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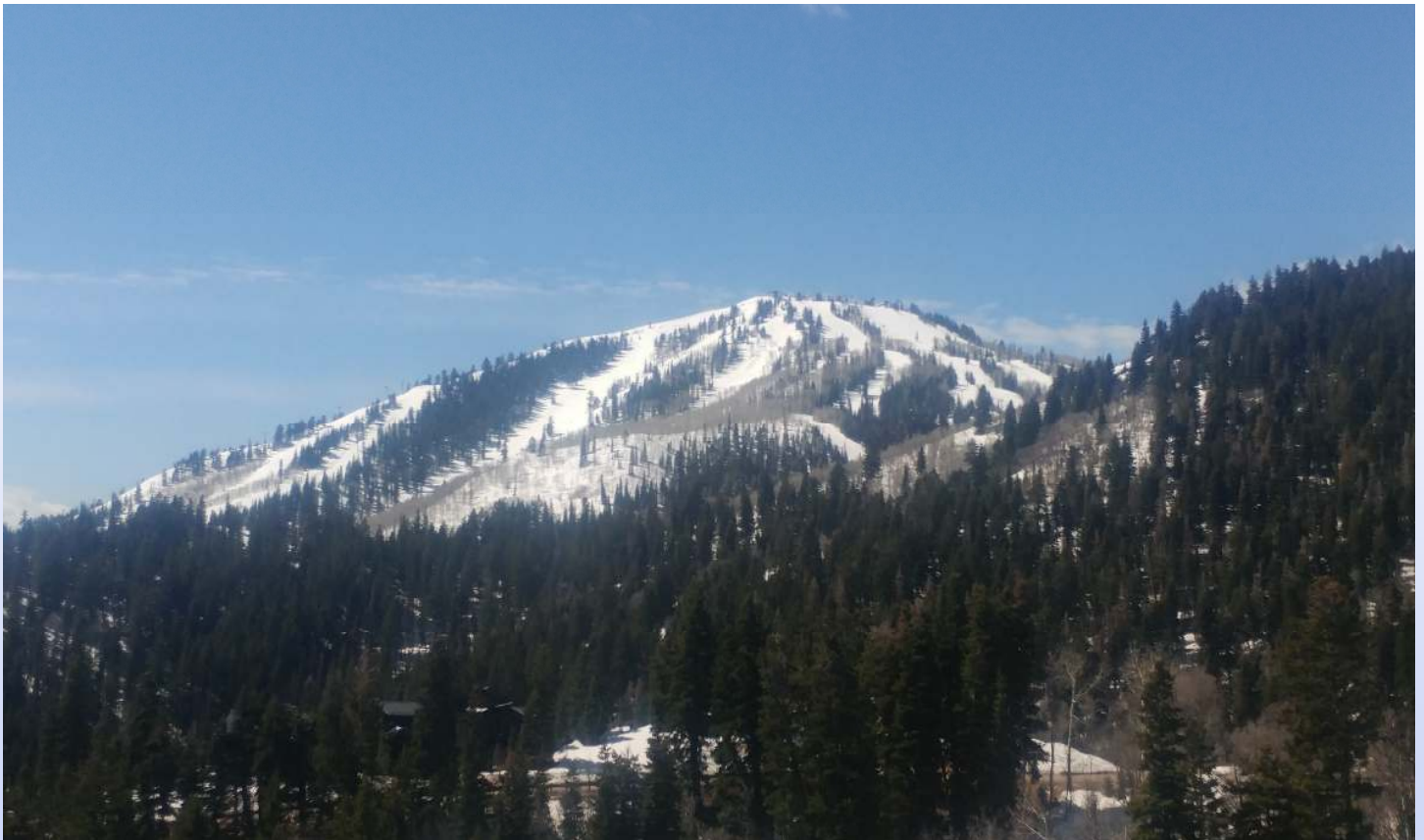
A Message for the G.M.

Dear Deer Crest Owners,

We hope this message finds you safe, healthy and happy.

We are happy to report that the Deer Crest operations team is healthy and maintaining social distancing during the COVID-19 pandemic. We are eager to see some semblance of normal life again and hope that includes seeing you at the property enjoying your investment sooner rather than later.

In these unique and unprecedented times, Deer Crest continues to march forward with a steadfast determination to meet the needs of the community ensuring the preferred and ideal growth of the property. We are seeing much work around us take place with multiple homes underway and the development of property outside of Deer Crest. (cont.)



A Message from the G.M., continued

Highway 40 is being altered to allow for portals (tunnels) from the Jordanelle reservoir side of the highway to the Deer Valley Gondola and the future Mayflower Development. This project is expected to be completed by the end of 2021. Further information will be provided in a separate message to all owners.

In the same area of the Highway 40 portal project is the newly forming Jordanelle Parkway which will connect with highway 40 going into Kamas and will provide a much needed easier access to the Uinta mountain range. This project will see the new roadway begin near the fire station on the east side of highway 40 and exiting near Browns Canyon on highway 248 which leads to the city of Kamas.

The Mayflower development is still moving forward with large amounts of excavation underway for the first phase of the property. (more detail to come: Determine timetables on this project).

As you are aware, Deer Valley and St. Regis, while still being maintained, are closed to the public and are working closely with Park City to determine if and how summer events, such as the summer concert series, will be held. For up to date information from each of these entities, please visit each of their websites or feel free to contact the Deer Crest Operations Office.

I am personally very proud of how the Deer Crest team has responded and acclimated to the times in which we live. The staff we have are dedicated to this property and ensuring its legacy for the owners and the community.

Sincerely,

Tanner Blackburn

Deer Crest General Manager

Summer Landscaping Plans

During this challenging time, little things can often have a very positive impact on people. A beautiful landscape is something we may all take for granted to some extent, especially here in the very scenic "Wasatch Back". Beautiful flowers can certainly have that aforementioned positive impact by lifting the spirits of people in general. The Deer Crest operations staff is hoping to brighten the day of anyone who enters the property by virtue of adding some beautiful color to our common areas around the gates. Of course this is an annual occurrence, but it just seems to be more important than usual this year.

There have already been some pansies planted around the lower Queen Esther gate area but the majority of planting will happen in June when the threat of frost is gone. The pilaster containers are currently growing in our suppliers nursery and will be placed before Father's Day. We have big orders placed for the bulk of this year's flowers that is scheduled for delivery during the first week of June. The island just inside the lower Queen Esther gate will undergo a significant face lift this summer which will be a very nice improvement.

Noxious Weed Control

Both the State of Utah and Wasatch County have detailed weed abatement plans and both entities require private land owners to actively control listed weeds. The Deer Crest operations staff annually puts a lot of effort toward noxious weed control and we've seen positive improvement each year. However, it's virtually impossible for us to maintain control in Deer Crest's common areas if these weeds are allowed to grow unchecked on the private residences and lots.

With this in mind we developed a weed abatement program with the intent of making it simple and easy for all homeowners to participate in the "greening" of Deer Crest. The HOA is recommending the local weed control company EcoLawn. They can be contacted at 844-693-2652 to sign up for their service. If you have a different weed control provider, make sure their service consists of at least 2 visits, per lot, per growing season, by a licensed weed-control specialist.

As in past years, the operations staff will monitor all lots during "weed" season to determine which properties are in need of weed control and will contact the property owner or manager if it appears that no action is being taken. If owners or property managers would like to learn more about addressing the noxious weed problem they can visit this web site that is very helpful: www.utahweed.org.



Myrtle Spurge



Knap Weed



Dyer's Woad

Construction Update

There are currently have 4 homes under construction here at Deer Crest: Lots 1U, 131 (Snow Top), HH1 (Hidden Hollow Main house) HH1 (Barn/Guest house) and HH2. There are also an number of remodels underway which include lots 20, 64, 87 and 120. Construction is already approved for lot 18 but has not yet started. Lot 86 is currently in design review.

Please remember when traveling around in the development to be cautious and courteous to others and if you see anything that needs our attention, please let the gatehouses know so they can pass it on to us and we can address it. If you do see something worthy of reporting, it would be helpful that you get as much information as possible such as, time of day, location, vehicle description, etc.. This will help us research the incident and be proactive with our construction crews.

Thanks, and we hope to see you soon.

Mark Allen

Deer Crest Construction Coordinator/Operations Manager



New Employee Juan Zarco

Introducing Deer Crest's newest gate attendant Juan Zarco.

Things about me:

I have a passion for music, I write songs and record my own music. I also like to game on a console and would like to turn these passions into a career someday. I like to draw or sketch at times. I like spending time with family, especially when we go to a lake and have a carne asada cookout! I enjoy spending time with my girlfriend, going out to the movies, etc. I really enjoy joining in with her family when they have gatherings.

Finally, I really like working here and I am more that happy to be a part of the Deer Crest team.

— Juan Zarco



Trash Can Policy

Now that we are getting more homes in our community we need to be more mindful of our trash pickup procedures. If trash cans are put out too early the frequent influx of new fresh air (high winds!) blows them over and, with the help of wildlife, their contents get spread across the development. In the winter the cans really impede snow removal operations in addition to being unsightly so we ask that you please have your property managers put the cans out the morning of pick-up and then put them away by that night. If you have special circumstances where this is not possible, please let us know and we will see if we can be of assistance.

General Directory

Deer Crest Master Association

3672 Deer Crest Estates Drive

Park City, Utah 84060

435-655-8215 Office

435-615-9157 Fax

Tanner Blackburn- General Manager

tanner@deercrest.com

435-640-6070 mobile

Mark Allen- Construction Coordinator

mark@deercrest.com

435-659-6600 mobile

Ron Lindley- Assistant Manager

ron@deercrest.com

801-372-3991 mobile

Queen Esther Gatehouse

West (Deer Valley Side) 24/7

435-645-9872 / 435-649-7359 fax

qegh@deercrest.com

Jordanelle Gatehouse

East (Hwy. 40 side) Reg. Business Hrs.

435-647-5961

jgh@deercrest.com

Local Utilities

Wasatch Solid Waste (trash)

435-654-1661 ext. 11

Rocky Mtn. Power 877-548-3768

Dominion Energy (gas) 800-323-5517

Jordanelle Special Service District

(water-sewer) 435-654-9233

Century Link (phone) 800-573-1311

Deer Valley Resort 435-649-1000

St. Regis Hotel 435-940-57000