

# NOTICE TO ALL HOMEOWNERS OF THE

Hidden Valley Homeowner's Association, Inc.

158 S Main St  
Pocatello, ID 83204

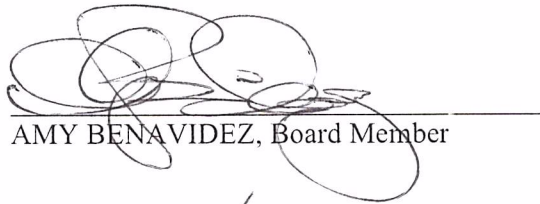
November 24, 2025

RE: Necessary increase to assessments within the Hidden Valley Homeowner's Association

Homeowners,

Starting January 1st, 2026 the Board of Directors, pursuant to Article 4 - Funds and Assessments of the Declaration of Protective Restrictions and Covenants, hereby authorizes an increase in the per lot semi-annual assessment from ninety dollars (\$90.00) every six months to one hundred and fifteen dollars (\$115.00) every six months. These assessments will be billed semiannually and the full payment of the six (6) month period will be due January 1<sup>st</sup> and July 1<sup>st</sup> of the respective billing period. This increase is being implemented to adjust for the increase in costs due to inflation. The Board of Directors is very pleased that it has been 2010 since the association has had an increase to the association fees. At this time, inflation is becoming a factor that must be considered, which is why the increase is being implemented.

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; 2052438; 21004797; and 21009536.



AMY BENAVIDEZ, Board Member



DOUG BRIGGS, Board Member



TODD HOWE, Board Member

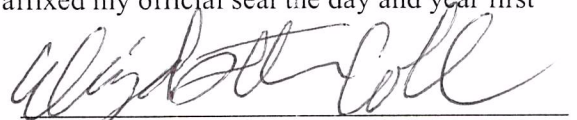
**Instrument # 22513864**  
Bannock County, Pocatello, Idaho  
12/05/2025 02:51:43 PM No. of Pages: 7  
Recorded for: HIDDEN VALLEY HOMEOWNERS ASSOCIATION INC  
Jason C. Dixon Fee: \$28.00  
Deputy: jmcDonald

STATE OF IDAHO     )  
                                      :SS  
County of Bannock    )

On this 5 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared AMY BENAVIDEZ, a member of the Board of Directors of the Hidden Valley Homeowner's 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 Hidden Valley Homeowner's Association, Inc..

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

ELIZABETH COLE  
Notary Public - State of Idaho  
Commission Number 20252124  
My Commission Expires 05-30-2031



NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 5/30/2031

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 3 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared DOUG BRIGGS, a member of the Board of Directors of the Hidden Valley Homeowner's 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 Hidden Valle Homeowner's Association, Inc..

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

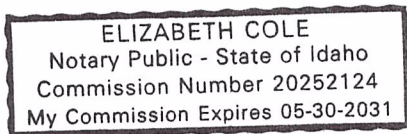


[Signature]  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 7/24/2029

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 5 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared TODD HOWE, a member of the Board of Directors of the Hidden Valley Homeowner's 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 Hidden Valle Homeowner's 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: 5/30/2031