



Welcome Home,

Enjoy the open space, the trails, and the lake access here at Rocky Creek Ranch (RCR). Each property and home is unique with each home complimenting the ranch and its natural features. We preserve our property values with thoughtful and careful planning.

Please read the Deed Restrictions and the Design Guidelines provided to you at closing. It provides important information for you as a property owner at RCR.

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## OWNER PORTAL

**CONNECT** is the official Rocky Creek Ranch owner portal. You must register with the Homeowner Association (HOA) to use CONNECT and receive important information from them. CONNECT allows you to:

- Update contact information and opt in to the RCR directory
- View account balance and history
- RCR News and calendar
- Access documents such as Deed Restrictions, Amendments, and Financial Statements.

Register at:

[www.rockycreekranch.connectresident.com](http://www.rockycreekranch.connectresident.com)

You will need a customer code to connect. Contact HOA Customer Care at 877.378.2388 to receive your code.

## DUES AND FEES

For convenience, there are multiple ways to pay for RCR HOA dues or other fees.

**ClickPay:** This is the preferred method of payment. You may pay through an ACH draft or using a credit card. You will need your account number from CONNECT and the primary listed homeowner's name and address.

Access ClickPay at:

[www.login.clickpay.com/firstservice](http://www.login.clickpay.com/firstservice)

**Bill Pay:** Use the Bill pay feature with your own financial institution.

You will pay to: First Service Residential (FSR). FSR is a registered payee and eligible for electronic funds transfer. Include your FSR account number in setup (L0579-0000-xxxx-xx)

**Check:** You may pay by check for ARC Fees Only. Send to:

RCR Homeowners Association, Inc.  
c/o First Service Residential  
14951 N. Dallas Parkway, Suite 600  
Dallas TX 75254

## ENTRANCE GATES

RCR has 2 gates allowing entrance to the property: Main Gate and Contractor Gate. Both are accessible via toll tag, keypad code, directory lookup, or manual clicker. Owners and their guests may use either gate.

### **ALL COMMERCIAL AND CONSTRUCTION TRAFFIC MUST USE THE CONTRACTOR GATE ONLY.**

It is the responsibility of the homeowner to provide Contractor Gate keypad information to any contractors working on the homeowner's property.

**TOLL TAG ENTRY:** The toll tag form can be found on CONNECT under documents. Toll Tags will open both Main and Contractor Gate.

**GATE ENTRY CODE:** Each gate has a keypad for manual entry of the gate code. There is a unique code for each gate. These codes are changed periodically for security reasons and the change and new code will be announced several weeks before the change goes into effect. Call FSR Customer Care at 877.378.2388 for current code if you do not receive it by time of property closing.

You may receive a temporary code for special events at your property. The code will be deleted after the event. Send email to [rcrtolltag@gmail.com](mailto:rcrtolltag@gmail.com) with the requested number (4 digit), date, and location of event.

**DIRECTORY LOOKUP:** This feature is ONLY available at the Main Gate. Visitors may select an owner name from a directory listing in the center Main Gate island. The system will call the phone specified by the owner who may press '9' on their phone to open gate. Note again this feature is NOT available at the Contractor Gate.

**CLICKERS:** Manual clickers such as used for garage doors can be set to open the gate. It is good to keep one available in your car as a backup form of entry. Contact [rcrtolltag@gmail.com](mailto:rcrtolltag@gmail.com) for information on programming your clicker.

### ***What to do if gate does not open!***

- If your toll tag is not being read, try backing up a little and giving it another chance. The readers have a pretty wide range, but tag placement varies.
- If the code doesn't work, try it one more time. It is easy to enter the wrong code.
- Try your clicker. The clicker works even if most other methods fail.
- Try the other gate.

If still unable to open gate, call FSR Customer Care at 877.378.2388 (available 24/7) to report the problem.

### **DO NOT ATTEMPT TO FIX THE GATE OR PUSH ON THE GATE.**

This can cause more damage and add expense for the HOA

## SERVICE PROVIDERS

**Trash and Recycling:** Sundance Recycling 817.888.6417. Current trash pickup is on Thursdays.

**Internet Service:** At this time, RCR does not have fiber internet available. There are several line-of-site and satellite providers and, most recently, 5G. Nextlink: 855.698.5465. Element 8: 877.729.1678. Rise Broadband: 844.411.7473. Tmobile 5G: 888.662.3514.

This is by no means an all-inclusive list and providers change frequently. Talk to your neighbors to find out what is working best at any given time!

**Propane:** Texas Butane: 817.754.6392. Gene Harris Propane: 817.295.1091. Pinnacle Propane: 817.626.5496. Halgood Propane: 817.441.2233. Again, this is by not all possible providers.

## PROPERTY TAX VALUATION

The land you purchased may have an existing 1-D-1 Agricultural or Wildlife Valuation listed with Tarrant Appraisal District (TAD). This exemption greatly reduces your property taxes.

**As a new owner, you must reapply to TAD to maintain the 1-D-1 valuation.** If not renewed, the owner will be liable for paying the non-exempt property taxes for the prior five (5) years and may not reapply for the 1-D-1 valuation for at least three (3) years.

The RCR HOA contracts with a local rancher to graze cattle on the open space of RCR. This qualifies any owner to claim the 1-D-1 valuation for agricultural purposes for unfenced land. The cattle contract is reviewed annually as to its viability as more homes are built and grazing land is reduced.

For this reason, RCR recommends the Wildlife Management valuation (WLM) which is a subgroup of 1-D-1. The HOA owns about 140 acres of RCR land and claims WLM as the basis for its property taxes. The WLM committee of RCR provides services to comply with the WLM requirements.

Owners may claim 1-D-1 valuation for WLM by applying to TAD with an WLM plan at **tad.org** (find under *forms*). Contact the RCR WLM committee or Board of Directors to get information to help fill out this application. There are also companies that can help with the application and form for a fee: Plateau Land & Wildlife Management (plateauwildlife.com) 888.289.9409 or 512-894-3479 or TelaConsultants (Chad Simmons) 972.837.0392. Both companies have experience with RCR properties.

## **BOARD OF DIRECTORS, COMMITTEES, and MANAGEMENT ASSOCIATION**

The **RCR Board of Directors (BOD)** is a group of dedicated, elected residents who meet frequently to review the needs of the community. The responsibilities and structure of the BOD are stated in the Deed Restrictions, Article 6. All residents are invited and encouraged to attend quarterly, open BOD meetings. Dates and times are posted on the CONNECT calendar, emailed, and posted at entrance gates. The final meeting of the year is hosted by a resident and a social event follows the meeting. BOD agendas, open meeting minutes, and financial reports can be found on the CONNECT portal.

There are five (5) BOD positions, each for a 3-year term, with elections held at the end of every year. Positions are staggered for continuity of the board.

### **RCR COMMITTEES**

There are several RCR committees. These are:

- Maintenance Committee
- Safety Committee
- Social Committee [rcrsocialcomm@gmail.com](mailto:rcrsocialcomm@gmail.com)
- Trail Use Committee
- Wildlife/Cattle Management Committee

Please consider serving on one or more of these committees. There are no elections nor term limits and it is a great way to become involved in the community. If you are interested, contact the BOD at [rcrhoa.board@gmail.com](mailto:rcrhoa.board@gmail.com).

### **MANAGEMENT ASSOCIATION**

RCR has contracted with First Service Residential (FSR) as administrator for many aspects of governing our community. These include property management, gate management, maintenance, accounting, voting, etc.

Our FSR contact is Leslie Gamel 817.380.7006 or [leslie.gamel@fsresidential.com](mailto:leslie.gamel@fsresidential.com)

FSR Customer Care 24/7: 877.378.2388

## **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

All new owners should receive at property closing the RCR Deed Restrictions and Design Guidelines (DRDG) known in some communities as CC&R (Covenants, Conditions, and Restrictions). PDFs of these documents can be found on the CONNECT portal.

The DRDG provides all property restrictions for new builds and improvements. The DRDG were designed to protect the overall integrity and value of RCR properties. All improvements to properties including homes, barns, outbuildings, fences, carports, ponds, major landscaping, and exterior modifications to new or existing structures **require** approval from the ARC (Deed Restrictions 2.2).

Communication with the ARC early in your design process ensures compliance with the DRDG. Please note that no construction activity including grading can start before a Notice to Proceed is received from the ARC (Design Guidelines 6.10).

You may contact the ARC at: [rockycreekarcc@gmail.com](mailto:rockycreekarcc@gmail.com).

You will find some initially relevant sections of the DRDG at:

### **Deed Restrictions:**

- Article 2: Description of the ARC role
- Article 3 and 4: Property restrictions
- Article 13: Non-compliance

### **Design Guidelines:**

- Articles 1 and 6: Overview of and detailed design review process with the ARC
- Article 2: Site Planning and Landscaping
- Articles 3 and 4: Architectural Standards and Regulations
- Article 5: Construction and Contractor Regulations, Work site Management
- Article 5.29, 6.10(n), 6.11(p): Non-Compliance

Plans for residences, barns, shops, gazebos, green houses, chicken coops, swimming pools, sports courts, landscaping, fencing, gates, and other items must be submitted through the CONNECT portal as an Architectural Modification. An application fee is charged to the property owner at the time of submission. This fee can be refunded by making a request to the BOD. A second fee, non-refundable, is paid to compensate the Design Architect working for the HOA for the plan review. This fee is based on the square footage of applicable review space. The fee may be waived for some smaller projects on review. A last fee is assessed monthly during the build to cover the cost of the Compliance Observer who will periodically monitor construction for compliance with the submitted, approved request and DRDG.