

# NOTICE TO ALL HOMEOWNERS OF THE

Pocatello Creek Townhouses  
C/O Five Star Property Management, LLC  
158 S Main St Pocatello, ID 83204  
(208) 234-4447 - contactus@rentfivestar.com

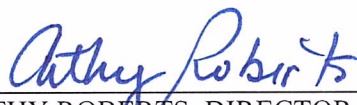
June 15, 2023

RE: Notice of dues increase beginning August 1, 2023

Homeowners,

The board of directors has been tasked with maintaining the common property within HOA and ensuring the financial planning for current and future expenses. After numerous discussions and evaluations of the current costs for the regular upkeep for the community, it has been determined that a small dues increase is necessary. This is in large part a result of the cost for the recent roof replacement, the cost inflation for current services as well as many areas of deferred maintenance that are in need of attention. This decision was not made lightly but it has become apparent that neither the current cash on hand nor future dues are sufficient to complete the necessary maintenance and regular upkeep with the recent cost inflations. As such the Board has found it is necessary to increase the monthly dues to cover both the HOA's increasing regular expenses and the future needs of the community. In order to collect enough to place the annual budget into balance for the Pocatello Creek Townhouses, starting August 1, 2023, the Board of Directors, pursuant to the Declaration of Covenants, Conditions and Restrictions (CC&Rs), hereby authorizes an increase of twenty dollars (\$20.00) to the monthly assessment. This will increase **the monthly assessment to one hundred fifty-five dollars (\$155.00)** per month per lot.

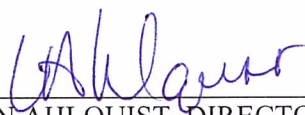
This Notice shall be recorded with the Bannock County Recorder's Office and shall remain in effect until such time as it is released and/or amended by the Board of Directors. This Notice shall be associated with and appurtenant to the real property described in Exhibit "A" attached hereto. Additionally, 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, 21608862.



CATHY ROBERTS, DIRECTOR



DAVID GEORGE, DIRECTOR



LON AHLQUIST, DIRECTOR