

RED CEDAR CANYON TOWNHOUSE ASSOCIATION (RCCTA)

Rules, Regulations and Policies

New Owners

- **Contact MJF and Associates early in the buy process.** They can provide documents necessary at closing and be a resource for questions that you may have, Including in formation about access to parking and pet controls.
- **Do not order installation of any exterior services or modifications without first completing an Application for Modification Form.** This limitation includes installation of new satellite dishes, invisible fencing, or any modification to the current exterior. 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. MJF and Associates can set you up with temporary account access prior to purchase, which becomes permanent 48 hours after the warranty deed is received by MJF and Associates. On this site, you can find information regarding lawn/snow removal; all governing documents, contracts, and board minutes; and property managers information.
- **There are two associations managing this area.** The townhomes are overseen by Red Cedar Canyon Townhouse Association (RCCTA), which requires a monthly dues assessment. The develop entrances, walking trails and other facilities are managed by the “overall” association, which requires payment twice per year in the winter and summer. 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 you realtor.