

4-1

NOTICE TO ALL HOMEOWNERS OF THE 21817936

Hidden Valley Townhouse Association
C/O Five Star Property Management, LLC
1505 E Center St Pocatello, ID 83201
(208) 234-4447 - contactus@rentfivestar.com

November 20, 2018

RE: Necessary changes to fees for new accounts and delinquent accounts within the Hidden Valley Townhouse Association

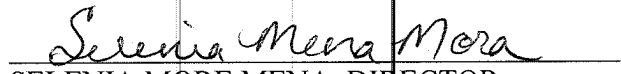
Homeowners,

Starting January 1, 2019, 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 Hidden Valley Townhouse 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 on amounts owing under the terms indicated in the Declaration of Covenants, Conditions, and Restrictions and other recorded notices, a late fee of twenty dollars (\$20.00) 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" and Exhibit "B" 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.: 20214240, 201318519, 20418563.


NORRIS GANSTROM, DIRECTOR


SELENIA MORE MENA, DIRECTOR
Selenia Mena Mora


DAISHA LEYSHON, DIRECTOR

No. 21817936
 Recorded at Request of: Hidden Valley
 Date: 12/5/18 Time: 12:28P
 Official Record Book: _____
 Bannock County Recorder
 Fee 19 Deputy UH

4-2

21817936

STATE OF IDAHO)
:SS
County of Bannock)

On this 30th day of November, 2018, before me, the undersigned Notary Public, in and for said State, personally appeared NORRIS GANSTROM, a member of the Board of Directors of the Hidden Valley Townhouse Association, 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 Townhouse Association.

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

CIERRA HAMANN
Notary Public
State of Idaho
Commission No. 20181981

CIERRA HAMANN
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10-9-24

STATE OF IDAHO)
:SS
County of Bannock)

On this 21st day of November, 2018, before me, the undersigned Notary Public, in and for said State, personally appeared SELENIA MORE MENA, a member of the Board of Directors of the Hidden Valley Townhouse Association, 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 Townhouse Association.

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

Elizabeth Quintero
Notary Public
State of Idaho
Commission No. 69102

Elizabeth Quintero
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 12/30/2022

STATE OF IDAHO)
:SS
County of Bannock)

On this 19 day of November, 2018, before me, the undersigned Notary Public, in and for said State, personally appeared DAISHA LEYSHON, a member of the Board of Directors of the Hidden Valley Townhouse Association, 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 Townhouse Association.

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

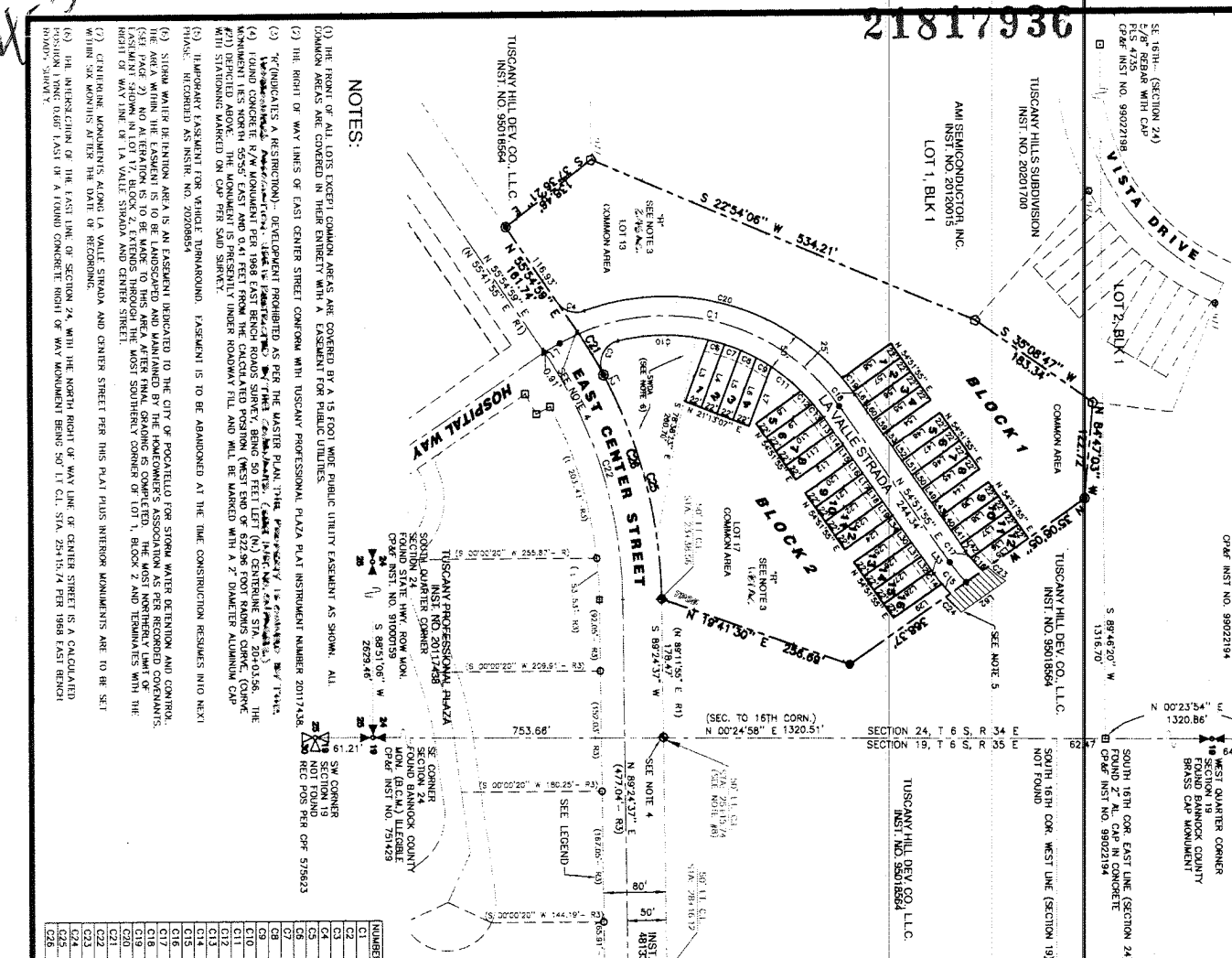
DJ Lemieux
Notary Public
State of Idaho
Commission No. 2018-1237

DJ Lemieux
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: Jul, 5 2024

HIDDEN VALLEY TOWNHOUSES

A HIGH DENSITY RESIDENTIAL DEVELOPMENT
 SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
 CITY OF POCATELLO, BANNOCK COUNTY, IDAHO

21817936



NOTES:

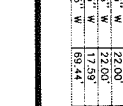
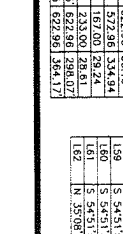
- THE FRONT OF ALL LOTS EXCEPT COMMON AREAS ARE COVERED BY A 15 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN. ALL COMMON AREAS ARE COVERED IN THEIR ENTIRETY WITH A EASEMENT FOR PUBLIC UTILITIES.
- THE RIGHT OF WAY LINES OF EAST CENTER STREET CONFORM WITH TUSCANY PROFESSIONAL PLAZA PLAT INSTRUMENT NUMBER 20117436.
- INDICATES A RESTRICTION - DEVELOPMENT PROHIBITED AS PER THE MASTER PLAN TO THE PROJECT (SEE PROJECT #1) FOR THE TUSCANY PROFESSIONAL PLAZA.
- FOUND CONCRETE 6" W/ MONUMENT PER THE EAST BENCH ROAD SURVEY, BEING SOUTHERLY CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M. (SEE PAGE 2) NO ALTERATION IS TO BE MADE TO THIS AREA AFTER FINAL GRAVING IS COMPLETED. THE MOST NORTHERLY LIMIT OF LASTING IS SHOWN IN LOT 17, BLOCK 2, EXTENDS THROUGH THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 2 AND TERMINATES WITH THE RIGHT OF WAY LINE OF LA VILLE STRADA AND CENTER STREET.
- CHANGING MONUMENTS ALONG LA VILLE STRADA AND CENTER STREET PER THIS PLAT PLUS INTERIOR MONUMENTS ARE TO BE SET WITHIN SIX MONTHS AFTER THE DATE OF RECORDING.
- THE INTERSECTION OF THE EAST LINE OF SECTION 24 WITH THE NORTH RIGHT OF WAY LINE OF CENTER STREET IS A CALCULATED POSITION THREE DEGREES EAST OF A FOUND CONCRETE RIGHT OF WAY MONUMENT BEING SD 11, C.L. STA. 25+19.74 PER 1988 EAST BENCH ROAD SURVEY.

CURVE TABLE

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	83.5624°	247.25	275.00	402.88
C2	09.3412°	15.74	200.00	33.41
C3	104.5306°	35.78	30.00	54.74
C4	75.4727°	23.35	30.00	39.88
C5	NOT USED	11.08	750.00	122.11
C6	105.0236°	11.01	250.00	22.01
C7	105.0236°	11.01	250.00	22.01
C8	05.0036°	1.05	250.00	22.01
C9	05.0036°	1.05	250.00	22.01
C10	26.3734°	59.10	250.00	116.18
C11	111.5153°	24.88	250.00	49.15
C12	05.0036°	1.05	250.00	22.01
C13	05.0036°	1.05	250.00	22.01
C14	04.1308°	8.41	225.00	16.67
C15	04.1308°	8.29	225.00	16.57
C16	07.1801°	11.11	175.00	12.20
C17	04.1308°	8.41	225.00	16.67
C18	09.3412°	2.20	300.00	15.41
C19	09.3412°	2.20	300.00	15.41
C20	06.3046°	208.22	300.00	166.47
C21	06.3046°	33.08	622.96	66.10
C22	33.2938°	172.41	572.96	334.94
C23	10.0155°	14.66	167.00	29.24
C24	07.0711°	14.33	233.00	28.61
C25	27.7253°	151.95	622.96	298.17
C26	33.7238°	187.43	622.96	356.13

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 28°04'28" E	22.90
L2	NOT USED	
L3	S 66°46'51" E	83.74
L4	S 66°46'51" E	85.86
L5	S 66°46'51" E	86.03
L6	S 66°46'51" E	86.51
L7	S 66°46'51" E	86.51
L8	N 35°08'05" W	74.03
L9	N 35°08'05" W	74.03
L10	S 35°08'05" E	75.00
L11	S 35°08'05" E	75.00
L12	S 35°08'05" E	75.00
L13	N 54°51'55" E	22.00
L14	N 54°51'55" E	22.00
L15	N 54°51'55" E	21.13
L16	N 54°51'55" E	22.00
L17	N 54°51'55" E	22.00
L18	N 54°51'55" E	22.00
L19	N 54°51'55" E	22.00
L20	S 35°08'05" E	75.00
L21	S 35°08'05" E	75.00
L22	S 35°08'05" E	75.00
L23	S 35°08'05" E	75.00
L24	S 35°08'05" E	75.00
L25	S 35°08'05" E	75.00
L26	S 35°08'05" E	75.00
L27	S 35°08'05" E	75.00
L28	S 35°08'05" E	75.00
L29	S 35°08'05" E	75.00
L30	S 35°08'05" E	75.00
L31	N 54°51'55" E	22.00
L32	N 54°51'55" E	22.00
L33	N 54°51'55" E	21.81
L34	N 54°51'55" E	20.00
L35	S 35°08'05" W	74.64
L36	S 35°08'05" W	74.64
L37	S 35°08'05" E	75.00
L38	S 35°08'05" E	75.00
L39	S 35°08'05" E	75.00
L40	N 54°51'55" E	22.00
L41	N 54°51'55" E	22.00
L42	N 54°51'55" E	10.74
L43	N 54°51'55" E	20.00
L44	N 54°51'55" E	20.00
L45	S 35°08'05" E	75.00
L46	S 35°08'05" E	75.00
L47	S 35°08'05" E	75.00
L48	S 35°08'05" E	75.00
L49	S 35°08'05" E	75.00
L50	S 35°08'05" E	75.00
L51	S 35°08'05" E	75.00
L52	S 35°08'05" E	75.00
L53	S 35°08'05" E	75.00
L54	S 35°08'05" E	75.00
L55	S 35°08'05" E	75.00
L56	S 35°08'05" E	75.00
L57	S 35°08'05" E	75.00
L58	S 35°08'05" E	75.00
L59	S 35°08'05" E	75.00
L60	S 35°08'05" E	75.00
L61	S 35°08'05" E	75.00
L62	N 50°08'05" W	89.44



LEGEND:

- SECTION CORNER NOT FOUND
- QUARTER SECTION CORNER FOUND
- SECTION CORNER FOUND AS NOTED
- SUBDIVISION EXTERIOR BOUNDARY LINE
- STREET CENTERLINE/SECTION LINE
- EASEMENT SIDELINE (SEE PROJECT NOTE #1)
- DEED (RECORD) LINE ADJACENT PROPERTY OWNERS
- FOUND 1/2" REBAR WITH CAP STAMPED PLS 4753
- 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED PLS 2341 (LOT CORNERS)
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED PLS 2341 (SUBDIVISION BOUNDARY)
- 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PLS 2341 (LOT CORNERS AND CENTERLINE POINTS OF CURVES) SEE NOTE #1
- FOUND 5/8" REBAR WITH 2" ALUM. CAP STAMPED PLS 4753
- CITY STANDARD WALK TYPE MONUMENT (SEE NOTE #1)
- RECORD MEASUREMENTS PER TUSCANY PROFESSIONAL PLAZA INST. NO. 20117436
- RECORD MEASUREMENTS PER MONTE VEGA ROADS SURVEY
- FOUND CONCRETE RIGHT OF WAY MONUMENT FROM 1988 EAST BENCH ROAD SURVEY FOR THE CITY OF POCATELLO.
- FOUND MONTE VEGA ROADS SURVEY FROM SAND SURVEY.
- LOT NUMBER
- BANNOCK COUNTY MONUMENT
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP SET BY S. 977 FOR TUSCANY HILLS SUBDIVISION

HIDDEN VALLEY TOWNHOUSES
 A HIGH DENSITY RESIDENTIAL DEVELOPMENT
 SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
 CITY OF POCATELLO, BANNOCK COUNTY, IDAHO

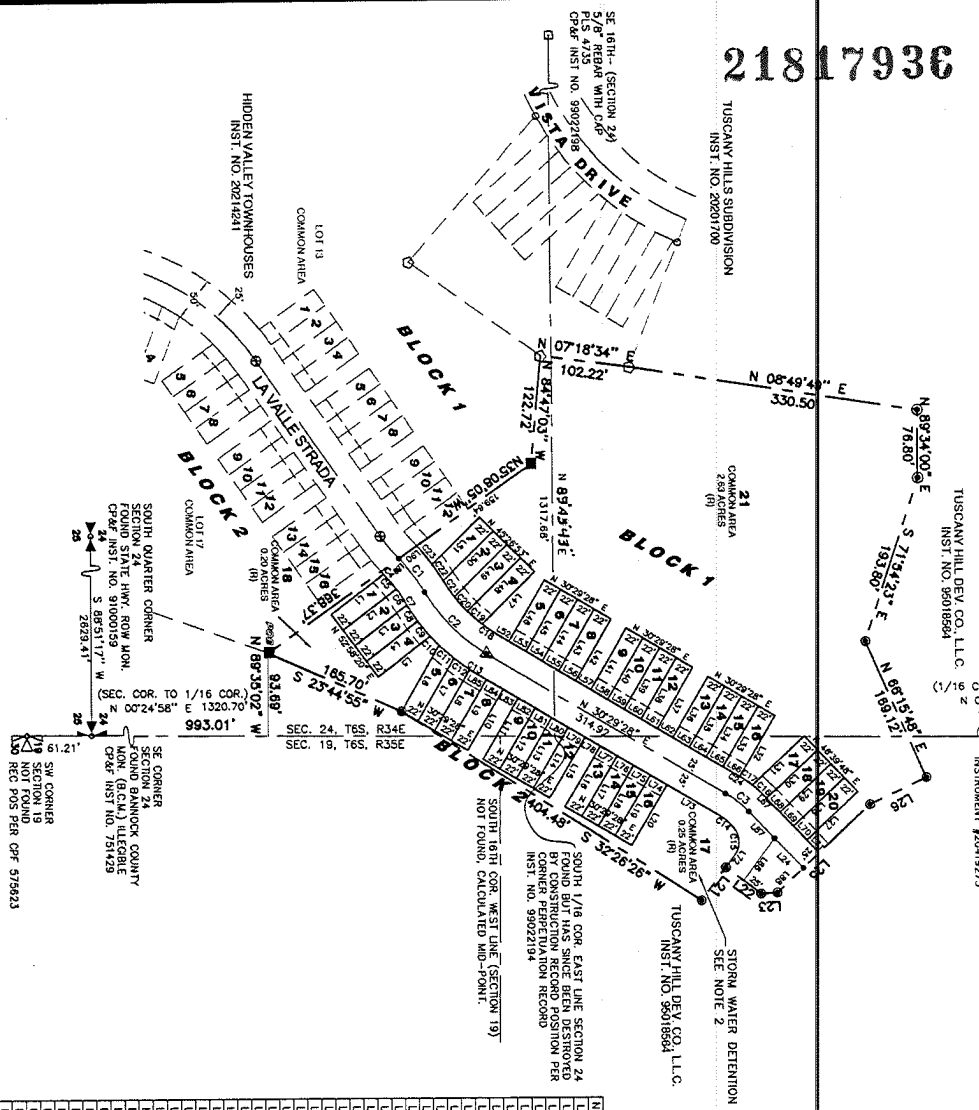
RMES
 Rocky Mountain Engineering & Surveying
 1000 W. 10th St., Suite 100
 Pocatello, ID 83401
 (208) 243-0100
 www.rmesidaho.com

PREPARED BY: RFB, JBP, USB, OMC
 CHECKED BY: RFB, JBP, USB, OMC
 DATE: 11/01/01
 SHEET 1 OF 2

21817936

HIDDEN VALLEY TOWNHOUSE 1st ADDITION SUBDIVISION

IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH,
RANGE 34 EAST, B.M. AND THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M. BANNOCK COUNTY, IDAHO



PAST QUARTER CORNER
FOUND BANNOCK COUNTY
BRASS CAP MONUMENT
C.P.M. INST. NO. 99022184

TUSCANY HILL DEV. CO., L.L.C.
INST. NO. 96018664

EAST QUARTER CORNER
FOUND BANNOCK COUNTY
CORNER
C.P.M. INST. NO. 99022184

SECTION 19
FOUND BANNOCK COUNTY
CORNER PERMANENT RECORD
INST. NO. 92019275

SOUTH 1/16 COR. EAST LINE SECTION 24
FOUND B.M. HAS SHEET BE POSITION PER
CORNER PERMANENT RECORD
INST. NO. 99022184

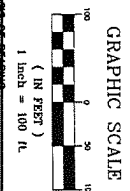
TUSCANY HILL DEV. CO., L.L.C.
INST. NO. 96018664

STORM WATER DETENTION AREA

SEE NOTE 2

NOTES:

1. THE FRONT OF ALL LOTS EXCEPT COMMON AREAS ARE COVERED BY A 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND ROADWAY SCOPE. ALL COMMON AREAS ARE COVERED IN THEIR ENTIRETY WITH AN EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE.
2. (A) RESTRICTIONS - LOTS 17 IN BLOCK 2 IS A COMMON AREA OWNED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DECLARATIONS AND GOVERNMENTS (SEE PAGE 2). SAID COMMON AREAS ARE TO BE USED AS A STORM WATER DETENTION AREA. THE CITY OF POCAHONTO IS HEREBY GRANTED A STORM WATER DETENTION AREA OVER THE ENTIRETY OF THE ABOVE SAID LOTS. 19 OTHER ALLOCATION MAY BE MADE TO THESE AREAS AFTER FINAL GRADING IS COMPLETE.
3. "R" (INDICATES A RESTRICTION) - DEVELOPMENT PROHIBITED. THE PROPERTY IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION. USE IS RESTRICTED BY THE COVENANTS (SEE PAGE 2).



LINE TABLE

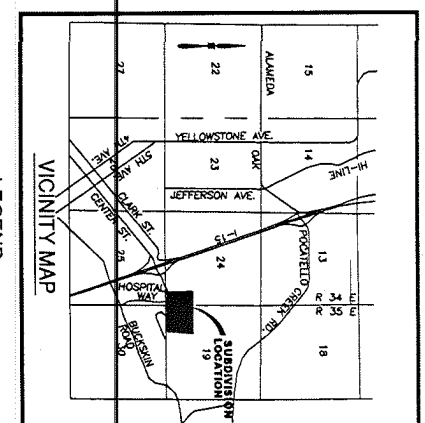
NUMBER	DIRECTION	DISTANCE
L1	S 37°01'40" E	75.00
L2	S 37°01'40" E	75.00
L3	S 37°01'40" E	75.00
L4	S 37°01'40" E	75.00
L5	S 37°01'40" E	75.00
L6	S 37°01'40" E	75.00
L7	S 37°01'40" E	75.00
L8	S 37°01'40" E	75.00
L9	S 37°01'40" E	75.00
L10	S 37°01'40" E	75.00
L11	S 37°01'40" E	75.00
L12	S 37°01'40" E	75.00
L13	S 37°01'40" E	75.00
L14	S 37°01'40" E	75.00
L15	S 37°01'40" E	75.00
L16	S 37°01'40" E	75.00
L17	S 37°01'40" E	75.00
L18	S 37°01'40" E	75.00
L19	S 37°01'40" E	75.00
L20	S 37°01'40" E	75.00
L21	S 37°01'40" E	75.00
L22	S 37°01'40" E	75.00
L23	S 37°01'40" E	75.00
L24	S 37°01'40" E	75.00
L25	S 37°01'40" E	75.00
L26	S 37°01'40" E	75.00
L27	S 37°01'40" E	75.00
L28	S 37°01'40" E	75.00
L29	S 37°01'40" E	75.00
L30	S 37°01'40" E	75.00
L31	S 37°01'40" E	75.00
L32	S 37°01'40" E	75.00
L33	S 37°01'40" E	75.00
L34	S 37°01'40" E	75.00
L35	S 37°01'40" E	75.00
L36	S 37°01'40" E	75.00
L37	S 37°01'40" E	75.00
L38	S 37°01'40" E	75.00
L39	S 37°01'40" E	75.00
L40	S 37°01'40" E	75.00
L41	S 37°01'40" E	75.00
L42	S 37°01'40" E	75.00
L43	S 37°01'40" E	75.00
L44	S 37°01'40" E	75.00
L45	S 37°01'40" E	75.00

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L46	S 37°01'40" E	75.00
L47	S 37°01'40" E	75.00
L48	S 37°01'40" E	75.00
L49	S 37°01'40" E	75.00
L50	S 37°01'40" E	75.00
L51	S 37°01'40" E	75.00
L52	S 37°01'40" E	75.00
L53	S 37°01'40" E	75.00
L54	S 37°01'40" E	75.00
L55	S 37°01'40" E	75.00
L56	S 37°01'40" E	75.00
L57	S 37°01'40" E	75.00
L58	S 37°01'40" E	75.00
L59	S 37°01'40" E	75.00
L60	S 37°01'40" E	75.00
L61	S 37°01'40" E	75.00
L62	S 37°01'40" E	75.00
L63	S 37°01'40" E	75.00
L64	S 37°01'40" E	75.00
L65	S 37°01'40" E	75.00
L66	S 37°01'40" E	75.00
L67	S 37°01'40" E	75.00
L68	S 37°01'40" E	75.00
L69	S 37°01'40" E	75.00
L70	S 37°01'40" E	75.00
L71	S 37°01'40" E	75.00
L72	S 37°01'40" E	75.00
L73	S 37°01'40" E	75.00
L74	S 37°01'40" E	75.00
L75	S 37°01'40" E	75.00
L76	S 37°01'40" E	75.00
L77	S 37°01'40" E	75.00
L78	S 37°01'40" E	75.00
L79	S 37°01'40" E	75.00
L80	S 37°01'40" E	75.00
L81	S 37°01'40" E	75.00
L82	S 37°01'40" E	75.00
L83	S 37°01'40" E	75.00
L84	S 37°01'40" E	75.00
L85	S 37°01'40" E	75.00
L86	S 37°01'40" E	75.00
L87	S 37°01'40" E	75.00
L88	S 37°01'40" E	75.00
L89	S 37°01'40" E	75.00
L90	S 37°01'40" E	75.00

CURVE TABLE

NUMBER	DELTA	ANGULAR RADIUS	LENGTH
C1	13.99°33"	24.28	200.00
C2	28.38°53"	51.07	200.00
C3	16.10°50"	27.61	200.00
C4	07°13'33"	11.02	175.00
C5	06°37'05"	10.12	175.00
C6	07°27'59"	0.92	225.00
C7	05°36'42"	11.03	225.00
C8	05°36'42"	11.03	225.00
C9	05°36'42"	11.03	225.00
C10	05°36'42"	11.03	225.00
C11	05°36'42"	11.03	225.00
C12	05°36'42"	11.03	225.00



LEGEND:

- SECTION CORNER FOUND AS NOTED
- SECTION CORNER NOT FOUND
- QUARTER SECTION CORNER FOUND
- SECTION CORNER FOUND AS NOTED
- SUBDIVISION EXTERIOR BOUNDARY LINE
- STREET CENTERLINE/SECTION LINE
- EXEMPTED SPOKELINE (SEE PROJECT NOTE #1)
- DEED (RECORDED) LINE ADJACENT PROPERTY OWNERS
- FOUND 1/2" REBAR WITH CAP STAMPED PLS 972
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 2341 (LOT CORNERS AND END OF CORNERS)
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP STAMPED PLS 2341 (SUBDIVISION BOUNDARY LINE)
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PLS 2341 (LOT CORNERS AND END OF CORNERS)
- SET 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PLS 2341 (STREET CENTERLINE MONUMENTS)
- FOUND 5/8" REBAR WITH 2" ALUM. CAP STAMPED PLS 4735
- CITY STANDARD VAULT TYPE MONUMENT WITH 2" DIA. ALUM. CAP INSIDE, STAMPED PLS. PLS2341
- LOT NUMBER
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP SET BY LS 977 FOR TUSCANY HILLS SUBDIVISION
- EXISTING CENTRUM MONUMENT
- FOUND 5/8" REBAR WITH 2" ALUM. CAP STAMPED PLS 2341

RECORDING INSTRUMENT NO. 2642101

**HIDDEN VALLEY TOWNHOUSE
1st ADDITION SUBDIVISION**

IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH,
RANGE 34 EAST, B.M. AND THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M. BANNOCK COUNTY, IDAHO

R.M.S. ENGINEERS
Professional Engineering & Surveying
1000 West 24th St., Suite 201
Pocatello, ID 83421

PROJECT NO. 09045
DATE: 11/11/20
DRAWING: R:\Drawings\2020\11-11-20\14.dwg
SCALE: 1" = 100'

1. SHEETED BY: RMP
2. CHECKED BY: RMP
3. FIELD BOOK NO.: 01-09
4. DATE: 11/11/20
5. SHEET 1 OF 2