

**River Valley Ranch Master Association/Sub Association/Neighborhood Assessment and Services Summary**  
**Effective 1/1/15**

All River Valley Ranch lot or units pay a **Master Association Assessment of \$269** per lot or unit, per month. These dues include:

- Maintenance of all Master Common Areas, Landscaped Rights-of-Way, and Open Space
- Maintenance of Triangle, Orchard and River Front Parks
- Operation of the Ranch House Swim and Tennis Club
- Maintenance of Irrigation System
- Snow Removal in Common Areas
- Organization of Community Functions, Events, and Celebrations
- Collection and Management of Capital Reserves and Expenses
- Governing Documents Compliance
- General Administration of Master Association Business

**Additional assessments apply for the following neighborhoods:**

**Old Town Maintenance Assessment**

**\$125 per month (total \$394)** assessment includes:

- Periodic exterior paint maintenance
- Front yard lawn care (excluding trees and flower beds)
- Snow removal on front walkways and driveways

**Settlement Maintenance Assessment**

**\$205 per month (total \$474)** assessment includes:

- Periodic exterior stain maintenance
- Front and backyard lawn care (excluding trees and flower beds)
- Snow removal on front walkways and driveways

**Crystal Bluffs Sub-Association Assessment**

**\$300 per month (\$569 total)** assessment includes:

- Exterior maintenance of buildings
- Periodic exterior stain maintenance
- Roof shingles
- Neighborhood landscape maintenance, including irrigation system
- Building insurance per covenants
- Snow removal on walkways and driveways
- Periodic maintenance of asphalt on Crystal Bluff Loop and driveways
- Deck repair as needed
- Capital Reserves

**Fairway Residences (Formerly The Twenty-four) Sub-Association Assessment**

- Periodic exterior stain maintenance
- Neighborhood landscape maintenance
- Building insurance per covenants
- Snow removal on walkways and driveways
- Annual exterior window washing
- Capital Reserves

**Smaller Units \$558.34 per month (\$827.34 total)**

**Larger Units \$653.34 per month (\$922.34 total)**

**The Boundary Sub-Association Assessment is based on square footage of unit**

- Periodic exterior maintenance
- Neighborhood landscape and maintenance
- Building Insurance per covenants
- Snow removal on walkways and driveways
- Capital Reserves

**Note:** Homeowner Association Assessments are subject to change.

*This information is deemed reliable, but not guaranteed, and is subject to change without notice. All information should be verified with the appropriate party.*