

NOTICE TO ALL OWNERS OF

Pheasant Ridge Homeowners Association, Inc.

158 S Main St
Pocatello, ID 83204

Instrument # 22600048

Bannock County, Pocatello, Idaho
01/02/2026 02:41:49 PM No. of Pages: 4
Recorded for: PHEASANT RIDGE HOMEOWNERS ASSOCIATION INC
Jason C. Dixon Fee: \$19.00
Deputy: jrbrower

December 23, 2025

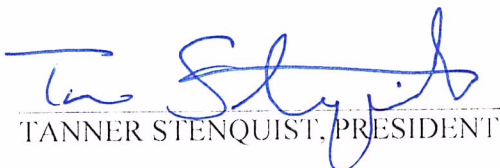
RE: Necessary increase to future assessments for Pheasant Ridge Homeowners Association, Inc.

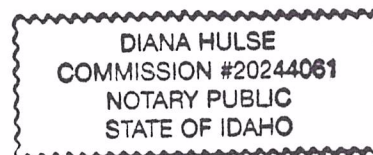
Homeowners,

After reviewing the association's available cash on hand, the increasing costs of services for the community, preparation to replace roofs and other capital improvements within the community, the Board of Directors deems it necessary to increase the ongoing monthly assessment by a total of twenty-five dollars (\$25.00). The increase of twenty-five dollars (\$25.00) will go into effect on **February 1, 2026**. The increase will bring the monthly dues to two-hundred and fifty dollars (\$250.00) per month. Additionally, the board has made a change to the online payment methods. The use of an account and routing number, otherwise known as ACH method, through the portal will no longer have a convenience charge. This ACH payment method will now be free to use online. This change will take place on February 1st, 2026. All physical payments (i.e. personal check, cashier's check, money order, physical bill pay) will have a \$5.00 processing fee applied. 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 February 1, 2026, 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 fifty dollars (\$250.00) 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, 22215194, and 22307804.

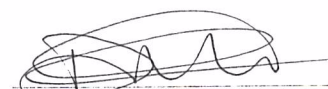

TANNER STENQUIST, PRESIDENT



STATE OF IDAHO)
 :SS
County of Bannock)

On this 30 day of December, 2025, 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.


NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 11/08/2030