

Eagle Estates

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your home! On behalf of the Eagle Estates Homeowners Association Board of Directors and the other homeowners of Eagle Estates, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you.

Homeowners Association:

The operation of your homeowners association is governed by a Board of Directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws. There are specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during your home purchase process or that can be viewed on the HOA website, welchrandall.com/eagle-estates.php. Automatic payment of your monthly dues can also be arranged for by emailing shanae@welchrandall.com.

Monthly HOA Dues and Why:

Your monthly dues of \$150.00, which is due in full by the first of each month, pays for the maintenance of the Common Areas, including landscaping, snow removal, and any repairs etc. Dues also pay for HOA insurance on each dwelling (homeowners need to have their own homeowner's insurance policy, sometimes referred to as an HO6 policy or HO3 policy). Please speak with your personal insurance agent to find out the best policy for you. The HOA deductible is \$10,000 so make sure your personal policy is covered up to the deductible amount. Every month a percentage of the \$150.00 is also put in a Reserve Account designated for replacements of roofs, painting, and certain repairs spelled out in our CC&R's

which would not reasonably be expected to recur on an annual or less frequent basis.

The purpose of the property management company, Welch Randall, is to help the community and the Board fulfill the goals of the community while protecting the property both physically and financially. Welch Randall helps with payment of bills, reconciliation of bank accounts, legislative updates for CC&R's and rules, enforcement of CC&R's, preparing vendor bids, obtaining maintenance or other bids, enforcement of vendor contracts and legal issues that may arise. All bills and projects are approved by the HOA Board members first. Our Welch Randall representative is Amber Flink and can be reached at amber@welchrandall.com, (801) 960-4538. She'll be happy to answer any questions you may have.

A Few Key Rules to Remember:

Common Areas: *The Common Area includes the entire acreage in the development. It excludes the 18 lots herein from the common area. It includes driveways, walkways, flower beds, and patios with encroachment. The flower beds surrounding each unit are the responsibility of the homeowner to maintain and keep shrubbery from growing out over the mow strip. Any planting of trees or shrubbery in common areas needs prior approval by the Association. No individual fertilizing, thatching, aerating, or mowing of the common lawn area unless it is done for everyone, with the approval of the Board. If you have a problem area, it is permissible, and you are encouraged to use your own water. Contact the Board member, however, who is the Grounds Liaison to report any watering problems or sprinkler issues. Watering of the Common Area is usually done in the early morning hours. There is no control over the canyon winds, but timing will try and be set to avoid the normal strong morning winds.*

Snow removers will be called when the snow is over 2 inches deep on the driveways or at the end of the snow storm.

Quiet time is between 10 pm and 7 am. During this time, consideration will be given to all the occupants of the units. In addition to quiet time, no owners will

make or allow any noise to be made that will disturb or annoy the occupants of any of the units.

Home owners have the right to install storm doors with the provision they must be white. Attractive covers over basement windows are approved also.

Garbage Containers: *Garbage cans are to be kept in the garage and not left out in front of one's unit. Garbage pickup is on Tuesdays, and the Recycle pickup is every other Tuesday.*

Parking: *No trailers (recreational, sport, or utility), Four Wheelers, Snowmobiles, Boats, or any like item can be stored in any unit's driveway for more than 72 hours. This will allow enough time for cleaning, loading, unloading, etc. No parking unregistered, unlicensed, or inoperable vehicles in the community for more than 7 days.*

Pets: *All animals must be housed inside the owner's unit. All dogs must be kept on a leash being held by a person capable of controlling the dog. Owners are responsible for animals and the messes they make. It shall be the absolute duty and responsibility of each owner to clean up immediately after their animal defecates on or does damage to or in any way disturbs any portion of the common area.*

The Sunshine Fund: *When Eagle Estates was first established, the home owners set up a Sunshine Fund in which each owner contributes, usually at our annual meeting in the fall, money to be used for when a member of the community is ill, has surgery, or passes away. A home owner usually volunteers to be responsible for this and to see that the flowers, etc., get ordered and sent using the funds provided.*

Meetings: *Our yearly annual meeting is held in September. It is there where individual homeowners vote on a new Board of Directors to represent them and make decisions for the coming year. This meeting is very important and requires your presence if at all possible; but if not, then you will select another homeowner to be a proxy for you when it comes to voting and making up the quorum needed.*

