

NOTICE TO ALL OWNERS OF

Pheasant Ridge Homeowners Association, Inc.

PO Box 5546
Pocatello, ID 83202

May 18, 2022

RE: Necessary increase to future assessments at Pheasant Ridge

Homeowners,

After reviewing the association's available cash on hand for 2022 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 July, 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 ten dollars (\$10.00). These will increase the monthly assessment to one hundred and fifty dollars (\$150.00) 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; and 22114732.

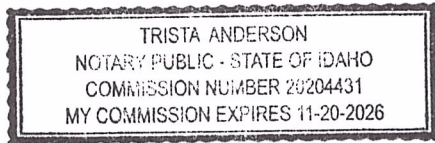

TANNER STENQUIST, BOARD MEMBER
DAVE KATZEN, BOARD MEMBER
KYLER AXTELL, BOARD MEMBER

Instrument # 22209496
Bannock County, Pocatello, Idaho
05/31/2022 10:53:52 AM No. of Pages: 5
Recorded for: PHEASANT RIDGE HOMEOWNERS ASSOC
Jason C. Dixon Fee: \$22.00
Deputy: vhall

STATE OF IDAHO)
:SS
County of Bannock)

On this 24th day of May, 2022, before me, the undersigned Notary Public, in and for said State, personally appeared TANNER STENQUIST, 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.

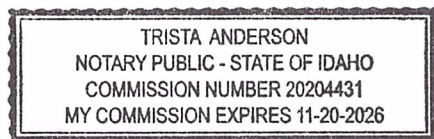


Trista C
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 11-20-2026

STATE OF IDAHO)
:SS
County of Bannock)

On this 25th day of May, 2022, 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.

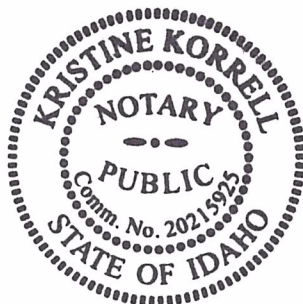


Trista C
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 11-20-2026

STATE OF IDAHO)
:SS
County of Bannock)

On this 27 day of May, 2022, before me, the undersigned Notary Public, in and for said State, personally appeared KYLER AXTELL, 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.



Kristine Korrell
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 12-17-2022