



A handcrafted community.

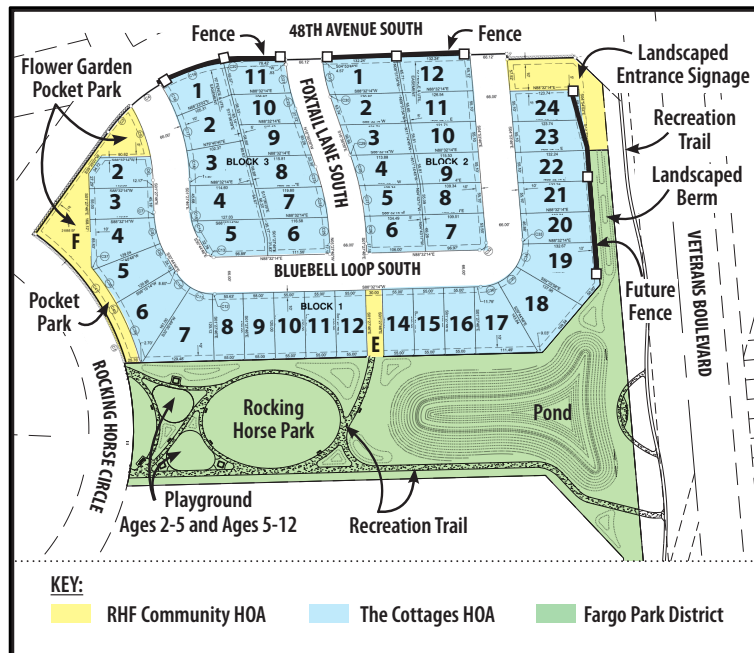
Rocking Horse Farm 5th Addition (The Cottages) Homeowners (HOA) Services

Rocking Horse Farm 5th Addition (The Cottages) HOA services was created to offer each homeowner the convenience of having their lawn maintained and snow removed by their own HOA. In addition, common areas owned by the RHF Residential HOA throughout the RHF development will be a shared responsibility of residents in The Cottages on a pro rata basis.

THE COTTAGES HOA SERVICES

Snow removal and lawn care will be provided by an independent contractor hired by the HOA, which will be All-Terrain Grounds Maintenance of Fargo for 2020-2021. They will mow and trim your lawn on a weekly basis during the growing season and remove snow from your driveway and your public and private front-yard sidewalk on an “as needed” basis during the winter. (NOTE: if you have a corner lot they will also maintain the side yard, sidewalk and boulevard)

The grounds maintenance service will be provided year-round. Lawn care services will be provided from spring until the first snow fall, generally April 1-October 31. See attached document “All Terrain’s Rocking Horse Farm 5th Addition 2020-2021 HOA Maintenance Plan for The Cottages” for further details. Snow removal will be provided from the first snow fall until the last snow fall, generally November 1-March 31. The HOA’s insurance will cover any major damage to the existing fence and/or its rock columns. It should be noted a future fence along Veterans Boulevard may be installed and paid for by the developer. The Cottages HOA, however, would also maintain this fence.



RHF RESIDENTIAL HOA SERVICES

In addition to The Cottages HOA, each homeowner will be responsible for a portion of the 160-acre Rocking Horse Farm Residential HOA maintenance costs. These costs currently involve 4 learning-oriented pocket parks, 2 entrance signs and their landscaped lots, and 3 trail-access lots. Although the trail-access lots are owned and maintained by the Fargo Park District, the HOA is responsible for maintaining the underground sprinkler system and paying for water usage. Location of the common areas are outlined in the attached document "Lots Managed by The Rocking Horse Farm Residential Homeowners Association (HOA)".

HOA FEES (RHF 5th Addition Homeowners Association)

The HOA fee is based on maintenance needs and services, which were calculated based on actual costs, contractor proposals and estimates. The fee will be adjusted annually based on the previous year's actual costs incurred for services. The Cottages HOA fee is \$112 per month and the RHF Community-wide Residential HOA fee is estimated to be \$38 per month. For ease of payment, The Cottages HOA will eventually be combined with the RHF residential HOA fee. Once combined, The Cottages HOA fee will be \$150 per month, or \$1,800 per year. (See the breakdown below) Initially, however, you will only be responsible for the \$112/month Cottages HOA fee, for a total of \$1,008 for the 9 months remaining in 2020.

The Cottages HOA	\$112.00/month
RHF Residential HOA	\$38.00/month
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	\$150.00/month

The RHF Residential HOA costs may be lowered as more homes are added to the development. As there are currently undeveloped areas in Rocking Horse Farm, the Residential HOA fee may fluctuate as additional housing and/or pocket parks are added. Keep in mind fees could also increase depending on additional maintenance decisions made by The Cottages HOA.

Should you have any questions about the fees for either The Cottages HOA or RHF Residential HOA, please call 701-356-0219 or send us a message at support@rockinghorsefarm.com.

NOTE #1: The developer... JetLand Properties, LLC... has paid for the installation of the current 4 pocket parks, 2 entrance signs and the underground sprinkler systems in the HOA landscaped areas. Initial installation costs and underground irrigation systems for future HOA pocket parks and trail-access lots will continue to be paid by the developer.

NOTE #2: It should be noted that since The Farmstead Office Park benefits from the RHF Residential HOA amenities, it will be charged its proportional share ... by land mass ... of the maintenance fees. At this moment in time, the three Rocking Horse Farm land areas which are responsible for the annual maintenance expenses ... and their pro rata percentage are:

RHF 2 nd & 3 rd Addition: 136 residential lots	43.64 acres	72%
RHF 5 th Addition "The Cottages": 45 residential lots	7.58 acres	13%
RHF Farmstead Office Park:	9.09 acres	15%
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Total Acres Benefiting from RHF Residential HOA Amenities	60.31 acres	100%

ALL TERRAIN'S ROCKING HORSE FARM 5th ADDITION 2020-2021 HOA MAINTENANCE PLAN FOR THE COTTAGES

- **SPRING CLEAN-UP** – We will visit your property in the spring to blow out leaves and debris from your landscaped beds, sweep all the sand off your boulevards, and do an initial mowing. We will prune your perennials and power broom your property at this time as well.
- **MOWING** – We will mow your lawn weekly or as needed to maintain a well-groomed appearance. We try to keep your mowing day consistent each week, but it may vary slightly depending on outside factors. We will line trim around objects that often include trees, fence lines, hardscapes, and landscape beds. We will line trim against any vinyl siding or fences, but cannot be held liable for damage. All clippings will be blown off hardscape areas. We will maintain the lawn at approximately 3” high, with the exact height varying by lawn type and time of year.
- **LAWN TREATMENTS** – We use licensed commercial applicators to apply lawn treatments to your property throughout the summer season. Each treatment consists of a nitrogen-based, phosphorus-free fertilizer, a family-friendly broadleaf weed killer, and an iron compound designed to deepen the green color of your lawn.
- **SNOW REMOVAL** – We will remove snow from your driveway, sidewalks, entrances, and mailbox upon 1” accumulations. During heavy snow falls we will visit the property and open up the driveway areas so you can get out if needed. We will do a complete, finished product of all areas after the snow event is done. Our team will also come back the day after completion to check end of driveway and mailbox area for plow ridge and clean that up if needed. Snow will also be cleared upon heavy drifting. Your snow removal maintenance plan does NOT include ice melting agents, hauling snow away or blowing back piles of snow on property, or snow removal from patios, decks, and rooftops. However, some of these exclusions may be performed for an additional fee. If snow is to be pushed onto grass or landscaped areas for space reasons, we cannot be responsible for the health of the grass area or plants or materials in the landscaped areas.

SERVICES INCLUDED

- Spring Clean-up (includes dethatching and power brooming)
- Mowing (weekly unless little growth)
- 3 Applications of Weed Control and Fertilizer
- Snow Removal at 1” trigger

OPTIONAL SERVICES NOT INCLUDED IN THE AGREEMENT

- Sprinkler service (startup, winterizing, service/repair - \$80 per man hour)
- Aeration and overseeding – Price dependent upon areas needed
- Snow Removal at 0.5” trigger – increase monthly charge by 20%
- Landscape bed work (tree pruning, shrub trimming, hand weeding, mulch refreshment, etc.) - \$65 per man hour plus materials

LOTS MANAGED BY THE ROCKING HORSE FARM RESIDENTIAL HOMEOWNERS ASSOCIATION (HOA)

Common areas managed and owned by the Rocking Horse Farm (RHF) Residential Homeowners Association (HOA) are defined with a yellow outline. As of this date these areas include 4 learning-oriented pocket parks, 2 entrance signs and their landscaped lots, and 3 trail access lots. It's expected that a 5th pocket park, Flower Garden, will be installed in late 2020.

