
























ROSENTHAL HOMEOWNERS ASSOCIATION

Legend

- | | | | |
|--|--|---|--------------------------------|
|  | Trees |  | Trails |
|  | Playground/Spray Park |  | Bridge |
|  | Entry Features with Signage and Lighting |  | Urban Village Lifestyle |
|  | Fountain |  | Medium Density Residential |
|  | Masonry Column |  | Future Development Area |
|  | Tall Column with Lighting |  | Rear Detached Garage (RPL) |
|  | Sound Attenuation Fence |  | Front Attached Garage (RSL) |
|  | Wood Screen Fence |  | Duplex (RF4) |
|  | Ornamental Steel Fence |  | Zero Lot Line (RMD) |
|  | Post and Rail Fence |  | Open Space/Park |
|  | Entry Plaza with Lighting |  | Stormwater Management Facility |
|  | Stream Course / Waterfall with Pumping System, Boulders and Lighting | | |



Benefits

- The Homeowners Association will provide long term maintenance for the Rosenthal Community.
- The Homeowners Association will preserve and enhance the appearance of the Rosenthal Community including items such as, but not limited to:
 - Wood screen fence and masonry columns on major roadways and walkways, sound attenuation fencing and masonry columns along commuter arterial roadways, ornamental steel fence and masonry columns along green corridors, parks and storm water management facilities.
 - Masonry entrance features with lighting and landscape treatment.
 - Lighted entrance plazas to parks and enhanced stormwater management.
 - Landscaping, stream courses, fountains and bridge.
 - Enhanced landscaping and maintenance throughout the community.
 - Additional facilities may be included as the development advances.
 - The intention of the Homeowners Association is to go beyond the maintenance provided by the City in an attempt to uphold the aesthetic standard for the Community.
 - The Homeowners Association provides immediate value to its members by maintaining and adding unique amenity elements to the Community that would not otherwise be present within the Community due to their unique nature.

The adjacent map illustrates the facilities which will be maintained by the Homeowners Association.

Home Owner Obligations

- A Rent Charge Encumbrance is registered on the title of every single-family lot and multi-family unit ensuring that all property owners are obligated to the Rosenthal Homeowners Association for the long term maintenance of the Community.
- Fees will be determined by the Homeowners' Association for single family and multi-family. Multi-family will contribute at a lesser rate than single family homes.
- Each home owner will have voting rights.
- The developer will work together with an informal advisory group of Rosenthal Community property owners to plan for the initiation of the association prior to substantial completion.
- An annual budget will be set by the Homeowners Association whom will determine the fees charged. Typical single-family home owner fees range between \$100 to \$200 per year.

Area

- The residential areas identified on the map are to be included as part of the Rosenthal Homeowners Association.



Rosenthal
LiveRosenthal.com

This plan is prepared as an information plan for prospective purchasers and is subject to change. Location of street furniture and landscaping is approximate and should be verified on site.

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