

# **Gardens RV Village Homeowners Association, Inc.**

## **FY 2010-2011 MAINTENANCE ASSESSMENT RATES**

(Rates valid April 1, 2010 to March 31, 2011)

### **IMPROVED LOTS:**

BASE ASSESSMENT	\$368.00
OPTIONS:	
Lawn mowing & leaf removal	\$680.00
Weed & Feed	\$ 99.00
TOTALS	\$ 1,147.00 (Base + Lawn Mowing + W&F)
	1,048.00 (Base + Lawn Mowing only)
	467.00 (Base + W&F only)

Annual assessments commence on all Lots on the first day of the month following the transfer of ownership or occupancy of the residence, whichever occurs first. The assessment is adjusted (prorated) for the Buyer according to the number of months remaining in the fiscal year. Based on this same adjustment, the Seller may receive a refund of fees previously paid. (Often this adjustment and transfer of funds is part of the closing sale transaction. <sup>1</sup> If not handled in that manner, the HOA treasurer must be notified to make these adjustments and accept or pay out funds accordingly.)

### **UNIMPROVED LOTS:**

BASE ASSESSMENT:	\$ 68.00
Lot Care & Maintenance **	\$240.00
TOTAL	\$308.00 (Base + Lot Care)

Lot assessments are adjusted from unimproved to the higher improved lot assessment upon the transfer of the constructed residential dwelling from the developer/builder for occupancy or the use of the dwelling by the Owner for any purpose, whichever occurs first. The effective date and prorating of this adjustment is the same as described above for Improved Lots.

\*\* Optional for Lot Owners who also own an Improved Lot and reside in the development.

Note 1: When this adjustment and transfer of funds between buyer and seller is part of the closing sale transaction, the Financial Institution/Company will generally prorate the seller and buyer's share of the assessment to the day of the transaction closing. According to governing documents, the HOA adjusts the assessments on a monthly basis only.