

**Amendments of the Rules and Regulations for
Strawberry Fields Owners Association, Inc.
Recorded in Kootenai County September 21, 2023, number 1928462.**

Pursuant to the authority granted in the Rules & Regulations of Strawberry Fields Owners Association, Inc. (SFOA) under section 9.0. PROCEDURE FOR AMENDING ADMINISTRATIVE RULES & REGULATIONS, and following an affirmative vote of the membership and Board at the SFOA annual meeting, as of this 19th day of September 2023, the Rules and Regulations are amended as follows:

Section 1.4. Fencing, is amended as follows:

1.4.1. Interior Fencing Maintenance. Interior Fencing maintenance is the responsibility of the individual Owners. The Strawberry Fields Owners Association is not financially responsible for any Interior Fencing. Modification or installation of Interior Fencing requires prior approval of the Architectural Control Committee.

Section 1.15. Perimeter Fencing, will now read as follows:

1.15. Perimeter Fencing. The Perimeter Fence placed by Declarant shall remain unchanged physically unless written permission to change is attained from the Board or Architectural Control Committee. Trees and landscaping shall be maintained by the Owners so as to not affect or encroach on the Perimeter Fence. Failed Owner maintenance can result in damages and fines.

Section 1.19. Outbuildings, will now read as follows:

1.19. Outbuildings. All shops/sheds or outbuildings (Outbuildings) that DO NOT exceed 200 square feet, are one-story with an overall height of 12 feet or less at the peak, do not require HOA or Architectural Control Committee approval.

Outbuildings that exceed 200 square feet and/or exceed the maximum 12-foot overall height, shall NOT be placed on any Lot without the prior written approval of the Architectural Control Committee. All outbuildings shall be constructed of colors similar to the colors used in the home on the Lot on which the outbuilding will be placed. (The outbuilding does NOT have to be built out of the same materials as the primary residence but must be as close as possible in color). All requests for the approval of placement and construction of such outbuildings must contain a description of size and location of the outbuilding. All applications must also contain a materials specification sheet that describes the materials that will be used in the construction of the outbuilding. Outbuildings are not to be used for an ADU (see Rules and Regulations 2.1.1). No changes in the location, size, design, or materials to be used in an approved plan for an outbuilding may be changed without the prior written approval of the Architectural Control Committee.

Section 1.19.1. Outbuilding Requirements, will now read as follows:

1.19.1. Outbuilding requirements. Outbuilding (exceeding 200 sq. ft or 12-foot maximum height) requirements are as follows:

- 1.19.1.1. 1-foot (1') gable overhang.*
- 1.19.1.2. 18" eaves.*
- 1.19.1.3. Finished and enclosed soffits.*
- 1.19.1.4. 12-foot plate height maximum with maximum height not to exceed primary dwelling.*
- 1.19.1.5. Not to exceed 864 sq ft.*
- 1.19.1.6. Roof pitch should match the predominate pitch of the primary dwelling.*
- 1.19.1.7. Roofing must be A-frame roof style: 30-year architectural grade, laminate shingles.
Metal (vertical panels) OR of higher quality.*
- 1.19.1.8. Siding may be Lap, Vinyl, T-111, Metal or other but must closely match the color of the primary dwelling.*

Section 1.0. ARCHITECTURAL CONTROL, is amended as follows:

1.20. Solar Panels. Per Idaho Statute 55-3208 Solar Panels are permitted on the rooftop of any property with the following restrictions: Panels or collectors must be non-reflective, parallel to the roofline and conform to the slope of the roof. Any frame, support bracket, or visible piping or wiring must be painted to coordinate with the roofing material. Plans must be approved by the Architectural Control Committee.

1.21. Remodels and Additions. Remodels and additions are permitted to an Owner's primary residence subject to the Rules and Regulations For Strawberry Fields. Additions could include extending the primary residence by adding a bathroom, bedroom, or second kitchen. Plans must be approved by the Architectural Control Committee.

1.22 Permits. Each Owner is responsible for obtaining applicable governmental and City of Hayden building, site, and landscaping permits and adhere to all ordinances.

Section 9.4. Notice of Hearing, will now read as follows:

9.4. Notice of Hearing. The hearing for proposed rule or regulation change or amendment will occur at an Annual or Special Meeting of the Owners where a Quorum is present. Hearing will be set not less than thirty (30) days from the date of notice and shall specify the time and place of the hearing.

Section 9.5. Procedures for Hearing, will now read as follows:

9.5. Procedures for Hearing. All owners will be permitted to comment on each proposed rule or regulation change or amendment at the Annual or Special Meeting. Owners will vote by ballot or proxy. Mail-in ballots must be received one day prior to the beginning of the meeting.

Section 9.6. Results of Hearing, will now read as follows:

9.6. Results of Hearing. Following the hearing, and at a separate meeting of the Board, whether regular or special, the Board shall determine the results of the vote and be bound by a majority vote of the Owners (including proxies) attending the Annual or Special meeting where a Quorum is present.

Section 9.8. Documentation of New Rule or Regulation. will now read as follows:

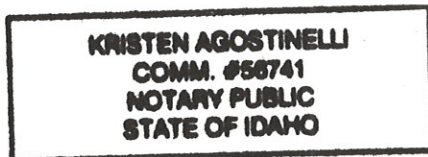
9.8. Documentation of New Rule or Regulation. A copy of any newly adopted rule and regulation or amendment (as well as all the governing documents) will be posted on the Owners' website and mailed or emailed to each Owner. The newly adopted rule and regulation or amendment will also be kept with the Association's books.

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