

# ROLLINS RANCH

## HOA NEWSLETTER

### HOA Inspections

The HOA board is committed to enforce the HOA covenants. The HOA has been and will be inspected multiple times this year. Violation letters for non-painted vents, post mailboxes, non-approved exterior paint, dumping on common area, excessive trailer parking etc. have been sent and are being enforced.

### HOA Documents

You may find the following HOA documents and items at [www.rollinsranchhoa.com](http://www.rollinsranchhoa.com):

- HOA Covenants, Codes and Restrictions and Bylaws
- Master Tree Plan
- HOA Minutes
- Plat Maps
- Parking Rules and Regulations
- Schedule of Fines
- Reinvestment Fee Covenant

### HOA Proposed Amendments to the Bylaws and CCRs

8 of the 9 proposed amendments passed. Amendment 2 to the CCRs regarding acquiring, holding and conveying common property did not pass. The amendments that passed will soon be recorded with the county.

### NO DUMPING!

You are not allowed to place pallets, grass clippings, weeds, dirt or rocks etc. on any empty lot in the HOA. If you see anyone doing so please let the HOA manager know. Homeowners will be fined and charged for any cleanup required.

### Empty Lots and Weeds

All homeowners of empty lots are required to maintain their lots so that they do not become a nuisance. All empty lots should have the weeds mowed down and off the sidewalks by September 1<sup>st</sup>.

### Fences

Chain link and white vinyl are prohibited.

## Yards Being Finished

The Mountain Green Secondary Water District recently asked the HOA board to encourage homeowners to complete their landscaping in the early spring or wait until the fall. They hope that this will help eliminate the strain on the water system in the drought we are having. As well as reducing the risk of landscape loss.

## Park Strip Trees

The HOA board recently changes the HOA Master Tree Plan. Please go online to download the updated Master Tree Plan. It now reads, "All park strip trees are to be 1.25" caliper or larger at the time of planting". The HOA board hopes that this change will help homeowners find, buy and plant approved trees easier. The varieties of approved trees have not changed. The architectural committee will not release the bond on the property until the home meets the tree requirement.

## Projects Requiring Authorization by the Architectural Review Committee

HOA covenants state that, "No major improvements, including without limitation, the construction of any residence, garage, outbuilding, or other permanent structure may be constructed, erected, or installed on any lot without the approval of the Architectural Review Committee". Please email the HOA manager to start the process of receiving permission to begin a major improvement. HOA covenants state that, 'No fences, wall hedges or non-living screens shall be constructed on any lot without approval from the Architectural Review Committee.

## Mailboxes

HOA covenants state that mailboxes are permanent stone or brick that harmonizes with the style of the residence. **Mailbox placement must be approved by Morgan Postmaster.** This is not an HOA requirement but a Post Office requirement. The HOA board has spoken to the Postmaster about this. Please call the Postmaster at 801-829-6412 to have your mailbox placement approved. They will come out and mark where it should be placed.

## Reminders

- **SLOW DOWN!!** Please enter and exit the HOA by observing all speed limits.
- No playing in the pond or waterfall.
- No motorized vehicles on HOA trails.
- Clean up after your dog in the common areas and the neighborhood.