

**Sundance Greens Villas
Homeowners Association
04/01/2021 - 03/31/2022
2022 Fiscal Year Budget**

Final

REVENUES

Acct #	Account Description	Full Build-out Annual Revenues	Full Build-out Home/Year Revenues
4000	Association Assessments - Operating	\$255,703	\$1,894.10
4125	Builder Dues - Operating	N/A	N/A
4120	Working Capital Contributions	N/A	N/A
4025	Association Assessments - Reserves	\$18,077	\$133.90
Total Revenue:		<u>\$273,780</u>	<u>\$2,028.00</u>

EXPENSES

Acct #	Account Description	Full Build-out Annual Expenses	Full Build-out Home/Year Expenses
7000	Review/Tax Return	\$435	\$3.22
7025	Legal/Collections	\$5,000	\$37.04
6075	Utilities	\$42,000	\$311.11
5070	Master Assessments	\$43,740	\$324.00
5000	Governance	\$3,350	\$24.81
5400	Insurance Package	\$3,482	\$25.79
6600	Repairs & Maintenance	\$0	\$0.00
6100	Landscape Contract	\$75,600	\$560.00
6110	Landscape Requested Services	\$3,000	\$22.22
6200	Irrigation Contract	\$6,700	\$49.63
6299	Irrigation Requested Service	\$7,000	\$51.85
6442	Snow Removal Contract	\$37,125	\$275.00
6750	Snow Removal Requested Services	\$5,000	\$37.04
5198	Contingency (Operating)	\$3,831	\$28.38
7040	Community Management	\$19,440	\$144.00
9800	Capital Replacement Reserves	\$18,077	\$133.90
Total Expenses:		<u>\$273,780</u>	<u>\$2,028.00</u>
Excess of Revenue Over Expenses:		\$0	\$0.00

Estimated Full Build Out Monthly Assessment:	\$169.00
Estimated Full Build Out Annual Assessment:	\$2,028.00
Total Number of Homes:	135

The reserve account is used for items such as repairs or replacements of the community monument. The exact list of items that the reserves may be used for can be determined by reviewing the Declaration or contacting the Property Manager.

F. Architectural Review Committee (ARC): The ARC exists as defined by the Declaration. The ARC is a real committee with legitimate powers to approve and disapprove landscape and architectural modifications.

All alterations, changes, modifications or additions to the exterior of your unit and/or the landscaping must be approved in writing by the ARC, pursuant to the provisions of the Declaration and this Guidebook. This includes, but is not limited to, the following examples, installation or changes to landscape beds, decks, patios, retaining walls, basketball hoops, playsets, trees and fences. No homeowner may make any alterations to HOA common area or Landscape Maintenance Areas.

Prior to performing such alterations, changes, modifications and additions, you must submit to the ARC an "Architectural Modification Application". Those Applications are sent out every spring to all the homeowners. You may contact the Property Manager to have an Application e-mailed to you as well.

Please note that your failure to receive approval from the ARC prior to making such alterations, changes, modifications or additions is a violation of the Declaration. Violations may result in fines, administrative fees, legal fees and legal actions to correct the violations.

Architectural restrictions can be found in the Declaration of Covenants & Design Review Guidelines that were adopted by the Board.

G. Rules and Regulations: The following Rules and Regulations have been adopted by the Association.

General Rules

1. Any homeowner who wishes to report a violation of the Rules and Regulations must do so in writing to a Board member or the Community Manager. Writing may be via e-mail, fax or letter.
2. Except as otherwise provided in this Guidebook, residents may not leave any personal items in their yards and/or on their driveways overnight. This includes, but is not limited to, the following: trailers, play or recreational equipment, toys, gardening equipment, bikes, signs, and garbage cans. An exception of seasonal furniture that is removed immediately at the end of the season may be granted by the Board.
3. Garage doors shall be left closed when not in use for safety and security purposes.
4. Homeowners may not act or carry on in any manner that potentially endangers or infringes upon another resident's "quiet enjoyment" of the resident's property.
5. No signs of any sort may be displayed from a door or window of a unit that is visible from the exterior of the unit.
6. Winter holiday lighting can only be turned on during the holiday season beginning November 15th, and must be turned off by January 15th, each respective year. All Holiday Lighting and accessories must be removed by March 15th each year.
7. Winter exterior holiday decorations may be displayed outside the home from November 15th to January 15th. If homeowners are unable to remove their exterior lawn décor due to snow/ice, homeowners may leave them out until March 15th, however any inflatable decorations must be deflated.
8. Other holiday decorations may be displayed up to 2 weeks prior to the holiday and must be removed 1 week following the holiday. Any other exterior lighting must be approved by the Architectural Control Committee.
9. Trash containers must be stored inside of the garage, except for day of service. Continued violation of this rule could result in a daily fine of \$25.00

Pet Rules

1. The pet owner is responsible for any personal injury or damage to property caused by his or her pet(s).
2. If Pets are on Association owned property the pet must be on a leash at all times and the Pet owners shall clean up after their pets at all times regardless of the season.
3. Exterior dog kennels, runs, and pens are allowed only with Neighborhood ACC approval. Please refer to the community declarations 5.5.5 Animal Enclosures for specifics.
4. Breeding of animals is prohibited.

5. Pet owners agree to indemnify, defend, and hold harmless the Management Company, the Association, the Association's officers, directors, and other members, against any loss or liability of any kind or character arising from having an animal.
6. Pets shall not be allowed to excessively bark, whine, cry, or behave in any manner that causes an individual's safety and/or "quiet enjoyment of their property" to be taken away and/or jeopardized.
7. Pet owners are responsible to follow all city pet ordinances.

Rental/Leasing Policy

1. The homeowner is responsible for providing his or her tenant with a complete set of the Governing Documents and this Guidebook.
2. The homeowner must notify the Association of his or her alternate mailing address.
3. The homeowner must continue to pay all Association assessments and any fines associated with a violation by his or her tenant, and shall remain obligated under the Governing Documents the same as all other homeowners.

Satellite Dish Policy

1. Dishes may not exceed one meter in diameter.
2. Dishes do not require approval if they are to be installed at a location that is not visible from the public right-of-way and must utilize any available "media tech tube" or similar conduit to minimize exterior cable runs. Any other location must be approved by the ARC prior to their installation. Please refer to the community declarations 5.4 Antennas for additional information.

Parking Regulations

1. Trailers are prohibited from being parked in the street, in parking stalls and in driveways. Trailers include, but are not limited to, the following; boats, snowmobiles, personal water craft, RV's and utility trailers. Trailers must be kept inside the unit Owners garage.
2. Non-operable vehicles are prohibited from driveways, parking stalls and the street.
3. Owners are not allowed to drive and/or park vehicles and/or trailers on their landscaping. Landscaping includes turf and landscape beds.
4. Homeowners must comply with local City Ordinances when parking on public streets.

Enforcement of Rules and Regulations

A violation of the Rules and Regulations in this Guidebook will result in the following actions:

1. First Violation Notice: A violation notice will be sent to the homeowner. The notice will provide the time period within which the violation must be cured in order to avoid further actions. If the