

AMENDED  
NOTICE

WITH REGARD TO RENTALS WITHIN  
JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT

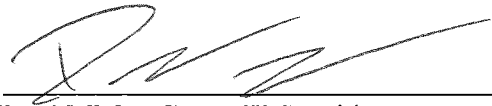
Section 7.17 of the Amended and Restated General Declaration for Jug Mountain Ranch, recorded with the Valley County, Idaho Recorder as Instrument No. 313721 on September 26, 2006, provides that vacation and long term rental of residences in Jug Mountain Ranch is permitted, subject to Rules and Regulations that may be promulgated by the Board, which may restrict and even eliminate such rentals in the sole discretion of the Board.

The Board has adopted Rules and Regulations that have been posted to jugmountainranch.com, as follows: No short term rentals of homes in Jug Mountain Ranch are allowed after September 30, 2021. Short term rental is defined as the rental of a residence for less than 30 days. This decision was made by the Board after considering the overwhelming support by the JMR Membership pursuant to an advisory vote taken October 16, 2020. Additional restrictions intended to address rentals lasting 30 days or longer, and to address the impact on neighbors of short term rentals through September 30, 2021, are included in the Rules and Regulations posted to jugmountainranch.com.

Section 9.2(a) of the 2018 Amended and Restated Bylaws for Jug Mountain Ranch Association, Inc., recorded with the Valley County, Idaho Recorder as Instrument No. 416581 on September 27, 2018, provides that all rental income which is currently assessed a sales tax by the State of Idaho is subject to a Civic Assessment. Currently, the State of Idaho assesses a sales tax on all rentals for a period of 30 days or less. Owners are required to report such rentals to the Jug Mountain Association. The current Civic Assessment for such short term rentals is 5%. Payment of this assessment may be enforced in any manner provided at law or in equity, including but not limited to by law suit and/or by a lien on the property being rented. To determine the current amount of the assessment, please contact the Jug Mountain Ranch Association, Inc., whose current address is P.O. Box 2332, McCall, Idaho 83638, and email is [jmr@jugmountainranch.com](mailto:jmr@jugmountainranch.com).

This Amended Notice replaces and supersedes that certain Notice With Regard To Rentals Within Jug Mountain Ranch PUD that was recorded with the Valley County, Idaho Recorder on April 18, 2019 as Instrument No. 420229.

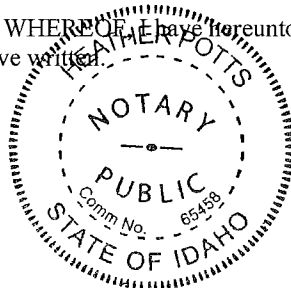
JUG MOUNTAIN RANCH ASSOCIATION, INC.

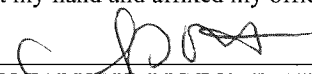
By:   
David John Carey II, President

STATE OF IDAHO, )  
 ) ss.  
County of Valley. )

On this 19th day of October, 2020, before me, a Notary Public in and for said State, personally appeared **David John Carey II**, known or identified to me to be the President of **Jug Mountain Ranch Association, Inc.**, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

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



  
NOTARY PUBLIC FOR IDAHO  
My Commission Expires: 4/23/2024