

Red Cedar Canyon Townhome Association (RCCTA)

Guide for New Owners

- **Contact MJF and Associates early in the buying process.**
 - They can provide documents necessary at closing and be a resource for questions which you may have, including information about access to parking and pet controls.
- **Do not order installation of any exterior services or modifications without first completing (and obtaining approval of) an Application for Modification Form.**
 - This limitation includes installation of new satellite dishes, invisible fencing, any modification to the current exterior and grounds and landscaping (this list is not conclusive.) Please allow a minimum of 15 days for board response to any application for modification.
- **Become familiar with the homeowners' website, which can be found at www.rccta.com.**
 - On this site, you can find information regarding lawn/snow removal, all governing documents, contracts, board minutes and property manager information.
- **There are two associations managing this area.**
 - The townhomes are overseen by Red Cedar Canyon Townhome Association (RCCTA) which requires a monthly dues assessment. MJF and Associates manage these transactions.
 - The development's entrances, walking trails and other facilities are managed by the "overall" association, which requires payment twice per year, winter and summer. (MJF and Associates does not manage this account.) You should have received governing documents, rules and insurance information for both of these associations at the sale of your property. If you did not, please contact your realtor.