

After recording, please return to:

G20 LLC
Attn: Camie Laney
4824 W. Fairview Ave.
Boise, Idaho 83706

ACCOMMODATION

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE SKYBREAK MASTER COMMUNITY

This First Amendment Master Declaration of Covenants, Conditions, Restrictions, and Easements for the Skybreak Master Community (this “**First Amendment**”) is made effective as of the date this First Amendment is recorded in the real property records of Ada County, Idaho (the “**Effective Date**”) by G20 LLC, an Idaho limited liability company (“**Developer**”).

RECITALS

A. Reference is made to that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for the Skybreak Master Community, recorded in the real property records of Ada County, Idaho on February 21, 2023, as Instrument No. 2023-010459 (the “**Master Declaration**”). Capitalized terms not otherwise defined herein will have the meaning ascribed to them in the Master Declaration.

B. Section 13.1 of the Master Declaration provides that until the expiration or earlier termination of the Initial Development Period, Developer will have the exclusive right to amend, or terminate, the Master Declaration by executing a written instrument setting forth such amendment.

C. As of the First Amendment Date, Developer has not informed the Board in writing that Developer no longer wishes to exercise its rights as the Developer Member, and thus the Community is still in the Initial Development Period.

AGREEMENT

NOW, THEREFORE, Developer hereby agrees and declares as follows:

1. **Incorporation by Reference.** All recitals to this First Amendment are hereby incorporated by reference as if set forth in this Section 1.

2. **Amendment – Definition of Phase 1 Property.** The Master Declaration is hereby amended to reflect that the term “**Phase 1 Property**” means:

Lot 1 in Block 1; Lot 1 in Block 2; and Lots 1 through 22 and 24 through 103 in Block 3 of Skybreak Subdivision No. 1, according to the official plat thereof recorded in the real property records of Ada County, Idaho as Instrument No. 2023-003449.

3. **Effect of First Amendment.** Upon the recordation hereof, this First Amendment will: (a) become a part of the Master Declaration; (b) run with the land and be binding upon any person or

entity having or acquiring any right, title, or interest in any Lot, parcel, or portion of the Community; (c) inure to the benefit of every Lot, parcel, and portion of the Community; and (d) inure to the benefit of and is binding upon Developer and each Owner having or holding any right, title, or interest in any Lot, parcel, or portion of the Community, and their successors, heirs, and assigns. To the extent there is a conflict between the terms and conditions of the Master Declaration and the terms and conditions of this First Amendment, the terms and conditions of this First Amendment will control.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Developer has executed this First Amendment effective as of the First Amendment Date.

DEVELOPER:

G20 LLC,
an Idaho limited liability company

By: *James Neylan*
Name: James Neylan
Its: Authorized Agent

STATE OF IDAHO)
)ss.
County of Ada)

This record was acknowledged before me on March 17, 2023, by James Neylan, as authorized agent of G20 LLC, an Idaho limited liability company.

Camie Laney
My Commission Expires 8-3-2026

