



ROCKING HORSE
F A R M

Rocking Horse Farm Residential Homeowners Association (HOA)

Rocking Horse Farm (RHF) common areas owned by the RHF Residential HOA throughout the RHF development is a shared responsibility of residents in the 5th Addition (The Cottages) as well as 2nd and 3rd Addition.

RHF Residential HOA Services

Each homeowner is responsible for a portion of the 160-acre Rocking Horse Farm Residential HOA maintenance costs. These costs currently involve 5 learning-oriented pocket parks, 2 entrance signs and their landscaped lots, and 3 trail-access lots. Although the trail-access lots are owned and maintained by the Fargo Park District, the HOA is responsible for maintaining the underground sprinkler system and paying for water usage. Location of these common areas are outlined on page 3. The RHF Residential HOA is fully funded annually from fees assessed to homeowners, and individual lot owners. JetLand Properties, the RHF developer, is responsible for HOA fees attached to unsold residential lots.

RHF Residential HOA Fee

The HOA fee is based on maintenance needs and services, which will be annually adjusted according to the previous year’s incurred service costs. The annual fees for the RHF Residential HOA are \$456 per year, which broken down, would be \$38 per month.

RHF Residential HOA Fee \$480.00/year = \$40/month*

*If you are a homeowner in The Cottages, this fee is already incorporated into your annual HOA fees. Please keep in mind these fees may fluctuate annually depending on decisions made by the RHF Residential HOA. Should you have any questions about the HOA fees, please call 701-356-0219 or send us a message at support@rockinghorsefarm.com.

Note #1: Installation costs for current pocket parks, entrance signs, underground sprinkler systems and their landscaped areas are paid by the developer, JetLand Properties, LLC.

Note #2: Since the Farmstead Office Park benefits from the RHF Residential HOA amenities, it will be charged its proportional share of HOA fees based on land mass. Currently, the three Rocking Horse Farm land areas that are responsible for the annual maintenance expenses and their pro rata percentage are as follows:

RHF 2nd & 3rd Addition: 136 residential lots	43.64 acres	72%
RHF 5th Addition “The Cottages”: 45 residential lots	7.58 acres	13%
RHF Farmstead Office Park: 5 commercial lots	9.09 acres	15%
Total Acres Benefiting from RHF Residential HOA Amenities	60.31 acres	100%

The Rocking Horse Farm Residential HOA engages several professionals to supervise and maintain the HOA common areas to help ensure they look their best and produce as intended.

- **Confluence (formerly Land Elements)**, a well-known landscape architectural firm, designed the current pocket parks and entrance signage lots.
- **Dr. Ron Smith**, retired NDSU horticulture specialist, supervises the pocket park plantings and ensures the trees and bushes are healthy. He also regularly applies deer and rabbit repellent and coordinates tree replacement when necessary.
- **Dr. Burton Johnson**, NDSU plant science professor, annually plants the Field Crop pocket park. In addition, his crew weeds and keeps the plots well maintained.
- **All Terrain Grounds Maintenance** is responsible for weekly mowing, trimming, and weeding the pocket parks and entrance signage lots. They also spray for weeds and fertilize turf several times during the season. In winter, they ensure the 6' recreational trail around Rocking Horse Circle is plowed.

Learning-Oriented Pocket Parks

A. Field Crop

In the spring, multiple varieties of crops are planted in rows that face the 48th Avenue South sidewalk. These varieties may vary from year to year as we establish what varieties perform the best. Some varieties that have previously been planted include wheat, soybeans, sunflowers, sweet corn and pumpkins. When the edible varieties mature, such as sweet corn and pumpkins, RHF residents are encouraged to pick them for their own use.

B. Apple Orchard

In order to protect the apple trees from rabbits and other hungry creatures during the winter, a fence will be installed around the Apple Orchard each fall. As planned, when the trees mature and bear fruit, RHF residents are encouraged to pick them and enjoy.

C. Berry Patch

Varieties planted within the Berry Patch grow back every summer and don't require much ongoing maintenance. A fence will be installed in the fall around each variety of berries to help minimize rabbit damage. Again, RHF residents are encouraged to pick and consume the berries throughout the summer.

D. Native Tree

The linear pocket park is filled with different varieties of native North Dakota trees. Until these trees mature, protective casings will remain on the base of the trees.

E. Flower Garden

The Flower Garden is a selection of hardy herbaceous perennials. With proper care, these flowering perennials will come back every year. A fence will be installed around the Flower Garden each fall to protect the perennials from rabbit damage.

Trail-Access Lots

These lots allow access to the extensive recreational trail system owned by the Fargo Park District. The lots are owned by the park district, but RHF installed the underground irrigation systems on the RHF 2nd Addition lots and, therefore, the water is an HOA expense. The Fargo Park District maintains the turf and the trees.

Lots Managed by the Rocking Horse Farm Homeowners Association (HOA)

Common areas managed and owned by the Rocking Horse Farm (RHF) Residential Homeowners Association (HOA) are defined with a yellow outline. These areas include 5 learning-oriented pocket parks, 2 entrance signs with their landscaped lots, and 3 trail-access lots.



Landscaped Entrance Signage Lots

Each of the entrance signage lots consist of a 40' fieldstone rock wall with a 5'-tall red rocking horse on top. Both the wall and the horse are lit at night, providing a warm Rocking Horse Farm welcome. In addition, the signage lots are planted with trees, turf and tall grasses that are supported by an underground irrigation system.