

NOTICE TO ALL OWNERS OF

Pheasant Ridge Homeowners Association, Inc.
158 S Main St
Pocatello, ID 83204

September 13, 2022

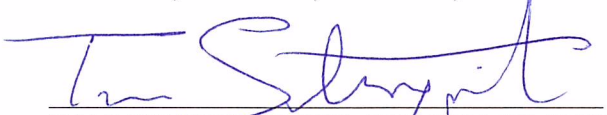
RE: Necessary increase to future assessments at Pheasant Ridge

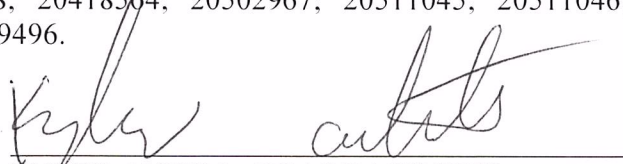
Homeowners,

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 twenty-five dollars (\$25.00). 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 October 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 twenty-five dollars (\$25.00). These will increase the monthly assessment to one hundred and seventy-five dollars (\$175.00) 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 and 22209496.


TANNER STENQUIST, BOARD MEMBER

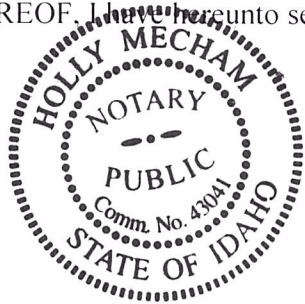

KYLER AXTELL, BOARD MEMBER

Instrument # 22215194
Bannock County, Pocatello, Idaho
09/16/2022 03:02:09 PM No. of Pages: 2
Recorded for: PHEASANT RIDGE HOMEOWNERS ASSOC INC
Jason C. Dixon Fee: \$13.00
Deputy: jmcDonald

STATE OF IDAHO)
 :SS
County of Bannock)

On this 11th day of September, 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.



Holly Mecham
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 1-17-24

STATE OF IDAHO)
 :SS
County of Bannock)

On this 11th day of September, 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.



Holly Mecham
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 1-17-24