

May 6, 2019

RE: 2019 Spring Notice

Fellow Enclave at Sun Canyon Neighbors,

We are pleased to share a number of updates from your Homeowners Association (HOA). In January of this year, the HOA was officially turned over to the homeowners in Enclave at Sun Canyon following the completion of the Phase 3 land transfer to the Summit Land Conservancy. There are four officers in our HOA including Greg Douglass (President), David Weiner (Vice President), Megan Gelston (Secretary) and Ty Measom (At Large). We have been very busy working with All Seasons Resort Lodging (ASRL) whom we engaged to assist us in managing the HOA and our neighborhood services. We encourage you to share your thoughts with us as it is our job to represent the common interests of our neighborhood and seek to keep Enclave as a premier community in Park City.

You should know that there are two HOAs in our community: Enclave at Sun Canyon HOA (representing the townhomes on Enclave Lane and Enclave Way) and Cedar Draw (representing the free standing homes/lots on Enclave Court). We each have responsibility for maintaining our roads, land, and homes in the respective neighborhoods along with enforcing the respective Codes, Covenants and Restrictions (CC&Rs). We “share” the cost of maintaining the plot of land around from the mailboxes up to Bear Hollow Drive and including the water feature above/under the bridge as well as the entry road, the bridge, and the small portion of Enclave Lane until the intersection with Enclave Court. The Phase 3 land that was ceded to Summit Land Conservancy is the responsibility of the Enclave at Sun Canyon to maintain on their behalf. There are a number of other subtleties associated with these splits and we are happy to share more details with you personally if you are interested.

Here are some key updates:

1. **2019 HOA Dues:** Each homeowner should be receiving your 2019 dues notice shortly from ASRL. You will have the choice of paying monthly or all at once for the year. Please note that we expect your dues to increase approximately 85-90% over 2018. We realize this is a substantial increase and may come as a surprise to many of you. Key reasons for the dues increase include:
 - a. Reduction in the number of lots to share the costs. Moving the lots of Phase 3 into the Conservancy reduced the number of lots paying dues by 10. While our costs didn't increase significantly, the number of lots that share those costs decreased. We have 23 lots that pay HOA dues in Sun Canyon now.
 - b. The developer was subsidizing a number of expenses since the inception of the community. To the Urrys credit, the often “took care” of items that needed repair or replacing in the community in order to ensure all homeowners were happy and prospective home buyers saw a first rate product. With the Urrys exiting the community by selling the lots to the Conservancy, we must all assume a number of the costs they were subsidizing.

- c. Need to create a capital reserve account. As part of the Conservancy commitment, Steve Urry graciously put \$100k into our capital reserve fund to cover the expected repairs of the bridge and Enclave Lane entrance and some landscaping of the Phase 3 land. Prior to that the reserve fund was ZERO (common for developer-run HOAs). We need to accrue capital reserves above the \$100k given we expect to use the full amount from Steve on the road/bridge repairs.
- d. Our new dues amounts are still well within the proxies of other Park City upscale communities as a percentage of home value.
- e. HOA dues cover a number of items that you might traditionally think would be the homeowner's responsibility/expense. Items like staining/painting the outside of your homes on a regular schedule, watering and maintaining all the grass/natural areas in the community, snow removal, green roof maintenance, and deck maintenance/refinishing on a regular schedule are examples of HOA responsibilities. The budget will be posted on the ASRL portal for you to review should you desire.

2. Bridge/Entrance Road/Lighting Repair

- a. As mentioned above, we have set aside funds to repair the damaged roads and bridge at our entrance. There is one home currently under construction in Cedar Draw. Once the heavy traffic from that build dies down, we will commence with repairs. Look for further updates from us as that time gets closer but know that we plan to significantly improve the quality and safety of the bridge/entrance.
- b. The holiday lighting infrastructure will be repaired this summer and reinforced to minimize any issues in the upcoming snow season.
- c. The water feature under the bridge will now be operational year round thanks to an agreement with the Nordlin Family who technically own the feature.
- d. Several of the stone capstones on the bridge are in need of replacement. We have a contractor lined up and will be commencing that work in early summer to improve the look of the bridge/entrance.

3. Phase 3 Landscaping/Future Parking

- a. ASRL will be cleaning up the Phase 3 and doing some minimal landscaping work in May. As mentioned, it is the Sun Canyon HOAs responsibility to oversee that parcel. We would ask that all of you help us out and keep our costs down by picking up trash or items that you may find on the land each month.
- b. We are currently evaluating placing up to 4 "natural" (i.e. no concrete) parking spots on the Phase 3 land that touches Enclave Way and Enclave Lane. This will help to keep extra parked cars from blocking the roads. We will seek homeowner feedback on the location prior to creating the spots.

4. Increase in Minimum Nightly Rentals

- a. The HOA has passed a motion to increase the minimum number of nights any homeowner can rent their unit to 14. If a homeowner is found in violation of the new rule they will receive a warning and the second offense will result in a \$5000 fine which subsequent fines increasing by \$5000.

- b. While the HOA has passed the motion, this particular change to our Recorded Documents does require a two-thirds majority vote of the homeowners to approve. You will be receiving instructions and a request to vote on this in the near future from ASRL.

5. New Fine Schedule

- a. As shown in point 4, we will be further clarifying the fine schedule for violation of community rules. Key changes involve noise/nuisance complaints, trash, and minimum nightly rentals. We will be publishing those rules and associated fines for violations in the coming weeks. Our goal here is to establish some minimum guidelines that allow each neighbor to enjoy their property while taking responsibility to ensure their actions don't hinder/harm the enjoyment of others or the home value and quality of life in the community.

6. General Landscaping

- a. ASRL has been in the neighborhood and already completed wildflower overseeding in large portions of the Phase 2 land and parts of Phase 1. We recognize that keeping up with this large parcel of land in a mountain environment is not easy and requires constant attention. Please bring any items that need attention to Carissa Nosack (cnosack@asrlodging.com).

7. Homeowner-Specific Maintenance Items

- a. We have a list of units requiring maintenance or follow up items and are tracking them with the ASRL maintenance team of Mike Williams and Jason Harris. Please email Carissa if you need an update or to request a new maintenance item.

We hope you find this update helpful. We will work with ASRL to provide more frequent updates going forward.

Best regards,

Enclave at Sun Canyon HOA Board