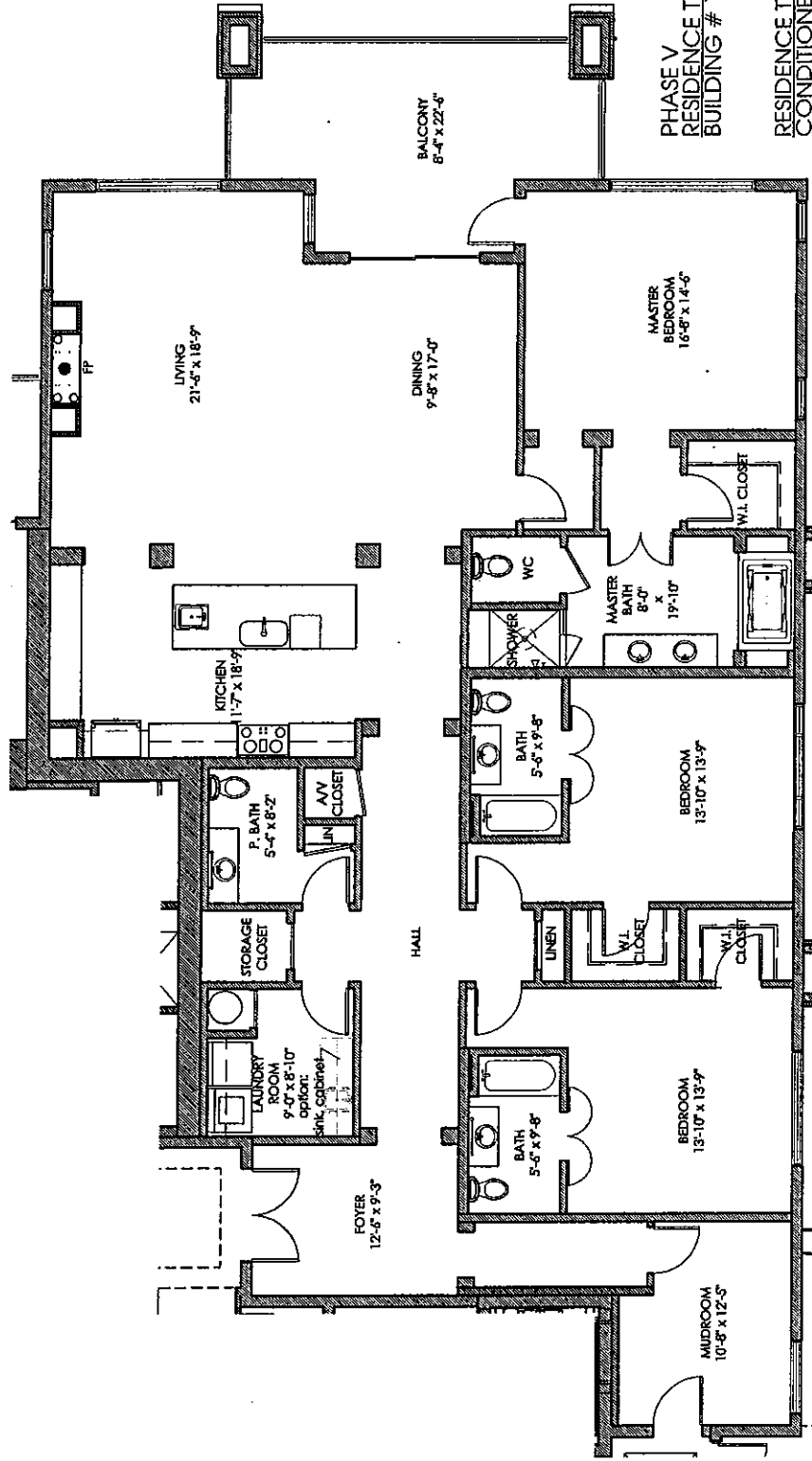
BUILDING #01: EAST ELEVATION



1" = 40' WHEN PRINTED AT 8.5 X 11

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

*Developer's submission of this site only for Phase V Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Unit A is done so in compliance with the provisions of use and otherwise into the provisions of the Idaho Condominium Property Act, (Ida. St. Chapter 12, Idaho Code). Assent to the Declaration of Condominium and Phase V their consent of what is described in the Supplemental Declaration, Unit A and the Condominium Plat Map.*



PHASE V  
RESIDENCE TYPE A NUMBERS:  
BUILDING # 1: 1109, 1209, 1309, 1409

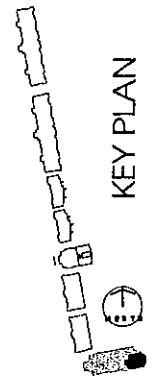
RESIDENCE TYPE A AREAS:  
CONDITIONED 2770 S.F.  
BALCONY 233 S.F.  
TOTAL 3003 S.F.

BUILDING #01: RESIDENCE TYPE A

PLAN NORTH

0' 8' 16'

1/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"



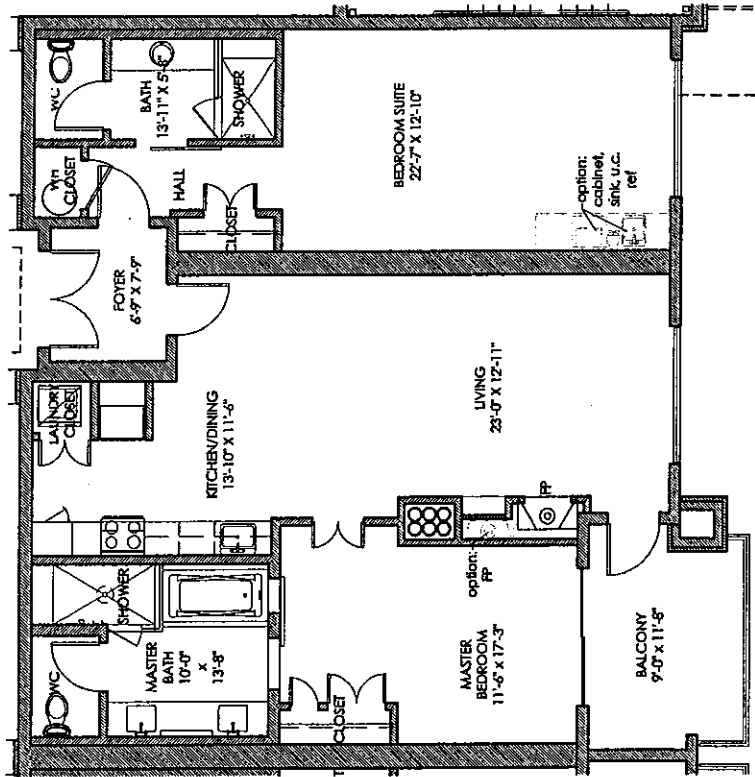
KEY PLAN

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

Developer's acknowledgment of this plan only the Phase V Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to come to the condominium form of use and ownership in the provisions of the Idaho Condominium Property Act, Title 31, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration of Condominium, the Declaration of Condominium, and these floor plans as described in the Supplemental Declaration, Book 1, and the Condominium Plat Map.

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Printed: March 22, 2007





**BUILDING #01: RESIDENCE TYPE C**

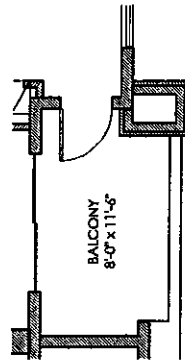


3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11

PHASE V  
 RESIDENCE TYPE C NUMBERS:  
 BUILDING # 1: 1107, 1207, 1307, 1407

RESIDENCES 1207, 1307, 1407 AREAS  
 CONDITIONED 1450 S.F.  
 BALCONY 110 S.F.  
 TOTAL 1560 S.F.

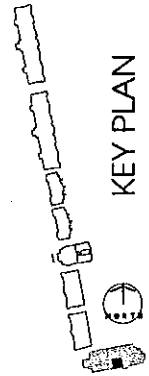
RESIDENCE 1107 AREAS  
 CONDITIONED 1450 S.F.  
 BALCONY 92 S.F.  
 TOTAL 1542 S.F.



**BALCONY @ RESIDENCE 1107 ONLY**

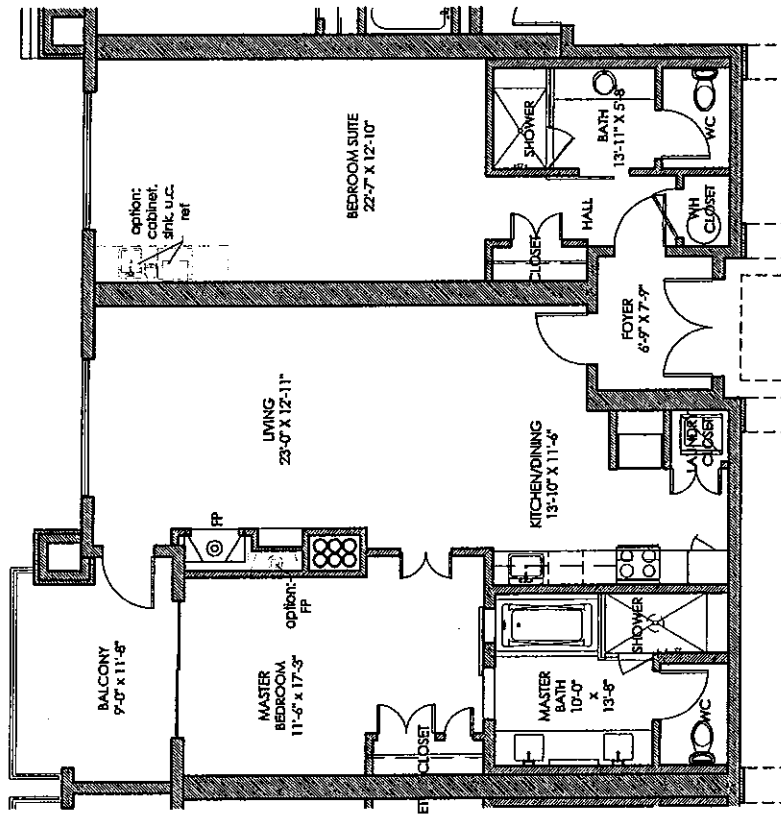


3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



**KEY PLAN**

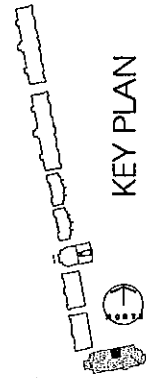
Declaration: I am submitting of this plan only the Phase V Property shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium Act, Title 55, Chapter 2, Idaho Code. I am not submitting the entire Condominium Plat Map, the Declaration for this Phase V, or any other information described in the Declaration of Condominium, and those you are aware of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



PHASE V  
RESIDENCE TYPE C-R NUMBERS:  
BUILDING # 1: 1108, 1208, 1308, 1408

RESIDENCE TYPE C-R AREAS  
CONDITIONED 1450 S.F.  
BALCONY 110 S.F.  
TOTAL 1560 S.F.

BUILDING #01: RESIDENCE TYPE C-R (C-REVERSE)  
3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"



KEY PLAN

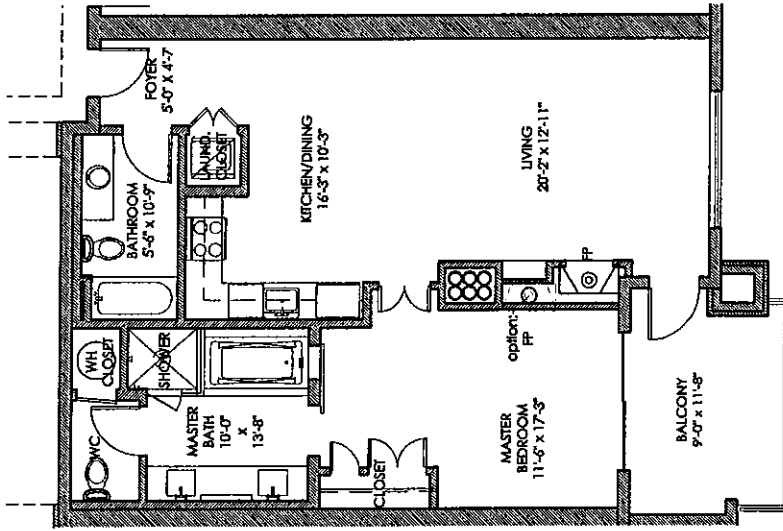
PHASE V  
SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

PAGE 12

Disclaimer: This drawing is for informational purposes only. The Phase V Property is shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to agree to the condominium terms of use and ownership under the provisions of the Idaho Condominium Property Act, 1996, 55, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration has revised Phase V as originally described in the Declaration of Condominium, and Phase V may consist of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



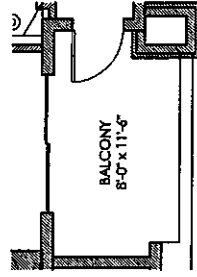


**BUILDING #01: RESIDENCE TYPE D**  
 3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"  
 0' 8' 16'

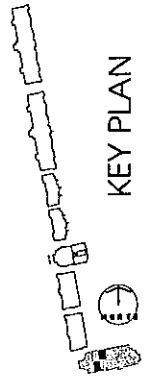
PHASE V  
 RESIDENCE TYPE D NUMBERS:  
 BUILDING # 1: 1103, 1106, 1203, 1206,  
 1303, 1306, 1403, 1406

RESIDENCES 1106, 1203, 1206, 1303,  
 1306, 1403, 1406, AREAS  
 CONDITIONED 928 S.F.  
 BALCONY 110 S.F.  
 TOTAL 1038 S.F.

RESIDENCE 1103 ONLY AREAS  
 CONDITIONED 928 S.F.  
 BALCONY 92 S.F.  
 TOTAL 1020 S.F.



**BALCONY @ RESIDENCE  
 1103 ONLY**  
 3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"  
 0' 8' 16'



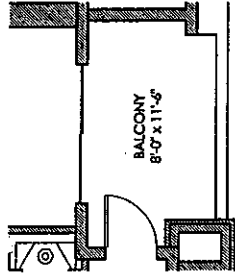
KEY PLAN

Decentral is submitting of this time only the Phase V Property as shown on this 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, Title 31, Chapter 15, Idaho Code. Pursuant to the Decentral rights under the Declaration of Condominium, the Decentral has reserved Phase V for regularly described in the Declaration of Condominium, and Phase V now consists of what is described in the supplemental Declaration, Exhibit A and the Condominium Plat Map.

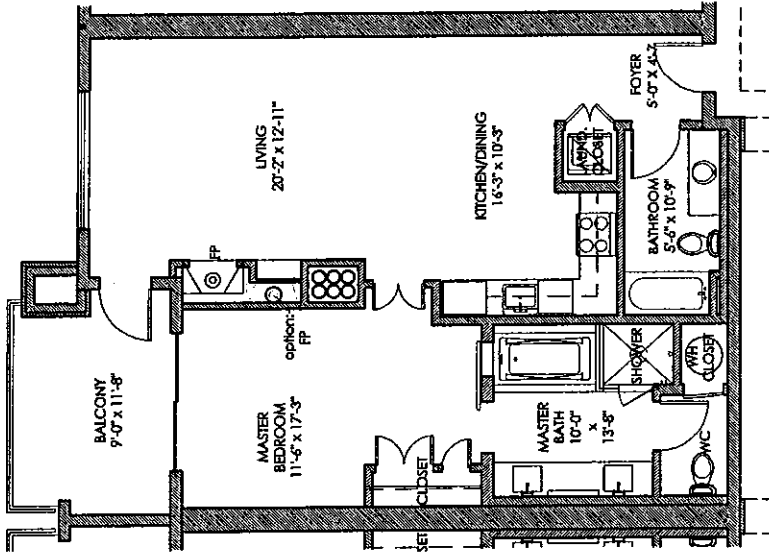
PHASE V  
RESIDENCE TYPE D-R NUMBERS:  
BUILDING # 1: 1104, 1105, 1204, 1205,  
1304, 1305, 1404, 1405

RESIDENCES 1104, 1204, 1205,  
1304, 1305, 1404, 1405, AREAS  
CONDITIONED 928 S.F.  
BALCONY 110 S.F.  
TOTAL 1038 S.F.

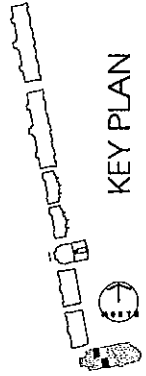
RESIDENCE 1105 ONLY AREAS  
CONDITIONED 928 S.F.  
BALCONY 92 S.F.  
TOTAL 1020 S.F.



BALCONY @ RESIDENCE  
1105 ONLY



BUILDING #01: RESIDENCE TYPE D-R (D REVERSE)



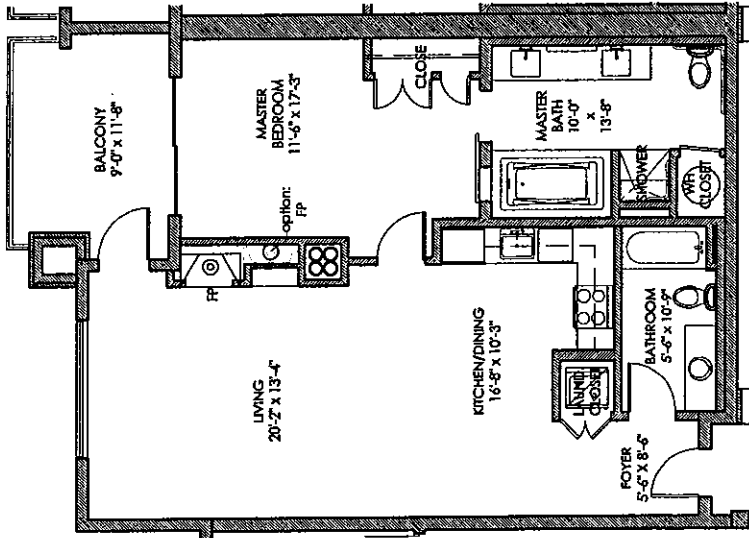
KEY PLAN

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

Declaration of Intent: This plan and the Phase V floor plan are shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium Act, Title 31, Chapter 15, Idaho Code. Pursuant to the Declaration of Intent, the Condominium, the Declaration and the Plat Map are hereby declared to be a part of the Declaration of Condominium and Phase V floor plan as if they were included in the Declaration of Condominium and the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

Chancey  
Design Partnership  
Architecture + Planning + Interior Design  
Printed: March 22, 2007





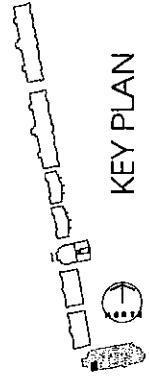
PHASE V  
RESIDENCE TYPE D-E(ADA) NUMBERS:  
BUILDING # 1: 1202

RESIDENCE TYPE D-E(ADA) AREAS  
CONDITIONED 946 S.F.  
BALCONY 110 S.F.  
TOTAL 1056 S.F.



BUILDING #01: RESIDENCE TYPE D-E(ADA)

3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11

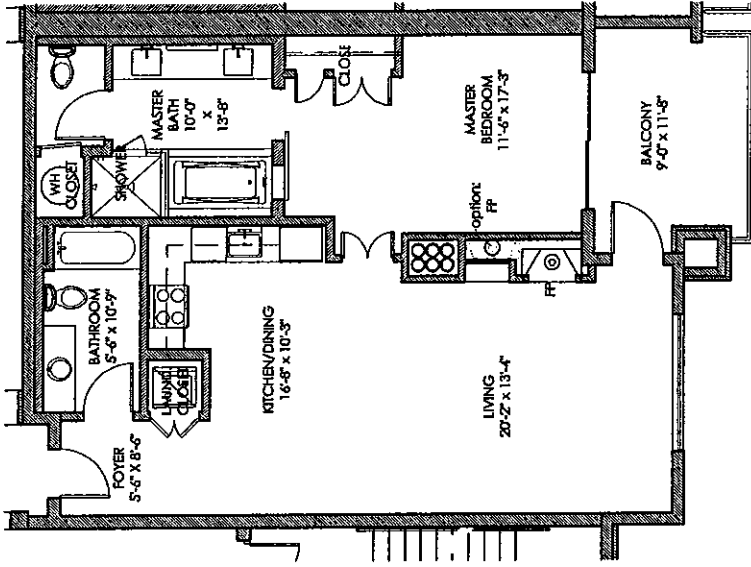


KEY PLAN

Declaration is submitted at this time only. The Phase V Property as shown on the Condominium Plat Map and described in the Supplemental Declaration is subject to the terms and conditions of the Condominium Declaration, the Declaration of Condominium, the Declaration of Covenants, Conditions and Restrictions, the Declaration of Easements, the Declaration of Use Restrictions, the Declaration of Occupancy, the Declaration of Construction, and Phase V now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

PHASE V  
**SEASONS CONDO PLAT MAP**  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO PAGE 16

**Chancey**  
Design Partnership  
Architecture + Planning + Interior Design  
Printed: March 22, 2007



PHASE V  
RESIDENCE TYPE D-ER NUMBERS:  
BUILDING # 1: 1201, 1301, 1401

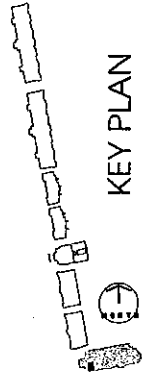
RESIDENCE TYPE D-ER AREAS:  
CONDITIONED 946 S.F.  
BALCONY 110 S.F.  
TOTAL 1056 S.F.



BUILDING #01: RESIDENCE TYPE D-ER (D END UNIT, REVERSE)



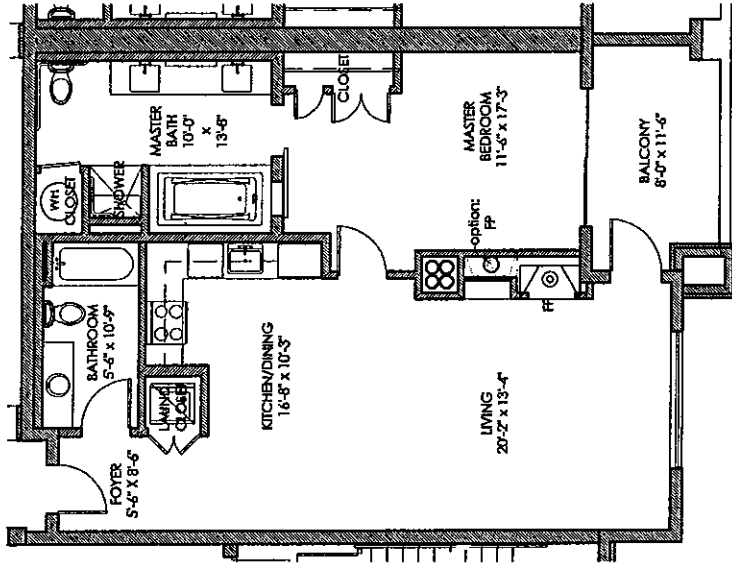
3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

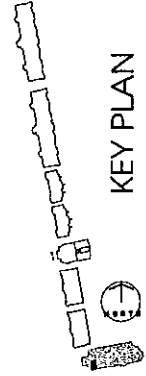
PHASE V  
**SEASONS CONDO PLAT MAP**  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

Discipline is submitting of this floor plan (Phase V) frequently as shown on this Condominium Plat Map and described in the Supplemental Declaration. The floor plan is subject to the provisions of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaration, there is no fee for the floor plan, the Declaration has no effect/Phase V is not a part of the Declaration of Condominium and Phase V now consists of what is described in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.



**BUILDING #01: RESIDENCE TYPE D-ER (ADA)**

1/32" = 1'-0" WHEN PRINTED AT 8.5 x 11



**KEY PLAN**

PHASE V  
RESIDENCE TYPE D-ER (ADA) NUMBERS:  
BUILDING # 1: 1101

RESIDENCE TYPE D-ER(ADA) AREAS:  
CONDITIONED 946 S.F.  
BALCONY 92 S.F.  
TOTAL 1056 S.F.

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

Developer is submitting this plan only. The Phase V property is shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same in the condominium form of use and ownership in the possession of the Idaho Department of State, Chapter 12, Idaho Code. Pursuant to the declaratory rights under the Declaration of Condominium, the Declaration for Project Phase V, the Declaration of Condominium, and Phase V year units as what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

**EXHIBIT "B"**

**New Identification Designations for Building 7**

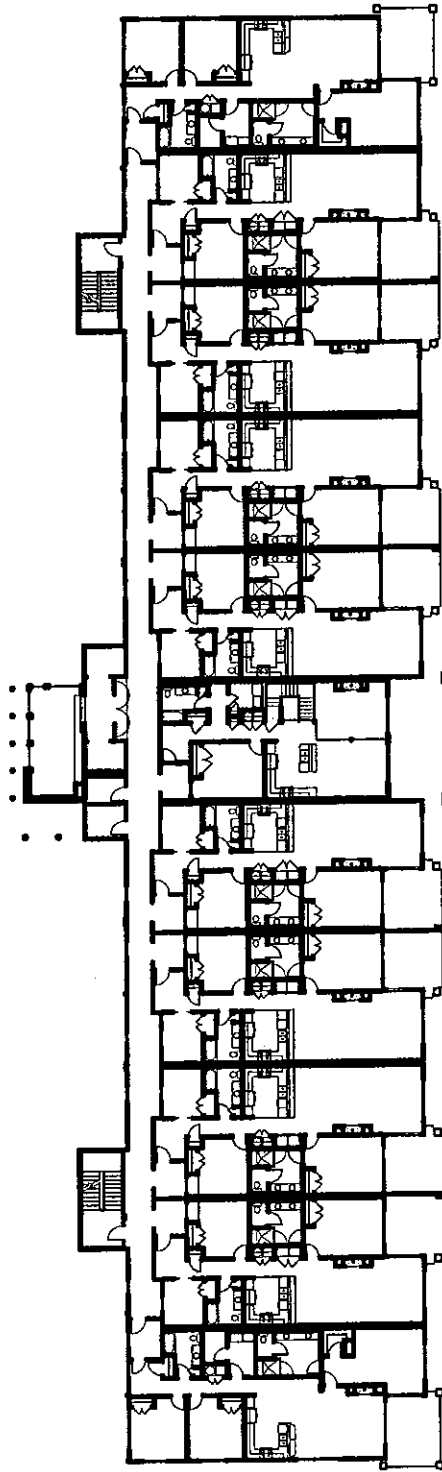












7301 UNIT TYPE A	7302 UNIT TYPE B1	7303 UNIT TYPE BR	7304 UNIT TYPE B	7305 UNIT TYPE B1-R	7306 UNIT TYPE C (FIRST LEVEL)	7307 UNIT TYPE B1	7308 UNIT TYPE BR	7309 UNIT TYPE B	7310 UNIT TYPE B1-R HC	7311 UNIT TYPE AR
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**BUILDING #07: FLOOR PLAN LEVEL 3**



1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

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

Developer's submission of this site plan and Phases II and III is shown on this 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 premises of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant has reserved Phases II as originally described in the Declaration of Condominium, and Phases II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

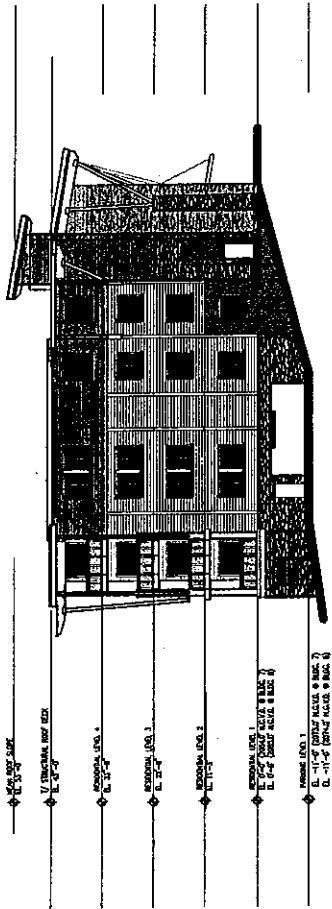


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 & ASSOCIATES ARCHITECTS, P.A.**

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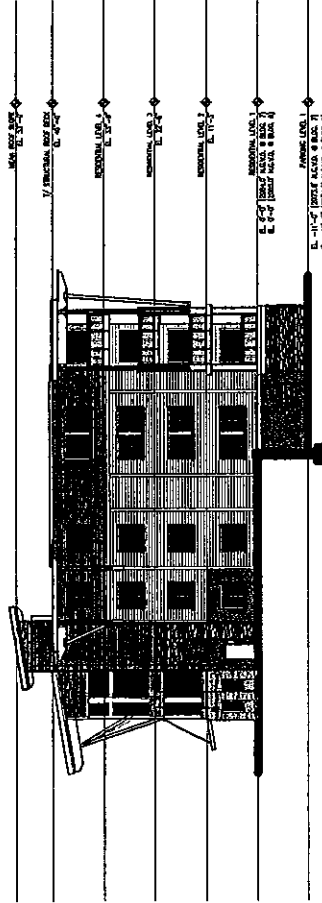






BUILDING #07: TYPICAL NORTH ELEVATION

1" = 40' WHEN PRINTED AT 8.5 X 11



BUILDING #07: TYPICAL SOUTH ELEVATION

1" = 40' WHEN PRINTED AT 8.5 X 11

Declarant is submitting at this time only the Phases II Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant has revised Phases II as originally described in the Declaration of Condominium, and Phases III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

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

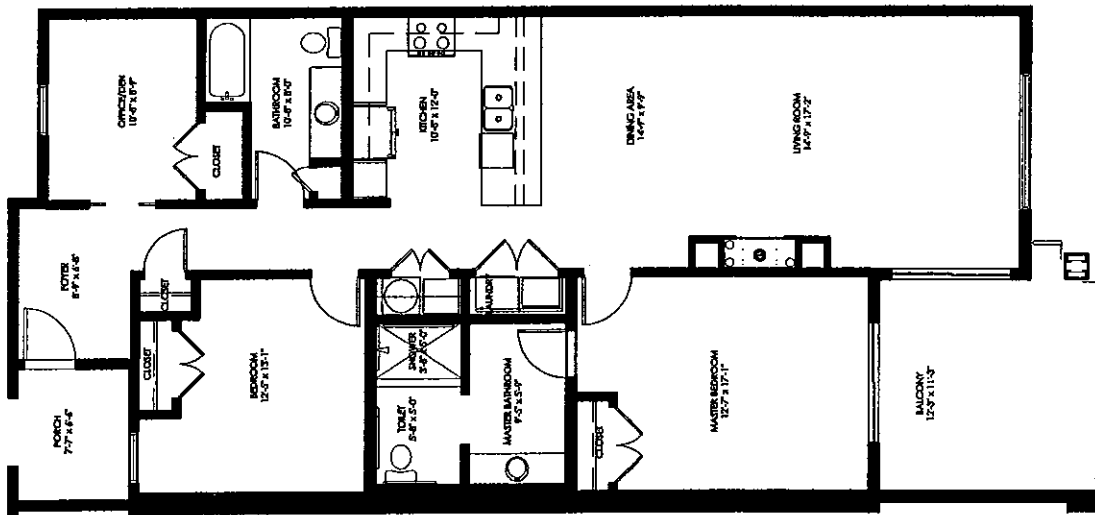












PHASE III  
 UNIT TYPE B-R HC NUMBERS:  
 BUILDING # 7: 7203

UNIT TYPE B-R HC AREAS:  
 UNIT TYPE B-R HC 1424 S.F.  
 UNIT TYPE B-R HC - BALCONY 139 S.F.  
 TOTAL 1563 S.F.



BUILDING #07: UNIT B-R HC



3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

Decedent's submitting of this floor plan is subject to the Phase III Plan 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, Title 33, Chapter 13, Idaho Code. Pursuant to the Decedent's rights under the Declaration of Condominium, the Decedent has reserved phases II as originally described in the Declaration of Condominium, and phases III as now created in what is described in the Supplemental Declaration, Exhibit A and the Condominium Plan Maps.

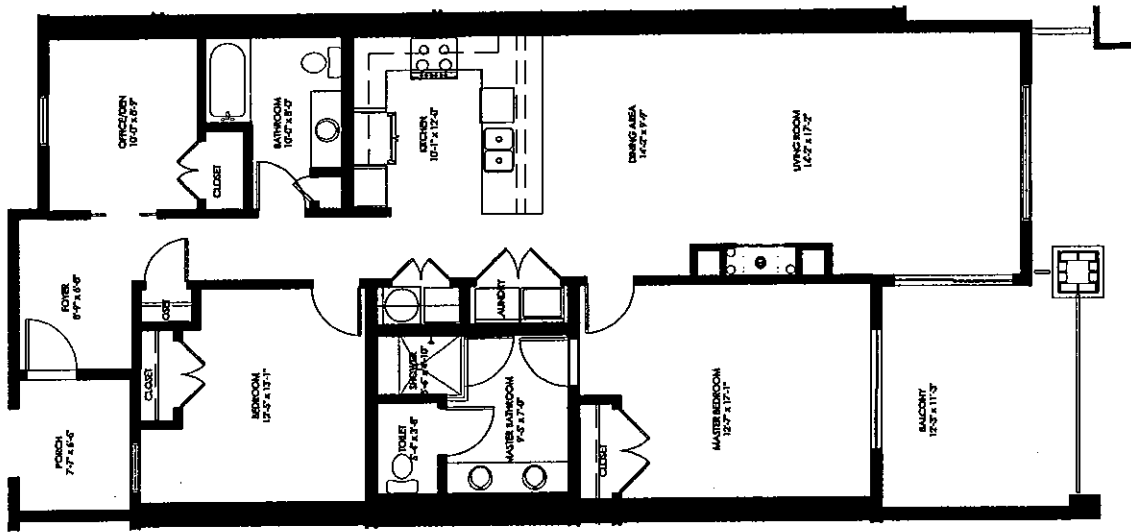
PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO



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 & ASSOCIATES ARCHITECTS, P.A.

Printed: March 22, 2007





PHASE III  
 UNIT TYPE B1-R NUMBERS:  
 BUILDING # 7: 7105  
 BUILDING # 7: 7205  
 BUILDING # 7: 7305  
 BUILDING # 7: 7405  
 BUILDING # 7: 7110  
 BUILDING # 7: 7210  
 BUILDING # 7: 7410

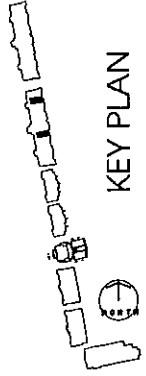
UNIT TYPE B1-R AREAS:  
 UNIT TYPE B1-R 1390 S.F.  
 UNIT TYPE B1-R - BALCONY 139 S.F.  
 TOTAL 1529 S.F.



BUILDING #07: UNIT B1-R



3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

Disclaimer: A disclaimer of this map only this Phase of Property as shown on this Condominium Plat Map and described in the Supplemental Declaration on Property Act 39A, SS. Chapter 15, Idaho Code. Any and all other rights under the Declaration of Condominium, the Declaration on Property Act 39A, SS. Chapter 15, Idaho Code, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



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 & ASSOCIATES ARCHITECTS, P.A.

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





PHASE III  
 UNIT TYPE C NUMBERS:  
 BUILDING # 7: 7106  
 BUILDING # 7: 7306

UNIT TYPE C AREAS:

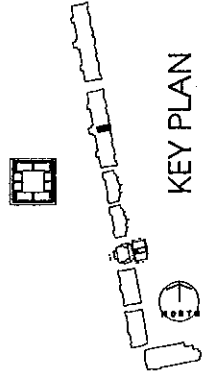
UNIT TYPE C - LOWER LEVEL	1172 S.F.
UNIT TYPE C - UPPER LEVEL	946 S.F.
UNIT TYPE C - BALCONY	331 S.F.
TOTAL	2449 S.F.



BUILDING #07: UNIT C



1/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

Disclaimer: A copy of this plan and the Phase # Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium Act, Title 33, Chapter 15, Idaho Code, is available to the public and is hereby incorporated into the Declaration of Condominium, the Condominium Property Act, Title 33, Chapter 15, Idaho Code, pursuant to the Declaration of Condominium, and Phase # now consists of what is described in the Declaration for the Phase # as originally described in the Declaration of Condominium, and Phase # now consists of what is described in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.

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

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 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: March 22, 2007



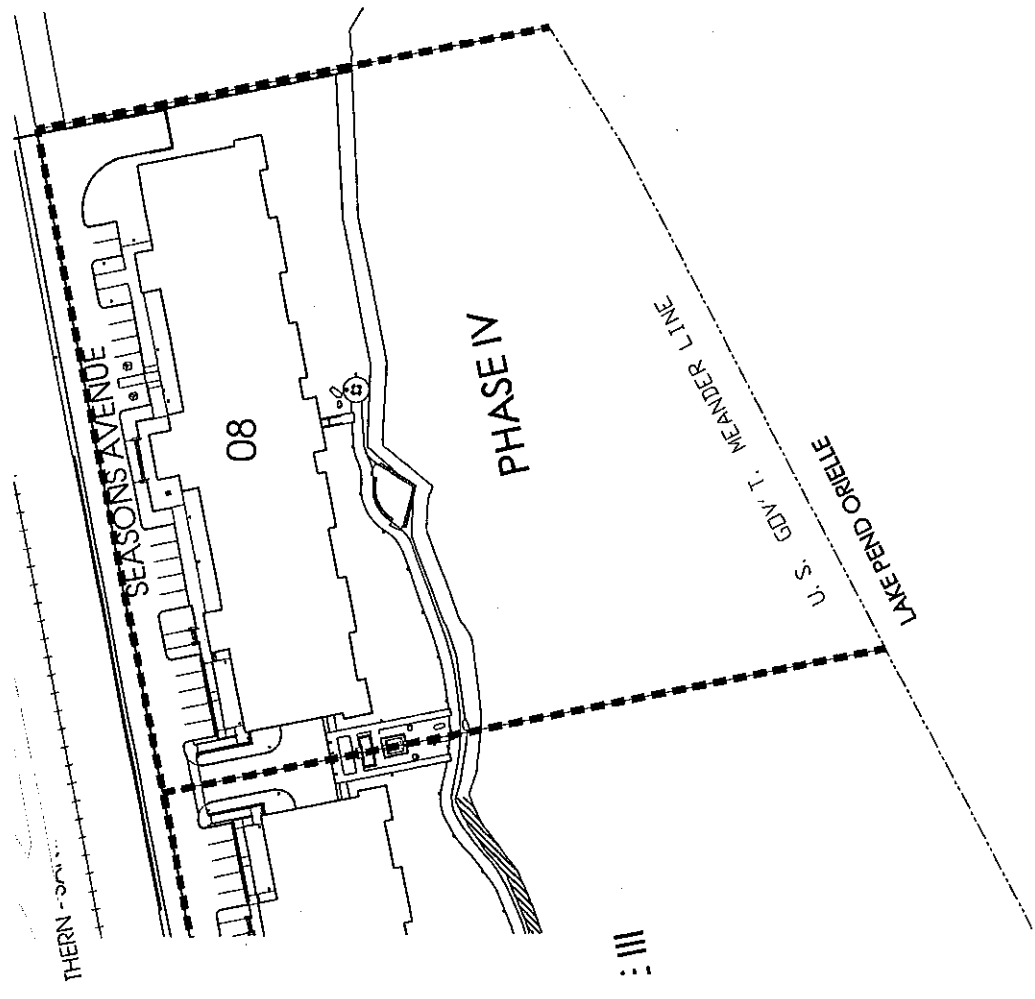


EXHIBIT "C"

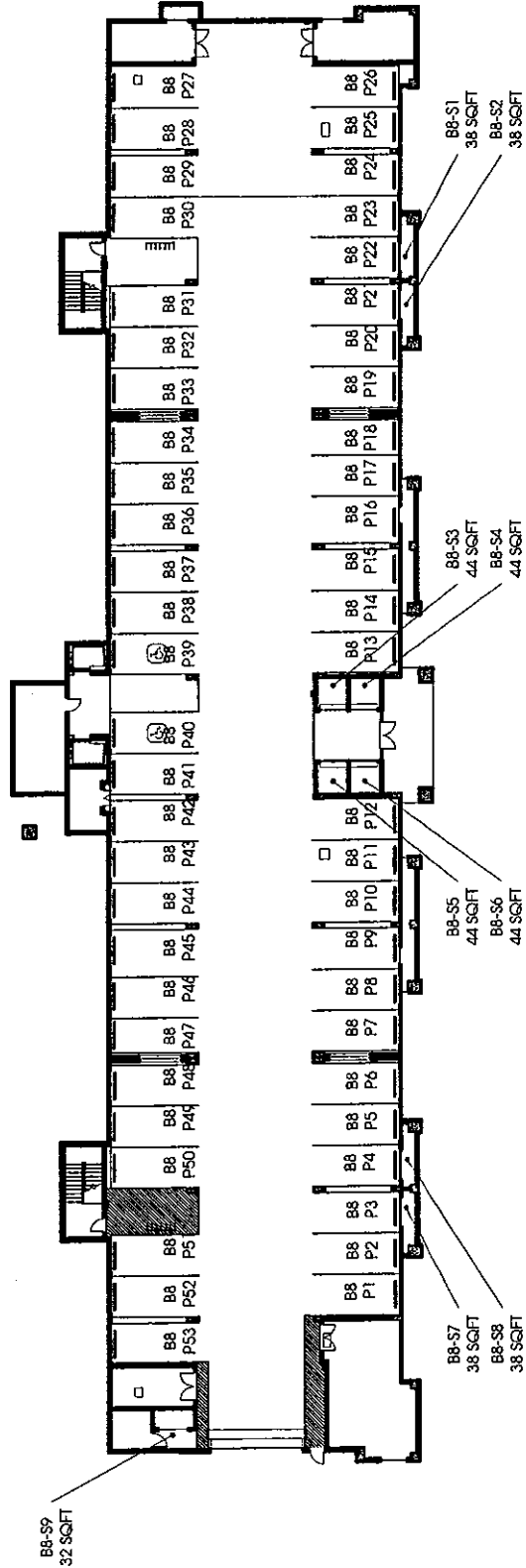
**New Identification Designations for Building 8**

Declarant's submitting of this map only the Phase IV Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Subpart A to some to the condominium units of said ownership. The provisions of the Idaho Condominium Act, Title 32, Chapter 13, shall apply to the Condominium Units, Subpart A to the Condominium Units, and Phase IV new units of which is described in the Supplemental Declaration, Subpart A, and the Condominium Plat Map.

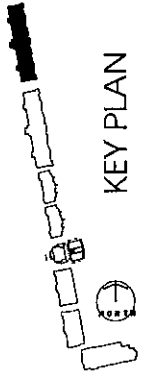
PHASE IV SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO



PHASE IV SITE PLAN



**BUILDING #08: FLOOR PLAN PARKING LEVEL**  
 1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

Document is submitted as part of the Phase IV 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 describe the provisions of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaratory rights under the Declaration of Condominium, the Declarant has reserved Phases IV as originally described in the Declaration of Condominium, and Phases IV their contents of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

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

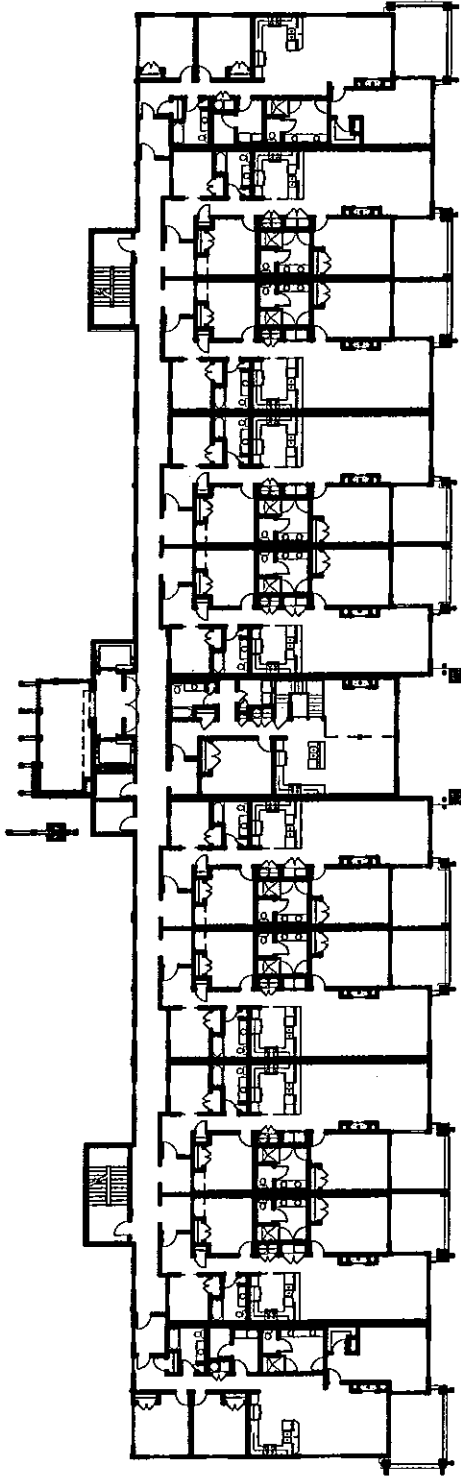
**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**

Printed: March 26, 2007





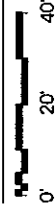




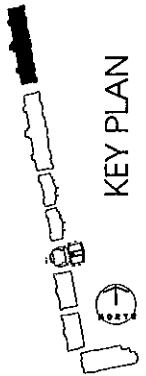
8301 UNIT TYPE A HC	8302 UNIT TYPE B1	8303 UNIT TYPE B-R	8304 UNIT TYPE B	8305 UNIT TYPE B1-R	8306 UNIT TYPE C (FIRST LEVEL)	8307 UNIT TYPE B1	8308 UNIT TYPE BR	8309 UNIT TYPE B	8310 UNIT TYPE B1-R	8311 UNIT TYPE A-R
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**BUILDING #08: FLOOR PLAN LEVEL 3**



1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

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

PAGE 05

Declaration is submitted of this floor plan only the Phase IV 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 into the provisions of the Idaho Condominium Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.



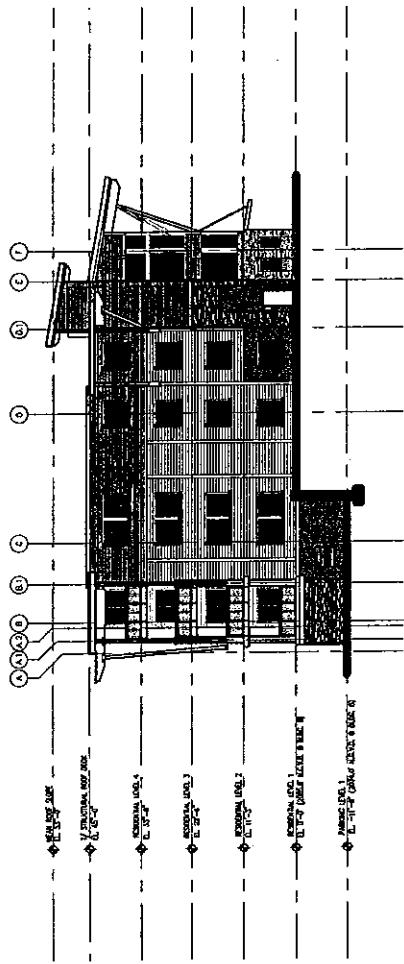
**WALTON H. CHANCEY  
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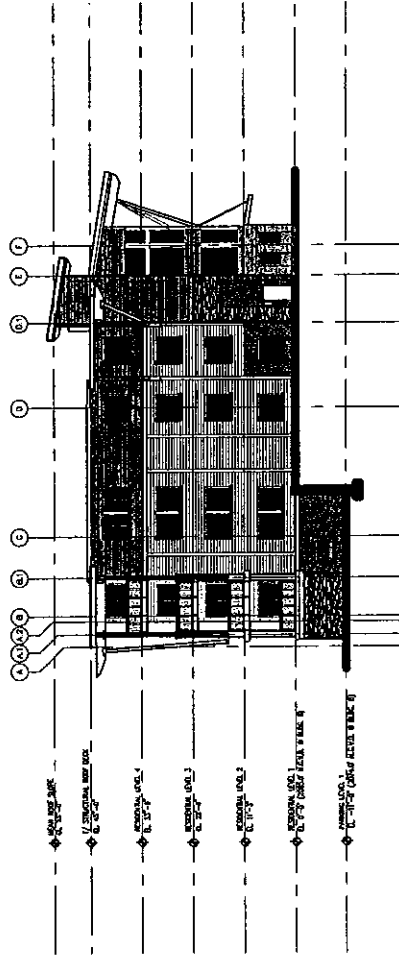






BUILDING #08: TYPICAL NORTH ELEVATION

1" = 40' WHEN PRINTED AT 8.5 X 11"



BUILDING #08: TYPICAL SOUTH ELEVATION

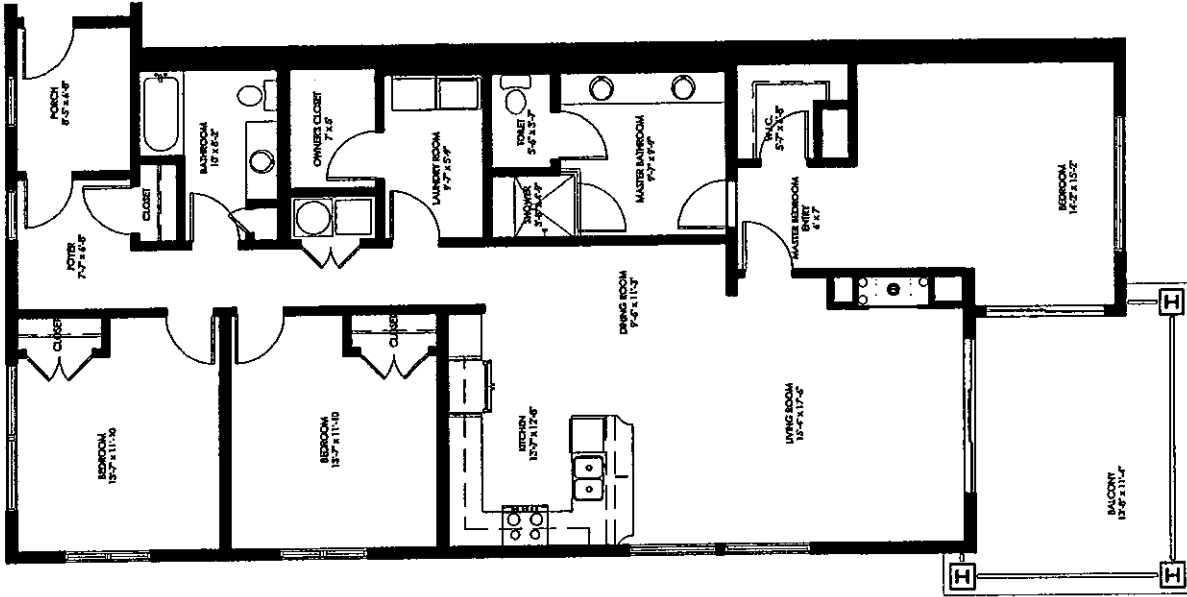
1" = 40' WHEN PRINTED AT 8.5 X 11"

Declarant is submitting at this time only the Phases IV Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant has revised Phases IV as originally described in the Declaration of Condominium, and Phases IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

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



WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Printed: March 26, 2007



PHASE IV  
 UNIT TYPE A NUMBERS:  
 BUILDING # 8: 8101  
 BUILDING # 8: 8201  
 BUILDING # 8: 8401

UNIT TYPE A AREAS:  
 UNIT TYPE A 1668 S.F.  
 UNIT TYPE A - BALCONY 157 S.F.  
 TOTAL 1825 S.F.



BUILDING #08: UNIT A

3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"



KEY PLAN

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



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

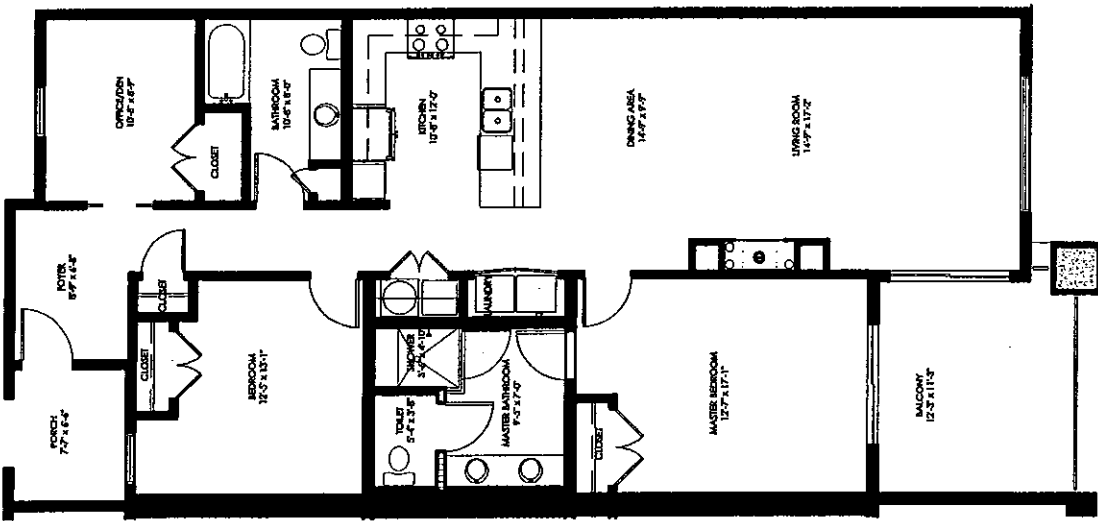
Printed: March 22, 2007

Declarant is submitting of this file only the Phase IV Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Subdiv A to come to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 38, Chapter 15, Idaho Code, pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant has reserved Phase IV as originally described in the Declaration of Condominium, and Phases IV now consist of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.









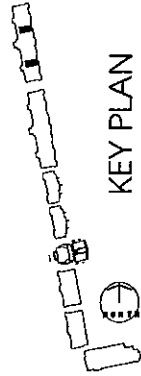
PHASE IV  
 UNIT TYPE B-R NUMBERS:  
 BUILDING # 8: 8103  
 BUILDING # 8: 8203  
 BUILDING # 8: 8303  
 BUILDING # 8: 8403  
 BUILDING # 8: 8108  
 BUILDING # 8: 8208  
 BUILDING # 8: 8308  
 BUILDING # 8: 8408

UNIT TYPE B-R AREAS:  
 UNIT TYPE B-R 1424 S.F.  
 UNIT TYPE B-R - BALCONY 139 S.F.  
 TOTAL 1563 S.F.



BUILDING #08: UNIT B-R

3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11

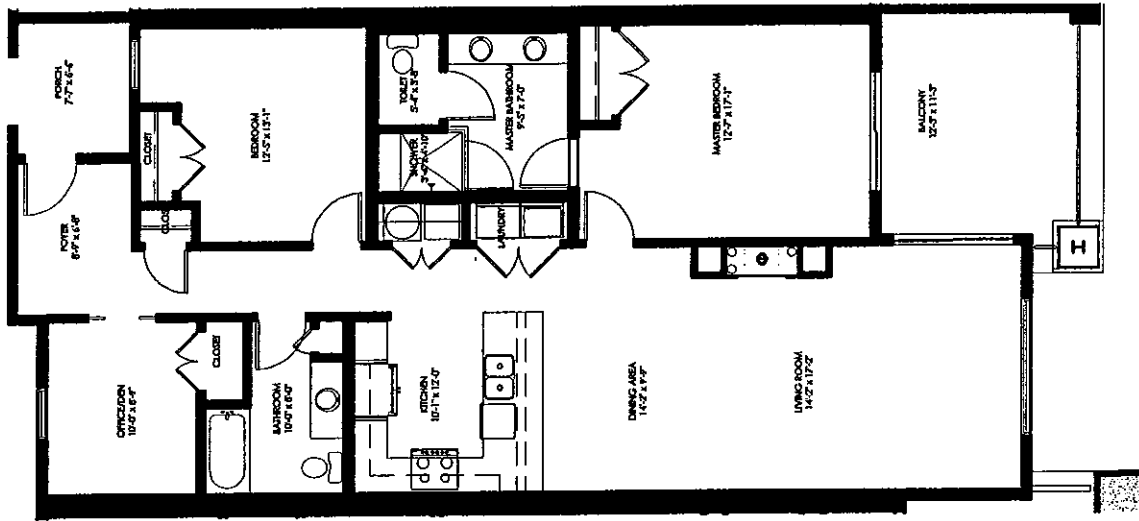


KEY PLAN

Disclaimer: Submitting of this floor plan only (the Phase IV Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A) is subject to the condominium form of use and ownership and the provisions of the Idaho Condominium Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, and the Declaration of Condominium, the Declaration for each Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

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





PHASE IV  
 UNIT TYPE B1 NUMBERS:  
 BUILDING # 8: 8102  
 BUILDING # 8: 8302  
 BUILDING # 8: 8402  
 BUILDING # 8: 8107  
 BUILDING # 8: 8207  
 BUILDING # 8: 8307  
 BUILDING # 8: 8407

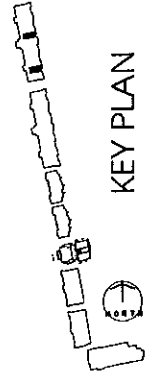
UNIT TYPE B1 AREAS:  
 UNIT TYPE B1 1390 S.F.  
 UNIT TYPE B1 - BALCONY 139 S.F.  
 TOTAL 1529 S.F.



BUILDING #08: UNIT B1



3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

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

Declaration of the fee only the Phase IV 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, Title 55, Chapter 15, Idaho Code. Pursuant to the Declaration's rights under the Declaration of Condominium, the Declaration has revised Phases IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.



**WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.**  
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EXHIBIT "E"

**New Identification Designations for Boat Slips**

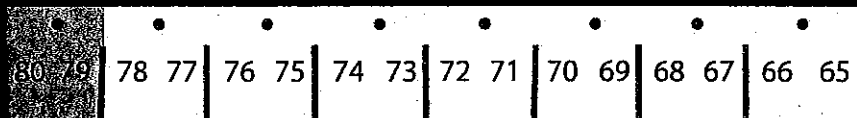
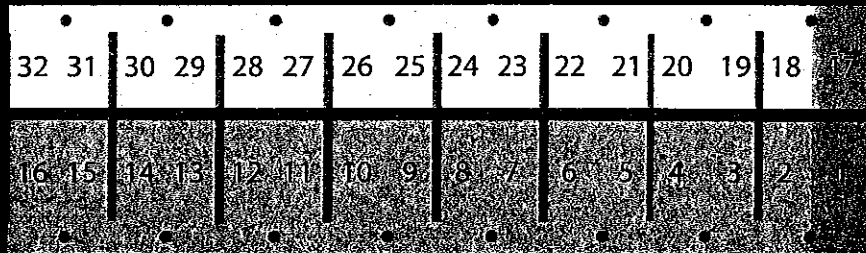
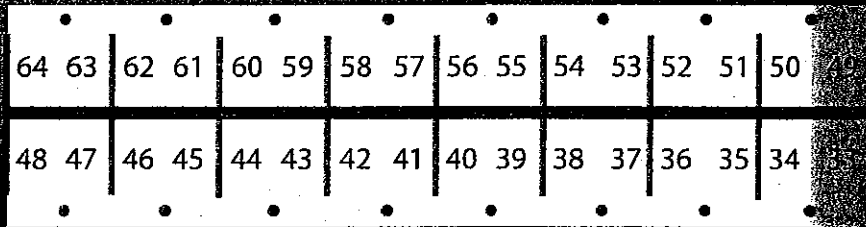
FILED BY  
*E. Laanan*  
2001 APR -5 P 3:05  
*180 00*  
MARIE SCOTT  
BONNER COUNTY RECORDER  
*MA* DEPUTY

# Boat Slip Map

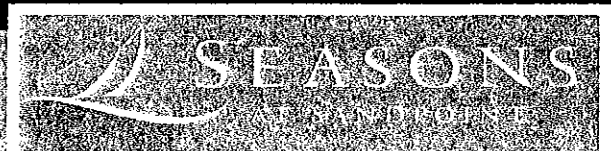
BEACH

## SEASONS AT SANDPOINT - Marina Layout

- 2 Slips accommodates up to 30' in length overall
- 59 Slips accommodates up to 30' in length overall
- 3 Slips accommodates up to 30' in length overall
- 15 Slips accommodates up to 40' in length overall
- 1 Slip accommodates up to 40' in length overall
- 80 Total Slips



Covered Gazebo



Sale by: Burlington Place, 1000 North Beach Street, Wake

Wake, VA 22091. For more information, please call 703-433-8888.

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