



ELEVENTH AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF
CARLIN BAY PROPERTY OWNERS' ASSOCIATION, INC.

This document is intended to be the Eleventh Amendment (hereafter "Eleventh Amendment") to the Declaration of Covenants, Conditions, and Restrictions of Carlin Bay Property Owners' Association, Inc., and all previously recorded Amendments and recorded Addenda thereto. The referenced "Declaration of Covenants, Conditions, and Restrictions of Carlin Bay Property Owners' Association, Inc." was recorded on June 19, 2000 as Kootenai County Instrument No. 1638923. The use of the term "Declaration" herein shall be understood to refer to the referenced Declaration, together with all previously recorded amendments and addenda.

1. This Eleventh Amendment is executed by the Carlin Bay Property Owners' Association, Inc. (hereafter "the Association") with the approval of two-thirds of the Association's Concerned Property Owners at the Association's Annual General Meeting held June 20, 2026.

2. Section C 51.00 of the Association's Covenants, Conditions, and Restrictions, as added by the Fourth Amendment recorded November 29, 2007 as Kootenai County Instrument No. 2133714000, is hereby amended to read as follows:

C. 51.00 Clean Water Act

Idaho Rules for Public Drinking Water Systems (Rules) 58.01.08.552.06 states that all suppliers of water for community water systems shall implement a cross-connection control program. CBPOA is required by State law to comply. In doing so, access to all properties connected to the CBPOA water system shall be made available to the members of the water committee for inspections consistent with State law.

- a) Backflow prevention devices shall be installed if determined necessary by the CBPOA operator in charge of water. This determination is guided by rules or standards adopted by the State of Idaho. If backflow prevention devices are found to be necessary, the property owner shall have the required device installed by a qualified plumber and thereafter inspected by a licensed Idaho Bureau of Occupational Licenses (IBOL) certified tester within a period of ten (10) days following the date of notification from CBPOA. The IBOL licensed tester, or property owner, must submit, in writing, the results of this test to the CBPOA operator in charge of water.
- b) Subsequently after having a backflow prevention device installed, and still receiving water through the CBPOA water system, the property owner will be required to have annual inspections by an IBOL licensed tester, and provide results of the inspection within ten (10) days of the inspection date to the CBPOA operator in charge of water.
- c) Type of protective cross-connection device required shall depend on the degree of hazard that exists and shall be in accordance with the types of devices specified in the latest edition of appropriate manuals of standard practice pertaining to the cross-connection control approved by the State.
- d) Whenever the backflow prevention devices are found to be defective, they shall be repaired, overhauled or replaced at the property owner's expense, within no more than ten (10) days of the date of inspection. The affected property owner shall implement changes made necessary by the inspections. Non-compliance requires termination of water service within ten (10) days.

3. The following Section C 17.00 is added by amendment to the Association's Covenants, Conditions, & Restrictions as follows:

C 17.00 — Records Management and Operational Documentation.

1. Records Management Requirement.

The Association shall establish and maintain accurate, complete, and accessible records necessary to conduct its business, including but not limited to:

- Financial records and budgets
- Meeting minutes
- Contracts, agreements, and legal documents
- Regulatory compliance records
- Property-related documents
- Official correspondence
- Operational documentation

2. Operational Documentation Requirement.

The Association shall adopt and maintain written documentation that defines how essential Association functions are conducted. This documentation may include, but is not limited to, policies, processes, procedures, standard operating practices, committee charters, or other written instruments as determined appropriate by the Board of Directors and Committee Chairpersons.

3. Continuity and Transfer Requirement.

All records and operational documentation shall be maintained in an organized, secure manner and transferred to incoming Board members and Committees during formal transitions to ensure continuity of operations. Formal transitions shall occur as needed not less than 30 days after the Annual General Membership (AGM) meeting.

4. Minimum Standard, Not a Prescriptive Method.

This Section establishes a requirement for the Association to maintain records and operational documentation but does not mandate a specific format, structure, or system. The Board and Committees may determine the most appropriate method to meet this requirement during their time of service.

5. Compliance.

Failure of any Board or Committee to maintain required records or documentation shall constitute a violation of these CC&Rs.

4. The changes made by this Eleventh Amendment were supported by over two-thirds (2/3rd) of the Concerned Property Owners of the Association at the Association's Annual General Meeting of June 20, 2026. The terms hereof shall control over any on of the Association's Bylaws or Covenants, Conditions, and Restrictions, as well as any previously recorded amendment or addenda thereto.

Dated this 23rd day of July, 2026.

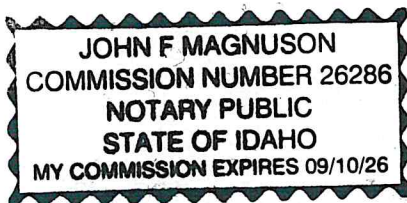
**CARLIN BAY PROPERTY OWNERS'
ASSOCIATION, INC.**

By: 
ROBERT JOHNSTON, President

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

On this 23rd day of July, 2026, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared **ROBERT JOHNSTON**, known or identified to me to be the President of Carlin Bay Property Owners' Association, Inc., the person whose name is subscribed to the within instrument and who acknowledged that he is authorized to execute the same.

WITNESS my hand and official seal.




Notary Public in and for the State of Idaho
Residing at: Coeur d'Alene
My commission expires: 9/10/26

CARLIN BAY-CCRS-11TH AMENDMENT.wpd