



*A handcrafted community.*

## Rocking Horse Farm Residential Homeowners Association (HOA)

Rocking Horse Farm (RHF) common areas owned by the RHF Residential HOA throughout the RHF development will be a shared responsibility of residents in The Cottages as well as 2<sup>nd</sup> and 3<sup>rd</sup> addition.

### RHF RESIDENTIAL HOA SERVICES

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)”.

### RHF RESIDENTIAL HOA FEE

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 RHF Community-wide Residential HOA fee will be \$38 per month, or \$456 per year.

**RHF Residential HOA Fee**      \$38.00/month = **\$456.00/year**

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 RHF Residential HOA.

Should you have any questions about the fees for the RHF Residential HOA, please call 701-356-0219 or send us a message at [support@rockinghorsefarm.com](mailto: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 <sup>nd</sup> & 3 <sup>rd</sup> Addition: 136 residential lots	43.64 acres	72%
RHF 5 <sup>th</sup> Addition "The Cottages": 45 residential lots	7.58 acres	13%
RHF Farmstead Office Park:	9.09 acres	15%
<b>Total Acres Benefiting from RHF Residential HOA Amenities</b>	<b>60.31 acres</b>	<b>100%</b>

# 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.

