

7-1

NOTICE TO ALL HOMEOWNERS OF THE

Hidden Valley Homeowners' Association, Inc.  
1505 E Center St  
Pocatello, ID 83201

May 18, 2017

RE: Notice of special assessment within the Hidden Valley Homeowner's Association

PURSUANT to those certain Declaration of Covenants, Conditions & Restrictions dated October 16, 2001, which were recorded on November 12, 2002, as Bannock County Recorder's Instrument No. 20224445 (hereafter "CC&Rs"), and any and all Supplements and Amendments thereto, and pursuant to those certain Bylaws of the Hidden Valley Homeowners Association, Inc., an Idaho nonprofit corporation, (hereafter "Association") dated June 15, 2010, **NOTICE IS HEREBY GIVEN** to owners of all the lots located within the Hidden Valley Subdivision who by reason of said ownership are members of the Association, **OF THE FOLLOWING:**

After meeting with the homeowners at the annual homeowners' meeting on April 5, 2017 and again with homeowners at the special assessment meeting and vote on May 17, 2017, **the Board of Directors hereby authorizes a one-time special assessment of one hundred fifty dollars (\$150.00) for each home within the association. Payment of this assessment is due by July 1, 2017.** The Association has a large unexpected repair that has become necessary on the common area. The unexpected repair in the common area is a slope failure that is taking place on the far east side of Via Valdarno. The moisture of this past winter and the fact that the area in question was not addressed appropriately in the past before the homeowners took control of the association has caused the slope to fail and slide into the backyards of some of the homeowners on Via Valdarno. While the association has been able to build a small reserve of funds, this project cannot be completed without a special assessment. This project is being undertaken to improve and maintain the common areas, services, and facilities of the Association and promote the recreation, health, safety, and welfare of the residents of Hidden Valley Subdivision as directed within the CC&Rs.

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.: 20224445; 20417969; 20522127; 20522129; 20524381; 21004797; and 21009536.

  
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AMY BENAVIDEZ, Board Member

  
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DOUG BRIGGS, Board Member

  
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TODD HOWE, Board Member

OFFICIAL RECORD BK# 1015  
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF  
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*Hidden Valley Home*  
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