

BY-LAWS

OF

WATERSIDE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

GENERAL PLAN OF OWNERSHIP

1.1 Name. The name of the corporation is WATERSIDE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the Association shall be located in Ada County, Idaho.

1.2 By-laws Applicability. The provisions of these By-laws are applicable to the Condominium Project known as RIVER RUN (PHASES 2-A and 2-B) (hereinafter called "Project"), a condominium project located in the City of Boise, Ada County, State of Idaho, described in the Phases 2-A and 2-B Supplements to the Declaration of Covenants, Conditions and Restrictions for River Run and Condominium Declaration for River Run Phases 2-A and 2-B Condominiums and the amendments thereto, recorded in the Office of the County Recorder, Ada County, Idaho ("Supplements").

1.3 Personal Application. All present and future Owners and their tenants, future tenants, employees, and any other person that might use the Units or Local Common Area within the Project in any manner, are subject to the regulations set forth in these By-laws and the Supplements.

The mere acquisition or rental of a Condominium within the Project or the mere act of occupancy of any of such Condominiums will signify that these By-laws are accepted, ratified and shall be complied with.

ARTICLE II

VOTING, MAJORITY OF MEMBERS, QUORUM, PROXIES

2.1 Voting. Each Member who is the Owner of a Unit shall be entitled to one (1) vote for each Unit owned by such Member.

2.2 Majority of Members. As used in these By-laws, the term "majority of Members" shall mean those Members of the Association holding fifty-one percent (51%) of the votes in the Association.

2.3 Quorum. Except as otherwise provided in these By-laws, the Articles or the Supplements, the presence in person or

by proxy of Members holding at least one-third (33-1/3%) of the total votes shall constitute a quorum. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

2.4 Proxies. Votes may be cast in person or by proxy. Proxies must be in writing and filed with the Secretary at least twenty-four (24) hours before the appointed time of each meeting. Every proxy shall be revocable at the pleasure of the Member who executed it and shall automatically cease after completion of the meeting for which the proxy was filed, if filed for a particular meeting. In no event shall a proxy be valid after eleven (11) months from the date of its execution.

### ARTICLE III

#### ADMINISTRATION

3.1 Association Responsibilities. The Association shall have the responsibility of administering the Local Common Area as specified in the Supplements, including providing maintenance for the Buildings located on the Project and providing property insurance for the Condominiums located on the Project, as specified in the Supplements, and other insurance as specified in the Supplements, approving the annual budget, establishing and collecting all Assessments, and at the discretion of the Association, arranging for the management of the same pursuant to an agreement, containing provisions relating to the duties, obligations, removal and compensation of the Management Firm. Except as otherwise provided herein and in the Supplements, decisions and resolutions of the Association shall require a majority of the votes entitled to be cast by Members present in person or by proxy at a meeting of the Members of the Association at which a quorum is present.

3.2 Place of Meetings. Meetings of the Association shall be held on the Project or such other suitable place as may be designated by the Board of Directors and shall be conducted in accordance with the most current edition of Robert's Rules of Order as the same exists from time to time.

3.3 Annual Meetings. Annual meetings of the Association shall be called by the Board of Directors and shall be held during the month of May or such other month as the Directors may specify. At each annual meeting there shall be elected a Board of Directors in accordance with the requirements of Section 4.5 of these By-laws. Directors shall be elected for a term of one (1) year and shall serve until their successors are duly elected and qualified.

3.4 Special Meetings. It shall be the duty of the President to call a special meeting of the Members, as directed by resolution of the Board of Directors, or upon a petition signed by a majority of Members and presented to the Secretary. The notice of special meetings shall state the date, hour and place of the meeting and no business shall be transacted at a special meeting except as stated in the notice.

3.5 Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the day, hour and place where it is to be held, to each Member of record, at least ten (10) but not more than thirty (30) days prior to such meeting. The mailing of a notice in the manner provided in this Section, shall be effective when it has been deposited in the United States mail. If no address has been furnished to the Secretary, notice shall be deemed to have been given to a Member if posted in a conspicuous place on the Local Common Area.

3.6 Adjourned Meetings. If any meeting of Members cannot be organized because a quorum has not attended, the Members who are present, either in person or by proxy, may adjourn the meeting to a time not less than five (5) days nor more than thirty (30) days from the time the original meeting was called, at which meeting the quorum requirement shall be the same as provided in Section 3.3 of this Article. Such adjourned meetings may be held without notice thereof as provided in this Article III, except that notices shall be given by announcement at the meeting at which such adjournment is taken. If a meeting is adjourned for more than thirty (30) days, notice of the adjourned meeting shall be given as in the case of an original meeting.

3.7 Order of Business. The order of business at all meetings of the Members shall be as follows: (a) roll call to determine the number of votes present at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of Minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) election of inspector of election; (g) election of Directors; (h) unfinished business; and (i) new business.

3.8 Action Without Meeting. Any action, which under the provisions of the Idaho Nonprofit Corporation Act may be taken at a meeting of the Members, may be taken without a meeting if authorized in writing signed by all of the Members who would be entitled to vote at a meeting for such purpose, and filed with the Secretary.

3.9 Consent of Absentees. The transactions of any meeting of Members, either annual or special, however called and noticed, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum be present either in

person or by proxy, and if either before or after the meeting each of the Members not present in person or by proxy signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the Minutes thereof. All such waivers, consents or approvals shall be filed with the incorporated records or made a part of the minutes of the meeting.

3.10 Minutes, Presumption of Notice. Minutes or a similar record of the proceedings of meetings of Members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the Minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

#### ARTICLE IV

##### BOARD OF DIRECTORS

4.1 Numbers and Qualification. The property, business and affairs of the Association shall be governed and managed by a Board of Directors composed of three (3) persons (or such larger number as the members may specify), who need not be Members of the Association. Directors shall not receive any stated salary for their services as Directors; provided, however, that nothing herein contained shall be construed to preclude any Director from serving the Association in some other capacity and receiving compensation therefor.

4.2 Powers and Duties. The Board of Directors has the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these By-laws directed to be exercised and done exclusively by the Members. Provided, however, that prior to the first annual meeting of the Members of the Association, the Board of Directors shall not enter into any Management Agreement for a term in excess of one (1) year without the approval of the Members, unless such agreement contains reasonable provisions for cancellation (such as upon sixty (60) days written notice by the Association following one (1) year from the date of commencement of such contract).

4.3 Special Powers and Duties. Without prejudice to such foregoing general powers and duties and such powers and duties as set forth in the Supplements, the Board of Directors is vested with, and responsible for, the following powers and duties:

4.3.1 To select, appoint and remove all officers, agents, and employees of the Association, to prescribe such powers and duties for them as may be consistent with law,

with the Articles, the Supplements and these By-laws; to fix their compensation and to require from them security for faithful service when deemed advisable by the Board.

4.3.2 To conduct, manage and control the affairs and business of the Association, and to make and enforce such rules and regulations therefor consistent with law, with the Articles, the Supplements and these By-Laws, as the Board may deem necessary or advisable.

4.3.3 To change the principal office for the transaction of the business of the Association from one location to another within the County of Ada, State of Idaho, as provided in Article I hereof; to designate any place for the holding of any annual or special meeting or meetings of Members consistent with the provisions of Article III, Section 2 hereof; and to adopt and use a corporation seal and to alter the form of such seal from time to time as the Board in its sole judgment may deem best, provided that such seal shall at all times comply with the provisions of law.

4.3.4 To borrow money and to incur indebtedness for the purposes of the Association, and to cause to be executed and delivered therefor, in the Association's name, promissory notes, bonds, debentures or other evidences of debt; subject, however, to the limitations set forth in the Articles and the Supplements.

4.3.5 To fix and levy from time to time Local Regular Assessments, Local Special Assessments and Local Limited Assessments upon the Owners, as provided in the Supplements; to determine and fix the due date for the payment of such Assessments, and the date upon which the same shall become delinquent; provided, however, that such Assessments shall be fixed and levied only to provide for the payment of the expenses for labor rendered or materials or supplies used and consumed, or equipment and appliances furnished for the maintenance, improvement or development of the Project or for the payment of any and all obligations in relation thereto, or in performing or causing to be performed any of the purposes of the Association for the general benefit and welfare of the Members, in accordance with the provisions of the Supplements, including providing maintenance and property insurance as specified in the Supplements. The Board of Directors is hereby authorized to incur any and all such expenditures for any of the foregoing purposes and to provide, or cause to be provided, adequate reserves for replacements as it shall deem to be necessary or advisable in the interest of the Association or welfare of the Members. The funds collected by the Board of Directors

from the Members, attributable for replacement reserves, for maintenance recurring less frequently than annually, and for capital improvements, shall at all times be held in trust for the Members and shall not be commingled with other Local Assessments collected from the Members. Such Local Regular Assessments, Local Special Assessments and Local Limited Assessments shall be fixed in accordance with the provisions of the Supplements. Should any Member fail to pay such Local Assessments before delinquency, the Board of Directors in its discretion, is authorized to enforce the payment of such delinquent Local Assessments as provided in the Supplements. An owner may request a Statement of Account as provided in the Supplements.

4.3.6 To enforce the provisions of the Supplements covering the Project, these By-laws or other agreements of the Association.

4.3.7 To contract for and pay for, casualty, blanket liability, malicious mischief, vandalism and other insurance, insuring the Members, the Association, the Board of Directors and other interested parties, in accordance with the provisions of the Supplements, covering and protecting against such damages or injuries as the Board deems advisable, which may include without limitation, medical expenses of persons injured on the project, and to bond the agents and employees of any management body, if deemed advisable by the Board.

4.3.8 To operate, maintain and otherwise manage or provide for the operation, maintenance and management of the Local Common Area and to contract for and pay maintenance, gardening, utilities, materials and supplies, and services relating to the same and to employ personnel necessary for the operation of the same, including legal and accounting services, and to contract for and pay for improvements and any recreational facilities on the same.

4.3.9 To delegate its powers according to the Supplements.

4.3.10 To grant easements where necessary for utilities and sewer facilities and for other purposes as provided in the Supplements.

4.3.11 To adopt, amend, and repeal rules and regulations for the Association.

4.4 Management Agent. The Board of Directors may employ a Management Firm at a compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in section 4.3.

4.5 Election and Term of Office. At each annual meeting of the Members new Directors shall be elected by a majority of Members as provided in these By-laws. In the event that an annual meeting is not held, or the Directors are not elected thereat, the Directors may be elected at any special meeting of the Members held for that purpose. Each Director shall hold office until his successor has been elected and qualified or until his death, resignation, removal or judicial adjudication of mental incompetence. Any person serving as a Director may be re-elected, and there shall be no limitation on the number of terms which he may serve.

4.6 Books. The Board of Directors shall cause to be maintained a full set of books and records showing the financial condition of the affairs of the Association in a manner consistent with generally accepted accounting principles. An annual operating statement reflecting income and expenditures of the Association shall be distributed to each Member within ninety (90) days after the end of each fiscal year.

4.7 Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Members shall be filled by a vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until a successor is elected at the next annual meeting of the Members of the Association, or at a special meeting of the Members called for that purpose. A vacancy or vacancies shall be deemed to exist in case of death, resignation, removal or judicial adjudication of mental incompetence of any Director, or if the Members fail to elect the full number of authorized Directors at any meeting at which such election is to take place.

4.8 Removal of Directors. At any regular or special meeting of the Members duly called, any one or more of the Directors may be removed with or without cause by a majority of Members and a successor may then be elected to fill the vacancy thus created. If any or all of the Directors are so removed, new Directors may be elected at the same meeting.

4.9 Organization Meeting. The first regular meeting of the Board of Directors shall be held within ten (10) days of the receipt of a Certificate of Incorporation, at such place as shall be fixed by the Directors shall be necessary in order to legally constitute such meeting, provided a majority of the whole Board shall be present.

4.10 Other Regular Meetings. Other regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a resolution adopted by a majority of the Directors, but at least two (2) such meetings shall be held during each fiscal year. Notice of

regular meetings of the Board of Directors shall be given to each Director, personally or by mail or telephone, at least three (3) days before the meeting.

4.11 Special Meetings. Special meetings of the Board of Directors may be called by the President, or, if he is absent or refuses to act, by the Vice President, or by any two (2) Directors. At least two (2) days' notice shall be given to each Director, personally or by mail or telephone which notice shall state the time, place and purpose of the meeting. Whenever any Director has been absent from any special meeting of the Board, an entry in the Minutes to the effect that notice has been duly given shall be conclusive and incontrovertible evidence that due notice of such meeting was given to such Director, as required by law and as provided herein.

4.12 Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. The transactions of any meeting of the Board, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum is present, and if each of the Directors not present signs such a written waiver of notice, a consent to holding such meeting, or an approval of the minutes thereof. All such waivers, consents and approvals shall be filed with the records of the Association or made a part of the minutes of the meeting.

4.13 Quorum and Adjournment. Except as otherwise expressly provided herein, at all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there is less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

4.14 Action Without Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.



4.15 Fidelity Bonds. The Board of Directors shall require that all officers and employees of the Association, including a Management Firm, handling or responsible for Association funds shall furnish fidelity bonds as provided for in the Supplements and River Run Declaration. The premium on such bonds shall be paid by the Association.

4.16 Committee. The Board of Directors, by resolution, may from time to time designate such committees as it shall desire, and may establish the purpose and powers of each such committee created. The resolution designating and establishing the committee shall provide for the appointment of its members, as well as a chairman, shall state the purpose of the committee, and shall provide for reports, terminations and other administration matters as deemed appropriate by the Board.

## ARTICLE V

### OFFICERS

5.1 Designation. The principal officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary. Officers other than the President need not be Directors. One person may hold two or more offices, except that no person may simultaneously hold the offices of President and Secretary.

5.2 Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the Organization Meeting of each new Board of Directors, and each officer shall hold office at the pleasure of the Board of Directors until he shall resign or be removed or otherwise disqualified to serve or his successor shall be elected and qualified to serve.

5.3 Removal of Officers. Upon an affirmative vote of a majority of the entire Board of Directors any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors called for such purpose. Any officer may resign at any time by giving written notice to the Board or to the President or Secretary of the Association. Any such resignation shall take effect at the date of receipt of such notice or at any later time specified therein; and unless otherwise specified in said notice, acceptance of such resignation by the Board shall not be necessary to make it effective.

5.4 Compensation. Officers, agents, and employees shall receive such reasonable compensation for their services as may

be authorized or ratified by the Board. Appointment of any officer, agent or employee shall not of itself create contractual rights of compensation for services performed by such officer, agent or employee.

5.5 President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the president of a nonprofit corporation, including but not limited to the power, subject to the provisions of Article IV, Section 16, to appoint committees from among the Members from time to time to conduct the affairs of the Association. The President shall, subject to the control of the Board of Directors, have general supervision, direction and control of the business of the Association. The President shall be ex officio a member of all standing committees, and he shall have such other powers and duties as may be prescribed by the Board of Directors or these By-laws.

5.6 Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent, disabled or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as may be imposed upon him by the Board of Directors or the President.

5.7 Secretary. The Secretary shall keep the Minutes of all meetings of the Board of Directors and the Minutes of all meetings of the Association at the principal office of the Association or such other place as the Board of Directors may order. The Secretary shall keep the seal of the Association in safe custody and shall have charge of such books and papers as the Board of Directors may direct. The Secretary shall, in general, perform all the duties incident to the office of Secretary, shall give, or cause to be given, notices of meetings of the Members of the Association and of the Board of Directors required by these By-laws or by law to be given. The Secretary shall maintain a book of Members, listing the names and addresses as furnished the Association. Such books shall be changed only at such time as satisfactory evidence of a change in ownership of a Condominium is presented to the Secretary. The Secretary shall perform such other duties as may be prescribed by the Board of Directors or these By-laws.

5.8 Treasurer. The Treasurer shall have responsibility for Association funds and securities and shall be responsible for keeping, or causing to be kept, full and accurate accounts of the property owned by the Association, tax records and business transactions of the Association, including accounts of

all assets, liabilities, receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall disburse the funds of the Association as may be ordered by the Board of Directors in accordance with the Supplements, shall render to the President and Directors upon request, an account of all transactions as Treasurer and of the financial condition of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or these By-laws.

## ARTICLE VI

### OBLIGATIONS OF OWNERS.

#### 6.1 Assessments.

6.1.1 All members are obligated to pay, in accordance with the provisions of the River Run Declaration and the Supplements all Assessments and Local Assessments, imposed by the Association against the Members, to meet all expenses of the Association, and all Assessments imposed by the River Run Homeowners Association, Inc. and the River Run Recreation Association No. 1, Inc.

6.1.2 All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the River Run Declaration and the Supplements.

#### 6.2 Maintenance and Repair.

6.2.1 Every Member must perform promptly all maintenance and repair work on the interior of Units as required under the provisions of the Supplements.

6.2.2 As further provided in the Supplements, each Member shall reimburse the Association for any expenditures incurred in repairing or replacing any portion of the Project which are damaged through the fault of the Member, and each Member promptly shall reimburse the Association for the cost of repairing, replacing and/or maintaining the Members' Unit which has fallen into disrepair and which the Association has repaired, replaced or maintained pursuant to the Supplements. Such expenditures shall include all court costs and reasonable attorneys' fees incurred in enforcing any provision of these By-laws or the Supplements.

6.2.3 This Article VI shall not limit an Owner's obligation as otherwise provided in the Supplements.

ARTICLE VII

AMENDMENTS TO BY-LAWS

The power to alter, amend, repeal or change these By-laws is vested in the Board of Directors, subject to repeal or change by a majority vote of the Members.

ARTICLE VIII

MEANING OF TERMS

Except as otherwise provided, all terms appearing herein initially capitalized shall have the same meanings as are applied to such terms in the Supplements, which terms include without limitation: "Grantor", "Owner", "Board", "Articles", "Member", "Assessments", "Phase 2-B Subdivision", "Local Common Area", "Limited Common Area", "Condominium", "Unit", "Building" and "Project".

ARTICLE IX

CONFLICTING PROVISIONS

In case any of these By-laws conflict with any provision of the laws of the State of Idaho, such conflicting By-law shall be null and void upon final court determination to such effect, but all other By-laws shall remain in full force and effect. In case of any conflict between the Articles of Incorporation and these By-laws, the Articles shall control; and in the case of any conflict between the River Run Declaration or the Supplements and these By-laws, the River Run Declaration or Supplements shall control.

ARTICLE X

INDEMNIFICATION OF DIRECTORS AND OFFICERS

The Board of Directors, with the written approval of a majority of Members, may authorize the Association to pay expenses incurred by, or to satisfy a judgment or fine rendered or levied against, a present or former director, officer, or employee of the Association in an action brought by a third party against such person, whether or not the Association is joined as a party defendant, to impose a liability or penalty on such person for an act alleged to have been committed by such person while a director, officer, or employee; provided, the Board of Directors determines that the Director, officer or employee acted in good faith within what he reasonably believed to be the scope of his employment or authority and for a purpose which he reasonably believed to be in the best interests of the

Association or its Members. Payments authorized hereunder include expenses incurred in settling any such action or threatened action. The provisions of this section shall apply to the estate, executor, administrator, heirs, legatee, or devisees of a director, officer or employee. The term "person" where used in the foregoing section shall include the estate, executor, administrator, heirs, legatees, or devisees of such person.

## ARTICLE XI

### MISCELLANEOUS

11.1 Checks, Drafts and Documents. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to the Association, shall be signed or endorsed by such person or persons, and in such manner as shall be determined by resolution of the Board of Directors.

11.2 Execution of Documents. The Board of Directors, except as in these By-laws otherwise provided, may authorize any officer of officers, agent or agents, to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specified instances; and unless so authorized by the Board of Directors, no officer, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

11.3 Inspection of By-laws. The Association shall keep in its office for the transaction of business the original or a copy of these By-laws as amended or otherwise altered to date, certified by the Secretary, which shall be open to inspection by the Members at all reasonable times during office hours.

11.4 Fiscal Year. The fiscal year of the Association shall be determined by the Board of Directors.

11.5 Membership Book. The Association shall keep and maintain in its office for the transaction of business a book containing the name and address of each Member and all Mortgagees. Termination or transfer of ownership of any Condominium by a Member shall be recorded in the book, together with the date on which such ownership was transferred, and the new Member shall be incorporated into the book in accordance with the provisions of the Supplements and the Articles of Incorporation.

Waterside Condominium  
ADA COUNTY, ID. FOR assn.  
J. DAVID NAVARRO  
RECORDER BY Robertson  
4200

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify that:

'93 FEB 25 PM 1 23

1. I am the duly elected and acting Secretary of  
WATERSIDE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., an Idaho non-  
profit corporation; and

2. The foregoing By-laws comprising 14 pages,  
including this page, constitute the By-laws of the Waterside  
Condominium Homeowners Association, Inc., and the same were duly  
adopted by the Board of Directors pursuant to that "Consent of  
Directors of the Waterside Condominium Homeowners Association,  
Inc., in Lieu of Meeting" dated 25<sup>th</sup> day of February 1993

IN WITNESS WHEREOF, I have hereunto subscribed my hand and  
affixed the seal of the Corporation this 25<sup>th</sup> day of February 1993

STATE OF IDAHO, )  
County of ADA ) ss.

Carolyn P. Perkins  
Secretary, Waterside Condominium  
Homeowners Association, Inc.

On this 25<sup>th</sup> day of FEB, 1993,  
before me, RAMON YSURSA,  
personally appeared

CAROLYN P. PERKINS  
SEC HOMEOWNERS ASSN, INC

known to me to be the persons whose names  
are subscribed to the within instrument, and  
acknowledged to me that SHE 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.



Ramon Ysursa  
Notary Public, State of Idaho, District Court,  
Residing in Boise, Idaho, and Recorder  
ADA COUNTY  
My Commission expires July 25, 1997  
7/25/98  
BOISE, IDAHO