

NOTICE TO ALL OWNERS OF
Quail Ridge Owners' Association, Inc.

June 30, 2022

RE: Necessary increase to future assessments for Quail Ridge Owners' Association, Inc.

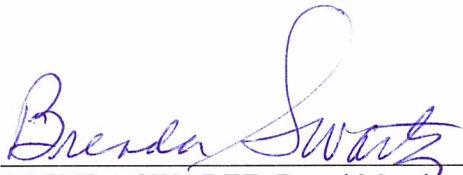
Homeowners,

After reviewing the association's available cash on hand and long-term plans for ongoing maintenance and replacing the roofs, the Board of Directors deems it necessary to increase the monthly assessment by one hundred and ten dollars (\$110.00).

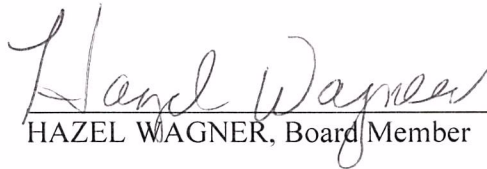
The board desires to maintain the property and recognizes that while the HOA will continue to have regular maintenance needs, the roofs are all nearing their expected useful life and the replacement cost would exceed the available cash flow. The board also recognizes that maintenance costs continue to climb as we all see an increase to inflationary pressures in the economy. Based on these concerns, the board has decided to seek a loan to replace all roofs this summer and use the increase in monthly dues to pay the loan payments. This increase was calculated and requested by the lender and approved by the board. The board believes that this will lock in current prices for repairs, give all homeowners a new roof this year, and spread out the costs over time. As it is recognized that this cost is best paid over time and with notice enough to prepare for all homeowners, this increase will start August 1, 2022. As the Board of Directors, we are committed to maintaining your investment and keeping Quail Ridge a wonderful place to live.

To meet these costs and commitments, starting August 1, 2022 the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), hereby authorizes an increase in the per unit monthly assessment of one hundred and ten dollars (\$110.00). These will increase the monthly assessment to three hundred and ten dollars (\$310.00) per month.

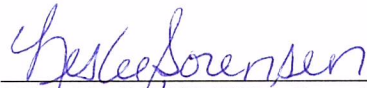
This Notice shall be recorded with the Bannock County Recorder's Office and shall remain in effect until such time as it is released and/or amended by the Board of Directors. This Notice is associated with those certain CC&Rs and Amendments of the Association which bear the following Bannock County Recorder's Instrument No.: 92005706, 22117398.



BRENDA SWARTZ, Board Member



HAZEL WAGNER, Board Member



LESLEE SORENSEN, Board Member

Instrument # 22211571
Bannock County, Pocatello, Idaho
07/07/2022 11:54:43 AM No. of Pages: 3
Recorded for: QUAIL RIDGE HOMEOWNERS ASSOCIATION
Jason C. Dixon Fee: \$16.00
Deputy: vhall

STATE OF IDAHO)
:SS
County of Bannock)

On this 1st day of July, 2022, before me, the undersigned Notary Public, in and for said State, personally appeared BRENDA SWARTZ, a member of the Board of Directors of the Quail Ridge Owners' 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 Quail Ridge Owners' Association, Inc.

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



Holly Mecham

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 1-17-24

STATE OF IDAHO)
:SS
County of Bannock)

On this 1st day of July, 2022, before me, the undersigned Notary Public, in and for said State, personally appeared HAZEL WAGNER, a member of the Board of Directors of the Quail Ridge Owners' 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 Quail Ridge Owners' Association, Inc.

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



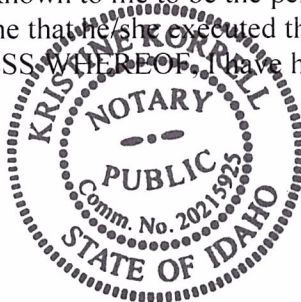
Holly Mecham

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 1-17-24

STATE OF IDAHO)
:SS
County of Bannock)

On this 5 day of July, 2022, before me, the undersigned Notary Public, in and for said State, personally appeared LESLEE SORENSEN, a member of the Board of Directors of the Quail Ridge Owners' 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 Quail Ridge Owners' Association, Inc.

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



Kristine Korvall

NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 12-17-2027