



WELCOME TO MOONRIDGE SUBDIVISION!!!

For your convenience, we have listed some of the highlights of Moonridge. Please review the following information, and if you have any questions, do not hesitate to call Development Services Monday through Friday 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. at 939-6000 or call one of the Board members listed on this page.

Moonridge was designed to be a community, not just a subdivision. A lot of thought has been put into the development of Moonridge Subdivision as well as the management of the Homeowners' Association. Your association manager is Stephanie Chamberlain. Stephanie@dev-services.com. 208-939-6000, Ext. 211.

**COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) and
THE ARCHITECTURAL REVIEW COMMITTEE:**

CC&R's and other HOA documents and forms are available at www.dev-services.com. Both the CC&R's and the Architectural Guidelines are strictly enforced. The Architectural Review Committee is organized under the CC&R's and works closely with each builder and homeowner to ensure that all new construction and improvements are within the guidelines and covenants of the Moonridge Subdivision.

The main items that need to be submitted to the Architectural Review Committee are:

1. Paint Colors (for both new and re-painting)
2. Landscape Plan (there are minimum requirements)
3. Fence Design and Installation
4. Any exterior changes either to the home or the landscaping, including patios/covers, satellite dishes, dog runs, etc.

MOONRIDGE HOMEOWNER'S ASSOCIATION:

The Moonridge Homeowner's Association Board of Directors meets regularly, and the entire association meets annually in the spring in either April or May. If you have homeowner issue you wish to present to the Board, please submit your concerns in writing. Please include in your letter whether or not you wish to attend the Board meeting. The Board members are:

John Hoxsey, Ethan Howard, Joe Bates, Mike Reich and Zach Funkhouser

The dues are \$225.00 per year. They are billed annually April 1st and are due within 30 days. The dues are used to maintain common areas, street lighting and the sprinkler system serving the common areas and homes. Each time title changes (a house is sold) from Homeowner to Homeowner there is a \$100.00 transfer fee.

PRESSURIZED IRRIGATION SYSTEM:

Each lot is provided with a valve to hook into the pressurized irrigation system. The water is provided to the pressurized irrigation system from approximately April 15 until October 15. Each builder must connect their sprinkler system to the pressurized irrigation system and CANNOT hook the sprinkler system to the domestic water system.

If you have any questions, please do not hesitate to call Stephanie from Development Services, Inc.

Again, Welcome to Moonridge!