



RESIDENCES AT ROUGH CREEK

Q & A

HOW MUCH ARE THE HOA MONTHLY DUES?

The HOA Dues are paid annually at \$9,000 per year, which equates to \$750 per month. Starting January 1, 2021, the annual HOA dues will go down to \$7,620 per year, and an annual Resort membership for usage rights will be paid separately, at \$2,700 per year.

WHAT SERVICES / AMENITIES ARE INCLUDED? NOTE: All Services / Amenities are only within the confines of the Residences and Lot on which the Residence is located unless stated otherwise below.

Common Area Services and Amenities

- Common Area Maintenance
- Amenity Center maintenance /cleaning
- Basic pest control
- Community gardens
- Dog park maintenance
- Landscaping maintenance including the exterior of Residences lots (not including the interior of any patios or side yards)
- HOA accounting services
- Access gate maintenance
- Pool service/maintenance/chemicals
- Refilling of propane gas tanks. Actual usage paid by owner of Residence.
- Maintaining the hunting fields, blinds and feeders reserved for the Owner's (*located outside the Residences*)
- Maintaining the shooting range reserved for the Owner's (*located outside the Residences*)
- Sewer service/maintenance
- Road maintenance
- Trash pick-up (*bulk trash is not included*)
- Water well maintenance (*located outside the Residences*)

Interior Home Services and Amenities

- Basic pest control
- Basic internet service
- HVAC filter change
- Light bulb changes
- Refrigerator filter change

- Spout nozzle cleaning for shower and faucet
- Firewood provided (*for Residences at Rough Creek fireplaces*)
- Smoke and Carbon Monoxide Battery changes if necessary

WHAT IS THE LIST OF DOCUMENTS THAT APPLY AT THE RESIDENCES AT ROUGH CREEK?

- Declaration of Covenants, Conditions and Restrictions for Residences at Rough Creek (“CCR’s”)
- First Amendment to CC&R’s for Residences at Rough Creek Lodge
- Bylaws of the Residences at Rough Creek Homeowners Association, Inc.
- Rules and Regulations for Residences at Rough Creek Homeowners Association, Inc.
- Rules for Rough Creek Lodge and Resort
- Rental Agreement (*optional*)

WHAT TYPE OF INSURANCE AM I REQUIRED TO HAVE?

Each Owner must purchase and maintain personal property insurance and general liability insurance of not less than \$1,000,000 per accident, which shows The Residences at Rough Creek Homeowners Association, Inc. and Rough Creek Operating, L.P. as an additional insured.

WHAT ARE THE VEHICLE PARKING ARRANGEMENTS?

- Each Residence comes with one (1) covered parking space.
- Each Residence also comes with one (1) enclosed storage garage with enough space for a side by side (4 wheel drive type side-by-side).
- Guest parking is located throughout the Rough Creek Residences Community.
- Guest Parking is also available at Rough Creek Lodge.

WHAT IS THE POLICY REGARDING OFF ROAD VEHICLES?

Off-road vehicles must be hunter green, dark green or camouflage in color, must be designed to accommodate two or more persons and must have four wheels.

CAN I LEASE OR RENT MY RESIDENCE?

The Owner can lease their Residence only if the term of the lease is for a year or longer. Leases, rentals or other use agreements for less than one year are not permitted.

The Owner of a Residence may elect to participate in a Rental Agreement with Rough Creek Operating, LP (the operator of Rough Creek Lodge and Resort). If you are interested, we will provide a draft Rental Agreement for your review. An Owner cannot rent the Residence through any real estate agents, social media such as Air

B&B or other websites. All rentals for less than one year must be done through a Rental Agreement with Rough Creek Operating, LP.

ARE HOUSE-KEEPING SERVICES PROVIDED?

Housekeeping services for your Residence are not included in your HOA dues but are provided by the Company at an hourly rate. As of the date of this document, those charges are \$30 per hour, which is charged in 15 minute increments.

WHAT IS THE POLICY OF USING ROUGH CREEK AMENITIES AND FACILITIES AND WHO IS CLASSIFIED AS AN OWNER?

Your annual membership dues of \$2,700 entitle the Owner to use certain amenities and facilities at Rough Creek Lodge and Resort. Examples of those amenities and facilities include the zip line, climbing wall, trails, swimming pools, fishing, use of Company's boats, etc. Please be aware that certain amenities and facilities require an additional charge, i.e. hunting, spa services, horseback riding, off-road vehicle rentals, and all food and beverages.

An "Owner" is defined as the Owner listed in the deed to your Residence, the Owner's spouse, the Owner's parents, the Owner's spouse's parents, the Owner's children, the Owner's children's spouses and the Owner's grandchildren.

HOW OLD DO CHILDREN NEED TO BE TO PARTICIPATE IN RESORT ACTIVITIES BY THEMSELVES?

No person under the age of 14 years of age is allowed unless accompanied by the parent, legal guardian, or designee in writing of a parent. We have the right to deny any minor's participation in any recreational activity based upon safety considerations.

WHAT IS THE PET POLICY ON PROPERTY LOCATED OUTSIDE THE RESIDENCES?

The only animal allowed outside the Residences is a domesticated dog, and all dogs must be on a leash when not in a designated dog park. All dogs must be accompanied by their Owner at all times, and dogs are not permitted in certain areas such as the restaurant, areas near food or beverage service, any buildings, swimming pool areas, etc. No dangerous or exotic dogs such as a pit bull terrier, Rottweiler, chow chow, sharpei, trained attack dog, or any other dog determined by us in our sole discretion to be a potential threat to the well-being of people or other animals is permitted. No pet may be leashed to a stationary object at Rough Creek. All dogs must have collars with Owner's name and phone number, must be registered with Rough Creek Lodge and be current on vaccinations.

The foregoing prohibition does not apply to service animals, which provide a bonafide

medical assistance service.

WHAT IS THE GUEST POLICY?

Owners may have the number of guests that their home sleeps per the number of beds in your home. The number of guests your home sleeps is calculated at 2 people per each King / Queen bed and one person for any other bed. Any additional guests beyond what your home sleeps will be charged \$42 per day.

48 hr advance notice of everyone (including guests) that will be visiting Rough Creek, whether you will be with them or not, is required.

If the total amount of individuals exceeds the bed numbers described above, then you must request and receive permission by contacting Rough Creek in advance. This may assist us in alleviating overcrowding of certain amenities.

All large groups of guests must be approved in advance in writing by the Manager (and RCO reserves the right to set the number of persons who constitute a “large group” to require RCO’s advance written approval). RCO reserves the right to limit the number of people as it chooses, in its sole discretion, to prevent overcrowding of any facility, to enhance safety at any Facility, or to enhance the recreational aspects or enjoyment of any facility.

WHAT A LA CARTE SERVICES ARE AVAILBLE?

- Private Baby-Sitting
- Transportation
- Housekeeping
- Minor Maintenance of “some” interior mechanical items within the Residence
- Assistance for transporting side by side off road vehicles to the Repair Facility
- Food and Beverage Catering
- In-Home Spa services
- Exotic and Trophy White-Tail Hunting
- Stocking of specific food and drinks within the Residence
- Accompanying any guest, contractor or service provider.

All of these items are available at the Company's then current pricing which shall be invoiced in one-quarter (1/4) hour increments. Please note these services require advance notice.

IS THE POOL HEATED?

Currently, the Residence Pool is not heated to keep the HOA dues as low as possible.

DO I NEED TO GIVE ADVANCE NOTICE IF I PLAN TO USE THE RESORT AMENITIES WHILE AT MY PROPERTY?

If an Owner is planning a trip to Rough Creek (regardless of intending to use Rough Creek's Facilities and Amenities), the Owner must send notice via email to Reservations@roughcreek.com no later than 48 hours in advance of such visit. The Owner must include the date and estimated time of their arrival, the date and estimated time of their departure, the Owner's cell phone number and email address. If a guest of the Owner is planning a trip to Rough Creek, the Owner must send the same notice including all of the guests' names, cell phone numbers and email addresses.

WHAT IS THE CHECK-IN PROCESS WHEN I COME TO ROUGH CREEK?

The Owner must check in at the front-desk of the Lodge to obtain access to the Owner's Residence. The normal working hours of the Registration Desk are 7:00 a.m. to 10:00 p.m. If the Owner intends to arrive before or after normal working hours, please let us know in advance so we can have a staff member waiting for you.