

**Instrument # 703530**

HAILEY, BLAINE, IDAHO

11-20-2023 1:56:50 PM No. of Pages: 5

Recorded for: TITLEONE - TWIN FALLS

STEPHEN MCDOUGALL GRAHAM Fee: \$22.00

Ex-Officio Recorder Deputy JG

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*After recording, please return to:*  
*Pioneer West Property Management*  
*PO BOX 1294*  
*Ketchum, ID 83340*

**Document Title:** Amendment to Townhouse Declaration of Covenants, Conditions and Restrictions for the Townhomes at Trail Creek Hollow

**Reference Numbers of Related Documents:** Townhouse Declaration of Covenants, Conditions and Restrictions for the Townhomes at Trail Creek Hollow, recorded as Instrument No. 385341, records of Blaine County, Idaho.

**Grantor(s):** Trail Creek Hollow Townhomes Association

**Grantee(s):** Trail Creek Hollow Townhomes Association

**Legal Description (abbreviated):** All of TRAIL CREEK HOLLOW TOWNHOUSES: PHASE 1, according to the official plat thereof, recorded as Instrument No. 385340, records of Blaine County, Idaho.

and

All of TRAIL CREEK HOLLOW TOWNHOUSES: PHASE 2, according to the official plat thereof, recorded as Instrument No. 399455, records of Blaine County, Idaho.

**THIS INSTRUMENT FILED FOR RECORD  
BY SUN VALLEY TITLE AS AN  
ACCOMMODATION ONLY. IT HAS NOT  
BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON THE TITLE.**

**AMENDMENT TO TOWNHOUSE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES AT  
TRAIL CREEK HOLLOW**

Whereas a certain Declaration creating the Townhomes at Trail Creek Hollow entitled TOWNHOUSE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES AT TRAIL CREEK HOLLOW ("Declaration") was recorded December 19, 1995, under Recorder's File No. 385341, records of Blaine County, Idaho; and

Whereas the Trail Creek Hollow Townhomes Association is a non-profit unincorporated association subject to the Idaho Condominium Property Act, Title 55, Chapter 15, (Idaho Code 55-1501, *et seq.*), as amended; and

Whereas under the provisions of Article 11 of the Declaration it may be amended, and Whereas, pursuant to Article 11, owners of Units allocated at least seventy-five percent (75%) of the votes in the Association have voted for this amendment of the Declaration;

Now, therefore, the undersigned do hereby certify that the Declaration has been amended as follows:

***A. Article 9, Residential Use of Townhouse Sub-Lots is hereby modified as follows:***

9.1 Each Townhouse Unit shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. **Subject to Section 9.1(a), the lease or rental of a Unit for lodging or residential purposes shall not be considered to be a violation of this covenant. No Owner, tenant, or occupant of a Townhouse Unit shall engage in any activities which violate any laws or ordinances of the State of Idaho, Blaine County, or the City of Ketchum.**

**(a) A Unit may be rented or leased only in their entirety; no fraction or portion may be rented or leased. All leases shall be in writing and shall be for an initial term of no less than sixty (60) days except with the prior written consent of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit Owner within ten (10) days of execution of the lease. The Owner must make available to the lessee current copies of the Declaration, Bylaws, and the rules and regulations available from the Board. The Board may adopt reasonable rules regulating leasing and subleasing.**

**B. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or the Bylaws or Rules and Regulations of the Association. Except as amended by this instrument, the Declaration shall otherwise remain in full force and effect.**

**C. The Declaration creating the Townhomes at Trail Creek Hollow entitled Townhouse Declaration of Covenants, Conditions And Restrictions For The Townhomes At Trail Creek Hollow shall, upon the recording of this Amendment, be known as the AMENDED TOWNHOUSE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES AT TRAIL CREEK HOLLOW.**

Dated this <sup>16<sup>TH</sup></sup> day of SEPTEMBER, 2023.

By: 

Name: Liz Talley / ELIZABETH TALLEY

Title: President, Trail Creek Hollow Townhomes Association

ATTEST: The above amendment was properly adopted.

By: 

Name: Terry Seigel

Title: Secretary and Treasurer, Trail Creek Hollow Townhomes Association

WASHINGTON  
STATE OF ~~IDaho~~ )  
KING ) ss  
COUNTY OF ~~BLaine~~ )

(ELIZABETH TALLEY)

I certify that I know or have satisfactory evidence that Liz Talley is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledge it as the President of the Trail Creek Hollow Townhomes Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09/16/2023



[Signature]  
(Signature)

Yasmin Isaraphanich  
(Print name)

Notary Public residing at Seattle, WA

My appointment expires: 02/24/2027

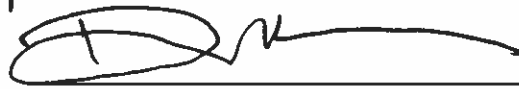
STATE OF IDAHO)

) ss

COUNTY OF BLAINE )

I certify that I know or have satisfactory evidence that Terry Seigel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledge it as the Secretary and Treasurer of the Trail Creek Hollow Townhomes Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 28, 2023



(Signature)

Diane Renfro

(Print name)

Notary Public residing at Blaine County, Idaho

My appointment expires: 4-22-27



Commission #  
20212099