

# River Valley Ranch Master Association, Sub Association, Neighborhood Assessments

Effective January 1, 2016

## **River Valley Ranch Master Association (RVRMA) Assessment**

Built units: \$297 per month

Unbuilt Lots: \$277 per month (no Trash/Recycling services)

### **The Master Association Assessment includes the following services:**

- 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
- Trash and Recycling Collection (for built units)
- 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 and Sub-Associations:**

#### **Old Town Maintenance Assessment**

\$125 per month + \$297 RVRMA assessment = \$422/month total

#### **The Old Town Assessment includes:**

- Periodic exterior paint maintenance
- Front yard lawn care (excluding trees and flower beds)
- Snow removal on front walkways and driveways
- Irrigation water for individual lots and Old Town Common Areas

#### **Settlement Maintenance Assessment**

Built Unit: \$205 per month + 297 RVRMA assessment = \$502/month total

Unbuilt Lot: \$205 per month + 277 RVRMA assessment = \$482/month total

#### **The Settlement Assessment includes:**

- Periodic exterior stain maintenance
- Front and backyard lawn care (excluding trees and flower beds)
- Snow removal on front walkways and driveways
- Irrigation water for individual lots and Settlement Common Areas

#### **Crystal Bluffs Sub-Association Assessment**

\$300 per month + 297 RVRMA assessment = \$597/month total

#### **The Crystal Bluffs 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
- Irrigation water for Crystal Bluffs Common Areas

## **Fairway Residences Sub-Association Assessment**

**Smaller Units:** \$1,275 per unit quarterly (operating and reserve) + \$297 RVRMA assessment per month

**Larger Units:** \$1,510 per unit quarterly (operating and reserve) + \$297 RVRMA assessment per month

**Lower Units:** \$1,345 per unit quarterly (operating and reserve) + \$297 RVRMA assessment per month

**Upper Units:** \$1,590 per unit quarterly (operating and reserve) + \$297 RVRMA assessment per month

### **The Fairway Residences Assessment includes:**

- Periodic exterior stain maintenance
- Neighborhood landscape maintenance
- Building insurance per covenants
- Snow removal on walkways and driveways
- Annual exterior window washing
- Capital Reserves
- Irrigation water for Fairway Residences Common Areas

## **The Boundary Sub-Association**

The Boundary Sub-Association Assessments are paid quarterly and are based on square footage of unit.

### **The Boundary Sub-Association Assessment includes:**

- Periodic exterior maintenance
- Neighborhood landscape and maintenance
- Building Insurance per covenants
- Snow removal on walkways and driveways
- Capital Reserves
- Irrigation water for The Boundary Common Areas

***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.***