

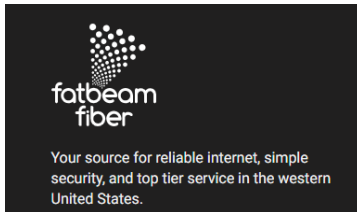
Congratulations on your new home!

Welcome to Emmett Highland.

Your Homeowners Association welcomes you to the neighborhood and we hope you come to love it as much as we do!

The annual HOA fees are \$1,000 per year, billed quarterly. **These fees cover some great amenities, that includes the following:**

Fiber Internet Service of 50 mbps through Fatbeam. To activate call 208-332-0188.



You can also upgrade your service to a faster speed directly through Fatbeam. Any upgrade will be billed separate from your HOA fees. You can provide your own router, or you may rent or purchase one through the provider.

Irrigation and Common Area Landscaping. Irrigation season is April through early October. The HOA will notify residents when irrigation water is turned on and when it will be turned off for the season.

Basketball and Pickleball Courts. These courts are intended for HOA residents and their guests.

Community Pool. The pool is accessed through an app on your cell phone. Each resident who wants pool access must first review and sign a form. Key cards for the pool are also available for an additional annual fee. **The Pool Waiver, Release, and Assumption of Risk form is available on the HOA management website.**

Pool season is typically Memorial Day through the end of September contingent upon the weather conditions.



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The maintenance on the amenities are paid for by the HOA dues. Homeowners are responsible for following all the rules and regulations associated with these amenities and for the use of these amenities by any guests or renters. Our goal is to maintain the beauty, safety, and harmony of our community while ensuring a great living experience for all residents. Please refer to all the CC&Rs which are available on the HOA management website. **Rose Management is our HOA's management company, and the website is:**

<https://therosemanagement.com/emmett-highland-hoa>

Here you will find community news and resources, which include important documents and a portal to pay your HOA dues.

COMMON RULES THAT HOMEOWNERS SHOULD BE AWARE OF:

1. Maintenance, Repair, Restoration, Reconstruction. In the event the improvements on any Lot shall suffer damage, destruction or disrepair from any cause, the Owner thereof shall undertake the repair, restoration, and reconstruction thereof within thirty (30) days of such damage or destruction and diligently prosecuted to completion. In the event the restoration or reconstruction requires more than thirty (30) days to commence, the Owner may request an extension from the Board by providing schedule and efforts to complete and the Board may impose reasonable requirements on scheduling and completion. If after ninety (90) days the repair, restoration or reconstruction of such damaged or destroyed improvements has not taken place, the Association, upon thirty (30) days prior written notice to the Owner of such Property, shall have the right to correct such condition, and to enter upon Owners Lot for the purpose of doing so and such Owner shall bear all costs incurred by the Association, a lien shall be applied to the Lot.

2. Signs/Flags. All signs, flags, or similar displays to the public view on any Lot shall be subject to the prior written approval of the Committee which may be denied in its sole discretion, except the following which do not require prior approval:

- (1) one sign of not more than five (5) square feet advertising the Property for sale or rent and consistent with the Emmett market;
- (2) Political signs (as defined in I.C. § 55-115) no more than 3'x2' may be displayed for a period up to one month before Election Day and shall be removed from the Lot on the day immediately following Election Day;

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(3) Flags identified in Idaho Code § 55-115(6)(a) (U.S.A, state of Idaho, POW/MIA, and branch of U.S. armed forces) and maintains the most restrictive requirements of I.C. § 55- 115(6)(b) and the City of Emmett's dark sky ordinance.

3. Boats, Campers, and Other Vehicles. No boats, trailers, tractors, recreational vehicles, (i.e., any trailers, campers, motor homes, automobile campers or similar vehicle or equipment) dilapidated, un-repaired, broken-down or unsightly vehicles, or similar equipment, off-road vehicles (ATVs or side-by-sides), motorcycles, snowmobiles, personal watercraft, commercial vehicles or trucks (working or non-working) greater than one ton in size shall regularly or as a matter of practice be parked or stored on any portion of the Property (including streets and driveways) for more than forty-eight (48) consecutive hours unless enclosed by a structure or screened from view in a manner approved, in writing, by the Committee. None of the previously identified items and no cars or trucks shall be parked on lawns or landscaped areas of the Property for any period of time.

4. Architectural Control. No improvements which will be visible above the ground or which will ultimately affect the visibility of any above ground improvement shall be built, erected, placed or materially altered, including without limitation, change of exterior colors or materials, on the Property or Building Lots, unless and until the building plans, specifications, and plot plan have been reviewed in advance by the Committee and the same have been approved by the Committee according to the Design Standards. The review and approval or disapproval may be based upon the following factors: design and style elements, mass and form, topography, setbacks, exterior color and materials, elevation variation to nearby lots, physical or artistic conformity to the terrain and the other improvements on the Property, which the Committee, in their reasonable discretion, deems relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the improvements. This Declaration is not intended to serve as authority for the Committee to control the interior layout of design of buildings except to the extent incidentally necessitated by use and size requirements. **The Architectural Review Application Form is available on the HOA management website, a copy is also included in this packet. See all the Architectural Design Standards here: <https://highlandidaho.com/wp-content/uploads/2021/01/Highland-PRO-Design-Standards-v.2021.01.04.pdf>**

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AS YOU MOVE IN YOU WILL WANT TO SET UP A FEW NECESSITIES:

Mailboxes: Keys are issued through the local Post Office at 521 E. Main St. Emmett ID 83617. You will need to take proof of residency to receive your key(s). You can contact them at (208) 365-2181 with any questions.

Idaho Power: Set up your account here: <https://tools.idahopower.com/startstopmove> or you can call either of these numbers: (208) 388-2323 (*If within the Treasure Valley*) or (800) 488-6151 (*toll free*)

Intermountain Gas Co: Set up your account here: <https://www.intgas.com/customer-service/start-stop-or-transfer-service/> or by calling: (800) 548-3679.

Trash Service: Trash service is through Emmett Sanitation, visit their website here: <https://idwaste.com/> or call: (208) 365-6103.

Water & Sewer: You can find a Utility Account Application here: <https://www.cityofemmett.org/city-clerks-office>. You can then email it to utilitybilling@cityofemmett.org, or mail it to 501 E Main St, Emmett, ID, 83617.

Feel free to reach out to the Homeowners Association with questions or concerns at any time. You can email emmetthighland.hoa@gmail.com or call Rose Management at (208) 519-8896 directly. **Please also take a moment to fill out the Homeowner Contact Information form available in this packet or digitally on the HOA management website.**

We are happy to have you as a neighbor in Emmett Highland!

Emmett Highland

Homeowner Contact Information

FOR HOA USE ONLY. CONTACT INFORMATION WILL NOT BE SHARED

Please fill out this form with your current contact and residence information.
This will ensure smooth communication from the HOA.

| |
|--|
| Name : |
| Property Address: |
| Billing Address <i>(if different from Property Address)</i> : |
| This is my residence <i>(primary or secondary)</i> <input type="checkbox"/> This is a rental property <input type="checkbox"/> |
| Phone # of Owner: |
| Email Address of Owner: |
| If the Property is a rental, please provide contact information for renter (in case of emergency): |
| How would you like to receive your Association Assessment Invoices: USPS Mail <input type="checkbox"/> Email <input type="checkbox"/> |
| Please list any other contact information <i>(additional email addresses, phone #s, other residents' names etc.)</i> |
| FOR MORE INFORMATION: You can access a New Homeowner Packet at: https://therosemanagement.com/emmett-highland-hoa Look for the Welcome to Highland PDF! |

**EMMETT HIGHLAND OWNERS ASSOCIATION
ARCHITECTURAL REVIEW APPLICATION FORM**

ALL APPROVALS MUST BE IN WRITING. VERBAL OR OTHER TYPE ARE NOT BINDING

SUBMIT TO: Rose Management; PO Box 576; Meridian, Idaho 83643; 208-519-8896; emmetthighland.hoa@gmail.com and adam@rafterdot.com

Date: _____ Owner Name: _____
 Property Address: _____ Lot _____ Block _____ Phase _____
 Email: _____ Phone: _____
 Estimated Start Date: _____ Estimated Completion Date: _____

**FEE OF \$300.00 REQUIRED FOR REVIEW. FUNDS AFTER ARCHITECT CONSULTING EXPENSE, IF ANY, WILL BE RETURNED UPON COMPLETION OF THE PROJECT.
MAKE CHECKS PAYABLE TO EMMETT HIGHLAND OWNERS ASSOCIATION**

| APPLICATION FOR: | PERMITTING: |
|--|---|
| <input type="checkbox"/> Landscape Addition or Change | Is a building permit required? |
| <input type="checkbox"/> Fence Installation or Change | <input type="checkbox"/> YES |
| <input type="checkbox"/> Remodel or Alteration | <input type="checkbox"/> NO |
| <input type="checkbox"/> Roofing | If yes, please provide a copy of permit. |
| <input type="checkbox"/> Exterior Paint Body: _____ Trim: _____ Fascia: _____ Accent: _____ Door: _____ | **Please attach diagrams/color samples/pictures/etc. Use other side of this form if additional room is needed. |
| <input type="checkbox"/> Other: _____ | |

Contractor/Builder: _____ Company: _____

Phone: _____ Email: _____

Description of Request: _____

Owner Signature: _____ Date: _____

*By signing this application, I understand that approval from the Emmett Highland HOA is required. I also understand that this is an approval to comply with the CC&Rs and in no way does this approval have any bearing as to the safety, soundness, or legal aspect of the improvement. All local codes and laws are the owner's responsibility. The HOA makes every attempt to provide a fully inclusive review; however, unless a specific variance is granted, it is expected that regardless of plan notations all minimum CC&R & ACC requirements will be met by the owner.

| For Architectural Committee Use: | |
|---|--|
| Date Received: | FEE OF \$300.00 RECEIVED BY HOA ___ YES ___ NO Date Returned: |
| <input type="checkbox"/> Further Review Necessary | <input type="checkbox"/> Approved with conditions |
| <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Not Approved |
| REVIEW FEE \$ _____ TO ARCHITECT | |
| Acknowledged By: _____ | Date: _____ |
| Acknowledged By: _____ | Date: _____ |