

LONG STAR RANCH

HOMEOWNER ASSOCIATION TOWNHOME ASSESSMENTS & FEES

MONTHLY ASSESSMENT

\$157.55

This fee includes the following:

- Full service lawn maintenance (mowing, blowing, edging, weeding, pest control, fertilization, plant/shrub replacement, irrigation)
- Maintenance and operation of gated entry
- Miscellaneous grounds maintenance (to include ponds, signs, lighting, mailbox kiosk, recreational facilities)
- Utilities (water, electric) for recreational facilities, common areas, irrigation
- Dumpster Trash Pick-Up*
- Management Fees
- Administrative Expenses (CPA, coupons, office expenses)
- Termite warranty renewal and exterior monthly pest control
- General Liability, Property and D&O Insurance for common areas, recreational facilities and Board of Directors
- Reserves for painting, roofing, private streets, recreational facilities and facilities maintenance (water/sewer lines)

* Each owner will be billed by the County on their tax bill for disposal charges in the amount of \$62.00

NOT INCLUDED IN THE ABOVE ARE THE FOLLOWING:

- Individual general liability and property insurance for each unit and contents thereof
- Individual utilities to each unit (electric, water*, telephone, etc.)
- Normal routine maintenance (exterior caulking, stucco touch up, pressure washing, etc.)
- Street Lighting (A street lighting district has been formed and Pasco County shall bill each individual resident \$56.73 on their property tax bill. Stormwater management fees of \$47.00 will also be assessed. Said fees are subject to change).

*Each owner will be invoiced by the Association monthly for their water usage based on individual meter readings at each unit. Said invoices may include charges by the Health Department relative to monitoring and testing of water and water lines.

OTHER FEES CHARGED AT CLOSING INCLUDE:

- \$300.00 initial start-up fee to Association
- An estoppel/transfer/verification fee payable to the Management Company **may be charged** to those purchasers who do not purchase directly from Standard Pacific. Said fee may range from \$75 to \$100.00.