

335643

Amendment to Syringa Springs Subdivision CCR's

Instrument #329343 recorded in Payette County September 14, 2005

May 31, 2006

Section 8.04 Enforcement:

Addition – Non-compliance to any part of this declaration will be upheld by the ACC or by any owner (including the Grantor) of a lot. Action will include:

First: A verbal notice of non-compliance of the Declaration, inviting the party to make correction.

Second: Step to inform in writing to the occupant or owner, corrections needed, and to have correction made within 10 working days.

Penalty for non-compliance will start at the end of the grace period as set in writing to the owner/occupant, who is in non-compliance.

The penalty fee shall be \$100.00 per day. After these methods have been issued with no results, suit or other legal actions will be filed to enforce the interpretation of this declaration.

Section 5.19 Minimum Areas:

- a) Minimum Living Area Requirements.
 - 1. For lots with frontage on Syringa Falls Court included are Block 1, lot 1 through 15.
 - a) For single story residences, 2,200 minimum square feet of living Area is required.
 - b) For two story residences, 2,200 minimum total square feet of living area is required. Minimum of 1,800 square feet on first floor.
 - 2. For lots with frontage on Syringa Springs Drive, Block 2, lots 18 through 32.
 - a) For single story residences, 1,800 minimum square feet of living Area is required.
 - b) For two story residences, 1,800 minimum total square feet of living area is required. Minimum of 1,600 square feet on first floor.
 - 3. For lots with frontage on – All other Syringa Springs subdivision lots to be included

Section 7.04 Initial and Annual Assessments:

- a) Administration Fee. Commencing in the calendar year of the closing of Any Lot purchases, whether with or without improvements, each Lot (as Specified

in Section 7.01 above) in Syringa Springs Subdivision shall be assess One Hundred Fifty and no/100s Dollars (\$150.00 US) payable as an administration fee to the Owners Association. The mailbox (described on page 20 and provided and installed by the developers) cost will be \$200.00 payable as an administration fee to Seven Oaks Development, LLC at the time of closing.

Section 7.07 Purpose of Assessments:

- b) Maintaining, repairing, replacing, and otherwise in all respects operating and caring for the common landscaped areas, including the pool and water features, including the payments of taxes, assessments and other costs with respect thereto. The Owners Association shall have the obligation to maintain, repair, replace and otherwise in all respects care for said landscaping and irrigation systems.

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Lots Designated for: (*) Block 2 Lot 1-15 (Syringa Falls area)

Single Story	2,200 Square Feet
Two Story	2,200 Square Feet
1 st Floor Minimum	1,800 Square Feet

Lots Designated for: (*) Block 2 Lots 18-32 (Syringa Falls Drive)

Single Story	1,800 Square Feet
Two Story	1,800 Square Feet
1 st Floor Minimum	1,600 Square Feet

All Other Home Sites: (*) (Blocks and lot not included above)

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Colors: (Body, Fascia, Trim, Shutter, Stucco/Masonry). Roof colors to be medium gray to black. ACC – Approved Prior to Application.

All Architectural design guidelines shall be strictly adhered to as stated in the document dated May 30, 2006, available on website, at the Syringa Springs main office, or from any of the developers. Website:

www.syringasprings.com