



RIVER VALLEY RANCH

Additional Closing Costs for River Valley Ranch Master Association and RVR Irrigation H₂O

RIVER VALLEY RANCH MASTER ASSOCIATION (RVRMA) DUES

The River Valley Ranch Master Association (RVRMA) is due any and all outstanding dues, fees, interest, legal fees, and collection costs which may be outstanding, due and payable on any real property at River Valley Ranch at the time of closing. Please note properties in the Old Town and The Settlement neighborhoods pay additional fees for additional services. The neighborhoods of Crystal Bluffs, The 24 and The Boundary are sub-associations with supplemental Declarations, Budgets and Dues. The sub-associations provide additional services for additional dues.

RVRMA FEES

In addition to the foregoing budgeted monthly HOA dues, Purchaser hereunder shall pay at the closing hereof:

- (1) A Reserve Fund Contribution in the amount of \$100.00 for each lot to the RVRMA in accordance with paragraph 10.8 of the Master Declaration, and
- (2) An initial \$150.00 Master Association Account Set Up Fee.
- (3) The Seller shall pay at closing a Master Association Statement Prep Fee of \$150.00.

RVRMA IRRIGATION H₂O

The RVRMA will assess the annual Irrigation Water Delivery Reimbursement Assessment (RA) each month. For residences in the Crystal Bluffs, The Boundary, and The 24, the irrigation water delivery costs are included in the monthly sub-association dues which are collected by those sub-associations. The sub-associations then pay the RVRMA on behalf of individual Owners for irrigation water delivery.

The additional fees for additional services, including irrigation water delivery, in Old Town and in The Settlement are collected each month by the RVRMA.

The current annual Irrigation Water Delivery RA for a Custom home is \$324 per irrigation season. This is collected monthly in the amount of \$27. For Old Town the annual amount is \$96.00 collected monthly in the amount of \$8.00. The Settlement and B lots RA is \$204.00 annually and \$17 monthly. These amounts are valid until the next RA is issued the following year when it may be adjusted. This RA may be pro-rated by separate agreement between buyer and seller of a Lot or Unit.

OPEN SPACE TRUST FUND FEE

As defined in Section 10.14 of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch; at the time of closing, Purchaser shall pay to the River Valley Ranch Master Association (RVRMA) a fee in the amount of one-quarter of one percent (.0025) of the purchase price for the purposes of acquisition, leasing, or planning for the acquisition or leasing of public open space, conservation easements, development rights, or other similar measures to protect land in perpetuity from development.

Please note that this information is a guideline and is subject to change at any time. For the most current information, please contact the River Valley Ranch Master Association.