

NOTICE TO ALL OWNERS OF

Pheasant Ridge Homeowners Association, Inc.

158 S Main St
Pocatello, ID 83204

July 24, 2023

RE: Necessary increase to future assessments for Pheasant Ridge Homeowners Association, Inc.

Homeowners,

After reviewing the association's available cash on hand and the increasing costs of services for the community, the Board of Directors deems it necessary to increase the ongoing monthly assessment by a total of fifty dollars (\$50.00). The increase will be split into two separate dates to allow time for homeowner to plan for the increases. The first increase of twenty-five dollars (\$25.00) will go into effect as of **September 1, 2023** and will bring the dues to \$200.00 per month. The second increase of twenty-five dollars (\$25.00) will go into effect on **January 1, 2024**. The combined increases will bring the monthly dues to two-hundred and twenty-five (\$225.00) per month. As the Board of Directors, we are committed to maintaining your investment and keeping Pheasant Ridge a wonderful place to live.

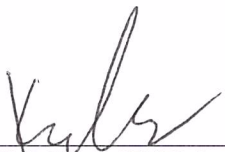
To meet these costs and commitments, starting September 1, 2023, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs) hereby authorizes an increase in the per unit monthly assessment of twenty-five dollars (\$25.00). This will increase the monthly assessment to two hundred dollars (\$200.00) per month. Starting January 1, 2024, 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 twenty-five dollars (\$25.00). This will increase the monthly assessment to two hundred and twenty -five dollars (\$225.00) 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 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 Nos.: 20316590; 20424898; 20418564; 20502967; 20511045; 20511046; 20803069; 20803070; 20827071; 21009331; 22114732, 22209496 and 22215194.

Instrument # 22307804
Bannock County, Pocatello, Idaho
08/01/2023 02:48:11 PM No. of Pages: 2
Recorded for: PHEASANT RIDGE HOMEOWNERS ASSOC
Jason C. Dixon Fee: \$13.00
Deputy: jmcDonald



TANNER STENQUIST, BOARD MEMBER



KYLER AXTELL, BOARD MEMBER