

ROLLINS RANCH

HOA NEWSLETTER

New Management Company

The Board welcomes Utah Community Management as the new management company for Rollins Ranch. The board interviewed and accepted bids from several companies. The HOA manager has over 12 years of HOA experience. Their contact information is found on your statement and the bottom of this newsletter.

Billing Statements

Starting in April 2014, the Board has directed Utah CM to send out quarterly HOA statements (\$120 a quarter). They will be sent out on the 1st day of each quarter and they will be due the 1st day of the 2nd month of the quarter. If you are not in the position to pay the entire amount due, please contact Utah CM to set up a payment plan.

HOA Website www.rollinsranchhoa.com

In an effort to lead the HOA in a transparent and unified approach the HOA has created an HOA website. Go to www.rollinsranchhoa.com to find all HOA governing documents, schedule of fines, contact information for the management company, submit questions and minutes for all HOA meetings.

AutoPay

Homeowners have the option to enroll in AutoPay. See the attached enrollment form. When you enroll in AutoPay the monthly HOA dues are transferred on the 20th of each month. This is a good way to budget your HOA dues throughout the year with no risk of late fees.

Yards

The HOA covenants state that *"if a certificate of occupancy is issued between September 1 and March 31, all landscaping must be completed no later than the following July 1. If the certificate of occupancy is issued between April 1 and August 31, all landscaping must be completed within 60 days of the certificate of occupancy"*. See the attached compliance issues and the HOA schedule of fines.

Park Strip Trees

On the backside of this newsletter is the Rollins Ranch Master Street Tree Plan. Please follow it carefully. HOA covenants require that Homeowners follow the HOA Master Tree Plan. Please see 10.15.g-j of the Covenants. All park strip trees are to be 2" caliper or larger at the time of planting. Some park strip trees are too small or the wrong variety. They need to be replaced. Please see the back of this page for recommended tree varieties. The HOA will be enforcing the tree plan.

Garbage

Owners of the lots on which homes are being built are responsible to ensure that construction garbage and debris is contained. The owner of the lot will receive a warning, 48 hours to compile and then fines will be assessed.

Reminders

- No playing in the pond or waterfall.
- Parents, please visit with your children concerning road safety.
- Gravel is not allowed in the park strips.
- Clean up after your dog in the common areas and the neighborhood.

Thank you for helping make Rollins Ranch a great place to live.