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RECORDER

CLERK

BOISE ID

SECOND AMENDMENT TO MASTER DECLARATION

OF

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

FOR

ASHFORD GREENS SUBDIVISION

(To Annex a Portion of Ashford Greens No. 2 Subdivision)

Brighton Corporation

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RECORDED AT THE REQUEST OF

January 6, 1998

RECITALS

WHEREAS, there has been recorded by Brighton Corporation, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Greens Subdivision, dated April 1, 1997, recorded April 23, 1997, as Instrument No. 97031111, records of Ada County, Idaho, which Master Declaration was amended by a First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Ashford Greens Subdivision dated May 1, 1997, recorded May 5, 1997, as Instrument No. 97034750, records of Ada County, Idaho (hereafter as amended "Master Declaration");

WHEREAS, the Master Declaration allows for the annexation of additional property to Ashford Greens Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this First Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration.

ARTICLE I.

PROPERTY COVERED

The property which is covered by this First Amendment and which shall be annexed under the Master Declaration is the real property described as follows (hereafter "Annexed Property"):

Lots 2 through and including 10, Block 16, and Lots 5 through and including 9, Block 17, ASHFORD GREENS NO. 2 SUBDIVISION, according to the official plat thereof filed in Book 75 of Plats at Pages 7798 through and including 7802, records of Ada County, Idaho.

ARTICLE II.

DEFINED TERMS

Unless the context otherwise specifies or requires, the words and phrases in this First Amendment shall have the same meaning as such words and phrases are defined in the Master Declaration.

ARTICLE III.

ANNEXATION AND DECLARATION

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Ashford Greens Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

ARTICLE IV.

OWNERS ASSOCIATION

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of the Lots within the Annexed Property shall become members of Ashford Greens Owners Association, Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

ARTICLE V.

EFFECTIVE DATE

This First Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, have hereunto executed this First Amendment as of the date and year first above written.

GRANTOR:

BRIGHTON CORPORATION

By


David W. Turnbull, President

STATE OF IDAHO)
) ss:
County of Ada)

On this 9th day of January, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of BRIGHTON CORPORATION, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

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



Rebecca A. Hanks
Notary Public for Idaho
Residing at Meridian, Idaho
My Commission Expires: 7/29/99