

# NOTICE TO ALL HOMEOWNERS OF THE

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

June 18, 2025

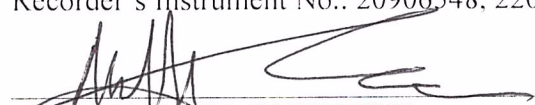
RE: Notice of dues increase beginning July 1, 2025

Homeowners,

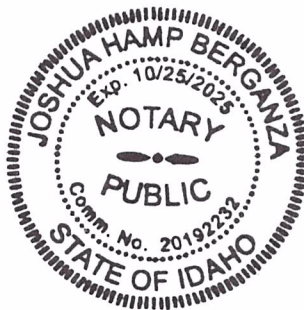
The board of directors has been tasked with maintaining the common property within association and ensuring the financial planning for current and future expenses. After the discussion and evaluation held at the annual meeting on June 17, 2025 of the current costs for the regular upkeep for the community, it has been determined that a dues increase is necessary. This is in large part a result of the larger year over year increase in the water expense and the cost of inflation for current services. This decision was not made lightly but it has become apparent that neither the current cash on hand nor future dues are sufficient to complete the necessary maintenance and regular upkeep. As such the Board has found it is necessary to increase the semi-annual dues to cover both the association's increasing regular expenses and the future needs of the community.

Starting July 1, 2025, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), hereby authorizes an increase of three hundred dollars (\$300.00) to the semi-annual assessment. This will increase **the semi-annual assessment to one thousand two hundred dollars (\$1,200.00)** semi-annually per lot. The dues post on July 1<sup>st</sup> and January 1<sup>st</sup> each year.

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.: 20906548, 22024692.


  
MATTHEW LEE, PRESIDENT  
LUXOR TOWNHOUSE ASSOCIATION

STATE OF IDAHO )  
:SS  
County of Bannock )



On this 19<sup>th</sup> day of June, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared MATTHEW LEE, the president of the Board of Directors of the Luxor 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 Luxor Townhouse Association.

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

  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 10-25-2025

Instrument # 22506782  
Bannock County, Pocatello, Idaho  
06/20/2025 03:01:33 PM No. of Pages: 2  
Recorded for: LUXOR TOWNHOUSE ASSOCIATION  
Jason C. Dixon Fee: \$13.00  
Deputy: cteuscher