

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

May 15, 2024

RE: Necessary dues increase and transfer to a monthly assessment within the Hidden Valley Townhouse Association

Homeowners,

As the board of directors has been tasked with maintaining the common property within HOA and has identified many 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 with the recent cost inflations and future planning as the current roofs are approaching their estimated lifespan. As such the Board has found it is necessary to transition from a quarterly assessment to a monthly assessment posting with a small increase. The transition to a monthly assessment will allow for a smaller monthly assessment rather than a larger quarterly increase.

In order to collect enough to place the annual budget into balance for the Hidden Valley Townhouse Association, starting July 1, 2024, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), hereby authorizes the transition to a monthly assessment of sixty-five dollars (\$65.00). This transition brings the **monthly assessment to sixty-five dollars (\$65.00)** per month per lot.

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



JOSEPH SILVERS, DIRECTOR



NORRIS GANSTROM, DIRECTOR

Instrument # 22405473
Bannock County, Pocatello, Idaho
05/31/2024 09:21:50 AM No. of Pages: 4
Recorded for: HIDDEN VALLEY TOWNHOUSE ASSOCIATION INC
Jason C. Dixon Fee: \$19.00
Deputy: jbrown