



Sunshine Meadows Owners Association, Inc.

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After a formal hearing and vote of members, Sunshine Meadows Owner Association By Laws recorded on December 11, 2003 as referenced by instrument number 1847809 have been revised and amended effective May 14, 2008 as follows:

By Laws

Subsection 2.1 (a) Class "A" Membership. Class "A" membership shall be that held by each Owner of a Lot, other than the Declarant. Each Class "A" member shall be a nonvoting member during the Declarant's Control Period, unless granted a vote by the board for a specific membership issue. Upon the end of the Declarant's Control Period, each Class "A" member shall be entitled to one (1) vote for each lot owned on all issues involving membership issues. If a lot is owned by more than one person, each such person shall be a member of the corporation, but there shall be no more than one (1) vote for each lot, multiple Owners have joint rights and obligations.

Section 5.1 Term of Directors. The Board of Directors shall consist of no fewer than five (5) and no more than seven (7) Directors, who must be members of the Corporation. The Directors shall hold office for a term of three (3) years, with the Directors having staggered terms, so as to elect a nearly equal number of Directors each year.

Section 10.8 Fine Assessment. In the event that an Owner or tenant, or guest thereof, violates the Declaration, the by laws or any properly adopted Rule or Regulation of the Corporation on one (1) or more occasion(s) following written notice of the first and second violations, then a fine may be assessed against the Owner for each similar violation per tenant or guest thereof. Fine assessments must be approved by two-thirds(2/3) vote of the Board and the assessment shall be a reasonable amount calculated to discourage future violations. Violations and their ensuing fines will be applicable to each respective tenant or guest thereof and will not have a cumulative effect to the owner(s) in the event of tenant turnover.

Section 10.9 Assessment on Real Estate. The Declarant of the Project, and any future Additions, is entitled to membership in the Corporation for each lot owned. All members owning one (1) lot or more are required to pay the full amount of assessments levied against each lot owned by such member, whether developed or vacant. The word "lot" as used in this section shall refer to actual platted parcels specified on a recorded subdivision plat as the term is defined in the Declaration.