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BANNOCK COUNTY IDAHO RECORDED AT REQUEST OF

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2016 Sep 23 PM 02:33:00

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NOTICE TO ALL HOMEOWNERS OF THE

Sawtooth Townhouse Association
C/O Five Star Property Management, LLC
1505 E Center St Pocatello, ID 83201
(208) 234-4447 - contactus@rentfivestar.com

September 22, 2016

RE: Notice of professional management and necessary changes to fees for new accounts and delinquent accounts within the Sawtooth Townhouse Association

Homeowners,

Starting September 1, 2016, Five Star Property Management, LLC began managing the Association as authorized by the Board of Directors. Please direct all correspondence to the management company regarding Association business from this date.

Starting November 1, 2016, the Board of Directors hereby authorizes an addition to the current fee structure for new accounts and delinquent accounts within the association. In order to manage the ownership changes that will occur within the Sawtooth Townhouse Association, the Board of Directors authorizes the addition of an owner transfer fee of one hundred dollars (\$100.00). This will be collected from any new owner purchasing a unit within the association. It is required that this fee be paid upon conveyance of title and that the new owner's name, mailing address, contact information, and a copy of the deed conveying title be provided with the payment of the owner transfer fee.

Additionally, in the event that an account becomes delinquent and payment is not made by the due date of the first (1st) of each month, amounts owing under the terms indicated in the Declaration of Covenants, Conditions, and Restrictions and other recorded notices, a late fee of thirty dollars (\$30.00) will be charged to each homeowner's account that is delinquent beyond the five (5) day grace period. Delinquent accounts will be charged interest on delinquent balances of eighteen percent (18%) APR. In the event that a lien is filed to collect on delinquent assessments and fees, a lien filing fee of one hundred dollars (\$100.00) 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. If the balance is placed with a licensed collection agency, the homeowner will be responsible to pay the fees of the collection agency, which amount is therefore agreed to be fifty percent (50%) of the outstanding balance at the time the account is placed for collections. The fifty percent (50%) collection agency fee will be calculated and added at the time the account is placed into collections.

The Board of Directors has previously implemented the following community rules and wishes to document and record them. Dogs are not allowed on the property at any time. Homeowners of violating units will be fined one hundred dollars (\$100.00) per observed or reported occurrence. No antennas, dishes, decorations, or other items may be attached or installed on the exterior or roof of the units. Homeowners of violating units will be charged for the cost of removal and any necessary repairs. Any exceptions must be provided to the homeowner in writing by management.

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 as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 23, and 24, and common areas B, C, H, I, J, and K of the Shetland Heights Subdivision, according to the official plat thereof, filed for record in the office of the county recorder, Bannock County, Idaho included within 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 No.: 610506 and 780519.