



**Amendments of the Covenants, Conditions, and Restrictions (CC&R's) of
Strawberry Fields Owners Association, Inc.**

Recorded in Kootenai County September 21, 2023, number 1928462.

Pursuant to the authority granted in the Covenants, Conditions, and Restrictions (CC&R's) of Strawberry Fields Owners Association, Inc. (SFOA) under section 17.2. Association Modification or Termination, and following an affirmative vote of the membership and Board at the SFOA annual meeting, as of this 19th day of September 2023, the Covenants, Conditions, and Restrictions (CC&R's) are amended as follows:

Section 1.1. Words Defined. is amended as follows:

1.1.26. Perimeter Fence. *The Perimeter Fence is defined as the outside fencing placed by Declarant bordering the Property parallel to Honeysuckle Av, Atlas Rd, and Prairie Av. It also includes the section of NNE angled fence placed by Declarant (approximately 170 feet long with a heading of about 18 degrees) behind the Property south entrance sign along Prairie extending to the point where the fence line turns NNW parallel to Courcelles Av.*

1.1.27. Interior Fencing. *All fencing on the Property which is not the Perimeter Fence, is defined as Interior Fencing.*

Section 4.3 Rules and Regulations. will now read as follows:

Section 4.3. Rules and Regulations. The Board shall adopt, by resolution, the Rules and Regulations which shall include, but not be limited to, the regulation of exterior appearance of improvements, buildings, signage, parking, fencing, drainage and permitted uses and activities within the Project. The Board, by resolution approved at an Annual or Special meeting of the Owners, may amend the Rules and Regulations from time to time. Upon proper adoption and notice to owners (actual or constructive), the Rules and Regulations shall be enforceable and binding as any other requirements of this Declaration.

Section 6.6 Association Obligation to Maintain and Repair Common Areas. will now read as follows:

Section 6.6. Association Obligation to Maintain and Repair Common Areas. The Association has the responsibility to maintain and repair all of the common areas. The Declarant has entered into an Annexation Agreement with the City. The Annexation Agreement is on file with the City Clerk. All of the obligations in the Annexation Agreement and all obligations owed the City in regard to subdivision improvements and duties are hereby assigned to the Association. The duties shall include but not be limited to the duty to care for and maintain landscaped common area and the Perimeter Fence.

ARTICLE VII NOTICES is amended as follows:

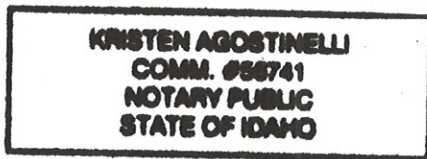
Section 7.2. Email Delivery of Notice. All notices to Owners given under the provisions of this Declaration or the Bylaws or Rules and Regulations of the Association may be delivered using Email (as an alternative to in-person or mail) provided the Owner has elected to be contacted using this method. Email address changes may be changed by notice in writing (or emailing) to the Board or its servicing management company.

W. Christopher King

W Christopher King, Director for:
Strawberry Fields Owners' Association, Inc.
Hayden, Kootenai County, Idaho

STATE OF IDAHO)
COUNTY OF KOOTENAI)

SUBSCRIBED AND SWORN to me on this 21st day of September 2023 by W Christopher King, Director.



Kristen Agostinelli
Notary for the State of Idaho

Residing at Hayden, Kootenai County, Idaho

Commission Expires 10/07/2028