

**Daybreak Community Association
Annual Meeting
November 15, 2017**

Questions and Answers for the 2017 Annual Meeting:

Thank you for attending the Thirteenth Annual Meeting for the Daybreak Community Association. You may recall the request for questions in the 2017 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 the process of changing the color of my home?

In order to change the color of your home you will need to submit an application to the Design Review Committee.

- *The DRC meets on the 1st and 3rd Wednesday of each month to review applications.*
- *Applications are due at the HOA office 1 week in advance to be considered for each meeting. Applications are located at the HOA office as well as online at LiveDAYBREAK.com*
- *There is a checklist of items to include on the 3rd page of each application. Make sure to include ALL items on the check list with your application (including the listed fee). If you have a question about whether an item is applicable to your specific situation please contact the HOA office.*
- *Bring your completed application, supporting documents, and check (check only) for your application fee to the HOA office no later than 1 week before the next meeting. The application and supporting documents may also be sent to the email address listed on the application.*
- *There is no fee for very minor improvements. Please inquire at the HOA to see if your improvement is considered minor.*
- *An HOA employee will review your application prior to the meeting to help make sure you have all the documentation that the Committee requires.*
- *You will receive an email with your results, usually within 48 business hours of the meeting. You will also receive a hard copy in the mail.*
- *If your application is approved you can begin work once you receive the email. Your approval is good for 1 year. If your improvement is not completed within 1 year, you will need to submit a request for an extension.*

Amenities

How should residents report the use of unlicensed watercraft on Oquirrh Lake?

During the boating season there are Lake Hosts that patrol the areas around the lake; you can report unlicensed watercraft to them or anytime during the year you can report it to the Association Office and we will ask them to remove their watercraft from the lake.

Will Daybreak parks be transitioning to South Jordan Park Districts?

No, parks that are currently owned and maintained by the Association will remain Association property. The Developer, Daybreak Communities, currently has an agreement in place with South Jordan City to provide land for development of future City parks within the community.

How do Amenity and Guest Passes work?

Currently Daybreak owners receive up to two free amenity cards for the members in their household. Additional amenity cards for household members can be purchased for a nominal fee. Guest passes can also be purchased

for non-Daybreak residents to enjoy use of the amenities while accompanied by a Daybreak resident. The Board will be evaluating the current amenity and guest pass policy in advance of the 2018 outdoor amenity season.

How do the locking systems work on the restrooms in Daybreak?

Restrooms located throughout Daybreak are equipped with door locks that automatically unlock after 10 minutes. This is a safety feature in case they are accidentally locked without anyone inside.

Building/Development

What are the plans and timeline for the development of the North Shore Beach area?

Planning is well underway and development options for the area are beginning to take shape in a manner consistent with the original vision, 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.

Traffic/Parking

With the construction of the new pool, what are the plans to handle the increase of residents parking at the Daybreak Community Center?

There is parking available on the streets around the Community Center and at times school is not in session we are able to utilize the Daybreak Elementary parking lot.

Is there anything the community association can do in conjunction with South Jordan to address speeding on South Jordan Parkway and Kestrel Rise Road?

The Daybreak Community Association has reached out to South Jordan Police to make them aware of the resident concern and to pay additional attention to these areas when patrolling the community.

Cars are parking on both sides of the street; I find it scary trying to navigate the narrowed streets.

The streets in Daybreak were designed with the intent that cars would park on both sides. As a result, drivers reduce their speed while traveling through the neighborhood.

The intersection of South Jordan Parkway and Vermillion Drive is in need of a traffic signal

Streets in Daybreak are public so the installation of traffic signals is the responsibility of South Jordan City.

Alternate Parking Restrictions for snow days are not being followed, what can be done to make sure residents are following the regulations so that snow can be removed properly?

South Jordan City enforces on street parking throughout the Community. An alternate parking restriction is enforced during the winter season. You can report parking issues directly to South Jordan City by calling 801-254-4708 or the Association Office for assistance. To view the full SJC Alternate Parking code, please log onto www.sjc.utah.com.

Budget/Assessments:

With all the new development in Daybreak, why are fees going up to cover amenities? Shouldn't the new development be able to cover the costs new parks, pools, etc.?

Although there are more homeowners in Daybreak, the community continues to grow including the addition of more common areas and amenities for residents to enjoy. Assessments are determined based on the need to maintain the common areas and amenities including parks and pools. The addition of new homes coming on line does help to reduce the impact these new expenses have on an individual basis.

General

We are noticing an increase in non-resident activity after dark in different areas of Daybreak. Is there a plan in place to monitor this activity, if so what is that plan?

The Daybreak Community Association contracts off duty South Jordan City Police Officers for after hour security patrols in the Community in the late evening and early morning hours. The patrols monitor the various neighborhoods and are also made aware of areas that see increased activity, particularly those close to undeveloped areas.

When, now if possible, can we not pay for CenturyLink internet? We have not used it for three years and should not have to pay if it is not used.

The contract with CenturyLink was extended in 2016, with the contract ending in 2021. The fee is incorporated into the master assessment. In accordance with Section 10.3 of the Community Charter, by purchasing a home in Daybreak, "Each Owner agrees to pay all assessments levied against his or her unit and no Owner may be exempt from liability for assessments by non-use of services provided." However, this does not preclude homeowners from choosing a different service provider. In the spring of 2016, the base speed for Daybreak residents we increased from 40 MB download to 100 MB download speed.

What is the status of the installation of mailboxes in the new villages of Daybreak?

- *All developers and builders in the United States are required to install cluster mail boxes per size and location identified by the Post Office. Daybreak Communities works as a partner with the South Jordan Post Office to identify locations and sizes of cluster mailboxes to be installed in Daybreak.*
- *As each new Plat is approved for homes at the South Jordan City Planning and Zoning Commission, the maps are delivered to the South Jordan Post Office.*
- *Once the location and size of the cluster box is designated, the information is passed back to Daybreak Communities and they install the boxes. The goal is to install boxes as quickly as possible when homes are nearing completion on a street. Sometimes there is a delay due to construction near the box location limiting access.*
- *Once the cluster boxes are installed, keys for the individual boxes are delivered to the South Jordan Post Office and the PO assigns a key to each box/residence.*
- *When new residents move into a home, they go to the Post Office to pick up collected mail and once the Post Office has assigned a specific box to a home, the resident will receive a key for their box.*
- *It takes the Post Office a few days to assign the boxes for the keys, so a resident may notice their new mail box and not get a key immediately.*
- *As an FYI, the US Postal Service is responsible for installing new mailboxes for most of the locations east of Kestrel Rise Road. Daybreak Communities is responsible for installing the new mailboxes west of Kestrel Rise Road.*
- *Contact Barbara Breen for more information: BBreen@DaybreakCommunities.com*

What is the master association's relationship with the many sub-associations in Daybreak? Do the sub-associations report or work with the master association when proposing to pass a HOA fee increase?

The sub associations or neighborhood associations within Daybreak are unique and separate legal entities that operate within the community. Each sub association has their own governing documents, operational functions and budgets. The master association does not have direct input towards a proposed assessment increase.

In the coming months, the Board of Directors for the Daybreak Community Association, Inc. (the Master Association) proposes to adopt a Resolution outlining the policies and practices through which they will engage the various Daybreak sub-associations in community governance matters. The Resolution will require Neighborhood Associations (sub-associations) to provide the Master with certain operational and financial information to ensure transparent and consistent operation at all levels throughout the community. The intent of the Resolution is for the Master Association and Neighborhood Associations to improve their cooperation and coordination to more effectively and efficiently maintain Daybreak community-wide standards and service levels, promote an improved quality-of-life for residents, and protect homeowner investments.

What is being done to address the issue of residents feeding ducks on Oquirrh Lake?

During the summer season, regular articles can be found in the Daybreak Community Association by-weekly Daybreak Neighborhood Newsletter. These are provided in an effort to educate residents to not feed the Oquirrh Lakes ducks. That ducks do best when they eat their natural food sources, like seeds, small plants, and insects.

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