

ROLLINS RANCH

HOA NEWSLETTER

Animals--Dogs

The HOA covenants state, "Without exception, all dogs will be restrained on a leash when off the owner's lot. Animal owners are responsible to immediately pick up all animal droppings that are deposited on the property outside of their own lot. In no case may any household pet or other animal kept at or around a residence be allowed to create a nuisance for neighboring lot owners due to noise, odors or otherwise." If at any time you are threatened by a dog off lease, please don't hesitate to call Morgan County Animal Control at 801-791-7714 or if they can't be contacted Weber/Morgan Dispatch at 801-629-8221.

Your Input on HOA Priorities

The HOA board would like to know your thoughts on the priority that you give to different HOA projects. Please go to www.rollinsranchhoa.com and rank your priorities and share your ideas.

HOA BBQ

The HOA board is planning a BBQ. The BBQ might be coupled with an HOA clean up activity. Details will be emailed out and posted online when they are finalized.

HOA Covenants

The HOA board is committed to enforce the HOA covenants. The HOA will be inspected multiple times this year. Please read this newsletter carefully. If you do not have a copy of the HOA covenants please download a copy or view a copy at www.rollinsranchhoa.com.

Plan Ahead to get Your Yard Finished

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"*.

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

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 June 1st. Lots not mowed by the homeowner will be mowed by a 3rd party and charged to the homeowner. A second mowing will be required by September 1st.

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.

HOA Website www.rollinsranchhoa.com

In an effort to lead the HOA in a transparent and unified approach the HOA has 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.

Park Strip Trees

The HOA board recently changed 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.

Fences

Chain link and white vinyl are prohibited. Fences must be approved by the local architectural committee.

Roof Pipes, Metal Flues, Vents and other Metallic Rooftop Protrusions

HOA covenants state that they must be coated or painted with tones that complement surrounding structures. Many roof pipes in the HOA needed to be painted again.

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!

If you have never received an email from the HOA, we don't have your email. Send your email to the HOA manager. Thank you for helping make Rollins Ranch a great place to live.