

4-1

21603019

NOTICE TO ALL HOMEOWNERS OF THE

Luxor Townhouse Homeowners' Association
C/O Five Star Property Management, LLC
1505 E Center St Pocatello, ID 83201
(208) 234-4447 - contactus@rentfivestar.com

February 26, 2016

RE: Notice of professional management and necessary changes to fees for new accounts and delinquent accounts within the Luxor Townhouse Homeowners' Association

Homeowners,

Starting March 1, 2016, Five Star Property Management, LLC will begin managing the Association as authorized by the Board of Directors (management committee). Please direct all correspondence to the management company regarding Association business.

Additionally, starting April 1, 2016, the Board of Directors hereby authorizes an addition to the current fee structure for new accounts and delinquent accounts within the association. In order to manage the ownership changes that will occur within the Luxor Townhouse Homeowners' Association, the Board of Directors authorizes the addition of an owner transfer fee of twenty five dollars (\$25.00). This will be collected from any new owner purchasing a unit within the association. It is required that this fee be paid upon conveyance of title and that the new owner's name, mailing address, contact information, and a copy of the deed conveying title be provided with the payment of the owner transfer fee.

Additionally, in the event that an account becomes delinquent and payment is not made by the due date of the first (1st) of each month, amounts owing under the terms indicated in the Declaration of Covenants, Conditions, and Restrictions and other recorded notices, a late fee of ten dollars (\$10.00) will be charged to each homeowner's account that is delinquent beyond the five (5) day grace period. Delinquent accounts will be charged interest on delinquent balances of eighteen percent (18%) APR. In the event that a lien is filed to collect on delinquent assessments and fees, a lien filing fee of fifty dollars (\$50.00) will be charged to the homeowner's account and the lien will not be released until the account is paid in full and no longer delinquent. If the balance is placed with a licensed collection agency, the homeowner will be responsible to pay the fees of the collection agency, which amount is therefore agreed to be fifty percent (50%) of the outstanding balance at the time the account is placed for collections. The fifty percent (50%) collection agency fee will be calculated and added at the time the account is placed into collections.

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.: 20906548.

Pat McCarthy
PAT MCCARTHY, DIRECTOR

Lynne Lockhart
LYNNE LOCKHART, DIRECTOR

No. 21603019
Recorded at request of:
Luxor Townhouse
Date: 3/14/16 Time: 4:16 pm
Official Record Book 1001
Bannock County Recorder
by 819 Deputy KD

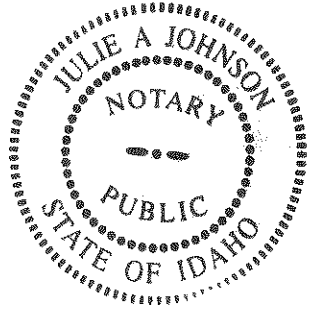
4-2

21603019

STATE OF IDAHO)
:SS
County of Bannock)

On this 4 day of March, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared PAT MCCARTHY, a member of the Board of Directors of the Luxor Townhouse Homeowners' Association, 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 Luxor Townhouse Homeowners' Association, Inc..

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

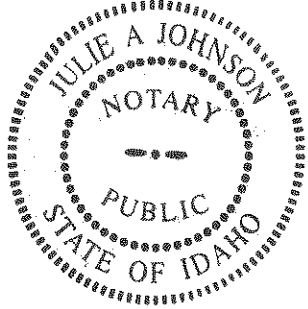


[Signature]
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 9/17/19

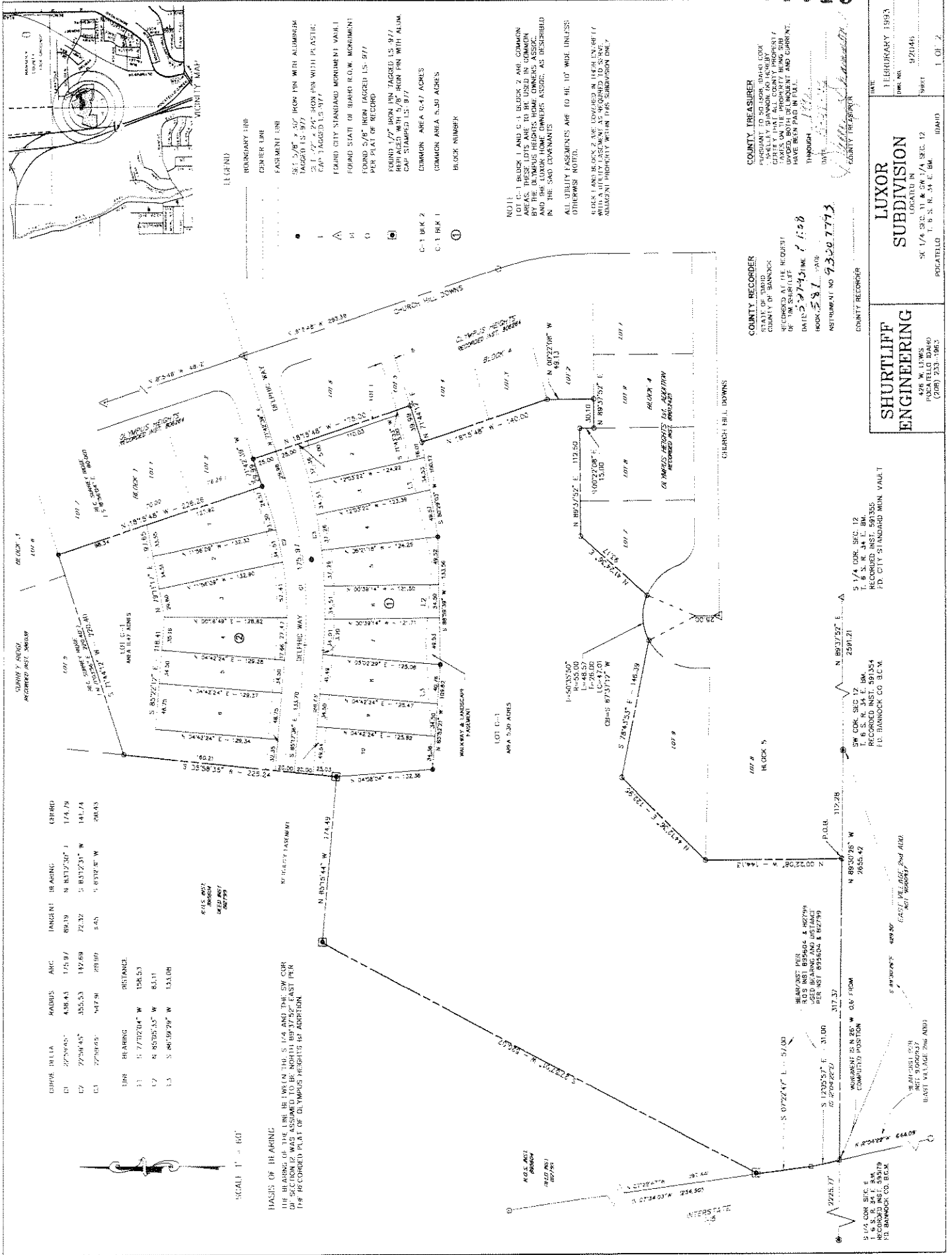
STATE OF IDAHO)
:SS
County of Bannock)

On this 4 day of March, 2016, before me, the undersigned Notary Public, in and for said State, personally appeared LYNNE LOCKHART, a member of the Board of Directors of the Luxor Townhouse Homeowners' Association, 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 Luxor Townhouse Homeowners' Association, Inc..

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



[Signature]
NOTARY PUBLIC STATE OF IDAHO
Commission Expires: 9/17/19



CURVE DATA	RADIUS	ARC	ANGLE	BEARING	CHORD
C1	2759.45'	438.43'	175.91'	S 83°12'30" E	114.74'
C2	7259.45'	355.53'	142.69'	S 83°12'31" W	141.74'
C3	2759.45'	438.43'	175.91'	S 83°12'30" W	260.63'

LINE	BEARING	DISTANCE
11	S 77°12'04" W	134.53'
12	S 85°05'35" W	83.11'
13	S 86°19'28" W	133.08'

SCALE 1" = 80'
 BASIS OF BEARING
 THE BEARING OF THE LINE BEING ON THE S. 1/4 AND THE SW COR. OF SECTION 22 WAS ASSUMED TO BE NORTH 89°17'52" EAST PER THE RECORDED PLAT OF OLYMPIUS HEIGHTS BY ADDITION.

- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - EASEMENT (E)
 - 5/8" X 5/8" X 5/8" HOH PIN WITH ALUMINUM TAGGED L.S. 9/77
 - 3/1" X 1/2" X 1/2" HOH PIN WITH PLASTIC CAP TAGGED L.S. 9/77
 - FOURD CITY STANDARD MONUMENT VARI 1
 - FOURD STATE OF IDAHO B.L.O. MONUMENT PER PLAT OF RECORD
 - FOUND 5/8" HOH PIN TAGGED L.S. 9/77
 - REPLACED WITH 5/8" HOH PIN WITH ALUM CAP STAMPED L.S. 9/77
 - COMMON AREA 0.47 ACRES
 - COMMON AREA 5.30 ACRES
 - BLOCK NUMBER

NOTE:
 LOT C-1, BLOCK 1 AND C-1, BLOCK 2 ARE COMMON TO THE OLYMPIUS HEIGHTS SUBDIVISION COMMON BY THE OLYMPIUS HEIGHTS HOME OWNERS ASSOCIATION AND THE LUXOR HOME OWNERS ASSOCIATION AS DESCRIBED IN THE SCD DOCUMENTS.

ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.

CHECK AND RECORDS HAVE BEEN REVIEWED IN THE COUNTY CLERK'S OFFICE AND FOUND TO BE CORRECT AND ACCURATE.

COUNTY TREASURER
 COUNTY OF BANNOCK
 STATE OF IDAHO
 RECORDED AT THE COUNTY CLERK'S OFFICE
 DATE 05-27-2019 TIME 1:58
 BOOK 251 PAGE 11
 INSTRUMENT NO. 93307773

COUNTY RECORDER
 COUNTY OF BANNOCK
 STATE OF IDAHO
 RECORDED AT THE COUNTY CLERK'S OFFICE
 DATE 05-27-2019 TIME 1:58
 BOOK 251 PAGE 11
 INSTRUMENT NO. 93307773

LUXOR SUBDIVISION
 LOCATED IN
 S 1/4 SEC. 11 & SW 1/4 SEC. 12
 T. 6 S. R. 34 E. BM
 BANNOCK CO. IDAHO
 1.01.2

SHURTLIFF ENGINEERING
 426 W. LUMAS
 BOZEMAN, IDAHO 83725
 (208) 353-1963

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