

NOTICE TO ALL HOMEOWNERS OF THE  
River's Edge Homeowners Association, Inc  
158 S Main St Pocatello, ID 83204  
(208) 234-4447 - contactus@rentfivestar.com

December 1, 2023

RE: Notice of professional management and necessary changes to fees for new accounts and delinquent accounts within the River's Edge Homeowners Association

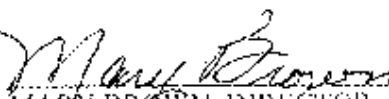
Homeowners:

Starting December 1, 2023, Five Star Property Management, LLC will begin managing the Association as authorized by the Board of Directors. Please direct all correspondence to the management company regarding Association business from this date forward.

Starting January 1, 2024, 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 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 (1<sup>st</sup>) 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 fifteen (15) 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.

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 No.: 20607319

  
MARY BROWN, DIRECTOR

  
CAROL WISE, DIRECTOR

  
PATRICIA A. HARBOUR, DIRECTOR

Instrument # 22312931  
Bannock County, Pocatello, Idaho  
12/15/2023 01:45:38 PM No. of Pages: 4  
Recorded for FIVESTAR  
Jason C. Dixon Fee: \$15.00  
JCDPULY JCDOR1214

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 15<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared MARY BROWN, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners Association, Inc.

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

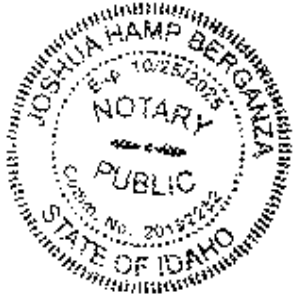


Joshua Hamp Berganza  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 10 25 2025

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 16<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared PATRICIA A. HARBOUR, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners Association, Inc.

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



Joshua Hamp Berganza  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 10 25 2025

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 16<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared CAROL WISE, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners Association, Inc.

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



Joshua Hamp Berganza  
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River's Edge Homeowners Association, Inc  
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December 1, 2023

RE: Semi-annual dues posting

Homeowners.

Starting December 1, 2023, Five Star Property Management, LLC will begin managing the Association as authorized by the Board of Directors. In order to cover the expense for the professional management services the Board of Directors has deemed it necessary to implement a semi-annual dues of one-hundred and five dollars (\$105.00) to begin January 1, 2024 for a total annual dues of two-hundred and ten dollars (\$210.00)

To meet these costs and commitments, starting January 1, 2024, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) hereby authorizes an establishment in the per unit semi-annual assessment of one-hundred and five dollars (\$105.00) to be posted on January 1<sup>st</sup> and July 1<sup>st</sup> of each year.

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 No.: 20607319

  
MARY BROWN, DIRECTOR

  
CAROL WISE, DIRECTOR

  
PATRICIA A. HARBOUR, DIRECTOR

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 15<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared MARY BROWN, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners Association, Inc.

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

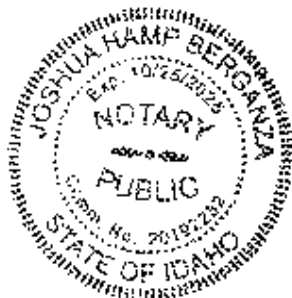


[Signature]  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 10-26-2025

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 15<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared PATRICIA A. HARBOUR, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners 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: 10-26-2025

STATE OF IDAHO )  
 )SS  
County of Bannock )

On this 15<sup>th</sup> day of December, 2023, before me, the undersigned Notary Public, in and for said State, personally appeared CAROL WISE, a member of the Board of Directors of the River's Edge Homeowners 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 the River's Edge Homeowners 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: 10-26-2025