Instrument # 2026-064934
Ada County, Boise, Idaho
08/28/2026 11:51:29 AM No. of Pages: 4
Recorded for: SHENABDOAH SUB
Trent Tripple Fee: $19.00
dryalls

WHEN RECORDED, RETURN TO:

VF Law
950 W. Bannock St., #210
Boise, ID 83702

GRANTOR: Shenandoah West Neighborhood Association, Inc., an Idaho nonprofit corporation

GRANTEE: Public

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SHENANDOAH WEST SUBDIVISION NOS. 1, 2, 3, 4, 5 AND 6

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Shenandoah West Subdivision Nos. 1, 2, 3, 4, 5 and 6 ("Amendment") is made by the Shenandoah West Neighborhood Association, Inc., an Idaho nonprofit corporation (the "Association").

RECITALS

A. The Shenandoah West Subdivision (the "Community") is a community of owners located in Ada County, Idaho.

B. The Community was established and is governed by the following documents recorded in the Records of Ada County, Idaho:

1. *Declaration of Covenants, Conditions and Restrictions for Shenandoah West Subdivision Nos. 1, 2, 3, 4, 5 and 6*, recorded December 30, 2009, as Recording No. 109144239 ("Declaration"). The Declaration was amended by the following document:

   (a) *First Amendment to Declaration of Covenants, Conditions and Restrictions for Shenandoah West Subdivision*, recorded December 30, 2024, as Document No. 2024-073916; 2009-109144239

2. *By-laws of Shenandoah West Neighborhood Association, Inc.*, adopted October 2, 1989, amended and ratified on April 16, 2012, unrecorded ("Bylaws"); and

3. Plat of *Shenandoah West No. 1*, recorded August 13, 1981, in Book 51 of plats, pages 4247 and 4248, including any amendments or supplements thereto.

C. Association is Shenandoah West Neighborhood Association, Inc., the association of owners formed pursuant to the Declaration and incorporated as an Idaho nonprofit corporation under the Idaho Nonprofit Corporation Act, Idaho Code 30-30-101 through 30-30-1204, by Articles of Incorporation, filed November 21, 1989 as Registry No. 0000281961, in the office of the Idaho Secretary of State, Corporation Division.

D. The owners and Association wish to amend the Declaration in the manner set forth below.

AMENDMENT

NOW, THEREFORE, pursuant to I.C. 30-30-703 and Section 20 of the Declaration, the Association hereby amends the Declaration in the manner set forth below:

I. Section 13 of the Declaration is amended read as follows:

No fence, hedge or boundary wall situated upon a building site shall be constructed except upon approval of the Committee as provided in this Declaration. Chain-link fences are hereby prohibited on any residential parcel, except where required by the Board of Directors or a public agency to secure utility sites, irrigation or drainage facilities or other public use as deemed necessary, or when required to secure and screen the recreation facilities to be erected on SHENANDOAH WEST SUBDIVISION No. 1 Lots 2 and 3, Block 4. All other fences shall be subject to the following criteria:

a. Design: Subject to dimensional and location criteria which follow, all fences which are placed on any residential parcel shall be of "picket, dog-eared or grape-stake" construction, except that any fences in front yard areas and on all lot lines common to or within twenty feet (20') of THE PARK shall be either open rail or wrought iron fences less than or equal to four feet (4') in height, measured from the top rail with no posts exceeding four and a half feet (4 ½') in height, or if the fence is solid in appearance such as "picket, dog-eared or grape-stake" shall be less than three feet (3') in height measured from the highest point. Hedges or other solid screen planting may be used as lot line barriers subject to the same height restrictions as fences. For purposes of this Section 13 specifically and this Declaration generally, "wrought iron fencing" means ferrous metal fencing (iron or steel) in an open design. Aluminum or other substitute material from iron or steel requires Committee approval before it may be used.

b. Height and Location: Consistent with the design provisions in paragraph (a), above, no fence or hedge situated anywhere upon any building site shall have a height greater than six feet (6') or such other heights as the Committee may specify, above the finished graded surface of the ground upon which such fence or hedge is situated. No fence or hedge, with an elevation of three feet (3') as measured on the top rail shall be permitted in front of building setback requirements, the front of the dwelling structure, or within twenty feet (20') of THE PARK, whichever is greater, without the prior special written consent of the Committee. Notwithstanding the preceding sentence, and subject to Committee approval and compliance with all applicable law, wrought iron fencing may be constructed within twenty feet (20') of THE PARK with a maximum top rail height of five feet (5').

c. Sight Obstruction: No fence, hedge or shrub planting which obstructs sight lines at elevations between three feet (3') and eight feet (8') above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet (25') from the

intersection of the street lines, or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten feet (10') from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

d. Spite Fences: The construction or maintenance of a spite fence, spite tree or spite hedge shall be prohibited upon any building site. The determination by the Board of Directors that any wall, fence, hence, or tree falls within the latter category shall be conclusive upon all parties.

II. Except as otherwise indicated, all other provisions of the Declaration remain unchanged.

SHENANDOAH WEST NEIGHBORHOOD ASSOCIATION, INC., an Idaho nonprofit corporation

By: _____
Meghan Brown, President

By: _____
Alexi Rich, Secretary

CERTIFICATION

The undersigned President and Secretary of Shenandoah West Neighborhood Association, Inc. hereby certify that the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Shenandoah West Subdivision, has been approved pursuant to Section 20 of the Declaration and I.C. 30-30-703.

SHENANDOAH WEST NEIGHBORHOOD ASSOCIATION, INC., an Idaho nonprofit corporation

By: Meghan Brown
Meghan Brown, President

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 28 day of August, 2026, by Meghan Brown, President of Shenandoah West Neighborhood Association, Inc., an Idaho nonprofit corporation.

COOPER NELSON
COMMISSION # 20244254
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/15/2030

Notary Public for Idaho

SHENANDOAH WEST NEIGHBORHOOD ASSOCIATION, INC., an Idaho nonprofit corporation

By: Alexi Rich
Alexi Rich, Secretary

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before me this 28 day of August, 2026, by Alexi Rich, Secretary of Shenandoah West Neighborhood Association, Inc., an Idaho nonprofit corporation.

COOPER NELSON
COMMISSION # 20244254
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/15/2030

Notary Public for Idaho

Ada County
Trent Tripple, County Clerk
200 W Front St
Boise, ID 83702
(208) 287-6840

Receipt: 26-53940

Product	Name	Extended
415	415 AMENDED COVENANTS	$19.00
	Instrument #	2026-064934
	# Pages	4
Recording Fee $10 ($10+3 per page >1 pages)		$19.00
Payment to Ada County Recorder		$19.00
Service Fee		$1.57
Total Amount Paid to Ada County Recorder		$20.57
Tender (Tyler Payments Charge Over the Counter)		$19.00

External Transaction Id	TPOTC405S654
Transaction Id	79758018
Customer Name	megan brown
Customer Phone	208-270-9232
Transaction Reference	9b50a922-a2f8-4d16-aed2-9d4be5ee7e81
Payment Type	CREDIT
Credit Card Number (last four digits)	*****0338
Credit Card Type	VISA
Name on Credit Card	BROWN/ MEGHAN

Thank You For Your Business!

8/28/26, 11:51 AM MST dryalls
Workstation: AUR91868
Dan's Desktop

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