

# Gardens RV Village Homeowners Association, Inc.

## FY 2012-2013 MAINTENANCE ASSESSMENT RATES

(Rates valid April 1, 2012 to March 31, 2013)

### IMPROVED LOTS:

BASE ASSESSMENT	\$386.00
<b>OPTIONS:</b>	
Lawn mowing	\$640.00
Leaf Removal	\$ 60.00
Weed & Feed (3 times/year)	\$111.00
Weed & Feed (6 times/year)	\$222.00
Weed & Feed (7 times/year)	\$259.00
<b>TOTALS</b>	
	\$ 386.00 (Base = Total Self-Yard Maintenance)
	\$ 497.00 (Base + W&F3)
	\$ 608.00 (Base + W&F6)
	\$ 645.00 (Base + W&F7)
	\$ 1,026.00 (Base + Lawn)
	\$ 1,137.00 (Base + Lawn + W&F3)
	\$ 1,248.00 (Base + Lawn + W&F6)
	\$ 1,285.00 (Base + Lawn + W&F7)
	\$ 1,197.00 (Base + Lawn + Leaf + W&F3)
	\$ 1,308.00 (Base + Lawn + Leaf + W&F6)
	\$ 1,345.00 (Base + Lawn + Leaf + W&F7)

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 settlement 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	\$386.00
<b>OPTIONS:</b>	
Lot Care & Maintenance	\$400.00
(During Construction)	\$240.00
<b>TOTALS</b>	
	\$ 386.00 (Base)
	\$ 786.00 (Base + Lot Care)
	\$ 626.00 (Base + Construction 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. During construction the optional maintenance is reduced by 40% to care just for the periphery of the lot. The effective date and prorating of these adjustments is the same as described above for Improved Lots.

Note 1: When this adjustment and transfer of funds between buyer and seller is part of the closing settlement transaction (shown on HUD-1 Settlement Statement form, sections J and K), the Financial Institution/ Company handling the settlement 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.