

**NOTICE TO ALL HOMEOWNERS**  
**Brookstone Estates West Homeowners Association, Inc.**  
158 S Main St  
Pocatello, ID 83204  
May 9, 2025

**RE: Annual HOA Dues Assessment**

Dear Homeowners,

The Brookstone Estates West Homeowners Association was established to govern the community and to oversee the maintenance, repair, replacement, administration, and operation of the Common Areas and Public Parks within the subdivision.

To ensure the continued upkeep and management of these shared spaces, the Board of Directors, pursuant to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), hereby authorizes the establishment of an **annual assessment of \$175.00 per unit, effective June 1, 2025.**

This assessment is in accordance with the CC&Rs and Amendments of the Association, recorded in Bannock County, Idaho, under Instrument No. 22311698.

**Payment Schedule & Late Fees**

- Annual dues will be posted on June 1st of each year and are payable within 30 days.
- Payments not received within 30 days will be subject to a \$20 late fee, plus an additional 1.5% of the outstanding balance each month until the balance is paid in full.
- Delinquent accounts exceeding 90 days may be subject to additional fees and collection efforts.

**Ownership Transfers & Account Verification**

In the event of a home transfer of ownership, following the initial sale from the developer, a record verification fee of \$50 will be assessed to the current homeowner's account. Account balance information will be provided upon request to title companies or other relevant parties.

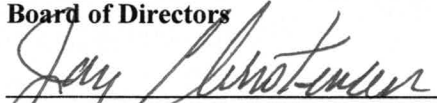
As your Board of Directors, we are committed to maintaining the quality, appearance, and value of the Brookstone Estates West community, ensuring it remains a desirable and well-kept place to live.

Should you have any questions regarding this assessment, payment methods, or your account status, please feel free to contact us.

Sincerely,

**Brookstone Estates West Homeowners Association, Inc.**

**Board of Directors**

  
Jay Christensen, Director

  
Jason Christensen, Director

  
Chris Robinson, Director