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NOTICE TO ALL OWNERS OF

Pheasant Ridge Homeowners Association, Inc.

PO Box 5546  
Pocatello, ID 83202

June 28, 2021

RE: Necessary increase to future assessments at Pheasant Ridge

Homeowners,

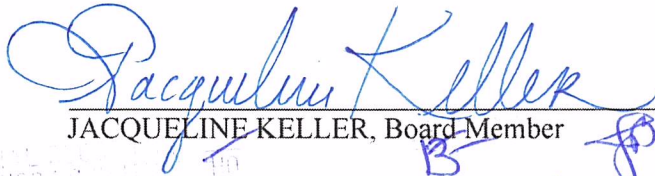
After reviewing the association's available cash on hand for 2021 and the increasing costs of services for the community, the Board of Directors deems it necessary to increase the ongoing monthly assessment by ten dollars (\$10.00). As the Board of Directors, we are committed to maintaining your investment and keeping Pheasant Ridge a wonderful place to live.

**To meet these costs and commitments, starting August 1, 2021, 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 ten dollars (\$10.00). These will increase the monthly assessment to one hundred and forty dollars (\$140.00) per month as of August 1, 2021.**

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; and 21009331.



DAVE KATZEN, Board Member

  
JACQUELINE KELLER, Board Member

OFFICIAL COPY

Pheasant Ridge Homeowners Association  
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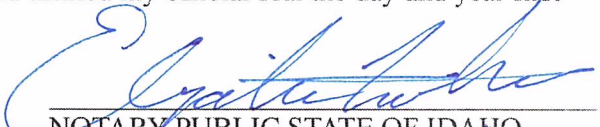
22114732

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 28 day of June, 2021, before me, the undersigned Notary Public, in and for said State, personally appeared DAVE KATZEN, a member of the Board of Directors of the Pheasant Ridge Homeowners 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 Pheasant Ridge Homeowners Association, Inc..

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

Elizabeth Quintero  
Notary Public  
State of Idaho  
Commission No. 69102

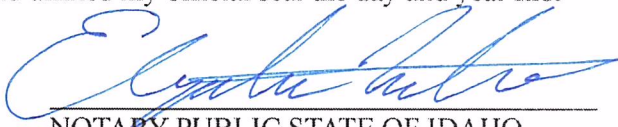
  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 12/30/2022

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 28 day of June, 2021, before me, the undersigned Notary Public, in and for said State, personally appeared JACQUELINE KELLER, a member of the Board of Directors of the Pheasant Ridge Homeowners 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 Pheasant Ridge Homeowners Association, Inc..

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

Elizabeth Quintero  
Notary Public  
State of Idaho  
Commission No. 69102

  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 12/30/2022