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Post Office Box 4991
Ketchum, Idaho 83340

Instrument # 532371

HAILEY, BLAINE, IDAHO

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Index to: AMENDED COVENANTS & RESTRICTIONS

**SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PINERIDGE TOWNHOMES**

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Pineridge Townhomes ("Second Amendment"), supplementing and amending the Declaration of Covenants, Conditions and Restrictions for Pineridge Townhomes recorded December 20, 2005, as Instrument No. 530201, records of Blaine County, Idaho ("Original Declaration"), and as supplemented and amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pineridge Townhomes recorded December 20, 2005, as Instrument No. 530204 ("First Amendment," together with the Original Declaration and this Second Amendment, hereinafter referred to collectively as the "Declaration"), is made and effective this 22ND day of FEB, 2006, with reference to the following:

I. Recitals.

A. As of the date of this Second Amendment, Sublots 1-8 have been completed, and the final plat creating Sublots 1-8 titled Pineridge Townhomes Phase 1 has been recorded in the Official Records of Blaine County, Idaho on December 20, 2005, as Instrument No. 530203 ("Phase 1 Plat"). Since the recording of the Phase 1 Plat, Phase 2 and Phase 3 have been modified to reflect that Building #4 containing Sublots 18-23 is to be completed in Phase 3 rather than in Phase 2.

B. Upon recordation of the final plat for both Pineridge Townhomes Phase 2 and Phase 3, the Sublots created by such plat are to be subject to the terms and conditions of the Declaration and subject to the jurisdiction of the Association pursuant to the terms of the Declaration. The final plat for Pineridge Townhomes Phase 2 has been recorded in the Official Records of Blaine County, Idaho on FEB 22, 2006, as Instrument No. 532370 ("Phase 2 Plat"), and as such Sublots 9-17 created thereby are to be subject to the Declaration and the jurisdiction of the Association by this Second Amendment.

II. Amendments.

A. Annexation of Phase 2. Sublots 9-17 of Pineridge Townhomes Phase 2 Plat are hereby annexed and incorporated into the Property, and are hereby encumbered by the Declaration and subject to the jurisdiction of the Association.

B. Revised Allocated Ownership Interest. Exhibit "A" setting forth the Allocated Ownership Interests and attached to the Original Declaration is hereby deleted in its entirety and replaced with the revised Exhibit "A" attached hereto and made a part hereof. The revisions to Exhibit "A" reflect that Building #4 is to be completed in Phase 3 rather than Phase 2 as previously contemplated; and the allocation of the Ownership Interest have been amended accordingly.

III. Construction. This First Amendment, Second Amendment and the Original Declaration are intended to be complimentary and one instrument. In the event of any ambiguity or inconsistency between this Second Amendment and the Declaration, the terms of this Second Amendment shall control. Unless the context clearly requires a different meaning, all capitalized terms used in this Second Amendment shall have the meaning established in the Original Declaration.

IV. Ratification. Except as otherwise expressly provided herein, the Declaration, as amended, is ratified and affirmed.

Declarant:

Thunder Spring III, LLC
An Idaho limited liability company

By: 

~~Richard K. Robbins,~~ Gary Van Acker
~~Managing Member~~ Member

EXHIBIT "A"

ALLOCATED OWNERSHIP INTEREST
EFFECTIVE UPON RECORDATION OF THE FINAL PLAT FOR PHASE 1 OF
PINERIDGE TOWNHOMES

Sublot Number	Living Space Square Footage	Garage Space Square Footage	Total Square Footage	Allocated Percentage Interest for Voting Rights	Allocated Percentage Interest of HOA Dues/Assessments
1	1,320.0	231.0	1,551.0	13.58%	13.58%
2-DR ¹	1,256.0	000.0	1,256.0	11.00	11.00
3-DR	1,256.0	000.0	1,256.0	11.00	11.00
4	1,429.0	218.0	1,647.0	14.42	14.42
5	1,429.0	218.0	1,647.0	14.42	14.42
6-DR	1,256.0	000.0	1,256.0	11.00	11.00
7-DR	1,256.0	000.0	1,256.0	11.00	11.00
8	1,320.0	231.0	1,551.0	13.58	13.58
Total:	10,522.0	898.0	11,420.0	100%	100%

¹ "DR" represents a Deed Restricted Townhome.

Exhibit "A" (continued)

ALLOCATED OWNERSHIP INTEREST
EFFECTIVE UPON RECORDATION OF THE FINAL PLAT FOR PHASE 2 OF
PINERIDGE TOWNHOMES

Sublot Number	Living Space Square Footage	Garage Space Square Footage	Total Square Footage	Allocated Percentage Interest for Voting Rights	Allocated Percentage Interest of HOA Dues/Assessments
1	1,320.0	231.0	1,551.0	5.55%	5.55%
2-DR	1,256.0	000.0	1,256.0	4.50	4.50
3-DR	1,256.0	000.0	1,256.0	4.50	4.50
4	1,429.0	218.0	1,647.0	5.90	5.90
5	1,429.0	218.0	1,647.0	5.90	5.90
6-DR	1,256.0	000.0	1,256.0	4.50	4.50
7-DR	1,256.0	000.0	1,256.0	4.50	4.50
8	1,320.0	231.0	1,551.0	5.55	5.55
9	1,752.0	472.0	2,224.0	7.97	7.97
10	1,592.0	584.0	2,176.0	7.79	7.79
11	1,598.0	584.0	2,182.0	7.82	7.82
12	1,770.0	472.0	2,242.0	8.03	8.03
13-DR	733.0	000.0	733.0	2.63	2.63
14-DR	700.0	000.0	700.0	2.51	2.51
15	1,543.0	584.0	2,127.0	7.62	7.62
16-DR	1,440.5	566.0	2,006.5	7.19	7.19
17	1,521.0	584.0	2,105.0	7.54	7.54
Total:	23,171.5	4,744.0	27,915.5	100%	100%

Exhibit "A" (continued)

ALLOCATED OWNERSHIP INTEREST
EFFECTIVE UPON RECORDATION OF THE FINAL PLAT FOR PHASE 3 OF
PINERIDGE TOWNHOMES

Sublot Number	Living Space Square Footage	Garage Space Square Footage	Total Square Footage	Allocated Percentage Interest for Voting Rights	Allocated Percentage Interest of HOA Dues/Assessments
1	1,320.0	231.0	1,551.0	2.78%	2.78%
2-DR	1,256.0	000.0	1,256.0	2.25	2.25
3-DR	1,256.0	000.0	1,256.0	2.25	2.25
4	1,429.0	218.0	1,647.0	2.95	2.95
5	1,429.0	218.0	1,647.0	2.95	2.95
6-DR	1,256.0	000.0	1,256.0	2.25	2.25
7-DR	1,256.0	000.0	1,256.0	2.25	2.25
8	1,320.0	231.0	1,551.0	2.78	2.78
9	1,752.0	472.0	2,224.0	3.98	3.98
10	1,592.0	584.0	2,176.0	3.90	3.90
11	1,598.0	584.0	2,182.0	3.91	3.91
12	1,770.0	472.0	2,242.0	4.01	4.01
13-DR	733.0	000.0	733.0	1.31	1.31
14-DR	700.0	000.0	700.0	1.25	1.25
15	1,543.0	584.0	2,127.0	3.81	3.81
16-DR	1,440.5	566.0	2,006.5	3.59	3.59
17	1,521.0	584.0	2,105.0	3.77	3.77
18	1,784.0	472.0	2,256.0	4.04	4.04
19-DR	1,217.0	000.0	1,217.0	2.18	2.18
20	1,765.0	472.0	2,237.0	4.00	4.00
21-DR	1,798.0	472.0	2,270.0	4.05	4.05
22-DR	1,217.0	000.0	1,217.0	2.18	2.18
23	1,782.0	472.0	2,254.0	4.03	4.03
24	1,521.0	584.0	2,105.0	3.77	3.77
25-DR	1,440.5	566.0	2,006.5	3.59	3.59
26	1,543.0	584.0	2,127.0	3.81	3.81
27-DR	733.0	000.0	733.0	1.31	1.31
28-DR	700.0	000.0	700.0	1.25	1.25
29	1,770.0	472.0	2,242.0	4.01	4.01
30	1,598.0	584.0	2,182.0	3.91	3.91
31	1,592.0	584.0	2,176.0	3.90	3.90
32	1,752.0	472.0	2,224.0	3.98	3.98
Total:	45,384.0	10,478.0	55,862.0	100%	100%

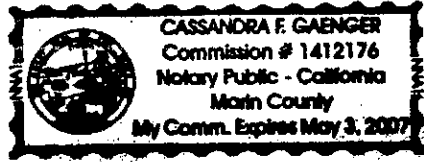
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Marin } ss.

On February 13, 2006 before me, Cassandra F. Gaenger, Notary Public
(Date) Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Gary Van Acker
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cassandra Gaenger
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

