NOTICE TO ALL HOMEOWNERS OF THE

Hidden Valley Townhouse Association, Inc.

C/O Five Star Property Management, LLC
158 S Main St, Pocatello, ID 83204
(208) 234-4447 - contactus@rentfivestar.com

October 29, 2026

RE: Necessary dues increase for the Hidden Valley Townhouse Association

Homeowners,

As the board of directors has been tasked with maintaining the common property within HOA and has identified areas of deferred maintenance that need attention, it has become apparent that neither the current cash on hand nor future dues are sufficient to complete the necessary maintenance. Mainly due to the age of the roofs, the board of directors has decided to implement an increase to the monthly dues.

In order to collect enough to replace the roofs over the next 5 years within the Hidden Valley Townhouse Association, starting December 1, 2026, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), hereby authorizes the increase of the monthly assessment of sixty-five dollars ($65.00) to a monthly assessment of one hundred and fifty-five dollars ($155.00). This constitutes an increase to the monthly assessments of ninety dollars ($90.00).

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.: 20214240, 201318519, 20418563, 21817936, 22305253, 22405473.

JOSEPH SILVERS, DIRECTOR

Instrument # 22613316
Bannock County, Pocatello, Idaho
10/30/2026 11:03:37 AM No. of Pages: 3
Recorded for: HIDDEN VALLEY TOWNHOUSE ASSOCIATION INC
Jason C. Dixon Fee: $16.00
Deputy: jmcdonald

STATE OF IDAHO)
:SS
County of Bannock)

On this 30 day of October, 2026, before me, the undersigned Notary Public, in and for said State, personally appeared JOSEPH SILVERS, a member of the Board of Directors of the Hidden Valley Townhouse 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 Townhouse Association, Inc..

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

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

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