

Harris Ranch General Information

Harris Ranch Specific Ordinance Plan #1

Harris Ranch is a specific ordinance plan community, mixing a diverse assortment of residential homes, multi-family housing, retail, office and commercial uses. Harris Ranch reserves the right to adjust, modify, or redefine all unplatted areas of Harris Ranch.

Pressurized Irrigation System

All residential lots in Harris Ranch will have pressurized irrigation. Harris Ranch homeowners will be individually metered for their usage of irrigation water. The cost of the metered irrigation water will be 25% to 50% less than that of domestic water.

HOA Dues

Upon completion of the community amenities the HOA dues at this time are estimated to be approximately \$960 per year. Until such time, the HOA dues will be a reduced amount of \$40 per month. These dues may be assessed on a regular basis and adjusted according to completion of community amenities.

The Spring Creek and Mill District at Harris Ranch HOA are separate from the new Harris Ranch HOA and do not share community amenities.

Future Amenities

Harris Ranch will feature a community clubhouse, pool, and kids pool, along with several common areas/open spaces. It is projected the clubhouse, pool, and kids pool will be constructed in phase 2 with an estimated completion date of late 2012.

Harris Ranch Post

The Harris Ranch Post is a plaza in which all the mailboxes will be located and is designed to act as a place to relax, gather with friends and find out about the latest community activities. Homeowners will use their key card to access the Harris Ranch Post.

Mail Box System

Harris Ranch will feature cluster mailboxes that will be located at the Harris Ranch Post. Upon closing, the Homeowner will receive a mailbox number and key from the HOA management company. It is the responsibility of the Homeowner to contact the HOA management company for their mailbox key and community key card. Individual builders are not responsible for the distribution or for replacing lost mailbox keys or community key cards.

HOA Management Contact information:

Name: **Harris Ranch Master HOA**

Contact Person: Patricia Liddell

Phone Number: **208.323.1080**

Harris Ranch Wildlife Mitigation Project

Harris Ranch is participating in a *Wildlife Mitigation Project* to help preserve the natural wildlife found in the Boise Foothills. Each homeowner will be assessed a *Harris Ranch Wildlife Mitigation Fee* of \$300 upon closing, \$200 of the fee will be reimbursed to the homeowner by attending two of the many wildlife education classes or events that will be offered. The HOA management company will work with the homeowner to issue the reimbursement. *The Harris Ranch Wildlife Mitigation Fee* will be required with each transfer of property. As part of the Harris Ranch HOA dues there will be a \$100.00 annual fee that collected and contributed to the *Harris Ranch Wildlife Mitigation Project*.

The funds generated from the WMP will managed by a designated conservation officer assigned specifically to Harris Ranch. All but 10% of the funds must be used within the

Harris Ranch area. The funds will go to restoring habitat and open areas from the Boise foothills to the Boise River, creating fire brakes, fencing, etc. The conservation officer will report the annual budget to the homeowners at the annual homeowners meeting.

Future Road Work

As the community is developed additional round a bouts will be added to the current Warm Springs Ave. As these round a bouts are added, the traffic flow and speed limit between the round a bouts will be reduced. At the time the round about is completed the stretch of road from the last round about to the newly constructed round a bout will be renamed from Warm Springs to Parkcenter Blvd.

Future Construction and Views

Construction activity may continue after the closing and occupancy of the home by the Buyer. The construction activities at times may cause inconveniences such as noise, dust, construction debris and traffic. The Seller apologizes for the inconveniences and agrees not to perform any construction work within the community prior to 7:00am or after 7pm other than an event of an emergency. The Seller does not make any representation or warranty that there is any view from the home or that any existing or expected view from the home will not be partially or fully obstructed in the future.

Adjacent Land Uses

The Harris Ranch Specific Ordinance Plan #1 (HRSOP#1) is located adjacent to many different existing and potential land uses, including agricultural and commercial uses, and may therefore be subject to noise, dust, vibration and odors associated with such uses. Buyer acknowledges that some or all of the adjacent land uses, including those both controlled by the developer and those that are not, may change over time without notice.

Living With Wildlife

Harris Ranch is rich with wildlife and it is the goal of the community to live in harmony with the wildlife and preserve the Boise Foothill ecosystem. It is not unusual for deer and other wildlife to migrate from the Boise Foothills into the yards and common areas of the community. From time to time you may experience the wildlife grazing on your landscaping.

Landscape Buffer

The maintenance of the landscape areas between curb and sidewalk is responsibility of HOA.

Power Line Corridors

Idaho Power Company owns a 660 foot wide corridor that bisects Harris Ranch. There are currently two transmission lines located in the corridor with the potential for another such line in the easterly third of the right-of-way. Other overhead distribution lines traversing Harris Ranch are expected to remain in place.

Architectural Guidelines and Guidelines

The Architectural Design Standards and Construction Guidelines (ACC standards) are intended to establish architectural standards and guide contractors and homeowners in the construction and maintenance of all homes within Harris Ranch. ACC standards may vary from phase to phase. Compliance with the ACC requirements is mandatory. All site plans, elevations, landscape plans, floor plans, and exterior material and color specifications must be submitted to and approved by the ACC committee in writing prior to the construction.

Fencing Requirements

All fences in Harris Ranch must comply with CCR and Design Guidelines of the SP01 and must obtain formal approval from the HRRB prior to construction. The height, style and

material are to be consistent throughout Harris Ranch but may vary by housing product type.

Side Yard Easements

Harris Ranch employs several innovative planning and development techniques characterized primarily by the paved carriage lanes and modular lots. An important component of the development concept is side yard easements on narrow lots. The purpose of the side yard easement is to enable a zero lot line concept that provides a larger contiguous side yard in harmony with the home designs and lifestyle choices. Where side yard easements are used, an easement has been granted to each lot on the "non usable" side of the yard and consent has been granted by each lot.

Harris Ranch Community Infrastructure District #1 (HRCID#1)

Harris Ranch is part of a *Community Infrastructure District (HRCID#1)*, the HRCID#1 is put into place to facilitate the cost of the developments infrastructure. If the CID is utilized, the Homeowners will have a *General Obligation Bond* of three (3) Mills, which will be itemized on the Homeowners' tax statement. In the event the *Special Assessment Bond* is utilized, the Seller will pay for the *Special Assessment Bond* at closing. The *Special Assessment Bond* is a one-time fee and will not be assessed upon transfer of the property.- The Homeowner will need to sign the CID acknowledgement and petition and disclosure

Ponds

There are three ponds with walking paths in the first phase of Harris Ranch that are intended to be enjoyed by the Harris Ranch homeowners as an aesthetic amenity. The ponds will be planted with various plant and wildlife but will not be stocked with fish. The ponds are not to be intended to be used for swimming or wading and no attendant will be on duty. The depth of the ponds will fluctuate from time to time but will remain approximately 18 – 22 feet deep.

Buyer: _____

Date:

Buyer: _____

Date: