ACCOMMODATION RECORDING

Microfile No. 472319
3 DAY Feb 2026
At 11 O'Clock 06 AM
KIM H. MUIR
MADISON CO RECORDER
Fee $13.00
Deputy
Recorded at Request of
TITLEONE - EAST REGION

FIRST AMENDMENTOTHE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUMMERFIELD

This First Amendment to the Amended and Restated Declaration of Covenants Conditions, and Restrictions for Summerfield ("First Amendment") is made by Troy All Development, Inc., a Utah corporation ("Declarant") and is effective upon recording in records of Madison County, Idaho.

RECITALS

A. The Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Summerfield ("Declaration") was recorded on January 21, 2025, as Instrument No. 466087, in the records of Madison County, Idaho.

B. BV Summerfield, LLC, an Idaho limited liability company, was the original Declarant under the Declaration.

C. All Declarant rights under the Declaration were assigned by BV Summerfield, LLC to Troy Allan Development, Inc. pursuant to a recorded Declarant Assignment Agreement.

D. Article XV of the Declaration reserves to the Declarant the right to amend the Declaration without Owner approval during the Period of Declarant Control.

E. Declarant desires to amend the Declaration solely to reflect the current identity of the Declarant.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Amendment to Introductory Paragraph of Declaration

The introductory paragraph of the Declaration is hereby amended solely as to the identity of the Declarant and shall read as follows:

"This Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Summerfield ("Declaration") is effective when recorded with the Madison County Recorder's Office on behalf of Troy Allan Development, Inc., an Idaho corporation, or its successors or assigns ("Declarant"), the Courtyard Townhomes Homeowners Association, Inc., an Idaho non-profit corporation, and the Summerfield PUD Homeowners Association, Inc., an Idaho non-profit corporation."

2. Amendment to Introductory Paragraph of Declaration

Section 1.10 (Declarant) of the Declaration is hereby amended and restated in its entirety to read as follows:

"Declarant" shall mean Troy Allan Development, Inc., a Utah corporation, and any successor or assign that lawfully acquires Declarant rights under this Declaration."

IN WITNESS WHEREOF, the Declarant has executed this First Amendment.

EXECUTED this 20 day of January, 2026.

DECLARANT
Troy Allan Development, Inc.
A Utah Corporation

By: _____

Name: Troy A. Kartchner

Title: President

STATE OF Utah)
:ss
COUNTY OF Cache)

On this 20th day of January, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared Troy A Kartchner, known or identified to me to be the president of Troy Allan Development, Inc., the Declarant named in the foregoing instrument, and acknowledged that he/she executed the same on behalf of said entity.

Kami Kartchner Lloyd
NOTARY PUBLIC

KAMI KARTCHNER LLOYD
Notary Public, State of Utah
Commission # 732820
My Commission Expires
August 23, 2027