

ANNEXATION POLICY

HIGH VISTA HOMEOWNERS ASSOCIATION, INC.

In accordance with Covenant #27 of the Protective covenants, this policy is established to establish guidelines for annexation.

- All discussions with site owners / developers of tract annexation shall be conducted by member(s) of the Board of Directors as specifically delegated by the President.
- Tracts for annexation shall be contiguous to High Vista Estates or High Vista Country Club or shall be deemed sufficiently close thereto as to be the same as contiguous.
- All annexations shall have a Master Plan showing the plat arrangement and infrastructure.
- If the annexation is to be conducted in phases, the process of transfer of each phase of the total Master Plan tract to the Homeowners' Association shall be specified.
- A one-time payment shall be made to the Association representing 10% of the appraised value of the lots created.
- Before final approval of the proposed annexation by the Board of Directors, the Board and the owner(s) / developer(s) of the tract must have agreement on the following matters:
 - +1 - A Master Plan for the tract
 - +2 - Potable water supply for the tract
 - +3 - Waste water/ waste products treatment for the tract
 - +4 - Storm drainage for the tract
 - +5 - Road / power infrastructure for the tract
 - +6 - Security and road maintenance arrangements for the tract
 - +7 - Property maintenance (where applicable) for the tract
 - +8 - Homeowners' Association membership for future residents of the tract
 - +9 - Association assessments, and other charges, for future residents of the tract
 - +10 - Phasing of any development and the specifics of accomplishing transfer of a phase to the Homeowners' Association.
 - +11 - Value to the owner / developer derived from the annexation and any associated one-time payment due to the Association.
 - +12 - Impact on the overall High Vista infrastructure; e.g. traffic, water, etc.
- Any development seeking annexation shall:
 - + Request specified annexation in writing to the Board.
 - + Respond to items 1 – 12 above.
 - + Provide proof of financial responsibility including a performance bond.

Approved by Board of Directors 23 February 1999

(Word Document/Folder: Covenants Architectural Guidelines, Policies, etc.)