

**Daybreak Community Association
Annual Meeting
November 16, 2016**

Questions and Answers for the 2016 Annual Meeting:

Thank you for attending the Twelfth Annual Meeting for the Daybreak Community Association. You may recall the request for questions in the 2016 annual meeting notice, we appreciate those who participated. The following questions and answers were generated from the submissions, and are presented for your review.

Rules/Regulations

“What is being done to get people to clean up their pet waste?”

When the management team is able to identify the person(s) not picking up after their pet, the Violation and Enforcement Policy procedures are followed. Below is a synopsis of the five stages to the enforcement process:

- 1. Origination of Violation - Can result in a tag or phone call*
- 2. Courtesy Notice - Letter informing homeowner of violation.*
- 3. Formal Notice - Letter stating no action or correspondence has occurred. Possible fines up to \$250 + \$10/day for non-compliance. The homeowner may request a hearing with the Covenants Committee upon Formal Notice.*
- 4. Final Notice - Letter stating no corrective action completed up to \$250 fine + \$10/day will be assessed in 10 days.*
- 5. Recurring Fines - Letter stating fines have been assessed and will continue until the violation is remedied.*

“Would the Association consider allowing permanent holiday lighting to be installed?”

The Covenants Committee has been working on updating the Christmas Lighting policy to allow, under specific guidelines, permanent holiday lighting. The Committee will be submitting their revisions to the Design Review Committee so that they may evaluate the changes and make any recommendations to ensure compliance with the architectural guidelines. Once both Committees' have completed this process, the proposal will be sent to the Board of Directors for their review.

Amenities

“The Eastlake Community Garden was sparsely planted this year. Would it be possible to convert part of it into a true community garden?”

The Association is planning to work with the new Daybreak Garden Club to help revive interest and offer help to new gardeners. We are excited to see what this new partnership brings to the Community.

“Would it be possible to clear the main path around the lake of snow in the winter?”

The majority of paths around Oquirrh Lake are part of the secondary recreational trail system and therefore are not cleared of snow during the winter months. All primary access paths such as school routes are cleared.

Building/Development

“Can the construction dumpsters be moved off the main roads and placed on the property under construction?”

In most circumstances, the dumpsters are not placed on the lot under construction due to the nature of the work being done and limited space on the lot. However, any dumpster that is obstructing traffic and/or presents a safety concern should be reported to the HOA and South Jordan City.

“What is the development plan for the area on the north side of Oquirrh Lake?”

During 2017, planning efforts will commence for the north shore lake edge area. While we do not know, as of yet, what the planning effort will yield, the location is identified as a “village center” in Daybreak’s place-type hierarchy. We would expect the location to take on similar characteristics as SoDa Row, although the weighing between housing and commercial space will bias more towards the residential side. This is primarily due to the fact that there will not be as much demand for retail and office space at that location.

“The State is in a long term drought and the Utah Lake algae blooms, related to warmer climate, affected Daybreak’s water supply this summer. Would it be prudent for Daybreak to expand its landscaped curb strip plantings to reduce water use?”

Throughout the years, a commitment to sustainability and water conservation has been and remains a vital component of the Daybreak development plan. In addition to utilizing secondary water for over 85% of the common areas, a variety of natural-non irrigated, irrigated grasses, and water-wise plants are utilized in many of the Communities’ common areas.

The “master” irrigation system utilizes data from a local weather station, a variety of sprinkler head types, moisture sensitive sensors and detailed programming to evaluate the needs of the various areas and plant types. With this said, routine irrigation system inspections and monthly secondary water use meetings are held during the landscape season to identify leaks, breaks and areas in which a reduction in water usage can be found. Daybreak residents also have a vital role as the reports and questions we receive help to ensure timely repairs and functionality of the community wide irrigation system.

Traffic/Parking

“Would Daybreak level the mounded roundabouts to enable drivers to see most or all of the traffic on the roundabout roads?”

The roundabouts are functioning as intended—slowing traffic to 15-20 miles per hour before entering. The roundabouts were designed and landscaped to require drivers to slow down and yield to any traffic already in the roundabout.

“Are there any plans to extend the TRAX redline beyond its current termination in Daybreak?”

Yes. South Jordan City’s, UTA’s and Daybreak’s currently identified and preferred alignment is (from the existing Grandville alignment and Daybreak Parkway Station) a corridor running southwest along Duckhorn (and future extension) to the Mountain View Corridor (MVC), at that junction turning southeast and continuing along the MVC eastern boundary crossing Daybreak Parkway and continuing southeast along this corridor to the realigned 11800 south. At that point turning southwest along 11800 south (as realigned), crossing the MVC into Herriman.

Budget/Assessments:

“Why do the Homeowner’s dues go up every year? With all of the homeowners now in Daybreak it seems like they should go down.”

Although there are more homeowners in Daybreak the community continues to grow and add more common areas so the assessments need to increase to maintain the new amenities and common areas. The addition of new homes coming on line does help to reduce the impact these new expenses have on an individual basis.

Landscaping

“Does Daybreak employ certified arborists to help guide the care of the trees; and there are several dead and missing trees. When will they be replaced?”

Yes, each of the four landscape contractors have certified arborists. Beginning in 2012, the Board approved a multi-year tree replacement plan that included replacing roughly 100 trees per year. In the fall of 2016 approximately 200 trees were planted in Daybreak. The final replacements of the original tree replacement plan are scheduled to be planted the spring of 2017. It is the goal of the Board to ensure annual tree losses are kept to a minimum, and those that are lost are replaced.

General

“When is Daybreak anticipated to be fully built and what will be the estimated number of units?”

Upon completion Daybreak will have 20,000 units. It is anticipated the community will be built out around 2054. The first homeowner elected Board Member will be brought online when we reach 25%, or 5,000 closed units.

**Thank you for your questions and attendance!
Your Daybreak Board of Directors and Management Team**