

This packet uses the recorded plat sheets attached as Exhibit A to the 2018 Amended & Restated CC&Rs. Lot ranges: Phase 1 (101-114), Phase 2 (201-218), Phase 3 (301-340), Phase 4 (401-434).

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Common Area & HOA-Maintained Area - Management Key

Use this key with the recorded plat pages that follow

What the governing documents establish

Common Area means property designated as Common Area on the recorded plats or described as Common Area in the Declaration. The definition also includes Fairfield Road entrance areas, certain land-drain infrastructure, shared walkways/sidewalks, community lighting/mailboxes, and shared utilities/infrastructure when those items are not maintained by a governmental entity.

Fairfield Road maintenance strip: the Declaration specifically places HOA maintenance and irrigation responsibility on the approximately 4-foot easement outside the developer-installed fence along Lots 101, 110, 111, 112, 113 and 114.

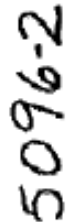
Phase 1 also contains Parcels A and B. They are shown and labeled on the recorded plat. This management map preserves those parcel labels rather than automatically treating every non-lot parcel/easement as HOA-owned common area.

Important: easements and HOA maintenance obligations are not always the same thing as fee ownership. Use the recorded plat and Declaration together when determining responsibility for a specific strip, irrigation component, drain, fence or parcel.

Quick field-reference areas

- Lots 101 & 110-114: Fairfield Road easement/landscape strip - HOA maintenance and irrigation.
- Lots 205-210: Gold access easement is shown/described, but maintenance is assigned under the Gold Easement Agreement.
- Lots 309-312: Holmes Creek Easement is noted on the plat.
- Parcels A & B: shown on Phase 1 plat - retain parcel identity when assigning landscape/irrigation responsibility.

Clean field-reference reproduction from Exhibit A; original survey linework and lot numbering retained



Clean field-reference reproduction from Exhibit A; original survey linework and lot numbering retained



Clean field-reference reproduction from Exhibit A; original survey linework and lot numbering retained



Clean field-reference reproduction from Exhibit A; original survey linework and lot numbering retained

