Welcome to the

DESERT COLOR™ COMMUNITY ASSOCIATION

RESIDENT GUIDE

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Welcome Home

DESERT COLOR™
COMMUNITY ASSOCIATION

CCMC

Now this feels like home.®

Congratulations on your new home within the Desert Color Community. You are now a member of the Desert Color Community Association and can take advantage of the many benefits included in the Association.

CCMC Management Team handles all of the community's day-to-day operations, including common area landscaping, facility management, accounting, Lifestyle programs, and other projects. Everything we do is designed to benefit residents and fulfill the mandates of the community's governing documents. We encourage open and honest dialogue with homeowners and feel the community's pulse when making recommendations and decisions with community leadership. We want to bring the vision of the developer and residents to life, then keep that vision alive for years to come. When we're supported by the community and empowered to do what we do best, magic happens.

As a member of the Desert Color Community, you will be required to pay assessments, abide by the community's rules and regulations and maintain those areas of your home for which you are responsible.

We are delighted to have you be apart of this new and exciting community, taking part in the lifestyle and making new, lasting relationships.

AMENITIES

Lagoon & The Shores Resort

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To gain access to the Lagoon and Shores Resort areas, be sure to register for your Amenity Access package. (See pg. 5 to register.) To maintain the safety and security of residents and their guests, all individuals 8 years and older are required to wear a wristband while in the amenity areas of the Lagoon and Shores Resort or attending Lifestyle activities. This helps ensure these beautiful amenities remain private for our members.

The community association establishes facility hours; this includes the Lagoon, beaches, and Shores Resort. Please note, the Association reserves the right to alter facility hours based on weather, season, private functions, maintenance needs, etc.

- Attendees under the age of 14 years must be accompanied by a responsible adult 18 years or older.
- At this time, outside food is allowed within the Lagoon and Shores Resort.
- The Lagoon and Shores Resort are operational year-round. The facility hours are posted at the entrance gates and typically coincide with daylight-saving time. Contact the Association team for any facility-related questions, including up-to-date hours of operation. Office phone: 435.562.5483 or email us at desertcolorca@ccmcnet.

Before you visit the facilities, please take a moment to review the rules and regulations. This will provide a better experience for you and your guests. The Shores Resort and Lagoon Access Policy

Amenity Access Package

Your first step to enjoying the facilities will be registering and picking up your Amenity Access Package.

What does each home receive in their access package?

- One access key card with the family name and picture of your choice.
- Up to 6 wristbands. (for family members living in your home.)
- 30 [1-day] guest passes.

As a resident, it is your responsibility to ensure that your guests have signed the Facility Use Waiver (QR Code or Step 2) before using the amenities. Use your DC address when signing.

- Are you a part of an LLC? Choose ONE designated person to be a point of contact for all families.
- Renters will need to provide a copy of your lease agreement and contact information.
- Are you just closing on your home? Once your closing is complete, come into the Association office during business hours with a copy of documented proof of ownership.

Waiver Link

SCAN ME

Step 1: Click here

to fill out the Amenity Access form for the access key. One adult household member listed on the title, or lease agreement should fill out this form, listing all the members who reside in your home. You will be asked to upload a document proving ownership and a photo you would like to be used on your access key card.

Step 2: Click here

to fill out the Facility Use Agreement and Waiver or use the QR CODE provided. A Waiver form must be signed for all individuals in your household who will access the facilities. Children seven and under do not need to wear a wristband but must have a waiver signed for each child by a guardian. Please use your Desert Color address when signing to register successfully.

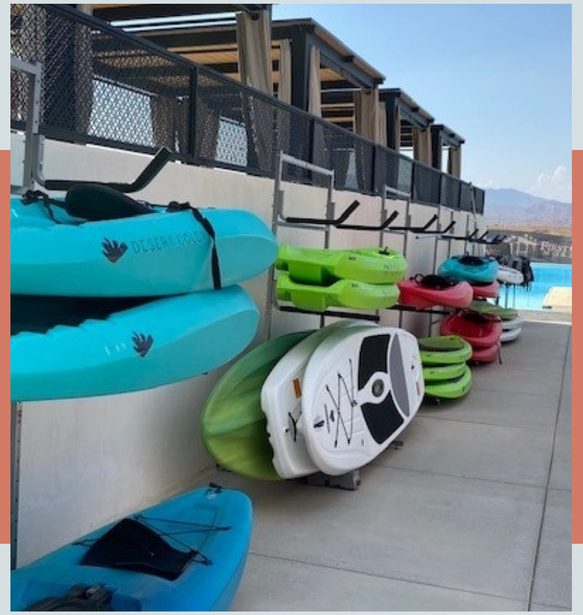
The management team will process your information and contact you once completed and ready for pick up during office hours: Monday - Friday, 10am – 6pm.

Amenity Rentals

Whether you're looking to rent a paddleboard, kayak, lounge by the pool, or play in the sand, our team is ready to assist and help you enjoy your resort lifestyle.
The Association offers rentals of paddleboards, kayaks, life jackets, and cabanas. See the Recreation office off the pool deck to register your water vessels and rentals.

What's a PBA?

Look for our friendly Pool and Beach Attendants (P.B.A's) wearing the blue polos. They will help you with rentals, watercraft registration, or help address any questions or concerns during your visit at The Shores Resort & Lagoon.



Personal Kayaks and Paddleboards

Do you have personal Paddleboard or Kayaks?
If so, bring them to the Recreational office at the Shores Resort for an annual registration sticker. ($12)
See Water Vessel & Inflatable Parameters.

LIFESTYLE

Living Well. A Place Like No Other

DESERT COLOR™
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Desert Color provides the ideal setting for your family to enjoy activities like you never have before! We are a community created and built around a vision of connectivity, lifestyle, and sustainability that maximizes all the attributes of its beautiful and natural setting.

We offer monthly wellness classes, community events, and gather people together to create connections and lasting memories.
See the latest news on TownSq, Instagram, or your monthly Newsletter.

(See page 18 for how to sign up to receive this information.)

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HOME

Utilities

Select the links provided below to be directed to each of the utility companies/governmental agencies.

Gas - Dominion Energy
1-800-323-5517

Electric - Dixie Power
435-673-3297

Mailbox - St George US Post Office
435-688-2850 take your closing documents to the post office to get your box and keys.

Water, sewer, garbage -St George City
435-627-4700

TV options: TDS or DIRECT TV

Trash cans - WCSW
435-673-2813

Trash services are provided by the City of St. George and take place every Tuesday. Trash receptacles can be placed on the street/alleyway twenty-four hours before and must be returned to your unit twenty-four hours after pick up. Recycle services are provided every other Tuesday.

Home Maintenance

A few special items to note regarding individual home maintenance:

- The individual homebuilder facilitates warranty items.
- Issues with power, gas, water, or sewer should be directed to the appropriate utility company.
- For any home repairs needed outside of the warranty period, don't hesitate to contact an independent contractor.
- For questions regarding repairs on townhomes and condos, please contact the Association team at DesertColorCA@ccmcnet.com.

Internet

The Desert Color Community has partnered with CenturyLink to provide "Fiber to the Home." The cost is included as part of your association assessments. All Desert Color homes are pre-wired with a CenturyLink modem and router.

How to set up your Fiber Internet in your Desert Color home:

- Enter your new home, turn on your device's WiFi
- Go to www.centurylink.com/ON
- Click on "Sign up now" to create your account
- Select your State, City, community, and address

If the homeowner wants to upgrade, the resident will choose the upgrade they prefer, add their credit card, and be billed the difference.

Service repair #1-866-872-0238

- Option 1 for Sales
- Option 2 for Customer Support
- Option 3 for Tech support.

*Residents can log into their account to live chat with a representative for any questions.

CenturyLink Broadband Specialist

Jesse Heath
#435-231-2880
jess.heath@centurylink.com

Sean Hayes
#801-205-6805
sean.hayes@centurylink.com

SHARED SPACES

Community Parks

The Desert Color Community Association maintains all community parks. As the community grows, you will see more parks available for use.
Fire Sky Park - please clean up after yourself when using these parks.

Pets

If you have any questions regarding pets, please review the CC&R's (section 8.20 page 33)or contact the Association office.

Please be considerate by picking up after your pets and keeping them on a leash when not in an enclosed area.
Please pick up your animal waste in your yard and when you are out in the community.

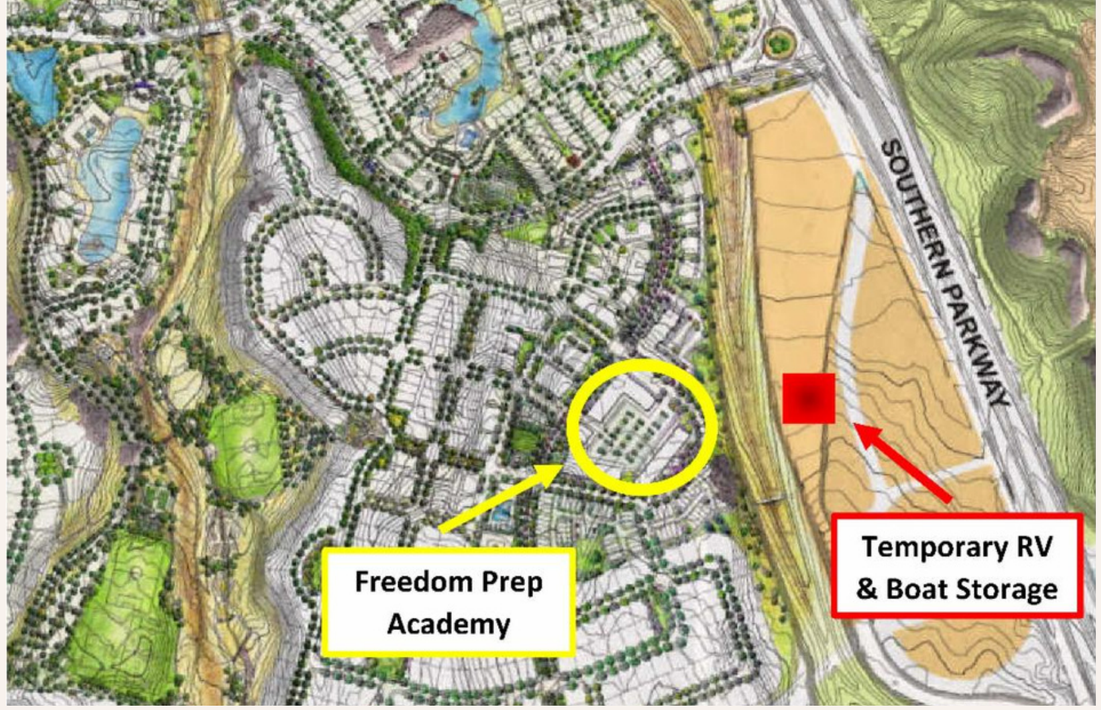
Walk or Bike Paths

With the winding network of trails, parks, and nature preserves, residents will feel a deep connection to nature and one another. The interconnected community trails tie into the existing regional trails of the greater St. George area.

Parking

A few notable items to note with parking within the Desert Color Community. *(CC&R's section 8.10-12)

- Do not park on roads with a landscaped median.
- Parking in Private Alleyways is prohibited.
- Residents may park their vehicles in their private driveways as long as it does not infringe on the alleyway and residents do not drive over landscaping.
- Not allowed to be parked in driveways: Boats, golf carts, UTV's, campers, or similar recreational vehicles.
- No overnight parking is allowed at The Shores Resort (10 pm - 9 am)
- Garage doors shall remain closed at all times except when entering and exiting the garage.



Vehicle, Boat and RV Parking

No person shall park any recreational vehicle, mobile home, trailer, camper, snowmobile, boat or other watercraft, stored vehicles, and unlicensed or inoperable vehicles within the Community other than in an enclosed area or in an area screened from view as defined in the Design Guidelines Outdoor Storage section.

The Developer has provided a temporary solution for additional parking for resident trailers, boats, and recreational vehicles. Please reference the map above for the location of the temporary parking area.

SCHOOLS

Children living in Desert Color may attend the following schools.
Please get in touch with the school directly for registration details.

Select the links provided below to be directed to each of the school's websites.

Freedom Prep Academy

Pre-school - 5th Grade

5647 S. Carnelian Parkway St. George, UT 84790 p: 435-900-1399

Desert Canyons Elementary

Kindergarten - 5th Grade

3101 E. Rumrunner Dr. St. George, UT 84790 p: 435-673-3553

Sunrise Ridge Intermediate School

6th- 7th Grade

3167 S. 2350 E., St. George, UT 84790 p: 435-652-4772

Desert Hills Middle School

8th - 9th Grade

936 E. Desert Hills Dr. St George, UT 84790 p: 435-628-0001

Desert Hills High School

10th - 12th Grade

828 Desert Hills Dr. E, St. George, UT 84790 p: 435-674-0885

COMMUNITY MANAGEMENT

CCMC

The Board of Directors for the Desert Color Community Association contracts with CCMC for community management services on behalf of the residents. CCMC is a national leader in community management and provides a dedicated onsite team to assist in overseeing and maintaining the common core amenities, ensuring the consistency of development standards, and maintaining property values.

Would you please fill out the New Resident Contact information document and keep us updated with any changes to your information?

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Association Insurance

The information presented in the Desert Color Community Master Association Key Insurance Document provides an explanation of the insurance responsibilities and requirements for the individual owner and the Association. For specific questions regarding these policies, please feel free to contact the Association's insurance partner; Beehive Insurance.

Board of Directors

The Board of Directors for the Desert Color Community Association is made up of developer representatives. Meeting minutes are available on the TownSq app.

Sub-Associations & Benefitted Areas

If you live in a sub-association, you will have additional governing documents, these outline the unique owner and sub-association responsibilities.

Benefitted Areas are established to provide certain benefits to owners who are part of the service area. Services provided can range from lawn care to exterior maintenance and more.

Governance

The Governing Documents establish Desert Color is a master-planned community and govern its operation. To protect property values and preserve the character of the Community, your legal documents provide for the establishment of architectural standards and the development of rules that govern property use within the community. We encourage you to take the time to read these documents received at closing. To view digital versions, go to the TownSq app.

Community Maintenance Requests

The Association maintains all parks within the community. If you see concerns regarding maintenance in a park, trail, or common area, don't hesitate to contact the Association.

The City of St. George manages all public roads in Desert Color, except for the Resort area, for which the Association manages, as they are private.

Dixie Power manages all street lights in the Community; if you notice one out, you can either contact the Association office or report directly to Dixie Power. The serial number at the base of the light will be needed for identification.

Design Review Committee

DRC

All exterior architectural modifications, including landscaping, must be approved by the Design Review Committee (DRC) before installation to adhere to the community standards. If you plan to make any modifications to the exterior of your home, please email our DRC team at drc@desertcolor.com to find out how to proceed.

Design Guidelines
Design Guideline Application

You may be asked to provide one or more of the following:

- Completed application outlining what you are proposing to do and where.
- DRC fee of $100 (made out to Desert Color Community Association and delivered or mailed to DCCA, 820 W. Ayoka Pearl St., St George, UT 84790
- Photos of the area you are proposing to change.
- A site plan of your lot showing the section(s) you are proposing to change.

ASSESSMENTS

How to manage your Assessment payments?

You will need an Association account number to access the VMS Homeowner Portal. If you are a new homeowner, this may take up to forty-five days from your closing date to receive in the mail.

Statements are billed quarterly to the address you submitted as your billing address. Due dates are January 1st / April 1st /July 1st /October 1st.

Please refer to your quarterly statement for your account number and web password, then visit our VMS Homeowner Portal at vmsweb.ccmcnet.com to log in and manage your account.

We have provided the "VMS Homeowner Portal How-to Guide" here and on our TownSq app to help you navigate around the site. Please email Suzanne at sarchibald@ccmnet.com for any questions or if you need assistance logging in.

Once logged in, you'll have access to:

- Your association account balance
- Links for online payments and direct debit (ACH) set up.
- The self-service billing address and contact information change.

Want to MAIL your assessment payment?

When paying by mail, please make a check payable to:
Desert Color Community Association/CCMC
P.O. Box 105260 Atlanta, GA 30348-5260
Please include your account number on your check and send it with your statement.

LEASING GUIDELINES

Below are some high-level leasing requirements, for a complete list, contact the Association office.

Resort Areas

Residences located in the Resort area may be leased on a nightly or another short-term rental basis.

Desert Color utilizes qualified short-term management companies in the Resort area. Currently, Red Rock Vacation Rentals is the only company that has met the qualifications. They will handle all of the reservations, scheduling, and booking for the short-term leasing and occupancy of all Lots, Units, or Residences in the Resort area of the Community.

Contact name: Dale Desmond
email: dale@redrockcompanies.com
phone: 435-703-9946

Residential Areas

- The Residence may be leased only in its entirety (e.g., may not separately lease separate rooms within the same Residence.)
- No nightly or short-term leasing. "Long-Term" shall mean any occupancy of a residence for a minimum of six (6) months or more.
- All leases shall be in writing and must require the following verbiage: "tenants and all occupants listed on the leased lot are bound by and obligated to comply with the Governing Documents and that any failure to comply shall be a default under the lease."
- The owner must provide their tenants with copies of the Governing Documents.
- Long-term occupants will be considered residents and have amenity access and use privileges if the Association has received all contact information and a copy of the lease agreement. If the Association has not received a new lease by the expired date on the lease, we will deactivate amenity access until we receive a copy of a new lease.
- The owner's responsibility is to keep the Association apprised of any tenants' or lease agreement changes. This helps the Association manage the facilities for its members and maintain its records accordingly.
- Homeowners who want to obtain amenity access simultaneously as their long-term renter may OPT-IN and pay for an OWNER Amenity package. Pay the required $600.00 annual fee each calendar year. Call or email the Association office and let them know your preference to either OPT IN or OPT OUT of the Owner's Amenity Access.

COMMUNICATION

Newsletters

Don't miss out on all the fun at Desert Color. Stay up to date on all community events and public notifications. Make sure to subscribe to the Desert Color email list. We add your email when you fill out the Resident Contact sheet. Click HERE if you would like to request a different email be used or add a family member.
Once you register, you will have access to special updates, educational articles, and advertised community events in our monthly newsletter.

Instagram

Stay in the know with all things Desert Color.

Follow us:
@DesertColorlife

How to sign up on townSq

Homeowners, After you receive your association number (This may take up to 45 days after your closing date.), please visit the TownSq website using a computer and follow the steps below to register an account:

- Click "Need to Register" on the lower right-hand corner of the page.
- Enter your account number (Association #)
- Enter the property's zip code
- Enter your last name
- Click "Continue."
- Click "Sign Up."

You will be prompted to choose an email address and password.
Now you have access to all Community information: governing documents, rules, guidelines, and more.

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COMMUNITY ASSOCIATION

Your CCMC Management Team

• Justin Kailing CMCA, AMS, PCAM	Community Manager	5516 S Carnelian Parkway, St George, UT 84790
• Christy Martin	Lifestyle Director	DesertColorCA@ccmcnet.com
• Stetson Harris	Facilities Superintendent	Phone: 435.562.5483
• Suzanne Archibald	Resident Services Administrator	Office Hours: 10 am - 6 pm Monday - Friday