



**Moose Hollow Homeowners Association
2026 Annual Meeting Agenda
February 7, 2026 - 5:00 pm
Clubhouse & Zoom Virtual Meeting**

1. Opening Remarks – Joseph Buchanan
2. Approval of 2025 Annual Meeting Minutes – Joseph Buchanan
3. Discussion HOA Dues Increase – Joe Buchanan, Christi Dant
4. Financials 2025 Budget vs Actuals & 2026 Budget - Brandi, Peak 2 Peak Mgt
5. Maintenance Items and Update on Metal Railings/Installation of Log Caps –
Kyler Lewis, Peak 2 Peak Mgt
6. Election Results, Review Letter regarding Guidelines for HVAC units/Heat
Pumps – Joe Buchanan
7. Homeowner Forum



January 8, 2026

Dear Fellow Homeowners:

SAVE THE DATE for Annual Moose Hollow HOA Members Meeting - Saturday, February 7 at 5pm MST in the Moose Hollow Clubhouse - Zoom will be available. The packet for the 2026 Annual Homeowners' Meeting will be sent one week before the annual meeting. There are two open board positions in 2026, each are a 3-year term. If you are interested in serving on the board, please submit your Bio to Colette@peak2peakmanagement.com by January 16, 2026.

This letter serves as 30-day notice of the Board's decision to increase HOA dues in order to meet critical needs, particularly related to Reserve items and the 2026 Operating Budget. HOA dues in 2026 will be increased effective **March 1, 2026**, as follows: **Total Increase-\$133.00/mo. (\$18.00 will be applied to operating expenses and \$115.00 will go into reserves for reserve expenses).**

		Condos With Increase	Cascades With Increase
Current Operating Dues	\$299.20	\$317.20	\$317.20
Current Reserve Dues	\$68.80	\$183.80	\$183.80
Current Total HOA Dues	\$368.00	\$501.00	\$501.00
Adding in Bulk Utilities	Condos	Cascades	
HOA Dues With Increase	\$501.00	\$501.00	
Add in Bulk Utilities (\$130 water, \$19 dish, \$27 Internet)	\$176.00	\$46.00	
HOA Plus Bulk Utilities	\$677.00	\$547.00	

This is the first substantial increase in our HOA's history and is largely driven by Reserves Study items identified in both 2018 and 2024.

This budget was a unanimous decision of the Board and was carefully deliberated and supported by extensive reviews, discussion, consideration of multiple alternatives and scenarios. What follows are the elements that informed our decision.

In preparation for the 2026 budget, the Board undertook a review and analysis of financials going back to 2017 and referenced the Reserve Studies of 2018 and 2024.

HOA dues have increased only twice in the past eight years. An admirable job was done keeping within the approved budgets. However, to stay within budget, we had to phase annual maintenance

projects over multiple years . The two primary objectives of the \$18/mo Operating budget increase is to return those items to an annual or biennial schedule and address the last several years' inflation.

Over the years, the MH HOA has accrued and preserved a respectable Reserve balance that is currently in excess of \$600,000. These funds should be thought of as emergency savings used only for the unknown and catastrophic. This board has determined to stick with this operating principle and avoid dropping our Reserves below \$600,000.

We determined that the Reserve projections for capital improvements did not anticipate some challenges we are experiencing as described below:

ROOFS

As building roofs begin to age at 30 years, the Reserve Studies calculated our roof replacements would need to start. With this in mind, a previous Board increased the Reserves contribution by \$40 from \$28.80 to \$68.80/mo. for roof replacements that were set to begin six years later. But just two years later storm damage required a replacement of the roof of Cascades 8.

As other roofs were inspected, it became clear that the harsh climate, heavy snow, and increasing heat in summer has reduced the lifespan of all roofs and the schedule for replacements had to be accelerated. To date, four more roofs have been replaced, on Cascades 1 & 2 and MH Bldgs 1 & 2 for a total of 5 of the 22 residential buildings.

The annual cost of three roof replacements per year (two MH and one Cascades) is \$150,000. The \$40 Reserve increase noted above generates only \$106,000 annually which means we are collecting only two-thirds of the money required to fund the roof replacements. To address the collection shortfall, a monthly Reserves dues increase is necessary to assure our roofs are replaced before they begin to fail. Once the roofs are completed, the increased Reserve funds will be reprogrammed to other Capital projects.

INSURANCE EXPENSES & CLAIMS - Simultaneously, to maintain coverage for the mandatory Moose Hollow Master Insurance policy, we have elected to not file new claims. Homeowners and HOAs across the country are being dropped due to claims history and risk.

By avoiding making new claims for five years now, we were able to renew this year's policy with only a small increase. We will continue to operate with the Master Policy being used only as a catastrophic events policy, essentially self-insuring most everything else. We must assure that we have sufficient reserves to self-pay—it is mandatory to have funds available to cover the deductible for the Master policy (\$50,000 for each claim filed).

Repeating here our monthly reminder: *Please check and assure that your own homeowner's policy covers that first \$50,000 before the MH HOA insurance or payments kick in. This personal coverage is typically only a small increase in your annual homeowner's insurance policy that can save you some you some pain and delay.*

REPAYMENT of RESERVE EXPENSES

In 2025, the Board authorized the \$50,000 insurance deductible to be set aside as a liability if needed for unforeseen damages, if a claim needs to be submitted. In addition, 2025 Reserve funds were used for asphalt and siding repairs (\$42,404), MH Bldg 2 and Cascades Bldg 2 roofs (\$104,980), heat tape on Cascades Bldg 2 and Bldg 8 (\$15,300), and lighting for the exterior entry stairs for MH Buildings 11 and 14 (\$11,825). These expenditures totaled \$224,510.

As was presented a last year's HOA meeting, the accelerated failure of log railings and posts caused a budget deficit of \$106,000 in 2024. It was decided to carry that shortfall over into 2025 as we had reason to expect excess funds left over from the Railings Special Assessment could cover the budget overages in 2025. However, the Rail Replacement project has not yet been completed (MH Bldgs 9, 10, and 11 remain). Further, we learned the original large posts now require a physical barrier cap. Currently there is a surplus balance of \$125,558 in the Railing project budget (this includes estimated costs to finish 9, 10, and 11 buildings scheduled to start next week), however, this excess cannot be used for other expenditures until the railing project is complete, including the installation of physical barrier caps on top the large support posts.

Critically, for 2026, there is priority list of unfunded priority capital reserve expenditures items that the Board determined need to be funded in 2026 in the amount of nearly \$300,000:

Asphalt repairs around property and new section in Cascades: \$30,000

Roof Replacements MH 3,4 Cascades 3: \$150,000

Heat Tape installed on new roofs: \$19,500

Painting Siding on three MH Bldgs & Cascade Timber Staining: \$86,500

Concrete Replacement on Sidewalks & Patios: \$10,000

Before approving this dues increase, we surveyed HOA dues and special assessments levied by other of the larger HOAs in Ogden Valley and found that MH HOA dues have been under what most others are collecting. An HOA similar to MH has levied much more significant special assessments.

The increases the Board has approved will make our dues comparable to most other HOAs with similar amenities.

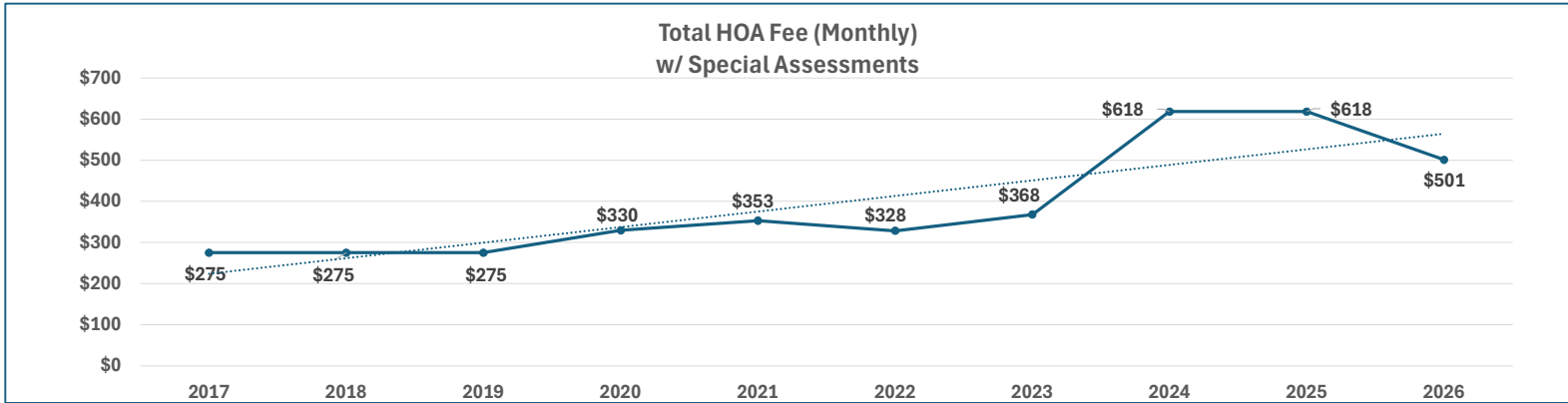
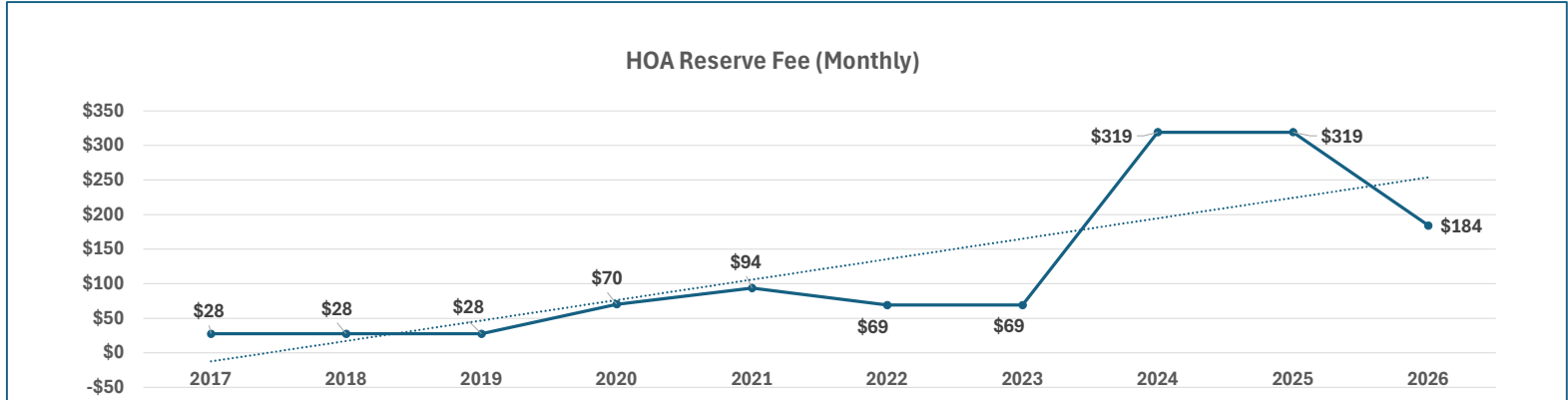
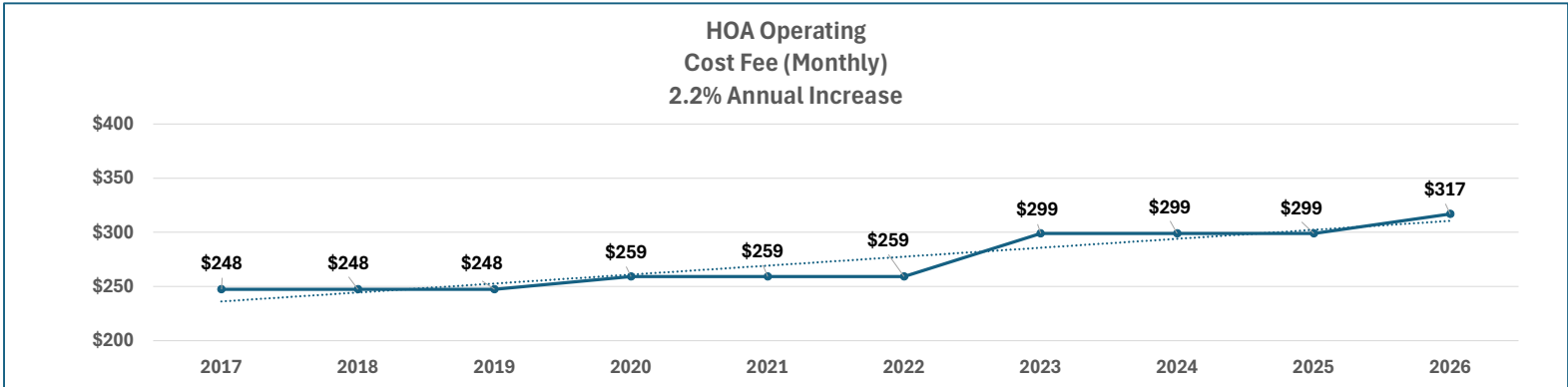
Pass Thru Utility Expenses: We have not been advised of any increases in the pass thru expenses (Century Link High Speed Internet, Dish Network cable, water & sewer) in 2026. These utilities are collected along with the monthly HOA dues. Note that MH HOA receives significantly discounted services due to bundling accounts and this represents a substantial savings to homeowners when compared to those who procure private accounts.

We hope this letter provides valuable information to help you understand our decision. We encourage you to find the time to join us at the Annual Meeting where we will present the detailed budget, which will be emailed to you prior to the meeting, and where you will hear about our future plans and be able to ask questions.

We would find it very helpful if you could submit questions in advance of the meeting to P2P so that we can be better prepared to address your questions and concerns in our limited time together.

We look forward to seeing you then and wish the best for you all in 2026.

Respectfully,
Moose Hollow Board of Directors





Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Moose Hollow HOA - Association level - 2025 Moose Hollow Budget

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
Income				
Association Fee Income				
Association Fee Income - Other	775,526.40	776,563.20	(1,036.80)	99.87 %
Total for Association Fee Income	\$775,526.40	\$776,563.20	(\$1,036.80)	99.87 %
Clubhouse Income	1,950.00	0.00	1,950.00	--
Dish Network Income	49,020.00	49,032.00	(12.00)	99.98 %
Fines & Damages	235.00	0.00	235.00	--
Internet Income	69,984.00	70,000.00	(16.00)	99.98 %
Late Fee Income	625.00	0.00	625.00	--
Other Income	250.00	0.00	250.00	--
Reimb Water & Sewer Fees	220,117.00	211,680.00	8,437.00	103.99 %
Reinvestment Fee Income	45,648.25	12,000.00	33,648.25	380.40 %
Rent Income	4,200.00	4,200.00	0.00	100.00 %
Total for Income	\$1,167,555.65	\$1,123,475.20	\$44,080.45	103.92 %
Expense				
Audit/Taxes	4,777.00	500.00	4,277.00	955.40 %
Bank Fees	105.00	600.00	(495.00)	17.50 %
BayWeb Thermostat Expense	7,194.00	7,776.00	(582.00)	92.52 %
Building Maintenance				
Annual Backflow and Fire Test	15,131.30	20,000.00	(4,868.70)	75.66 %
Building Maintenance - Other	33,874.04	31,417.00	2,457.04	107.82 %
Carpet	9,600.00	10,000.00	(400.00)	96.00 %
Fire Suppression System Repair	19,890.00	20,000.00	(110.00)	99.45 %
Log Deck/Rail Maintenance	46,246.72	40,000.00	6,246.72	115.62 %
Pest Control	2,748.57	4,000.00	(1,251.43)	68.71 %
Rain Gutter Cleanout	6,800.00	7,000.00	(200.00)	97.14 %
Water-Fire Sprinkler Damages	58,318.76	0.00	58,318.76	--
Total for Building Maintenance	\$192,609.39	\$132,417.00	\$60,192.39	145.46 %
Cleaning				
Carpet Cleaning	4,480.00	4,000.00	480.00	112.00 %
Cleaning - Other	44,890.00	43,200.00	1,690.00	103.91 %
Janitorial Supply	737.85	900.00	(162.15)	81.98 %
Window Cleaning	15,590.00	14,000.00	1,590.00	111.36 %
Total for Cleaning	\$65,697.85	\$62,100.00	\$3,597.85	105.79 %
Clubhouse Building Maintenance	764.96	1,500.00	(735.04)	51.00 %



Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
Concrete & Asphalt Repair	10,000.00	10,000.00	0.00	100.00 %
Insurance				
D & O Insurance	2,130.00	2,095.00	35.00	101.67 %
Fidelity Bond Insurance	1,779.00	1,800.00	(21.00)	98.83 %
General Liability Insurance	138,456.00	139,000.00	(544.00)	99.61 %
Umbrella Insurance	4,648.00	5,000.00	(352.00)	92.96 %
Total for Insurance	\$147,013.00	\$147,895.00	(\$882.00)	99.40 %
Landscaping/Grounds Maintenance				
Aerating and Fertilization	6,291.94	7,500.00	(1,208.06)	83.89 %
Christmas Lighting	4,496.00	5,000.00	(504.00)	89.92 %
Landscaping - Sprinkler Parts & Repairs	922.04	5,000.00	(4,077.96)	18.44 %
Landscaping Bark	0.00	3,500.00	(3,500.00)	0.00 %
Landscaping/Grounds Maintenance - Other	65,924.99	65,000.00	924.99	101.42 %
Weeding-Fall Clean-up Labor	10,200.00	12,000.00	(1,800.00)	85.00 %
Total for Landscaping/Grounds Maintenance	\$87,834.97	\$98,000.00	(\$10,165.03)	89.63 %
Legal and Professional Fees	63.00	2,000.00	(1,937.00)	3.15 %
Maintenance Labor/Supervision	60,300.00	60,300.00	0.00	100.00 %
Maintenance Supplies	245.83	500.00	(254.17)	49.17 %
Management Fees	57,240.00	57,240.00	0.00	100.00 %
Office Expenses	2,517.70	1,000.00	1,517.70	251.77 %
Pool/Spa CPO				
Health Dept Inspections	2,450.00	2,400.00	50.00	102.08 %
Pool Repairs	5,084.93	6,000.00	(915.07)	84.75 %
Pool/Spa Chemicals	10,190.44	11,500.00	(1,309.56)	88.61 %
Pool/Spa CPO - Other	8,050.00	8,000.00	50.00	100.63 %
Total for Pool/Spa CPO	\$25,775.37	\$27,900.00	(\$2,124.63)	92.38 %
Security/Alarms				
Security/Alarms - Other	14,585.02	21,000.00	(6,414.98)	69.45 %
Total for Security/Alarms	\$14,585.02	\$21,000.00	(\$6,414.98)	69.45 %
Snow Removal				
Snow Removal - Other	46,302.25	52,224.00	(5,921.75)	88.66 %
Total for Snow Removal	\$46,302.25	\$52,224.00	(\$5,921.75)	88.66 %
Utilities				
Electric	27,362.26	28,000.00	(637.74)	97.72 %
Gas Expenses	8,692.08	15,043.20	(6,351.12)	57.78 %
Internet - Century Link	67,262.60	70,000.00	(2,737.40)	96.09 %
Satellite-Dish Network	41,856.65	43,000.00	(1,143.35)	97.34 %



Budget vs. Actuals

Accrual basis

Prepared By: Peak 2 Peak Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
Trash Removal	20,613.08	15,000.00	5,613.08	137.42 %
Total for Utilities	\$165,786.67	\$171,043.20	(\$5,256.53)	96.93 %
Water & Sanitation				
Clubhouse Water	1,075.00	800.00	275.00	134.38 %
Irrigation	69,952.00	56,000.00	13,952.00	124.91 %
Pool Water	3,601.21	1,000.00	2,601.21	360.12 %
Water & Sanitation - Other	228,158.43	211,680.00	16,478.43	107.78 %
Total for Water & Sanitation	\$302,786.64	\$269,480.00	\$33,306.64	112.36 %
Total for Expense	\$1,191,598.65	\$1,123,475.20	\$68,123.45	106.06 %
Net Operating Income	(\$24,043.00)	\$0.00	(\$24,043.00)	0.00 %
Non-operating Income				
Reserve Income				
Carry-over Special Assessment 2024	383,308.50	383,308.50	0.00	100.00 %
Reserve Income - Other	178,329.60	178,329.00	0.60	100.00 %
Special Assessment-Railings	645,000.00	648,000.00	(3,000.00)	99.54 %
Total for Reserve Income	\$1,206,638.10	\$1,209,637.50	(\$2,999.40)	99.75 %
Reserve Interest Income	15,968.08	0.00	15,968.08	--
Total for Non-operating Income	\$1,222,606.18	\$1,209,637.50	\$12,968.68	101.07 %
Non-operating Expense				
Reserve Expense				
New Metal Deck Railings & Caps-Special Assessment	905,750.50	1,031,308.50	(125,558.00)	87.83 %
Railing Exp moved to a Liability for Log Caps	125,558.00	0.00	125,558.00	--
Reserve - Electrical	11,825.00	0.00	11,825.00	--
Reserve Expense - Asphalt	26,200.00	0.00	26,200.00	--
Reserve Expense - Other	50,000.00	0.00	50,000.00	--
Reserve Expense - Roof	120,280.00	0.00	120,280.00	--
Reserves - Siding-Rock Repairs	16,204.78	0.00	16,204.78	--
Total for Reserve Expense	\$1,255,818.28	\$1,031,308.50	\$224,509.78	121.77 %
Total for Non-operating Expense	\$1,255,818.28	\$1,031,308.50	\$224,509.78	121.77 %
Net Non-operating Income	(\$33,212.10)	\$178,329.00	(\$211,541.10)	-18.62 %
Net Income	(\$57,255.10)	\$178,329.00	(\$235,584.10)	-32.11 %



Balance Sheet

As of 12/31/2025, Accrual Basis

Prepared By: Peak 2 Peak
Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

Moose Hollow HOA

Assets

Current Asset

Accounts Receivable	(26,511.05)
MH GoldenWest 6 mo CD-Matures 2/28/26	282,402.34
Moose Hollow Operating Acct	171,418.75
Moose Hollow Operating Acct - Pending EFTs	11,231.20
Moose Hollow Reserves	367,826.50
Undeposited Funds	5,278.00
Total Current Asset	\$811,645.74

Total Assets

\$811,645.74

Liabilities

Current Liability

Accounts Payable	199,053.03
Accounts Payable - Accounts Payable-other	349.00
Accounts Payable - Railing Payable for Caps	125,558.00
Accrued Insurance Deductible	50,000.00
Total Current Liability	\$374,960.03

Total Liabilities

\$374,960.03

Equity

Net Income	(57,255.10)
Opening Balance Equity	272,366.94
Retained Earnings	304,677.87
Retained Earnings - Accumulated Surplus	(83,104.00)
Total Equity	\$436,685.71

Total Liabilities & Equity

\$811,645.74

Moose Hollow Reserve Account Analysis 2025-2026

2025 Beginning Balance- Zions Savings	\$	363,582.26	
Reserve Income-19% of Dues	\$	178,329.00	
2025 Interest Income	\$	425.02	
Total:	\$	542,336.28	
Less 2025 Reserve Expenses	\$	174,509.78	
Zions Cash Reserve Acct Balance as of 12/31/2025:	\$	367,826.50	
Goldenwest CD (\$250k 1 yr)	\$	266,859.28	
Interest Earnest on CD	\$	12,368.81	
Total CD:	\$	279,228.09	
Total In Reserves - Zions & Golden West CD as of 12/31/2025:	\$	647,054.59	
2025 Reserve Expenses			
Lights on outside steps buildings 11 & 14	\$	11,825.00	
Asphalt	\$	26,200.00	
Roof MH 2, Casc 2 & Heating cables	\$	120,280.00	
Siding and rock repairs	\$	16,204.78	
Insurancer Deductible set aside as a Liability (\$50,000)			
Total 2025 Reserve Expenses	\$	174,509.78	
2026 Reserve Income	\$	178,329.00	With Increase
			\$ 476,409.60
2026 Proposed Reserve Items			
Yellow = Priority			
Asphalt Repair Around Property and New Section in Cascades		\$30,000	
Roof Replacement MH 3,4 (\$44k ea) Cascades 3 (\$62k)		\$150,000	
Heat Tape for roof replacements MH \$4,500 ea Cascades \$10,500 ea		\$19,500	
MH Siding 3MH Bldgs (\$22k ea) 1 Cascades Siding (\$10k) 1 Cascades Timbers (\$10.5)		\$86,500	
Concrete Replacement primiarly Cascades & Grinding MH sidewalks		\$10,000	
Heat Tape Repairs (Reserve Study)		\$2,300	
Window Replacement Entryway Failed Seals (Reserve Study)		\$28,980	
Asphalt Crackseal (Reserve Study 2024)		\$27,629	
Asphalt Seal Coat (Reserve Study 2024)		\$24,309	
Pool Furniture (Reserve Study 2024)		\$5,000	
Kiddie Pool Tile Replacement		\$2,500	
Pool Cover		\$7,000	
Total:		\$393,718.00	\$393,718.00
2026 Reserve Income after Expenses:	\$	(215,389.00)	\$ 82,691.60



2026 2nd MH Budget with Increase | Moose Hollow HOA | FY2026

Prepared By: Peak 2 Peak Management Co.
3605 N Huntsman Path
P O Box 1169
Eden, UT 84310

As of 1/21/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Income													
Association Fee Income - Other	64,627.20	64,627.20	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	68,472.00	\$813,974.40
Dish Network Income	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	4,086.00	\$49,032.00
Internet Income	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	\$70,000.00
Reimb Water & Sewer Fees	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	\$268,464.00
Reinvestment Fee Income	0.00	0.00	3,000.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00	0.00	\$12,000.00
Rent Income	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	\$4,200.00
Total for Income	97,268.53	97,268.53	104,113.33	101,113.33	101,113.33	104,113.33	104,113.33	101,113.33	101,113.33	104,113.33	101,113.33	101,113.33	\$1,217,670.40
Expenses													
Audit/Taxes	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Bank Fees	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	\$250.00
BayWeb Thermostat Expense	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	648.00	\$7,776.00
Building Maintenance													
Annual Backflow and Fire Test	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	\$20,000.00
Building Maintenance - Other	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$30,000.00
Carpet	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	\$10,000.00
Fire Suppression System Repair	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	\$20,000.00
Log Deck/Rail Maintenance	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$30,000.00
Pest Control	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	\$3,000.00
Rain Gutter Cleanout	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	\$7,000.00
Subtotal for Building Maintenance	5,000.00	5,000.00	5,000.00	5,000.00	6,000.00	6,000.00	21,000.00	10,000.00	25,000.00	22,000.00	5,000.00	5,000.00	\$120,000.00
Cleaning													
Carpet Cleaning	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Cleaning - Other	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	11,300.00	3,600.00	3,600.00	\$50,900.00
Janitorial Supply	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
Window Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	16,500.00	0.00	0.00	0.00	0.00	0.00	\$16,500.00
Subtotal for Cleaning	4,091.67	4,091.67	4,091.67	4,091.67	4,091.67	4,091.67	20,591.67	4,091.67	4,091.67	11,791.67	4,091.67	4,091.67	\$73,300.00
Clubhouse Building Maintenance	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Concrete & Asphalt Repair	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
Contingency Expense	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
Insurance													
D & O Insurance	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	\$2,196.00
Fidelity Bond Insurance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
General Liability Insurance	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	12,833.33	\$154,000.00
Umbrella Insurance	442.92	442.92	442.92	442.92	442.92	442.92	442.92	442.92	442.92	442.92	442.92	442.92	\$5,315.00



2026 2nd MH Budget with Increase | Moose Hollow HOA | FY2026

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

As of 1/21/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Subtotal for Insurance	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	13,609.25	\$163,311.00
Landscaping/Grounds Maintenance													
Aerating and Fertilization	0.00	0.00	0.00	1,500.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	\$7,500.00
Christmas Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	\$5,000.00
Landscaping - Sprinkler Parts & Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Landscaping Bark	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,500.00
Landscaping/Grounds Maintenance - Other	0.00	0.00	0.00	5,417.00	10,833.00	10,833.00	10,833.00	10,833.00	10,833.00	5,418.00	0.00	0.00	\$65,000.00
Weeding-Fall Clean-up Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	\$12,000.00
Subtotal for Landscaping/Grounds Maintenance	250.00	250.00	250.00	7,167.00	16,583.00	12,083.00	12,083.00	12,083.00	18,083.00	11,668.00	5,250.00	250.00	\$96,000.00
Legal and Professional Fees	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Maintenance Labor/Supervision	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	5,025.00	\$60,300.00
Maintenance Supplies	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
Management Fees	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	4,770.00	\$57,240.00
Office Expenses	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Painting/Staining	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Pool/Spa CPO													
Health Dept Inspections	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Pool Repairs	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Pool/Spa Chemicals	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	\$11,000.00
Pool/Spa CPO - Other	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	\$8,000.00
Subtotal for Pool/Spa CPO	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	2,208.33	\$26,500.00
Security/Alarms - Other	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	1,369.12	\$16,429.40
Snow Removal - Other	15,000.00	14,000.00	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	10,000.00	\$55,000.00
Utilities													
Electric	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	\$26,000.00
Gas Expenses	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	\$9,000.00
Internet - Century Link	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	\$70,000.00
Satellite-Dish Network	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	\$43,000.00
Trash Removal	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	1,583.33	\$19,000.00
Subtotal for Utilities	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	13,916.67	\$167,000.00
Water & Sanitation													
Clubhouse Water	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	\$800.00
Irrigation	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	5,416.67	\$65,000.00
Pool Water	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	\$3,800.00
Water & Sanitation - Other	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	22,372.00	\$268,464.00



2026 2nd MH Budget with Increase | Moose Hollow HOA | FY2026

As of 1/21/2026

Prepared By: Peak 2 Peak Management Co.
 3605 N Huntsman Path
 P O Box 1169
 Eden, UT 84310

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Subtotal for Water & Sanitation	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	28,172.00	\$338,064.00
Total for Expenses	97,122.53	96,122.53	90,122.53	89,039.53	99,455.53	94,955.53	126,455.53	98,955.53	119,955.53	118,240.53	95,122.53	92,122.53	\$1,217,670.40
Net Operating Income	146.00	1,146.00	13,990.80	12,073.80	1,657.80	9,157.80	-22,342.20	2,157.80	-18,842.20	-14,127.20	5,990.80	8,990.80	\$0.00
Non-operating Income													
Reserve Income - Other	14,860.80	14,860.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	\$426,729.60
Total for Non-operating Income	14,860.80	14,860.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	39,700.80	\$426,729.60
Non-operating Expenses													
Reserve Expense													
Reserve Expense - Asphalt	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$30,000.00
Reserve Expense - Concrete	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	\$10,000.00
Reserve Expense - Painting	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	7,208.33	\$86,500.00
Reserve Expense - Roof	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	14,125.00	\$169,500.00
Subtotal for Reserve Expense	21,333.33	21,333.33	21,333.33	21,333.33	21,333.33	51,333.33	31,333.33	21,333.33	21,333.33	21,333.33	21,333.33	21,333.33	\$296,000.00
Total for Non-operating Expenses	21,333.33	21,333.33	21,333.33	21,333.33	21,333.33	51,333.33	31,333.33	21,333.33	21,333.33	21,333.33	21,333.33	21,333.33	\$296,000.00
Net Non-operating Income	-6,472.53	-6,472.53	18,367.47	18,367.47	18,367.47	-11,632.53	8,367.47	18,367.47	18,367.47	18,367.47	18,367.47	18,367.47	\$130,729.60
Net Income	-6,326.53	-5,326.53	32,358.27	30,441.27	20,025.27	-2,474.73	-13,974.73	20,525.27	-474.73	4,240.27	24,358.27	27,358.27	\$130,729.60

Moose Hollow HOA - 2026 Budget per Unit

Income	Total Budget	Per Unit/Year	Per Unit/Month	
Association Fee Income	\$822182.40	\$3,806.40	\$317.20	
Dish Network Income	\$49023.00	\$226.96	\$19.00	
Internet Income	\$70000.00	\$324.07	\$27.00	
Reimb Water & Sewer Fees	\$268464.00	\$1,598.00	\$130.00	Condos only
Expense				
Audit/Taxes	\$5000.00	\$23.15	\$1.93	1%
BayWeb Thermostat Expense	\$7776.00	\$36.00	\$3.00	1%
Total for Building Maintenance	\$120000.00	\$555.56	\$46.30	15%
Total for Cleaning	\$73300.00	\$339.35	\$28.28	9%
Clubhouse Building Maintenance	\$5000.00	\$23.15	\$1.93	1%
Concrete & Asphalt Repair	\$10000.00	\$46.30	\$3.86	1%
Contingency Expense	\$10000.00	\$46.30	\$3.86	1%
Total for Insurance	\$163311.00	\$756.07	\$63.01	20%
Total for Landscaping/Grounds Mai	\$96000.00	\$444.44	\$37.04	12%
Maintenance Labor/Supervision	\$60300.00	\$279.17	\$23.26	7%
Management Fees	\$57240.00	\$265.00	\$22.08	7%
Total for Pool/Spa CPO	\$26500.00	\$122.69	\$10.22	3%
Total for Security/Alarms	\$16429.40	\$76.06	\$6.34	2%
Total for Snow Removal	\$55000.00	\$254.63	\$21.22	7%
Utilities				
Electric	\$26000.00	\$120.37	\$10.03	3%
Gas Expenses	\$9000.00	\$41.67	\$3.47	1%
Internet - Century Link	\$70000.00	\$324.07	\$27.01	
Satellite-Dish Network	\$43000.00	\$199.07	\$16.59	
Trash Removal	\$19000.00	\$87.96	\$7.33	2%
Irrigation	\$65000.00	\$300.93	\$25.08	8%
Water & Sanitation - Other	\$268464.00	\$1,598.00	\$133.17	Condos only

Moose Hollow 2025 Completed Projects – Kyler Lewis

1. Annual Backflow Inspection and Repairs
2. Annual Fire Suppression and Content Refill
3. New Moose Hollow Condo Entry Signs Replaced
4. New Entryway lighting systems for Buildings 11 and 14
5. Roof Replacements and new heat tape for Cascades Building 2 and MH Building 2
6. Asphalt Replacement in South end of Cascades and multiple other areas
7. Replaced 7 support logs throughout the community
8. Window Replacement Bldg 5 (Bird damage)
9. Cascades Playhouse Removal
10. Cascades 102 Exterior Wall Repair and Window Replacement
11. Rock Repair – Buildings 2,5,6,7 and 8 as well as other areas
12. Siding Repair – multiple areas
13. Entryway Carpet Replacement – (705-708, 801-804, 905-908, 1309-1312)
14. Annual Window Cleaning
15. Annual Rain Gutters Cleared

Railing Replacement Update

1. Buildings 11-14 complete (with several items under warranty and repair/adjustments to be completed)
2. Buildings 9,10 and 11 are currently in progress. Majority of work should be completed by mid-February. The remainder will take place in the Spring or as weather allows

Projected Projects 2026

1. Asphalt repair – sections of Cascades as well as other areas and repair
2. Crack seal and Seal Coat throughout the property
3. Roof Replacement – MH Building 3 and 4, Cascades Building 3
4. Siding and Rock repair throughout property
5. Building Painting on 3 to 4 buildings
6. Pool cover replacement – Moved forward from 2025
7. Kiddie Pool – Tile Replacement – moved forward from 2025
8. Pool Furniture replacement

January 28, 2026

Re: Notice of Heat Pump Installation Restriction

This Notice is being provided to inform Moose Hollow and Cascade Homeowners that the Board of Directors (BOD) has determined, according to the Covenants, Conditions and Restrictions (CCRs) that Heat Pump Systems are nonconforming, as explained below, and are not permitted for installation.

The Board of Directors, in response to noise and aesthetic complaints, recently investigated the installation of a Samsung Air Conditioning (i.e., A/C)-Heat Pump System at the Moose Hollow Condominium Project. The new Samsung A/C-Heat Pump System was a replacement for the previous system that only provided A/C to the Unit. Prior to the installation of the Samsung A/C-Heat Pump System, heating was provided by an indoor gas furnace, like other Condominium Units at Moose Hollow.

The CCR's allow for the replacement of existing A/C Units provided the replacement system is "similar and comparable" to the existing system. The BOD has determined that Heat Pump Systems are not similar or comparable to the existing A/C Units that service the Moose Hollow Condominium Project.

Further, the BOD concluded that Heat Pump Systems are not compatible with the design and layout of the Moose Hollow Condominium Project and will continually serve to create nuisance noise aesthetic violations and will deprive surrounding homeowners of their right to the quiet enjoyment of their property.

The Samsung A/C-Heat Pump system is substantively different in size, shape, character, and color and sufficiently alters and negatively impacts the uniform exterior appearance and aesthetic appeal of the Moose Hollow Luxury Condominium Project.

Moose Hollow Units were constructed with indoor gas heating systems and that option remains a viable and reasonable heating option available to Unit owners.

Please recognize that the CCR's *require* each homeowner to obtain written BOD approval before installing any A/C replacement system or modifying an existing A/C System.

If you plan to replace an existing A/C Unit, it must be comparable and similar to the original system and cannot be a Heat Pump System. All installations must receive prior written approval before installation begins to assure the unit is properly sited and meets with aesthetic and operational parameters.

Additional background and supporting details are provided below.

OVERVIEW OF THE COMPLAINT ISSUES & FINDINGS:

1. The BOD received both noise and aesthetic complaints regarding the installation and operation of a Samsung A/C-Heat Pump System.
2. The investigation included, but was not limited to:
 - Review of the Moose Hollow CCR's and Rules, and Regulations.
 - Data collection of Decibel (i.e., dB) measurements during operation of the SAMSUNG A/C-Heat Pump Unit and when it was not operating (i.e., baseline conditions);
 - Consideration of industry literature on operating parameters and siting of heat pumps including descriptions of operating profiles and sounds generated.

- Articles on noise as a nuisance and detriment and recommendations on quiet hours by various jurisdictions and the World Health Organization (WHO); Articles on HOA rights to establish criteria for noise and Heating, Ventilation and Air Conditioning (i.e., HVAC) types and placement of installations; and,
 - Consideration of the Moose Hollow Project building design which substantially constrains placement of HVAC equipment.
3. The new Samsung A/C-Heat Pump System was a replacement for the previous system that only provided A/C. Prior to the installation of the Samsung A/C-Heat Pump System, heating was provided by an indoor gas furnace, like other Condominium Units at Moose Hollow, since they were first constructed. The use of indoor gas heating remains a reasonable and viable option for Homeowners at Moose Hollow.
 4. The BOD recognizes that A/C Unit designs and models are not entirely uniform across the Moose Hollow Project. Replacement A/C Units at Moose Hollow, in some cases have included more efficient and larger coils. However, the replacement A/C Units include the same operational parameters; that is, they are A/C Units that run only during cooling season, and not year-round and they present residential style covers in earth tones complementary to the paint and stonework of the Moose Hollow Project. The new Samsung A/C-Heat Pump System is not considered *similar or comparable* when compared to the operation and look of the existing A/C Units at Moose Hollow.
 5. The newly installed Samsung A/C-Heat Pump System was installed in the correct limited common area designated for the installation of the previous A/C Unit. There is insufficient space to move the Samsung A/C-Heat Pump System to mitigate or “hide” the noise and/or aesthetic issues associated with the installation.
 6. The new Samsung A/C-Heat Pump System stands approximately 58” tall from the ground, 36” wide, and approximately 16” deep, roughly three times taller than original A/C Units at Moose Hollow. The Samsung A/C-Heat Pump System is supported by a raised metal leg framework with hoses, pipes, etc., openly and visible exposed underneath. The Heat Pump System is located just outside a bedroom windowsill and is readily visible from outside and inside the Unit.
 7. The excessive noise part of the complaint received was specific to the heat pump operation and not the A/C system operation. Manufacturers recommend that both A/C Units and Heat Pump Units be installed as far away from bedroom windows as possible to mitigate excessive noise during nighttime sleeping hours. The Moose Hollow Condominium Project was originally designed and constructed to provide A/C to individual Condominium Units utilizing outdoor A/C Units that unfortunately were located immediately in front of and beneath many of the Condominium bedroom windows. Noise impact associated with the existing A/C systems is therefore an existing and known condition that is inherent to the Moose Hollow Condominium Project design. Fortunately, the A/C Units only operate during cooling season, which is typically only during the hot summer months. Noise associated with the A/C Units is also minimized given that windows are typically closed during the hot summer months when the A/C Units are operating. The new Samsung A/C-Heat Pump Unit provides both air conditioning and heating. The Heat Pump Unit therefore operates continuously during the heating season, which is many months, representing a new condition and source of noise.
 8. The complaint maintained that the Samsung Heat Pump Unit generates excessive noise and has negatively impacted adjacent Unit owners’ ability to sleep and their quiet enjoyment of their property-- a nuisance that did not previously exist and does not need to exist. These Heat Pump Units have been observed to come on and go off several times each hour both at day and night during heating season. These Heat Pump Units have also been observed to run more often during the nighttime (i.e., sleeping hours and Moose Hollow’s designated Quiet Hours) when it is colder outside. In addition, the sound characteristics (volume, frequency levels, duration, and hours of operation) are unlike any approved A/C units in the Moose Hollow Project.

9. The Samsung A/C-Heat Pump Unit is white in color and does not blend in with the earthtone colors of the Moose Hollow Condominium Project. The physical structure of the Samsung A/C Heat Pump Unit is industrial in appearance and has been described as an “eyesore”, compared to the residential appearance of the existing A/C Units installed and operating throughout the Moose Hollow Project. The newly installed Samsung A/C-Heat Pump Unit color and structure disrupts the uniform appearance and is not considered harmonious with the Moose Hollow Condominium Project.
10. The excessive noise and industrial aesthetic associated with the A/C-Heat Pump Unit has the potential to negatively impact resale value and could require disclosure of the excessive noise affecting the desirability of adjacent Units affected by the installation of Heat Pump Units at the Moose Hollow Condominium Project.
11. The A/C-Heat Pump was installed without required prior written approval from the Board. Prior written approval is required per the CCRs.

APPLICABLE CCRs, RULES, and REGULATIONS

The BOD conducted a review of the CCR’s, Rules and Regulations. It was noted during this review that HVACs are specifically and repeatedly referred to, indicating that HVACs are of specific concern because they have a significant impact on aesthetics and for potential nuisance violations due to excessive noise for which each individual homeowner is responsible.

The BOD determined that the installation of a Samsung A/C-Heat Pump Unit constitutes both a *Nonconforming Improvement Violation* and *Noise Nuisance Violation* applicable to Articles 6.1, 6.1.4, 6.8, 6.9, 6.10, 8.25 and 13.1 of the CCR’s and the Rules and Regulations regarding Quiet Hours. The Samsung A/C-Heat Pump Unit creates a permanent deleterious impact on the aesthetics and conformity of the Moose Hollow Project. It is substantively different in size, shape, character, and color and sufficiently alters and negatively impacts the uniform exterior appearance and aesthetic appeal of the Moose Hollow Luxury Condominium Project. There may be additional CCR Articles that are applicable to noise and aesthetic requirements that have not been included in this Notice.

CCR Article 1 Definitions

1.49 “Rules and Regulations” or “Rules” means and refers to any rules, regulations and/or resolutions that may be adopted, amended, revised and/or enforced by the Board from time to time as deemed by the Board as necessary for the Owners’ quiet, safe and reasonable use and enjoyment of the Project.

CCR Article 6.1 Units

Owners are strictly prohibited from performing any repair, replacement, maintenance or alteration of any portion of the Project located outside of a Unit (including, without limitation, any patio, deck or balcony) that may, in any manner whatsoever, impact or alter the exterior appearance of any Building and/or uniform appearance of the Project.

6.1.4 Installation of Mechanical Systems or Fixtures.

An Owner may not install or erect any appliance, equipment, mechanical system, fixture or similar improvement on or within any Limited Common Area without first obtaining the Board’s written consent.

CCR Article 6.8 Building Exterior Appearance

In order to preserve a uniform exterior appearance of the Project, no changes whatsoever shall be commenced, erected, maintained, made or done by any Owner to the exterior of any Unit or to any Limited Common Area (e.g. patios, decks, balconies, etc.) without the Board’s prior written approval. The Board shall regulate the exterior appearance of the Buildings in a manner that is consistent with the aesthetics and appearance of the Project as of the date this Declaration was recorded

CCR Article 6.9 Installation of Improvements

Owners are strictly prohibited from installing or attaching any improvements on any portion of the Project that adversely impacts or alters the exterior appearance of any Building and/or poses a health or safety risk or impairs the uniform appearance of the Project. The improvements referenced in the prior sentence includes, for example and without limitation, any exterior windows, window frames or window systems, exterior screens, doors or door frames, exterior ventilation grills/covers, any hot tubs, whirlpools, Jacuzzis or similar equipment or improvements, any Communications Devices, and any exterior heating, ventilating or air conditioning ("HVAC") systems, fan units, plumbing fixtures, water heaters, pipes or valves.

Section of 6.9 states that "shall not prevent or prohibit any Owner from replacing an existing improvement (e.g. HVAC system component) that serves his or her Unit, provided the replacement improvement is similar or comparable to the improvement being replaced.

6.10 Penetration, Alteration or Removal of Exterior Building Walls or Roofs

Owners are strictly prohibited from drilling through, penetrating, altering or removing any portion of the exterior walls or roofs of any Building including, for example and without limitation, any walls that separate any Unit from any Limited Common Area without first obtaining the Board's written permission. Without limiting the generality of the foregoing, the restrictions of this Section 6.10 shall apply to the temporary or permanent installation of any Communications Devices, Internet or Wi-Fi systems and any HVAC equipment.

6.11 Nonconforming Improvements

Any improvement that fails to comply with any provision of this Declaration, but was previously approved by the Board in writing, may be retained by the Owner and all subsequent Owners of such improvement as a "Nonconforming Improvement." "The Owner of any such Nonconforming Improvement must present the Association with proof of such prior written Board approval."

The Association reserves the right to (A) review or inspect the Nonconforming Improvement, (B) require the Nonconforming Improvement to be modified in order to bring it into compliance with this Declaration or any other Governing Document, or (C) require the immediate removal of the Nonconforming Improvement if it cannot be brought into compliance with this Declaration or any other Governing Document.

If an Owner fails or refuses to move or remove any Nonconforming Improvement within thirty (30) days of receiving written notification from the Board, the Board may, in the Board's discretion, move or remove the Nonconforming Improvement and impose a Reimbursement Assessment to recover all costs incurred by the Association in connection with such work.

CCR Article 13.1 In General

The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement for common facilities reserved by law. The language of this Section 13.1 shall not replace, supersede or negate any other provisions of this Declaration under which an Owner is required to obtain written approval from the Association (or from the Board on behalf of the Association) prior to installing, outside of his or her Unit, any Communications Device, any portion of any HVAC system, and element of any utility system, or any other wiring, conduit, pipes and/or equipment of any kind whatsoever.

CCR Article 8.25 Nuisances

No noxious, illegal or offensive activities shall be carried on in any Unit, or any other part of the Project, nor shall anything be done thereon that (A) is or may become an annoyance or a nuisance to, or which may in any way interfere with, the quiet enjoyment of any Owner, or of any guest, tenant or other occupant of any Unit..."

Moose Hollow Rules and Regulations

Quiet hours are from 10:00 P.M. until 8:00 A.M. Please be courteous of others and observe their right to be undisturbed during these hours.

*Thank you,
Moose Hollow Board of Directors*