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21009331

NOTICE TO ALL HOMEOWNERS OF THE

Pheasant Ridge Homeowner's Association, Inc.

PO Box 5546

Chubbuck, ID 83202

June 1, 2010

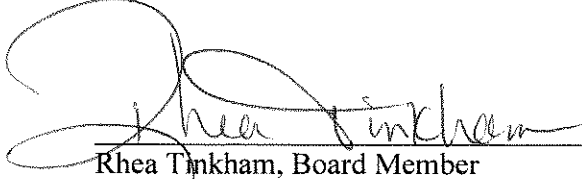
RE: Necessary change to fees for accounts with liens filed and accounts sent to collection within the Pheasant Ridge Homeowner's Association

Homeowners,

Starting July 1, 2010, the Board of Directors hereby authorizes a change and an addition to the current fee structure for delinquent accounts within the HOA. The lien filing fee will be changed to five hundred dollars (\$500.00) per filing. In the event that a lien is filed to collect on delinquent assessments and fees, five hundred dollars (\$500.00) will be charged to the homeowner's account and the lien will not be released until the account is paid in full and no longer delinquent. Also, in the event that a home owner's account becomes delinquent and payment is not made on amounts owing under the terms indicated in the Declaration of Covenants, Conditions and Restrictions and other recorded notices, and the balance is placed with a licensed collection agency, the home owner will be responsible to pay the fees of the collection agency, which amount is therefore agreed to be 50% of the outstanding balance at the time the account is placed for collections. The 50% collection agency fee will be calculated and added at the time the account is placed into collections.

This Notice shall be recorded with the Bannock County Recorder's Office and shall remain in effect until such time as it is released and/or amended by the Board of Directors. This Notice shall be associated with and appurtenant to the real property described in Exhibit "A" attached hereto. Additionally, this Notice is associated with those certain CC&Rs and Amendments of the Association which bear the following Bannock County Recorder's Instrument Nos.: 20316590; 20424898; 20418564; 20502967; 20511045; 20511046; 20803069; 20803070; and 20827071.


STEVE RUMMAGE, Board Member


Rhea Tinkham, Board Member


CAROL TAYLOR, Board Member

OFFICIAL RECORD DIV. 932
BANNOCK COUNTY, IDAHO

RECORDED AT REQUEST OF
15' DEPUTY mw



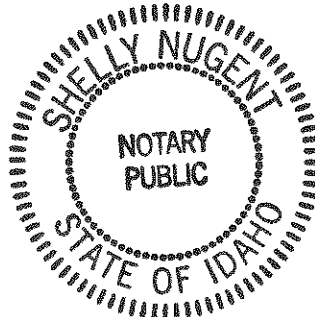
21009331

2010 JUN -1 P 2 52

STATE OF IDAHO)
:SS
County of Bannock)

On this 7th day of June, 2010, before me, the undersigned Notary Public, in and for said State, personally appeared STEVE RUMMAGE, a member of the Board of Directors of the Pheasant Ridge Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same on behalf of Pheasant Ridge Homeowner's Association, Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.



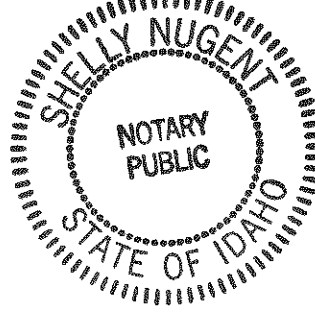
[Signature]

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10.29.15

STATE OF IDAHO)
:SS
County of Bannock)

On this 7th day of June, 2010, before me, the undersigned Notary Public, in and for said State, personally appeared RHEA TINKHAM, a member of the Board of Directors of the Pheasant Ridge Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same on behalf of Pheasant Ridge Homeowner's Association, Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.



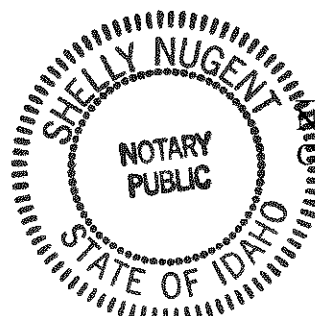
[Signature]

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10.29.15

STATE OF IDAHO)
:SS
County of Bannock)

On this 7th day of June, 2010, before me, the undersigned Notary Public, in and for said State, personally appeared CAROL TAYLOR, a member of the Board of Directors of the Pheasant Ridge Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same on behalf of Pheasant Ridge Homeowner's Association, Inc..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.



[Signature]

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10.29.15