

NOTICE TO ALL HOMEOWNERS OF THE
River's Edge Homeowners Association, Inc
158 S Main St Pocatello, ID 83204
(208) 234-4447 - contactus@rentfivestar.com

December 5, 2025

RE: Semi-annual dues posting

Homeowners,

Instrument # 22513863
Bannock County, Pocatello, Idaho
12/05/2025 02:49:21 PM No. of Pages: 1
Recorded for: RIVERS EDGE HOMEOWNERS ASSOCIATION INC
Jason C. Dixon Fee: \$10.00
Deputy: jmcDonald

Starting January 1st, 2026, the Board of Directors hereby authorizes an increase to the semi-annual assessments. In order to cover the continued increase in operating expenses and build a small reserve for unexpected expenses, the Board of Directors has deemed it necessary to implement a twenty dollar (\$20) increase to the semi-annual dues.

To meet these costs and commitments, starting January 1, 2026, the Board of Directors hereby authorizes an increase in the per unit semi-annual assessment from one-hundred and five dollars (\$105.00) to one-hundred and twenty-five dollars (\$125.00) be posted on January 1st and July 1st of each year.

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.: 20607319, 22312931.

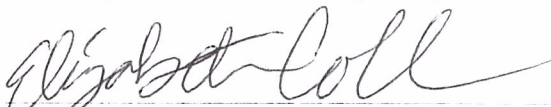

MARY BROWN, PRESIDENT

STATE OF IDAHO)
 :SS
County of Bannock)

On this 5 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared MARY BROWN, a member of the Board of Directors of the River's Edge 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 the River's Edge Homeowners Association, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above.

ELIZABETH COLE
Notary Public - State of Idaho
Commission Number 20252124
My Commission Expires 05-30-2031


NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 5/30/2031