

**River Valley Ranch Master Association/Sub Association/Neighborhood Assessment and Services Summary**  
**Effective 4/1/15**

All River Valley Ranch lot or units pay a **Master Association Assessment of \$289** 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
- Trash and Recycling Collection
- 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 \$414)** 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** **\$205 per month (total \$494)** 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 (\$589 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
- Irrigation water for Crystal Bluffs Common Areas

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

- Periodic exterior stain maintenance **Smaller Units \$558.34 per month (\$847.34 total)**
- Neighborhood landscape maintenance **Larger Units \$653.34 per month (\$942.34 total)**
- 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 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
- 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.**