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, DIRECTOR

YNNE LOCKHART, DIRECTOR

No. 21603019

Recorded at request of:

Official Record Book

Bannock County Recorder

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Exhibit "A" x 3 21603019 HEBRURARY 1993 IND IT.

FOR CHILD BLUCK I AND CHILDSD IN COMMON AREAS, PRESE LOTS AND TO HE DEAD IN COMMON BY THE CUMPOS HEBRIS HOME OWNERS ASSIGN.

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FEBRURARY 1993

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