

UTAH MINI RANCHES HOMEOWNERS ASSOCIATION

BUYER'S ACKNOWLEDGMENT

ASSOCIATION MEMBERSHIP



www.minirancheshoa.com

Welcome to the Utah Mini Ranches!

As the Buyer of the property located at
you will become a Member of our Association when title is vested in your name.

The HOA maintains the Mini Ranches as a highly desirable residential development, provides culinary water service and availability to all lots, maintenance and repair of our private roads, snow removal from roads and common areas, operation of our private water company (South Duchesne Culinary Water), approval of architectural plans and other improvements considered by Members, enforcement of our rules and guidelines, financial reporting and other aspects of managing the Association for the benefit of all Members.

Members must maintain their lots in a clean, sanitary, attractive and marketable condition, and shall not permit their parcels or improvements to fall into disrepair. Ownership and Membership requires protecting and enhancing the property values and aesthetic values of the community through the care and maintenance of your individual property.

COST OF MEMBERSHIP: Assessments on each lot fund the operation of the Association, and all Members share these costs of ownership. Assessments are published at least annually on the Mini Ranches website and include Monthly Membership Dues, Monthly Water Fees, and other charges as detailed on the website. Assessments can be paid on the website or mailed to the address shown on monthly invoices. Invoices are sent by email, and Assessments must be paid whether an invoice is received or not. Late fees are assessed on past due amounts.

All property within the Mini Ranches is held, sold and conveyed subject to the Declaration ("CC&Rs") entered in the records of the County of Duchesne (Entry No. 589699) and any amendments thereto. By acceptance of a deed or by acquiring any interest in the above-referenced property, each buyer agrees to be bound by the provisions of the Declaration. A copy can be obtained from the County Recorder, and more information is posted on our website.

Contact information for all Board Members and other individuals involved with the Association is listed on the website. There is also a Member Forum on the website which can be used to post comments, questions or suggestions for all Members to see and respond to. We encourage engagement in the community through the website even from those who live far away and own a vacant lot. The more Members who get involved, the better our Mini Ranches community becomes!