ESTANCIA HOMEOWNER INFORMATION

1. MAINTENANCE ASSESSMENTS.

Each homeowner is responsible for paying quarterly assessments on the first day of each quarter. (January 1, April 1, July 1, and Oct. 1) All homeowners are provided with a coupon book at the beginning of the year. Our Association's operating account is with Centennial Bank. Centennial Bank offers extraordinary HOA service and provide a variety of methods to pay your quarterly maintenance. Our recommended method is through auto-debit -- it is the most efficient method, as you can have your payment withdrawn on a specific day you choose from the 1-10th day of the new quarter. Other methods include credit card payments (additional service fee applies), coupon payment, or direct check mailing through bill pay, or hand-written check to Centennial Bank. For more information, visit www.centennialbank.com/payment-options.htn. Please note that late charges and statutory permissible interest may be imposed for late payments. If you have any questions, please contact Oasis Community Management.

2. GARBAGE COLLECTION.

Trash should always be bagged and tied in plastic bags, which are to be placed in rigid containers provided by Waste Management. Do not leave your trash out in plastic bags**. Regular trash collection is on Wednesday and Saturday.** Yard waste is picked up on Wednesdays, and recycling is picked up on Saturdays. **Garbage must not be put out before 5:00 P.M. the day PRIOR to yard trash collection.** Yard trash is Wednesdays ONLY. Yard trash must not be put out earlier than the DAY PRIOR to yard trash collection or by 7:00 A.M. the day of yard trash pickup. Your gardener and **YOU**, the property owner, are responsible to haul away yard debris if not on the allotted yard trash day. Please do not leave your cans curbside beyond the day of pickup.

3. THE SPEED LIMIT IS 20 MILES PER HOUR, AND PLEASE STOP AT ALL STOP SIGNS

HOURS OF COMMERCIAL VEHICLE ENTRANCE TO ESTANCIA:

MONDAYTHRUTRIDAY SAMTO6PM

SATTJRDAY 9 AM TO 5 PM

SUNDAY , NO COMMERCIAL VEIIICLES ALLOWED

No overnight parking on the street. Vehicles must be in your driveway or in the garage. During parties, all cars should park on the same side of the street as your home. You can park on your own swale since you are required to maintain it . Please do not allow your guests to park on anyone else's swale since all homeowners are required to maintain their swale, grass and irrigation.

4. SECTURITY FORMS AND AUTOMOBILE DECAL ENTRANCE FORMS

Entrance forms and automobile forms as well as decals are available at the guardhouse. You will need

a copy of your vehicle registration in order to get a decal. Forms can be obtained from the guards or from Management. Drop off your form and copy of your registration to the guardhouse and you can pick up your new decal in 24-48 hours usually.

Gate House Rules

* No packages, envelopes, keys, flowers or checks of any kind will be accepted into gate house.

* Contractors and vendors will not be allowed entry before 8:00 am or after 6:00 PM Monday through Friday, 9:00 am through 5:00 pm on Saturday and never on Sundays (except for medical equipment).

* All residents having a party must provide the gate with a list of all party guests 24 hours prior to party. Failure to do this will result in the guard contacting you for each and every person. If there is no answer then the guest will be denied entry.

THE ESTANCIA HOA

THANK YOU VERY MUCH FOR YOUR COOPERATION. WE LOOK FORWARD TO PROVIDING YOU WITH THE EXCELLENT SERVICE YOU DESERVE!