



**HOMEOWNERS
ASSOCIATION**

SUNDANCE

PURPOSE

The purpose of this letter is to provide you with community information and important reminders. Please retain this letter in your files and reference it when you may have questions regarding HOA matters.

TOP NEWS

Association Dues – Thank you to those who have paid their dues. The Association will continue its collection process on all delinquent debt and may file liens on open balance accounts.

Debris in Common Area – If you are noticing any trash debris within the common areas, please notify the HOA at info@sundancehoa.net and provide where you think the source is coming from.

Frisbee Golf Tee Signs – The Developer plans to install tee markers for the Frisbee golf course this spring or early summer.

IMPORTANT COVENANT REMINDERS

Sundance Covenants are binding agreements of guidelines and regulations that are observed by Sundance homeowners. The main purpose of the covenants are to protect and preserve your home property value.

Lawn Maintenance – Please maintain your lawn to comply with the community covenants. If you observe an un-kept lawn, you may check with the homeowner to see if everything is okay and or e-mail the Director of Community Operations at info@sundancehoa.net and provide the address of concern.

Parking – If a vehicle is illegally parked in street you may call (405) 739-1005 MWC Action Center Code Enforcement or the non-emergency MWC Police at 405-739-1311. The vehicle must be properly tagged and in good operating condition. The vehicle must be parked with the flow of traffic. The vehicle must not be parked such as to present a hazard to normal traffic flow. The vehicle may not be leaking oil onto the street. All other parking concerns please e-mail info@sundancehoa.net.

Dog Barking – The Association may correspond with a resident if a dog is barking, but the recommended thing to do is contact the following: The non-emergency MWC Police Dispatch at 405-739-1311 or MWC Animal Welfare 405-297-3100 or the MWC Action Center (405)739-1005. The city should be able to guide you in the right direction.



STREET LIGHT REPAIRS

To turn in a light repair request: you can either call OG&E at 405-272-9595 or e-mail at CUSTCAREDEPT@oge.com and provide the address of the light or the closest intersection. I would advise asking for a case number in return for follow up purposes.

POTHoles AND CRACKS

If you observe a pothole or a major crack in the street, you may contact the City of MWC Street Maintenance Department at 405-739-1066 and provide exact address of crack and pothole.

SIMPLE REMINDERS

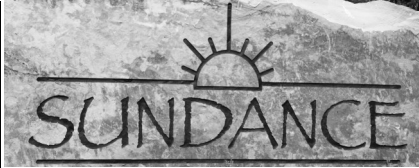
Trees: Please remember the importance of having alive trees on your lot. The Association will conduct another tree audit in late summer or early fall to observe dead or missing trees on lots. Interior lots need two living trees and corner lots need three living trees.

Also, once your tree has reached the 12 months mark or so, it's important to remove the "t" posts attached to the tree.

**Section 5 Maintenance and Repair.
5.1 Maintenance of Units.**

Each Owner shall maintain such Owner's Unit, including all landscaping and improvements comprising the Unit, in a manner consistent with Sundance Governing Documents, Sundance-Wide Standard and all applicable covenants, unless, such maintenance responsibility is otherwise assumed by or assigned to the Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Unit.

18. No truck, boat, bus, camper, trailer, recreational or commercial vehicle of any kind or any motor vehicle other than a standard passenger vehicle such as automobile, pickup truck, van or SUV shall be parked or permitted to remain on the driveway of, or yard of, any residential plot in the subdivision, except for such period of time as may be absolutely necessary in order to pick up or deliver materials or to do work or make repairs on the property. It is the intent of this requirement that the owners and occupants of residential buildings in the subdivision shall not use the property upon which they reside, for the storage or habitual parking of any such prohibited motor vehicle, other than the said standard passenger vehicle such as automobile, pickup truck, van or SUV.



ASSOCIATION
1320 NORTH PORTER AVE
NORMAN, OK 73071

SUNDANCEHOA.NET

SUNDANCE HOA | WELCOMES YOU

If you have recently moved into Sundance we welcome you and I hope by now you are getting settled into your new home. This Association is committed to help protect and preserve the overall environment of the community. The responsibilities of the HOA are to collect HOA dues, pay HOA expenses, enforce HOA covenants, and to hire a landscaping company to mow and maintain the common areas in Sundance.

Communication is one of the most important tools in an HOA, I would like for you to contact me at anytime with questions, comments, or concerns.

THE WHAT, WHY, & WHO OF SUNDANCE HOA

What: Sundance HOA is a not-for-profit organization that is built up of lot owners known as “members” and is put in place to protect home values as well as to enhance the look and feel of the community.

Why: The Association is an entity responsible for management, maintenance, operation and control of the common area “open spaces” in Fountain Grass

The Association is also the primary entity responsible for enforcement of Fountain Grass Governing Documents. The Association shall perform its functions in accordance with

the Sundance Governing Documents and the laws of the State of Oklahoma.

Who: The Director of Community Operations. Within this position there are four primary scopes of work.

1. Collect HOA Dues: send out invoices and statements collecting HOA dues. This is how the HOA operates and pays for HOA expenses
2. Request and Receive HOA Landscape Bids: receive at least three competitive bids to maintain the common areas in Sundance.

3. Enforce Community Covenants: a homeowner fills out an HOA violation form and sends it to the Director of Community Operations and a ticket opens to attempt to resolve the issue.
4. Review Architectural Applications: receive and review lot modifications forms from homeowners making changes to their home and/or home site.

MR. GREEN'S CONTACT

If you need any assistance or have any questions, please contact me.

Rob Green | **Director of Community Operations** | 405-520-1409 | rgreen@ideal-homes.com

GOVERNING DOCUMENTS

If you need a copy of the Governing Documents for Fountain Grass, please visit sundancehoa.net or if you have any questions regarding the Governing Documents, please e-mail me at the above e-mail address.