

Summary of Contact and Common Inquiries for Highland / Emmett Highland Owners Ass. (“HOA”)

HOA Fees: The annual HOA fees are currently \$1,000 per year (subject to annual review). This includes the base fiber internet service of 50 Mbps. Assessments are collected in advance quarterly; the first payment will be prorated based on closing. There is a transfer fee on each sale of \$250 to the HOA.

HOA Contact / management company for all HOA questions:

Rose Management
Attn: Rosemary DeMond
2056 SE 3rd Way
Meridian, Idaho 83643
208-407-0233
rosemngmtco@gmail.com

For assessment requests, please send all assessment requests to rosemngmtco@gmail.com. Rosemary DeMond is the first point of contact for assessment requests. The turnaround return to title companies is usually 24-48 hours.

Irrigation Water: The HOA is within Emmett Irrigation District and pursuant to Idaho Code Sec. 43-701(2) assessments are aggregated with the HOA, which is designated to pay the assessments of, receive notices from, and cast all voting with the Emmett Irrigation District. The Pressure Irrigation System delivering water from point of diversion to each lot is provided and maintained by the Association. Each homeowner is responsible for their own lot irrigation system and responsible to retain their irrigation water on their property.

Builder Contact for Connecting Fiber: If there are questions on what you need to have installed so that your homebuyer will be able to access fiber that is included as part of their HOA please contact Chris Davis, Fatbeam Project Manager, o 509 565 9299, chris.davis@fatbeam.com A media panel of at least 12” x 18” (to hold the cables and router) is recommended inside the home. A power outlet should be installed at the media panel. Builder also needs to ensure there is a pathway to get the fiber from the outside of the house to the media panel (smurf tube conduit with a pull string in the smurf tube etc.) (See following page.) Please provide, well in advance, estimated home completion dates and timing of landscaping to Fatbeam project manager so Fatbeam can schedule the hook ups of the homes prior to homeowners moving in.

Homeowner contact for Fiber internet: HOA fees include a 50 Mbps service to each home. Flyer and pricing: (see the Fatbeam Fiber Internet Information hyperlink above). To activate: 208-332-0188. Homeowner may upgrade service to 100 Mbps or 1Gbps directly with fiber provider, separate from the HOA fees. Homeowners can provide their own router or rent or purchase one from Fatbeam.

Mailbox Keys: Homeowners have to take proof of residency to the post office to get their mailbox keys. Once proof of residency is provided the post office will cut keys which they do each Tuesday. Homeowners can pick-up their mailbox key from the Emmett USPS office located at: 521 E Main St, Emmett, ID 83617, 208-365-2181.

Fiber Conduit Specs

Fatbeam

Highland FTTH Conduit spec

