



FIRST AMENDMENT TO
Instrument 106104466
Filed with Ada County Recorder
Boise Idaho 06/29/06

Declaration of Covenants, Conditions
and Restrictions for Greenbriar
Commons, the legal description of
which is attached hereto as Schedule A

ARTICLE 1: RECITALS

Section 1. Property Covered. The property subject to this Declaration is the property legally described in Exhibit A which is made part hereof, together with any other property made subject to this Declaration pursuant to the terms herein (the "Property").

Section 2. Purpose of the Declaration. The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, conditions and equitable servitudes (collectively "Restrictions") that will enhance and preserve the value, amenities, desirability and attractiveness of the property in a cost effective and administratively efficient manner.

ARTICLE XVI: GENERAL PROVISIONS

Section 3. Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by Declarant (assuming Declarant owns one or more Lots) and not less than two-thirds (2/3) of all other Lot Owners, and thereafter by an instrument signed by not less than seventy-five (75%) of the Lot Owners. Amendments must be in the form of supplement declarations, and must be recorded in the records of Ada County, Idaho.

FIRST AMENDMENT

The following Articles and Sections of the Declaration of Covenants, Conditions and Restrictions were approved and become effective on (Month, Day, Year):

ARTICLE IV: PROPERTY RIGHTS

Section 4. Dwelling Units. All Lots, except the Common Area, are designated for residential construction of single family detached homes or attached town homes.

Lot Designations. Single family detached units are comprised of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 17, 18, 19, and 20 Block 1; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 Block 2; Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 Block 3; Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 Block 4; Lots 2, 3, 6, and 7 Block 6; Lots 2, 3, 4, 5, 8, and 9 Block 7.

Attached town home units are comprised of Lots 10, 11, 15, and 16 Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, and 19 Block 5; Lots 4, 5, 8, and 9 Block 6; Lots 6 and 7 Block 7.

ARTICLE VI: USE AND REGULATION OF USES

Section 1. Square Footage Requirements. Each single family residence shall be no less than One Thousand Two Hundred (1,200) square finished square feet, excluding garages, porches and decks. Any two story unit shall be comprised of at least Seven Hundred (700) finished square feet, on the ground level, excluding garages, porches and decks.

Exterior Aesthetics. All exterior color schemes must be muted earth tones of tans, browns, sage greens, and golds in accordance with the exterior color scheme used by the Builder. Bright yellow, red, pink, blue and black color schemes are expressly prohibited. Further, all Dwelling Units shall have accent architecture in the form of brick, stone, complementary siding and/or stucco. Further, each alley loaded Dwelling Unit will feature a front porch with railing and decorative architecture that compliments the front exterior of the Unit. All exterior aesthetic features, including changes to the color scheme, must be approved by the Architect Control Committee.

Garages. Each Dwelling Unit will feature a minimum two (2) car garage, except for Lot 1 Block 1 and Lot 1 Block 2, where due to the size of the lot a one (1) car garage may be used. Each garage will be constructed utilizing elevations and materials that match the Dwelling Unit.

Roofs. Roofs must be of at least a 4/12 pitch and all roofs will be covered with either onyx black or driftwood color composition shingles. No other roofing material will be allowed.

Section 12. Fences. Fencing side yard lot lines is allowed, but fencing must be identical to fencing already provided by Declarant, and material, height and coloring must be approved by the Architectural Review Committee. Fences along the back of all lots (and within five feet thereof) contiguous to Lot 11, Block 5, the common area, is restricted to four (4) feet in height. Fences along Lot 11, Block 5 is restricted to wrought iron identical to that used for "wing fencing" between homes.

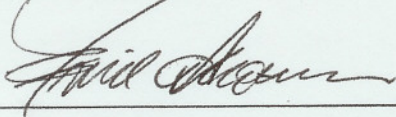
ARTICLE XI: SPECIFIC LOT USE AND RESTRICTIONS

Section 2. Driveway Easements. Is hereby deleted in its entirety.

END OF FIRST AMENDMENT

IN WITNESS WHEREOF, the undersigned, being the President of the Greenbriar Commons Homeowner's Association herein, has hereunto set its hand and seal this 28th day of SEPTEMBER, 2007.

Greenbriar Commons Homeowner's Association,
an Idaho corporation

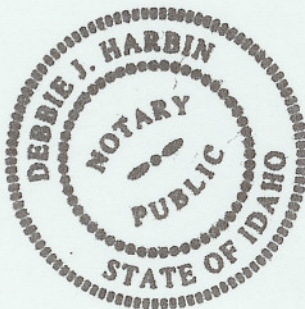
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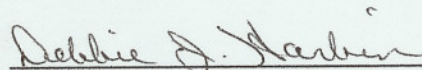
STATE OF IDAHO

County of Ada

On this 28th day of Sept., 2007, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Emil Antoine, known or identified to me, the person who subscribed said company name to the foregoing instrument, and acknowledges to me that he/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.




Notary Public for Idaho

Residing at 11162 W. Columbia Rd., Boise, ID 83709

My commission expires Sept. 22, 2012

SCHEDULE A

LEGAL DESCRIPTION

Parcel I:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, and 20 in Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 2; Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 3; Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, and 19 in Block 5; Lots 2, 3, 4, 5, 6, 7, 8, and 9 in Block 6; Lot 2, 3, 4, 5, 6, 7, 8, and 9 in Block 7 of the Greenbriar Commons Subdivision, According to the official Plat thereof, filed in Book 95 at Pages 11685-11689, records of Ada County, Idaho

Common Area Lots

Lot 14 in Block 1; Lot 1 and 11 in Block 3; Lot 1 and 11 in Block 4; Lot 11 in Block 5; Lot 1 in Block 6; Lot 1 in Block 7 of Greenbriar Commons Subdivision, According to the official Plat thereof, filed in Book 95 of Plats at Pages 11685-11689, records of Ada County, Idaho.