

NOTICE TO ALL OWNERS OF

Vineyard Court HOA, Inc.

PO Box 2368
Pocatello, ID 83206

Instrument # 22514643
Bannock County, Pocatello, Idaho
12/24/2025 10:26:16 AM No. of Pages: 5
Recorded for: VINEYARD COURT
Jason C. Dixon Fee: \$22.00
Deputy: jmcDonald

December 23, 2025

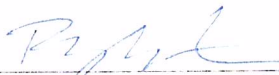
RE: Necessary increase to future assessments at the Vineyard Court HOA

Homeowners.

After reviewing the association's available cash on hand for 2026 and maintaining the reserve account, the Board of Directors deems it necessary to increase the annual dues to \$300. As the Board of Directors, we are committed to maintaining your investment and keeping Vineyard Court a wonderful place to live. Because of the short timeframe for recording this notice, we are also extending the grace period in 2026 to February 28th, 2026. If you have already submitted payment for your 2026 dues, please submit an additional payment to make up the difference.

To meet these costs and commitments, starting January 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 annual assessment from two hundred twenty-five dollars (\$225.00) to three hundred dollars (\$300.00).

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.: 20401364, 20515138, 20611976, and 22023057.


BEN ANDERSON, Board Member

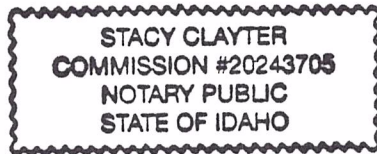

LANAE QUAST, Board Member


MICHELLE DALTON, Board Member

STATE OF IDAHO)
 :SS
County of Bannock)

On this 23 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared BEN ANDERSON, a member of the Board of Directors of the Vineyard Court HOA, 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 Vineyard Court HOA, Inc..

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

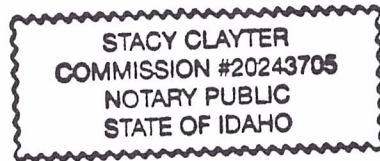


Stacy Clayter
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10/8/2030

STATE OF IDAHO)
 :SS
County of Bannock)

On this 23 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared LANAE QUAST, a member of the Board of Directors of the Vineyard Court HOA, 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 Vineyard Court HOA, Inc..

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

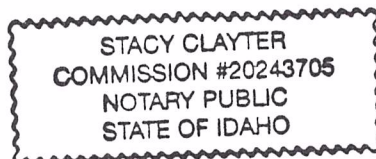


Stacy Clayter
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10/8/2030

STATE OF IDAHO)
 :SS
County of Bannock)

On this 23 day of December, 2025, before me, the undersigned Notary Public, in and for said State, personally appeared MICHELLE DALTON, a member of the Board of Directors of the Vineyard Court HOA, 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 Vineyard Court HOA, Inc..

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



Stacy Clayter
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 10/8/2030