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D. Kaessler
FILED BY

SIXTH SUPPLEMENTAL DECLARATION TO
DECLARATION OF CONDOMINIUM
OF
SEASONS AT SANDPOINT

2007 JUN -8 A 11: 33

22.00
MARIE SCOTT
BONNER COUNTY RECORDER

THIS SIXTH 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 with the First Supplemental Declaration, the Second Supplemental Declaration, the Third Supplemental Declaration, the Fourth Supplemental Declaration and the Fifth 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. De-Annexation of Phases. Pursuant to Section 14(c) of the Declaration, Section 5(g) of the Declaration is deleted in its entirety and replaced with the following:

Declarant hereby reserves the right to de-annex from the project Phase V as depicted on the applicable Condominium Plat Map, or any portion thereof (herein referred to as de-annexable or de-annexed property) owned by Declarant or

affiliates at the time of de-annexation from the project, and after de-annexation, the de-annexed property will not be included in the Condominium. The de-annexation of the de-annexable property, or portions thereof, from time to time, shall be effected by recording a Notice of De-Annexation or Supplemental Declaration particularly describing the real property to be de-annexed and removed from the project created by this Declaration, pursuant to the provisions of this Section 5.

2. De-Annexation of Phase V. Pursuant to Section 5(g) of the Declaration, the Phase V property as depicted on the Condominium Plat Map attached to Exhibit "D" of the 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, is hereby de-annexed and removed from the project created by the Declaration and is no longer included in the Condominium.

3. Modification to Building 8 of Phase IV. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration as it pertains to Phase IV as depicted in the Declaration, and as revised and amended in the Fourth Supplemental Declaration. Notwithstanding the depiction of Phase IV on the Condominium Plat Map contained in Exhibit "B" to the Declaration or the Condominium Plat Map contained in Exhibit "C" to the Fourth Supplemental Declaration, the revised and amended Phase IV shall include Building No. 8 as depicted and more particularly described on Exhibit "A" attached hereto and incorporated by this reference into this Sixth Supplemental Declaration. The inclusion of Building No. 8 in the revised and amended Phase IV as depicted in Exhibit "A" pursuant to this Sixth Supplemental Declaration shall supercede the inclusion of Building No. 8 in Phase IV according to the Fourth Supplemental Declaration which is further amended herein. Section 4(c) of the Declaration regarding Phase IV is 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 7th day of June, 2007.

DECLARANT:

BVG Sandpoint, Ltd., a Florida
limited partnership

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

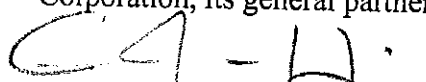
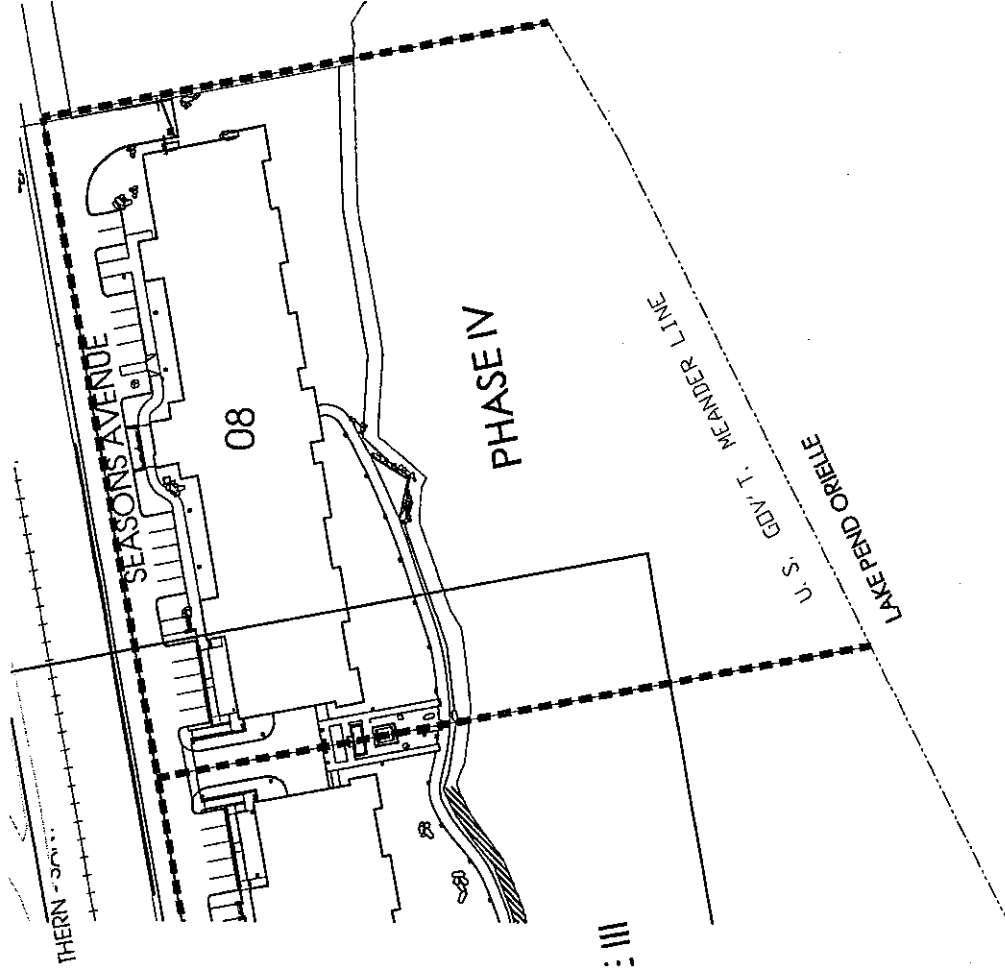

By: C. Jae Heinberg, President

EXHIBIT A

Phase IV

Condominium Plat Map



PHASE IV SITE PLAN



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

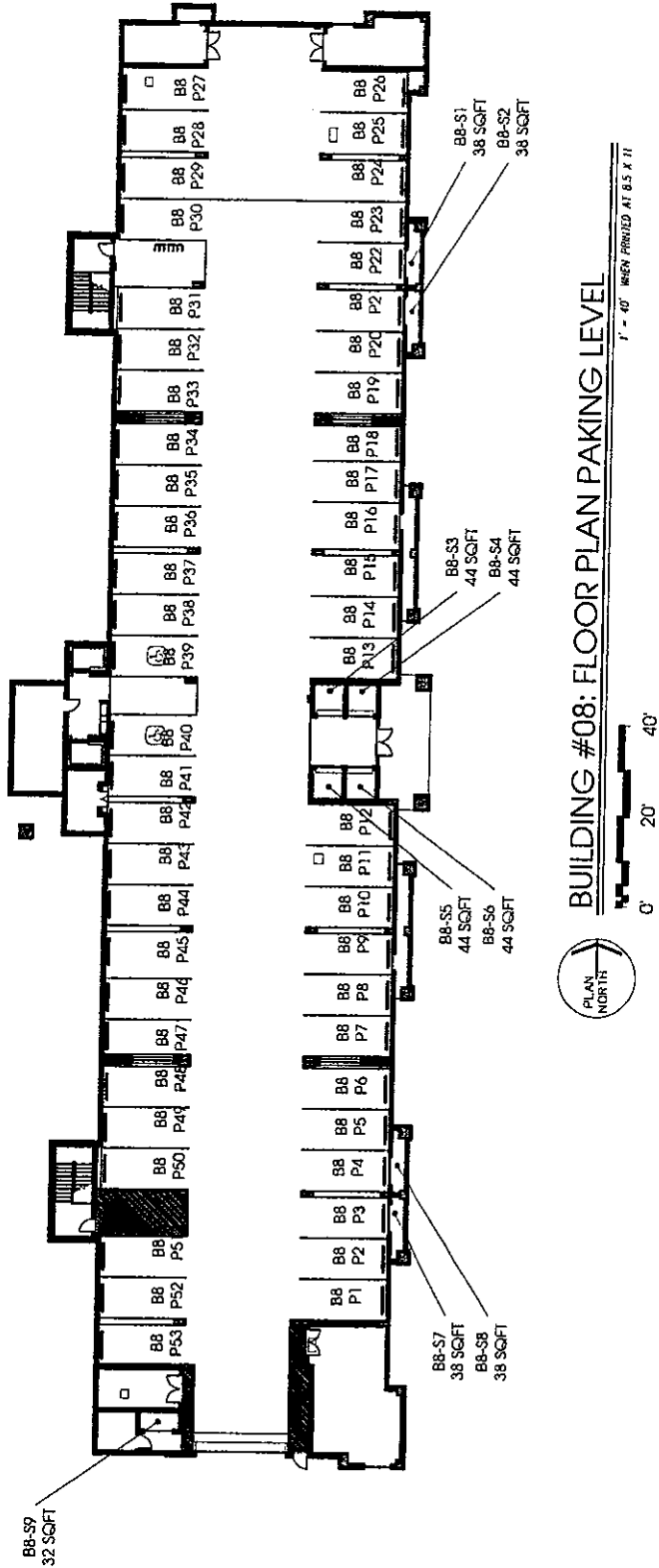
PAGE 1

Declarant is submitting of this time 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 for the purpose of the sale of the units. Declarant has reserved Phase IV as originally described in the Declaration of Condominium, and Phase IV as amended, of which is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



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

Printed: June 05, 2007



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

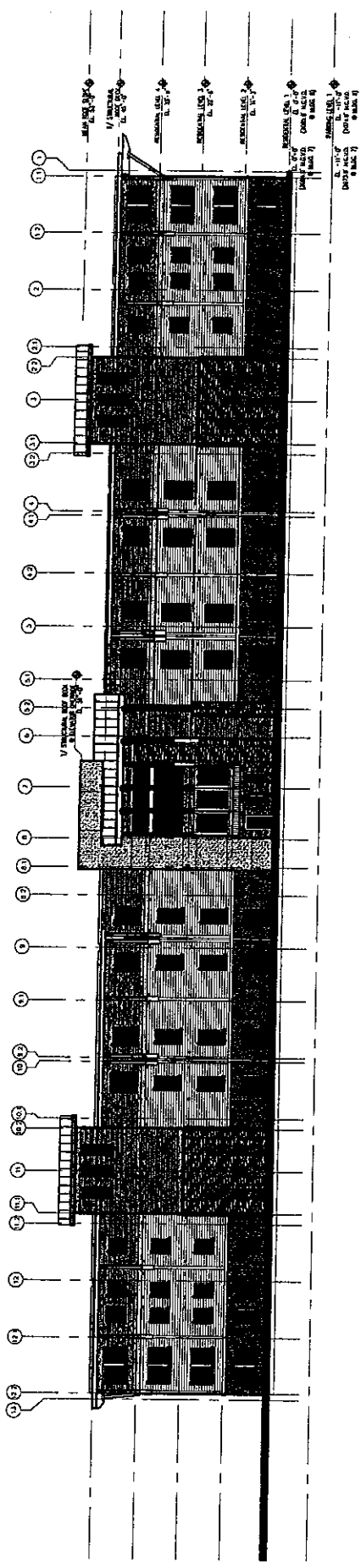
PAGE 02

Decedent's ability of this time only the Phase IV Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A is same to the condominium form of unit as shown on the Plat Map. The Condominium Declaration Property A.C. 39, 40, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Decedent has reserved Phase IV or originally described in the Declaration of Condominium, and Phase IV now consists of units in accordance with the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



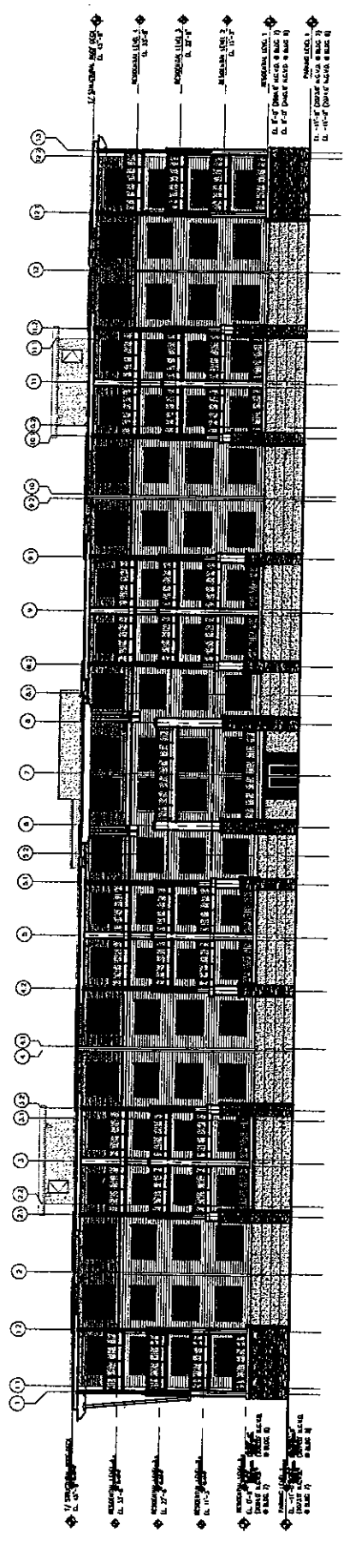
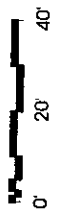
WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.

Printed: May 03, 2007



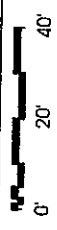
BUILDING #08: TYPICAL WEST ELEVATION

1" = 40' WHEN PRINTED AT 8.5 X 11



BUILDING #08: TYPICAL EAST ELEVATION

1" = 40' WHEN PRINTED AT 8.5 X 11



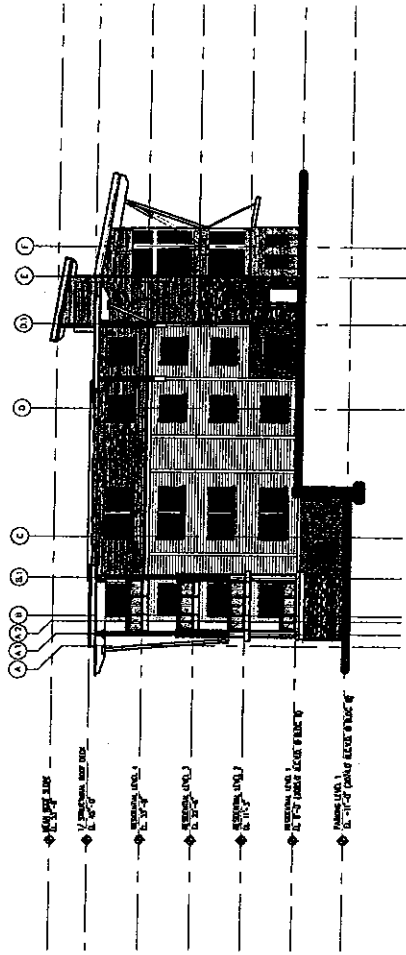
**PHASE IV
SEASONS CONDO PLAT MAP
SEASONS AT SANDPOINT
SANDPOINT, IDAHO**

Declaration is submitted of this site and the Project/Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A is hereby submitted to the Commission and the Department of Planning and Community Development, Idaho Code, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration has no effect unless it is approved by the Declaration of Condominium, and the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



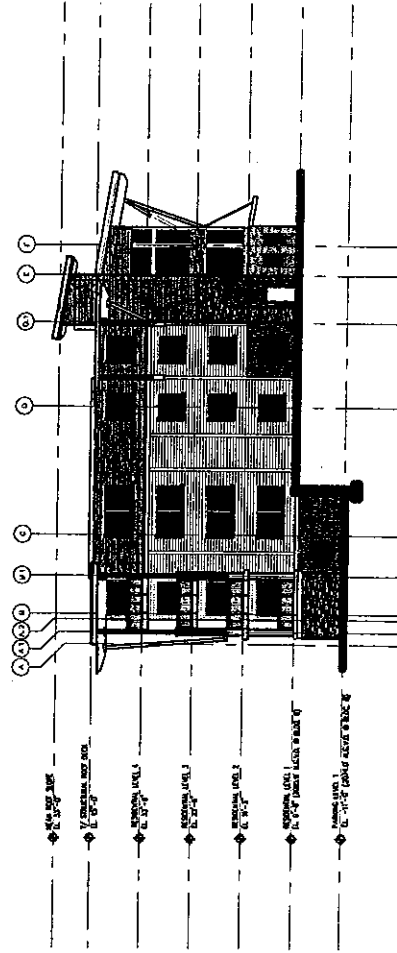
**WALTON H. CHANCEY
& ASSOCIATES ARCHITECTS, P.A.**

Printed: May 03, 2007



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

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

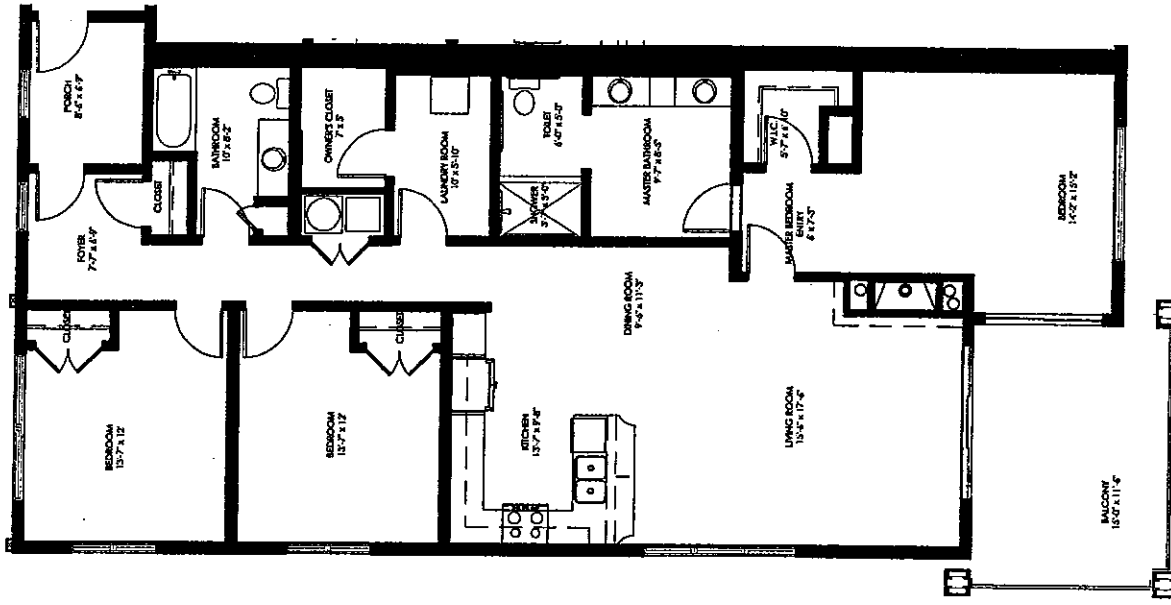
PAGE 08

Declarant is submitting at this time only the Phase 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 in the provisions of the Idaho Condominium Property Act, Title 35, 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.



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

Printed: May 03, 2007



PHASE IV
 UNIT TYPE A HC NUMBERS:
 BUILDING # 8: 8301

UNIT TYPE A HC AREAS:

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



BUILDING #08: UNIT A HC



1/12" = 1'-0" WHEN PRINTED AT 8.5 X 11



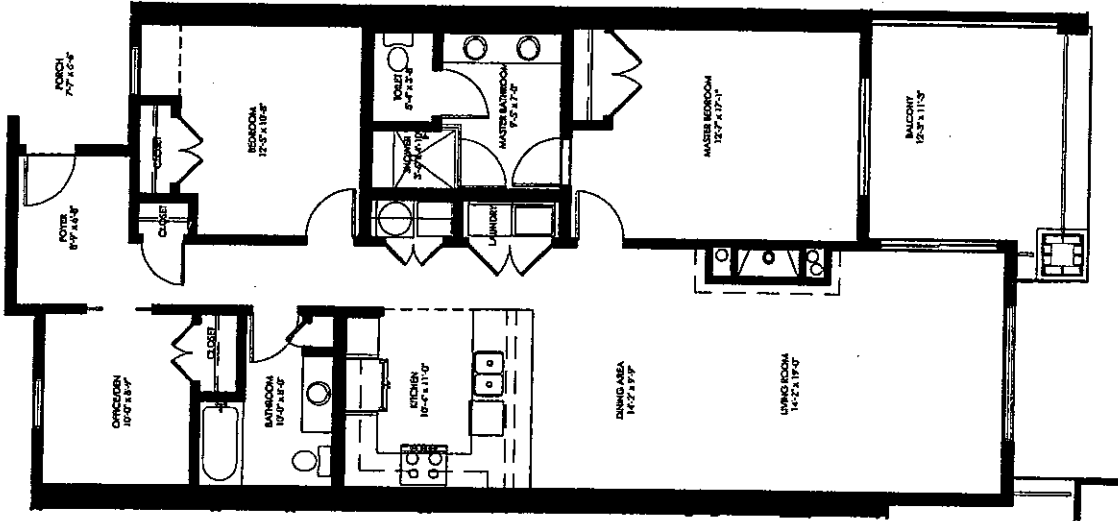
KEY PLAN

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

Developer 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 Exhibit A to same to the condominium form of use and tenancy to be the provisions of the Condominium Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration (DCL) under the Declaration of Condominium, the Declaration has revised Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is disclosed in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



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



PHASE IV
 UNIT TYPE B1 NUMBERS:
 BUILDING # 8: 8102
 BUILDING # 8: 8109
 BUILDING # 8: 8209
 BUILDING # 8: 8302
 BUILDING # 8: 8309
 BUILDING # 8: 8402
 BUILDING # 8: 8409

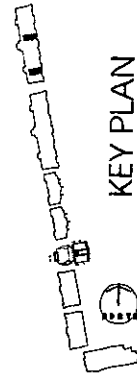
UNIT TYPE B1 AREAS:
 UNIT TYPE B1 1390 S.F.
 UNIT TYPE B1 - BALCONY 139 S.F.
 TOTAL 1529 S.F.



BUILDING #08: UNIT B1



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



KEY PLAN

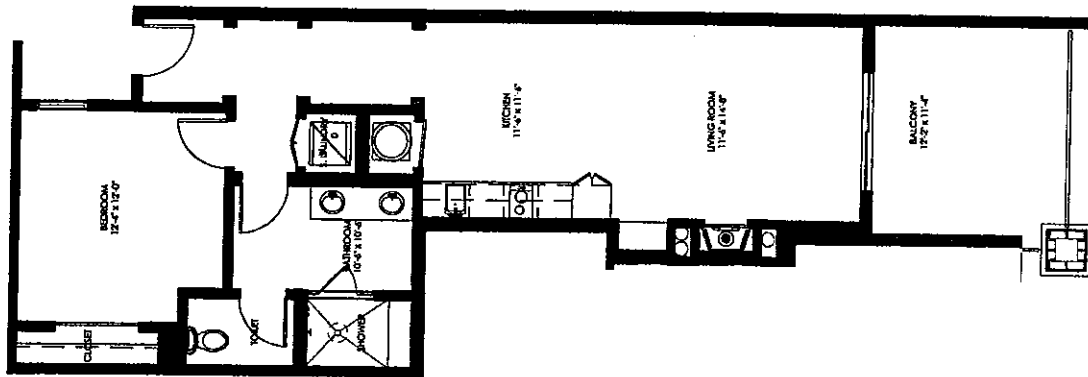
PHASE IV
SEASONS CONDO PLAT MAP
 SEASONS AT SANDPOINT
 SANDPOINT, IDAHO

Decedent is standing at the line 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 occupancy in the Condominium, the Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Decedent's rights under the Declaration of Condominium, the Decedent has revised 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.



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

Printed: June 05, 2007



PHASE IV
 UNIT TYPE D1 NUMBERS:
 BUILDING # 8: 8113
 BUILDING # 8: 8206
 BUILDING # 8: 8213
 BUILDING # 8: 8306
 BUILDING # 8: 8313
 BUILDING # 8: 8406
 BUILDING # 8: 8413

UNIT TYPE D1 AREAS:
 UNIT TYPE D1 754 S.F.
 UNIT TYPE D1 - BALCONY 139 S.F.
 TOTAL 893 S.F.



BUILDING #08: UNIT D1



1/32" = 1'-0" WHEN PRINTED AT 2.5 X 11



KEY PLAN

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

PAGE 15

Declaration is submitted of this floor and the Phase IV property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A in terms of the Declaration of Condominium and Unit Ownership and the provisions of the Idaho Condominium Property Act, the SS, Chapter 15, Idaho Code. Pursuant to the provisions of the Declaration of Condominium, the Declarant has reserved Phases IV as originally described in the Declaration of Condominium, and Phases IV are parcels of units as described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



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

Printed: June 05, 2007

