


**Amendments to Section 10.2 and Section 10.12 of the Bylaws of
Strawberry Fields Owners Association, Inc.
Recorded in Kootenai County February 7, 2005, number 1928462.**

Pursuant to the authority granted in the Bylaws of Strawberry Fields Owners Association, Inc. (SFOA) under section 16.1 Amendments to Bylaws, and following an affirmative vote of the membership at the SFOA annual meeting, as of this 9th day of September 2025, the Bylaws Section 10.2 Purpose of Assessments, and Section 10.12 Transfer of Unit by Sale or Foreclosure, are hereby replaced in their entirety as follows:

Section 10.2 Purpose of Assessments. The assessments levied by the Board of Directors for the Corporation shall be used exclusively to promote the recreation, health, safety and welfare of the property Owners; protect the value of property located in the development; and improvement and maintenance of common areas and for the common good of the Development. Seven (7) assessments may be charged in accordance with the restrictions and requirements herein. Those assessments include:

1. Regular assessments;
2. Limited common area assessments;
3. Special assessments;
4. Emergency assessments;
5. Correction assessments;
6. Fine assessments; and
7. Transfer of Unit assessments.

JENNIFER LOCKE 2 P 3022171000
KOOTENAI COUNTY RECORDER
MRR Date 10/30/2025 3:39 PM
REQ OF STRAWBERRY FIELDS OWNERS
ASSOCIATION
RECORDING FEE: \$13.00 SC


Each such assessment together with any collection costs, including but not limited to any interest, costs, or attorney fees, shall be a personal obligation of the Owner and/or person whose name is on the assessment rolls for that particular lot. Assessments may be secured by a lien against the non-paying member's lot and any and all assessments shall be a constructive real covenant affecting the title of real property of each member. No member is exempt from such liability because of waiver of use, enjoyment by abandonment of any premises or lot, unless specifically set forth herein.

Section 10.12 Transfer of Unit.

Section 10.12.1 Transfer of Unit by Sale or Foreclosure. The sale or transfer of any lot shall not affect the assessment or assessment lien. However, the sale or transfer of any lot pursuant to mortgage foreclosure shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer (except for assessment recorded prior to the mortgage). No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof. Where the mortgagee of the first mortgage of record obtains title to a lot as a result of foreclosure, such mortgagee shall not be liable for the unpaid dues or charges of the Corporation chargeable to such lot which accrued prior to the acquisition of title or possession of such by such mortgagee. In a voluntary conveyance of a lot, the grantee of the lot shall be liable for all unpaid assessments due the Corporation. See also Section re: Transfer of Membership.

Section 10.12.2 Transfer Assessment. The Board shall have the authority to impose a transfer assessment payable to the Corporation by the grantee upon any change in ownership. The amount of such assessment shall be determined and published annually by the Board on the website. The assessment shall be billed and collected by the Corporation's designated agent at the time of closing.

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 30th day of October 2025 by W Christopher King, Director.



[Signature]
Notary for the State of Idaho

Residing at Hayden, Kootenai County, Idaho

Commission Expires 10/07/2028