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WHEN RECORDED MAIL TO:

KNEELAND, KORB, COLLIER & LEGG, PLLC
Post Office Box 249
Ketchum, ID 83340
KKCL File No. 7108-A

Instrument # 645336

HAILEY, BLAINE, IDAHO
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Recorded for : KNEELAND KORB COLLIER LEGG PLLC
JOLYNN DRAGE Fee: 49.00
Ex-Officio Recorder Deputy JP
Index to: AMENDED COVENANTS & RESTRICTIONS

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FIRST AMENDMENT TO CONDOMINIUM DECLARATION
FOR KETCHUM TRADE CENTER

THIS FIRST AMENDMENT ("First Amendment") to Condominium Declaration for Ketchum Trade Center ("Declaration") is made this 27th day of July, 2017, by Ketchum Trade Center, Inc., an Idaho non-profit corporation ("Association") and by a vote or agreement of owners representing an aggregate ownership interest of 66-2/3% or more of the Ketchum Trade Center condominiums as reflected on the real estate records of Blaine County, Idaho.

RECITALS:

- A. The Declaration was recorded on April 9, 1992, as Instrument No. 338646, records of Blaine County, Idaho, and covers real property described on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. Article X of the Declaration restricts condominiums to commercial use.
- C. The Association is the management entity of the property as provided by the Declaration.
- D. The Association and sixty-six and two-thirds percent (66-2/3%) or more of the owners desire to clarify and confirm commercial use of the condominiums and to amend the Declaration to specifically prohibit Accessory Dwelling Units ("ADU's") on the property as provided hereinafter.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Article X, Use of Condominiums, is amended by the addition of a new Section 10.1.A. to read as follows:

"Section 10.1.A. Residential use and/or Accessory Dwelling Units (ADU's) are prohibited within the Condominium Units."

2. All of the provisions of the Declaration not in conflict with this First Amendment are hereby ratified and confirmed.

3. Owners representing an aggregate ownership interest of 66-2/3% or more of the Ketchum Trade Center condominiums have agreed to this First Amendment as set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed as of the 21st day of July, 2017, to be effective on the date and at the time of recording hereof.

DECLARANT:

KETCHUM TRADE CENTER, INC.,
an Idaho non-profit corporation

By David W. Stelling
Its President

By [Signature]
Its Secretary

CERTIFICATION

The Association hereby certifies that this First Amendment has been approved by an aggregate ownership interest of sixty-six and two-thirds percent (66-2/3%) or more of the owners of Ketchum Trade Center.

Dated this 21st day of July, 2017.

KETCHUM TRADE CENTER, INC.

By David W. Stelling
Its President

By [Signature]
Its Secretary

ACKNOWLEDGMENTS

STATE OF IDAHO)
) ss.
County of Blaine)

On this 27th day of July, 2017, before me, a Notary Public in and for said State, personally appeared Dana Selung, known or identified to me to be the person whose name is subscribed to the within instrument as President, and acknowledged to me that he/she executed the same as such president of Ketchum Trade Center, Inc..

WITNESS MY HAND AND SEAL.



Deborah Erickson
NOTARY PUBLIC
Residing at: Hailey ID
Commission expires: 10.09.22

STATE OF IDAHO)
) ss.
County of Blaine)

On this 27th day of July, 2017, before me, a Notary Public in and for said State, personally appeared Wendee Wirth, known or identified to me to be the person whose name is subscribed to the within instrument as Secretary, and acknowledged to me that he/she executed the same as such president of Ketchum Trade Center, Inc..

WITNESS MY HAND AND SEAL.



Deborah Erickson
NOTARY PUBLIC
Residing at: Hailey ID
Commission expires: 10.09.22

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EXHIBIT "A"

LEGAL DESCRIPTION

Ketchum Trade Center located within "Replat of Northgate Subdivision Lots 10 and 11," Lot 10A within Section 12, T4N, R17E, Boise Meridian, City of Ketchum, Blaine County, Idaho, recorded April 4, 1992, as Instrument No. 339647, records of Blaine County, Idaho.

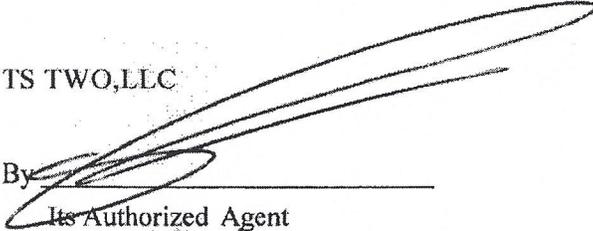
EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNITS A, B and C, KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

TS TWO,LLC

By 

Its Authorized Agent

Dated: 7/18/, 2017

EXHIBIT "B"

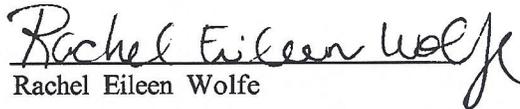
APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT E. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.



David John Lloyd



Rachel Eileen Wolfe

Dated: July 22, 2017

EXHIBIT "B"

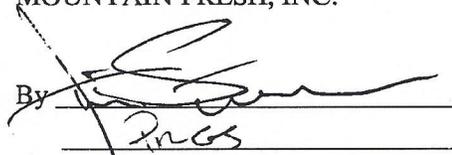
APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNITS F and G, KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

MOUNTAIN FRESH, INC.

By



Its Authorized Agent

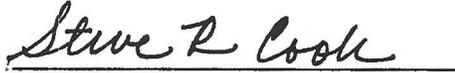
Dated: 7/13/17, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT H. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.



Steve R. Cook



Cristina M. Cook

Dated: 7.14, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT I. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

DISTINCTIVE PROPERTIES INVESTMENTS, LLC

By 
Its Authorized Agent

Dated: 7/14 / 17, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT J. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

A handwritten signature in black ink, appearing to read "Susan B. Witman", written over a horizontal line.

Susan B. Witman

Dated: 7.24, 2017

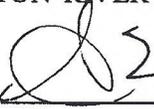
EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT K. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

TETON RIVER INVESTMENTS, LLC

By  MANAGER

Its Authorized Agent

Dated: 7/25, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT L. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.

Crown Union LLC

By 
Nowel Pawliw
Its Manager

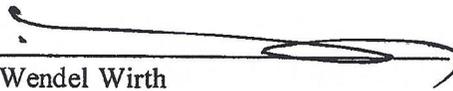
Dated: 07/17, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT M. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.


Wendel Wirth

Dated: 7/13, 2017

EXHIBIT "B"

APPROVAL AND AGREEMENT TO FIRST AMENDMENT

UNIT N. KETCHUM TRADE CENTER

APPROVE AND AGREE to First Amendment to Condominium Declaration for Ketchum Trade Center attached hereto.



Benjamin J. Young
Dated: 7/19/2017, 2017