



A handcrafted community.

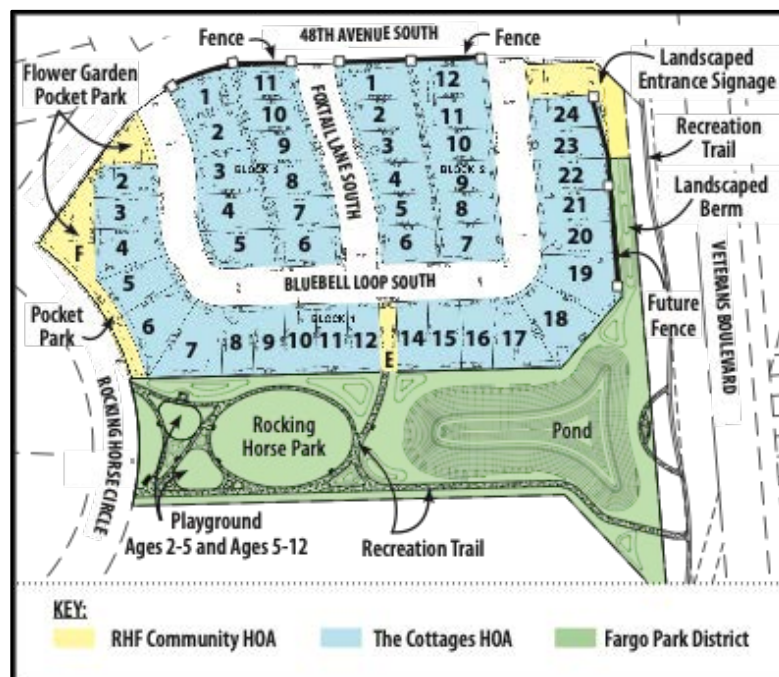
Rocking Horse Farm 5th Addition (The Cottages) Homeowners (HOA) Services

Rocking Horse Farm (RHF) 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 is a shared responsibility of residents in The Cottages on a pro rata basis.

THE COTTAGES HOA SERVICES

Snow removal and lawn care are provided by All-Terrain Grounds Maintenance of Fargo. They 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 also maintain the side yard, sidewalk and boulevard) Updates about All-Terrain’s maintenance schedule are sent out electronically via email.

The grounds maintenance service is provided year-round. Lawn care services will be provided from spring until the first snow fall, generally April 1-October 31. See page 3 for further details. Snow removal will be provided from the first snow fall until the last snow fall, generally November 1-March 31. The Cottages HOA currently maintains the existing fence, but the HOA’s insurance covers any major damage to the fence and/or its rock columns. If a future fence is placed along Veterans Boulevard, installation costs would be paid for by the developer.



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 5 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 on page 4.

HOA FEES (RHF 5th Addition Homeowners Association)

The HOA fee is based on maintenance needs and services, which will be annually adjusted according to the previous year’s incurred service costs. The annual HOA fees for The Cottages are **\$1,980 per year**, in other words, this equals out to be \$165 per month. This fee is a combination of The Cottages HOA and the RHF Residential HOA for ease of payment.

The Cottages HOA	\$125.00/month
RHF Residential HOA	\$40.00/month
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	\$165.00/month X 12 months = \$1,980/year

Please keep in mind these fees may fluctuate annually depending on decisions made by the RHF Residential and 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: Installation costs for pocket parks, entrance signs, underground sprinkler systems and their landscaped areas are paid by the developer, JetLand Properties, LLC.

NOTE #2: Since the Farmstead Office Park benefits from the RHF Residential HOA amenities, it will be charged its proportional share of HOA fees based on land mass. Currently, the three Rocking Horse Farm land areas that are responsible for the annual maintenance expenses and their pro rata percentage are as follows:

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 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.
- **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, front entrance, city sidewalk, and mailbox upon exceeding the trigger depth. During heavy snow falls we will visit your property and open up the driveway areas so it is passable. Once a snow event has concluded, we will do a complete, finished product of all areas. 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. Your snow removal maintenance plan does NOT include ice melting agents, hauling snow away or blowing back piles of snow, 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 for space reasons, we cannot be responsible for damage to the grass caused by equipment or snow storage. We also cannot be held liable for decorative items that may be buried under snow, including but not limited to rugs, vases, landscape lights, and Christmas string lights. We can repair lawn damage in the spring on a time and material basis request.

SERVICES INCLUDED

- Spring Clean-up (includes power brooming, cutting of perennials)
- Mowing (weekly or as needed)
- 3 Applications of Weed Control and Fertilizer
- Snow Removal at 1" trigger

OPTIONAL SERVICES NOT INCLUDED BUT AVAILABLE UPON REQUEST

- Sprinkler service) startup, winterizing, service/repair - \$125 per man hour
- Aeration and overseeding – Price dependent upon areas needed
- Landscape bed work (weeding, shrub trimming, edging, etc.) - \$90 per man hour

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

Common areas managed and owned by the RHF Residential HOA are defined with a yellow outline. These areas include 5 learning-oriented pocket parks, 2 entrance signs and their landscaped lots, and 3 trail access lots.

