



RESIDENCES AT ROUGH CREEK LODGE

Q & A

HOW MUCH ARE THE HOA MONTHLY DUES?

- Residence HOA dues are \$7,620 annually
- Ranchettes HOA dues are \$8,220 annually
- Ranch Estates HOA dues are \$8,820 annually
- Resort Usage Rights (Social Membership) is \$2,700 annually

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
- 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")
- 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) assigned covered parking spaces.
- Each Residence also comes with one (1) enclosed storage garage with enough space for a side by side (4 wheel drive type golf cart).
- 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 Airbnb

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 market rate.

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

Your Resort Usage Right dues of \$2,700 per year entitle the Owner to use certain amenities and facilities at Rough Creek Lodge and Resort without paying additional fees or charges. 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.

Rough Creek Lodge and Resort sometimes contracts exclusive events with third parties, which will restrict the Owner's right to use certain amenities and facilities at Rough Creek Lodge during those contracted times.

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?

According to the existing documents children under 14 years of age will continue to be able to use the amenities complimentary. However, we propose to modify the resort fee to state:

As long as the number of guests do not exceed the number of beds in your home then no resort fee will apply. The number of individuals is calculated at 2 people per each King / Queen bed and one person for any other bed.

Per the already executed Documents you are required to notify Rough Creek in advance of everyone (including guests) that will be visiting Rough Creek, whether you will be with them or not. If the number of individuals exceed the number of beds (considering 2 people per King / Queen bed and 1 person for all other beds) then we will implement the Resort Fee charge (\$42 day) on the "honor system" and it is up to you to notify the Lodge when this occurs.

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.

If the Owner is not present, then no more than six (6) Private Guests per day may use the Resort Property. The reason there are more private guests allowed when Owner is not present is because six (6) people per day is the maximum that may use the Resort when the Owner and his / her spouse are not present. This is one method we use to ensure there is no overcrowding of amenities.

WHAT A LA CARTE SERVICES ARE AVAILABLE?

- 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.

