



THIRTY-NINTH AMENDMENT TO MASTER DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
PARAMOUNT SUBDIVISION
(Annexation – Subdivision No. 32)

May 24, 2017

RECITALS

WHEREAS, there has been recorded by Paramount Development, Inc., an Idaho Corporation, as Grantor, a **Master Declaration** of Covenants, Conditions, Restrictions and Easements for Paramount Subdivision dated April 1, 2004, and recorded April 21, 2004, as Instrument No. 104047957, records of Ada County, Idaho; which Master Declaration has been amended from time to time (collectively hereafter as amended "**Master Declaration**");

WHEREAS, the Master Declaration allows for the annexation of additional property to Paramount Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Thirty-Ninth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration, as may be amended or modified, and to supplement the Master Declaration.

ARTICLE I.
PROPERTY COVERED

The property which is covered by this Thirty-Ninth Amendment and which shall be annexed under the Master Declaration is the real property owned by Smith Brighton Inc., an Idaho corporation, described as follows:

Lots 16 through and including Lot 18, Block 71 of PARAMOUNT SUBDIVISION NO. 32, according to the official plat thereof filed in Book 111 of Plats at Pages 16165 through 16167, as Instrument No. 2017-049177 on JUNE 1st, 2017, records of Ada County, Idaho.

which above-described real property is hereafter referred to as "Annexed Property".

ARTICLE II.
DEFINED TERMS

Unless the context otherwise specifies or requires, the words and phrases in the Thirty-Ninth Amendment shall have the same meaning as such words or phrases are defined in the Master Declaration.

ARTICLE III.
ANNEXATION AND DECLARATION

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to Paramount Subdivision, and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

ARTICLE IV.
OWNERS ASSOCIATION

As provided in Section 12.01 of the Master Declaration, upon the annexation of the Annexed Property, the Owners of Lots within the Annexed Property shall become members of Paramount Owners Association Inc. (as defined in the Master Declaration) with all rights privileges and obligations as all other members.

ARTICLE V.
EFFECTIVE DATE

This Thirty-Ninth Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned, being the Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has hereunto executed this Thirty-Ninth Amendment as of the date and year first above written.

GRANTOR:

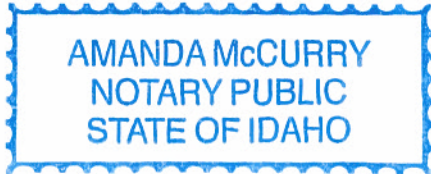
SMITH BRIGHTON INC.,
an Idaho corporation

By: *David W. Turnbull*
David W. Turnbull, President

STATE OF IDAHO)
) ss:
County of Ada)

On this 24th day of May, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared David W. Turnbull, known or identified to me to be the President of **SMITH BRIGHTON INC.**, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing instrument on behalf of said corporation, and acknowledged to me that such corporation 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.



Amanda McCurry
Notary Public for Idaho
My Commission Expires: 4/15/2023