

NOTICE TO ALL HOMEOWNERS OF THE

Pocatello Creek Townhouses
C/O Five Star Property Management, LLC
1505 E Center St Pocatello, ID 83201
(208) 234-4447 - contactus@rentfivestar.com

June 15, 2016

RE: Notice of professional management and necessary changes to fees for new accounts and delinquent accounts within the Pocatello Creek Townhouses

Homeowners,

Starting July 1, 2016, Five Star Property Management, LLC will begin managing the Association as authorized by the Board of Directors. Please direct all correspondence to the management company regarding Association business from this date. With this transition to a full service professional management service and the desire to be less of a burden on the homeowners within the community, the Board has also decided to make a change to the structure of the Board of Directors. Starting July 1, 2016, the Board of Directors for the Pocatello Creek Townhouses will consist of 3 homeowners serving three (3) year nonconsecutive terms. To make this transition, LUNDY FACER, JAMES SNYDER, and KATHY PETERSON will be resigning their positions effective June 30, 2016. The remaining board members will stay on with each member's term ending in a different year over the next 3 years. JARED MARCHAND will serve until the Homeowners' meeting in 2017 at which time a three (3) year term for that director position will be elected. CATHERINE ROBERTS will serve until the Homeowners' meeting in 2018 at which time a three (3) year term for that director position will be elected. And finally, ADAM WOODS will serve until the Homeowners' meeting in 2019 at which time a three (3) year term for that director position will be elected.

Starting August 1, 2016, the Board of Directors hereby authorizes an addition to the current fee structure for new accounts and delinquent accounts within the association. In order to manage the ownership changes that will occur within the Pocatello Creek Townhouses, the Board of Directors authorizes the addition of an owner transfer fee of one hundred dollars (\$100.00). This will be collected from any new owner purchasing a unit within the association. It is required that this fee be paid upon conveyance of title and that the new owner's name, mailing address, contact information, and a copy of the deed conveying title be provided with the payment of the owner transfer fee.

Additionally, in the event that an account becomes delinquent and payment is not made by the due date of the first (1st) of each month, amounts owing under the terms indicated in the Declaration of Covenants, Conditions, and Restrictions and other recorded notices, a late fee of thirty dollars (\$30.00) will be charged to each homeowner's account that is delinquent beyond the fifteen (15) day grace period. Delinquent accounts will be charged interest on delinquent balances of eighteen percent (18%) APR. In the event that a lien is filed to collect on delinquent assessments and fees, a lien filing fee of one hundred dollars (\$100.00) will be charged to the homeowner's account and the lien will not be released until the account is paid in full and no longer delinquent. If the balance is placed with a licensed collection agency, the homeowner will be responsible to pay the fees of the collection agency, which amount is therefore agreed to be fifty percent (50%) of the outstanding balance at the time the account is placed for collections. The fifty percent (50%) collection agency fee will be calculated and added at the time the account is placed into collections.

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.: 595063.

LUNDY FACER, DIRECTOR

JAMES SNYDER, DIRECTOR

KATHY PETERSON, DIRECTOR

JARED MARCHAND, DIRECTOR

CATHERINE ROBERTS, DIRECTOR

ADAM WOODS, DIRECTOR

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared LUNDY FACER, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared JAMES SNYDER, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared KATHY PETERSON, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared JARED MARCHAND, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared CATHERINE ROBERTS, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared ADAM WOODS, a member of the Board of Directors of the Pocatello Creek Townhouses, 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 Pocatello Creek Townhouses.

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:_____