

NOTICE TO ALL OWNERS OF

Heritage Village Association, Inc.
PO Box 2368
Pocatello, ID 83206

February 11, 2025

RE: Necessary increase to future assessments at the Heritage Village Townhomes

Homeowners,

After reviewing the association's available cash on hand and the necessary maintenance and repairs needed within the community with the rising cost of service, the Board of Directors deems it necessary to increase the ongoing monthly assessment base rate by nine dollars (\$9.00) per month. As the Board of Directors, we are committed to maintaining your investment and keeping Heritage Village a wonderful place to live.

To meet these costs and commitments, starting April 1, 2025, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) hereby authorizes an increase in the per unit monthly assessment of nine dollars (\$9.00). Combined with the ongoing special assessment, this will increase the monthly assessment to one hundred fifty-two dollars (\$152.00) per month.

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.: 497271, 565723, 586492, 618511, 619188, 641607, 646092, 651778, 733873, 20406008, 21311070, 21318418, 21401930, 21508371, 21609121, 21818764, 22216527, 22407201, and 22410409.

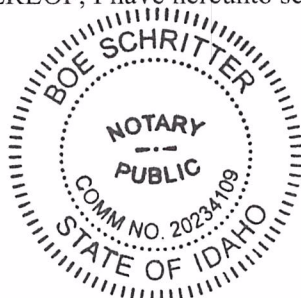
Robert P. Bilyeu

ROBERT BILYEU, President of Association

STATE OF IDAHO)
 :SS
County of Bannock)

On this 14 day of February, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared ROBERT BILYEU, a member of the Board of Directors of the Heritage Village 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 Heritage Village Association, Inc..

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



Boe Schritter
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10/02/2029