

ROLLINS RANCH HOA NEWSLETTER

COMMON AREA SALE PROPOSAL

Rollins Ranch HOA Members,

We are in the process of preparing for an HOA vote to determine the future of the Common Areas in Rollins Ranch. We have a unique opportunity to finally develop the Common Areas and provide the amenities that were originally promised by the developer. The HOA website has a brochure that gives a summary of the proposal - we would like to thank Brock Weeks for putting this together.

The proposal was submitted to the board and HOA members at the annual meeting in February, and after weighing the pros and cons, a list of which can be found in the brochure, the board voted on 16 March to approve and officially send it to the membership of the HOA for a vote. The proposal was unanimously approved by the board after a considerable examination of the details and a review of county government comments and legal opinions.

The Vote is scheduled to take place on 14 April 2023 and conclude on 5 May 2023 at midnight. The proposal would need to receive 112 (67%) votes in favor for the HOA board to proceed and begin the process of getting final approvals from the county and to finalize legal documentation.

We want to provide as much information as possible so that HOA members can make an informed decision.

In preparation for the vote, we have planned the following:

8-13 April – Informational flyers will be delivered in person to every home with an invitation to vote.

Before 10 April – Informational flyer, Land Use Agreement, and Parcel A Master Plan will be posted to the RR website.

12 April, 7pm – Open House at Hancock's Barn next to their home for RR members to discuss proposal and ask questions.

13 April, 8pm – Board Meeting at the Cottonwood Mutual Water Company. (4000 West Old Highway Rd, Mountain Green, UT 84050) Final preparation for the vote and discuss other HOA business. HOA Manager will send out details.

13/14 April – HOA Manager will send an email invitation to all HOA members to open the vote and to provide a link to all relevant documentation.

Please feel free to contact any member of the HOA board for further information or questions.

Jared Flitton, President

Marisa Johnson, Vice President, Socials and Activities

Blaine Bell, Vice President, Facilities and Infrastructure

Joseph Lee, Secretary

Brandon Flitton, Finances

KEEPING SIDEWALKS CLEAR

Please help keep the sidewalks free from any low hanging limbs or branches.

DOGS

Homeowners are responsible for cleaning up after their animals.

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". 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. The Architectural Request Form can be downloaded online.

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