



CREEKSIDE AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERON RIVER (PARKSTONE SUBDIVISION)

Maintenance fees in Creekside tract of the Heron River (Parkstone Subdivision) will be increased to \$162.00 per quarter effective January 1, 2018. The increase will allow for lawn maintenance, snow removal, and privacy fence maintenance. The definition of "privacy fence maintenance" will include staining (Behr Cappuccino SC-142 solid body stain), repair of cedar posts or replacement, tight knot #2 or better cedar boards, and include replacement hardware, of like quality for gates. All border fences that are not in a common area will be excluded from this agreement.

The new fence maintenance agreement will become effective on January 1, 2018. Heron River Architectural Review Board will provide fence specifications to Creekside homeowners. Contractors will be supplied fence specifications for all repairs and maintenance including stain color and brand. All workmanship and maintenance on privacy fences will comply with established fence guidelines to maintain continuity and overall appearance. Precautions will be taken by all vendors working on Creekside private property to prevent property damage and maintain a professional standard of workmanship.

Fence, gate, and hardware replacement cost will become the responsibility of the homeowner when the assessed life of the fence (estimated life to be 15 to 20 years) has expired. Determination of the replacement will be a joint effort of the homeowner and the Heron River Architectural Review Board. Cost of replacement will be based on the lineal footage of the homeowner's fence and current cost of material and installation. Shared privacy fence's will be the equal responsibility of both homeowner's that share the common fence line. Once the privacy fence(s) is replaced maintenance will be resumed by the Association.

An annual inspection will be conducted by the HOA Architectural Review Committee to document privacy fence conditions that may require needed maintenance or repair.

I (WE), THE UNDERSIGNED OWNER(S), have read the foregoing 10th AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERON RIVER (PARKSTONE SUBDIVISION) and hereby:

_____ Approve
_____ Disapprove

to authorize the Association, by and through its Board of Directors, to record the foregoing Amendment with the Ada County Recorder.

DATED: _____

OWNER: _____

ADDRESS: _____