



Mountain Ranch Estates Homeowners Association
5705 Aidan Court
Park City, UT 84098
435-640-1150
MountainRanchEstates@gmail.com
www.MountainRanchEstates.net

Welcome New Mountain Ranch Estates Neighbor,

Welcome to Mountain Ranch Estates. Our community is a very special place where wild animals roam, wildflowers and sage grow, and vistas are spectacular in every direction. In an effort to help you get acclimated more easily to your new community, we are providing you with the enclosed information for your reference while residing here.

The Association communicates often by email because of its efficiency; however it would be very helpful if you could provide the Association with all your important contact information such as appropriate phone numbers, emails and a preferred mailing address. Please note that this information is kept private and is only for the Association's reference.

MOUNTAIN RANCH ESTATES HOMEOWNERS' ASSOCIATION CC&R'S

Please take time to read the CC&R's. Your real estate agent should have provided these documents to you but they are also available on the HOA website at www.mountainranchestates.net. In addition to understanding our neighborhood rules there are also useful guidelines on this site which may be used for planning purposes, such as the Architectural Review Committee (ARC) Rules. **Please note that these rules are consistently enforced by the HOA.**

Please note that no construction, excavation, utility connections, improvements or changes may be made to land or dwelling without review and approval from the Architectural Review Committee as specified in section 5.10 of the CC&R's.

We kindly request that you email us if you are planning a project, large or small, to let us know if you are having work done on your property which will require service vehicles (dumpsters, trailers, or other contractor equipment) being stored on your lot, or on the street, for more than a day or two. It will help everyone if you contact us, even if you are unsure it is warranted.

PROPERTY MANAGEMENT COMPANY

Brenda Lake
Sun Peak Management Consulting
435-640-1150
mountainranchestates@gmail.com

EXTERIOR LIGHTING POLICY

We strive to maintain a conscientious and minimal exterior lighting footprint so as not to disturb the wildlife and your neighbors. Holiday or winter lighting is approved from November 1 through March 31st, but no lights should remain lit after 11pm (although if you are having a party, there is reasonable leeway in that cutoff time). Please see the Mountain Ranch Estates Exterior Lighting Policy on the website at www.mountainranchestates.net.

TRASH COLLECTION

Trash and recyclables are collected on Wednesday morning. You can order containers by contacting Allied Waste (435-615-8311). Trash is collected every week and recyclables every other week. You can check the website calendar at republicservices.com to see the recycling schedule. Please remove your trash cans from the street by Wednesday evening. Trash cans should be stored inside your garage rather than outside. Trash collection costs are paid through your Summit County property tax bill.

MOUNTAIN RANCH DUES AND FEES

Mountain Ranch collects dues on a calendar year basis. Annual dues invoices of \$625 are emailed on or about January 1 each year. They are due before February 15 each year. There is a \$50 per month late fee for late payments beginning February 15 each year.

Please plan to come to our next annual meeting (to will be announced for mid-fall) to learn how these monies are spent and vote on goals the Board intends to establish.

SECOND HOME AND RENTER CONTACT INFORMATION

If you are a second-home owner, please provide our property manager with the contact information for your property manager in case of emergency.

If you plan to rent out your home (only leases of at least 30 days or more are allowed), please provide the property manager with the names and contact information of your renters.

Please note that Mountain Ranch Estates prohibits short-term rentals.

GENERAL INFORMATION

Map of the Community. An overview map of Mountain Ranch Estates is available on the website. Mountain Ranch Estates has more than 80 acres of open space.

Wildlife Enjoyment. Residents enjoy watching elk in winter and sand hill cranes in the spring. There are Basin Recreation public trails as well as private trails within our boundaries. One important note: If you happen to come upon elk, cranes or other cherished wildlife during your trail walks, we kindly ask that you turn and walk in another direction away from the wildlife so as not to disturb them. We also request that you be in control of any dogs that may be with you while out on the trails. It is in everyone's interest to have the wildlife continue to choose to make their homes and/or migrate in our open space.

Postal Service. Contact the U.S. Postal Service at 2100 Park Avenue in Park City to set up your mail delivery at the mail kiosk located on Trailside Drive.

Vehicles. There are parking rules in the Mountain Ranch Estates community dictated by the CC&R's. Up to 2 cars, vans or trucks having a capacity of ¾ tons or less may be parked on driveways or other improved parking areas on a lot so long they are in operating condition and are regularly used for transportation of passengers. Residents and guests should not park cars on landscaping gravel/rock instead of on driveways. When residents are having gatherings at their homes, these rules might not be applicable for short term parking done in a reasonable manner. In addition, no vehicles can be parked on any road or street within or adjacent to your property for more than 24 consecutive hours.

Trailers, Campers and RV's. Trailers, campers, and RV's cannot be parked in your driveway. Contractor trailers are allowed for the time period for which work is being done on your property. Please let the HOA manager know if you are going to have a construction trailer in your driveway for more than 48 hours.

Summit County Winter Parking. No street parking is allowed per Summit County ordinance from November 1 through May 1 each year.

Motorized Vehicles in Open Space. Please note that motorized vehicles are not permitted in our open space. Let your contractors and landscapers know in advance that access is not available from our common area.

Traffic Control. Please drive slowly on Mountain Ranch roads. We have worked hard at traffic calming and the safety of our residents is always a priority.

Mountain Ranch Estates Community Social Site. You may be interested in joining the Mountain Ranch Estates' social media site at Nextdoor.com. It is a free website service which allows communication between owners in Mountain Ranch Estates as well as with neighboring homeowner associations. A number of our residents use the site to communicate (ex. yard sales, contractor recommendations, baby-sitting services, etc.). It's also a great way to get to know your neighbors.

Contact Information. Finally, please do not hesitate to contact our property manager, Brenda Lake, 640-1150, mountainranchestates@gmail.com or any of the board or committee members as listed on the website, if you have any questions or suggestions.

Sincerely,

Mountain Ranch Estates Homeowners Association Board of Directors