

5-1  
NOTICE TO ALL HOMEOWNERS OF THE

21608862

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 (1<sup>st</sup>) 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.

5-2

21608862

Lundy Facer  
LUNDY FACER, DIRECTOR

No. \_\_\_\_\_  
Recorded at request of:  
Five Star Property  
Date: 7/1/16 Time: 4:53 p.m.  
Official Record Book 1005  
Bannock County Recorder  
Fee 22- Deputy KD

James Snyder  
JAMES SNYDER, DIRECTOR

Kathy Peterson  
KATHY PETERSON, DIRECTOR

Jared Marchand  
JARED MARCHAND, DIRECTOR

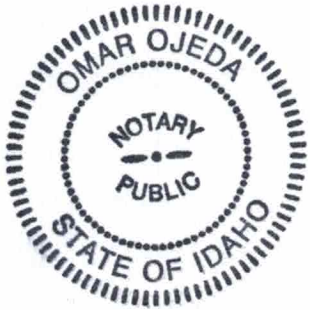
Catherine Roberts  
CATHERINE ROBERTS, DIRECTOR

Adam Woods  
ADAM WOODS, DIRECTOR  
AW

STATE OF IDAHO )  
                              :SS  
County of Bannock )

On this 29<sup>th</sup> day of June, 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.



Omar Ojeda  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 01/13/2017



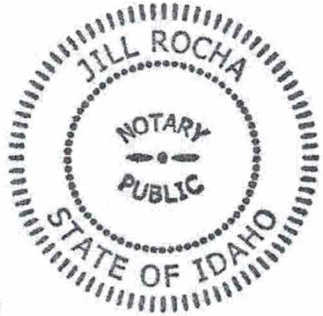
5-3

21608862

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 27<sup>th</sup> day of June, 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.

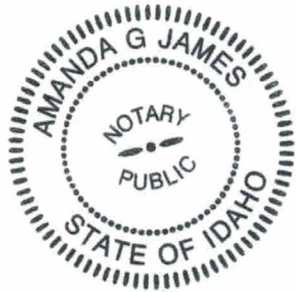


*[Signature]*  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 11/15

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 1 day of July, 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.



*[Signature]*  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: May 8, 2019

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 30<sup>th</sup> day of June, 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.



*[Signature]*  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: 01/13/2017

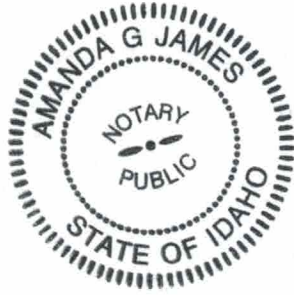
5-4

21608862

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 29 day of June, 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.

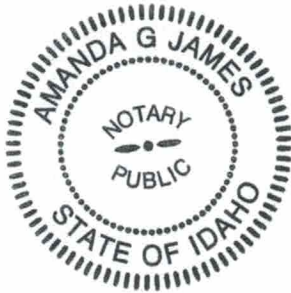


Amanda G. James  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: May 8, 2019

STATE OF IDAHO )  
:SS  
County of Bannock )

On this 29 day of June, 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.

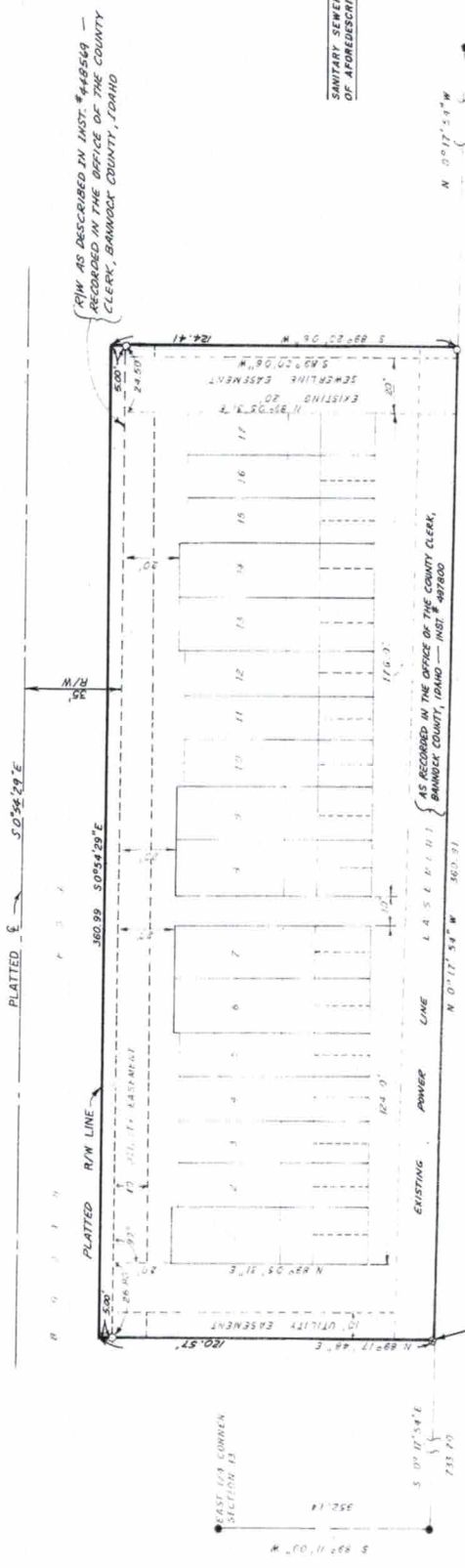


Amanda G. James  
NOTARY PUBLIC STATE OF IDAHO  
Commission Expires: May 8, 2017



NOTES

- 1) SHOWN IN PARALLELS TO CORNER UNDER TITLE NO. 344711 IS, RANGE 34 E
- 2) 2" DIA. IRON PIPE
- 3) ALL ANGLES OTHER THAN RIGHT ANGLES AND 90° IN COMMON ARE 90°
- 4) 6" DIA. IRON PIPE



SURVEYOR

I, DONNA ROSE, SURVEYOR, A CERTIFIED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT SAID PLAT WAS MADE UNDER MY DIRECTION AND THAT SAID PLAT SHOWS THE WHOLE OF UNRESERVED LAND, THE SAME SHOWN AS POCATELLO CREEK TOWNHOUSES, LOCATED IN BANNOCK COUNTY, IDAHO, THAT SAID TOWNHOUSES ARE DESCRIBED IN THE ABOVE COMPLETE REPORT, I FURTHER CERTIFY THAT THIS IS A TRUE COPY OF SAID PLAT.

*Donna Rose*  
DONNA ROSE, SURVEYOR  
POCATELLO, IDAHO

COUNTY ENGINEER

I, LES BALLEW, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT OF POCATELLO CREEK TOWNHOUSES AND FIND THAT THE LEGAL DESCRIPTION CONFORMS TO THE DRAWING OF THE PROPERTY.

*Les Ballew*  
LES BALLEW, COUNTY ENGINEER

CITY OF POCATELLO

I, DONNA ROSE, MAYOR OF THE CITY OF POCATELLO, IDAHO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF POCATELLO CREEK TOWNHOUSES, LOCATED IN BANNOCK COUNTY, IDAHO, IS ACCEPTED AND APPROVED BY THE POCATELLO CITY COUNCIL, THIS 19<sup>TH</sup> DAY OF MAY, 1977, IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF JANUARY, 1977.

*Donna H. Rose*  
DONNA H. ROSE, MAYOR  
CITY CLERK

OWNERS

WE, THE OWNERS OF THE FOLLOWING DESCRIBED PREMISES AND THAT THE FOLLOWING IS A CORRECT DESCRIPTION OF THE PART INCLUDED IN THE PLAT OF POCATELLO CREEK TOWNHOUSES LOCATED IN THE CITY OF POCATELLO, IDAHO, HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE PLAT OF POCATELLO CREEK TOWNHOUSES, LOCATED IN BANNOCK COUNTY, IDAHO, THAT SAID TOWNHOUSES ARE DESCRIBED IN THE ABOVE COMPLETE REPORT, I FURTHER CERTIFY THAT THIS IS A TRUE COPY OF SAID PLAT.

*Robert D. Johnson*  
ROBERT D. JOHNSON  
SENIOR ARCHITECT  
POCATELLO, IDAHO

*James H. Sturtevant*  
JAMES H. STURTEVANT  
SENIOR ARCHITECT  
POCATELLO, IDAHO

*Shirley J. Belletta*  
SHIRLEY J. BELLETTA  
REGISTERED SURVEYOR  
POCATELLO, IDAHO

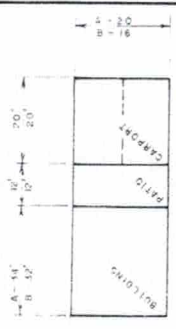
COUNTY RECORDER

I, TIM ERKSE, COUNTY RECORDER OF BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE PLAT OF POCATELLO CREEK TOWNHOUSES, LOCATED IN BANNOCK COUNTY, IDAHO.

*Tim Erkse*  
TIM ERKSE, COUNTY RECORDER

INSTRUMENT NO. 591158  
TIME 11:29 AM DATE Jan. 5, 1978  
BOOK 10 PAGE 3  
RECORDED BY BANNOCK COUNTY, STATE OF IDAHO  
RECORDER OF BANNOCK COUNTY  
FEE / D of Tim Erkse  
AT REQUEST OF Northwest Engineering

TYPICAL UNIT



VICINITY MAP



POCATELLO CREEK TOWNHOUSES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6S SOUTH, RANGE 34 EAST, BUISE MERIDIAN, BANNOCK COUNTY, IDAHO

**NORTHWESTERN ENGINEERING INC.**  
ENGINEERING - PLANNING - SURVEYING  
196 PARK AVE. POCATELLO, IDAHO  
PHONE (208) 233-7391 P.O. BOX 846

DRAWN BY JWH  
JAN. 10, 1978  
CHK'D BY SAC  
10-10-77