



## Verrado Community Association, Inc. & Verrado Assembly 2012 Assessment and Fee Schedule

### *Monthly Assessments and Fees*

<b>Verrado Community Association Assessment</b> (Community Charter for Verrado, Chapter 12, Section 12.2 (b))	\$94.00
<b>Verrado Assembly Assessment</b> (Covenant for Community for Verrado, Chapter 2, Section 2.3(a))	\$20.00
<b>Tele-Community Fee</b> (Covenant for Community for Verrado, Chapter 6, Section 6.4)	\$40.99
<b>Frank Special Service Area Assessment</b> (Community Charter for Verrado, Chapter 12, Section 12.2(c))	\$85.00
<b>Apartment - Verrado Assembly Assessment</b> (Covenant for Community for Verrado, Chapter 2, Section 2.3(a)) (Commercial Covenant for Verrado, Exhibit C)	\$20.00/ERU
<b>Apartment Maintenance Charge</b> (Commercial Covenant for Verrado, Chapter 4, Section 4.3; Exhibit C)	\$30.00/ERU
<b>Commercial – Verrado Assembly Assessment</b> (Covenant for Community for Verrado, Chapter 2, Section 2.3(a)) (Commercial Covenant for Verrado, Exhibit C)	\$20.00/ERU
<b>Commercial Maintenance Charge</b> (Commercial Covenant for Verrado, Chapter 4, Section 4.3; Exhibit C)	\$30.00/ERU

### *Delinquency and Legal Fees*

(Community Charter for Verrado, Chapter 12, paragraph 12.5)  
(Verrado Community Association Delinquency Account Process)

<b>Late Fee</b>	Assessed monthly on the 16 <sup>th</sup>	\$15.00
<b>Demand Fee</b>	Assessed after the 2 <sup>nd</sup> month Delinquent	\$35.00
<b>Pre-Lien Fee</b>	Assessed after the 3 <sup>rd</sup> month Delinquent	\$70.00
<b>Collection Agent Fee</b>		\$89.00
<b>Payment Agreement Default Letter</b>		\$85.00
<b>Record Notice of Lien</b>		\$185.00
<b>Delinquency Lawsuit</b>		\$275 & up
<b>Post-Judgment Collection Service</b>		\$135 & up

***Property Transfer and Setup Fees***

(Board of Directors Meeting [November 2, 2011], unless otherwise stated)  
(ARS 33-1806 Resale of units; information required; fees; civil penalty; definition)

<b>Rental Setup Fee</b>	\$100.00
<b>First Time Home Buyer Transfer Fee per Lot</b>	\$100.00
<b>Resale Transfer Fee</b>	\$300.00
<b>Resale Disclosure Fee</b>	\$100.00
<b>Resale Rush Fee – 72 hours</b>	\$100.00
<b>Resale Update Fee – After 30 days</b>	\$50.00
<b>Foreclosure Setup Fee</b>	\$400.00
<b>Builder to Builder Transfer Fee per Lot</b>	\$50.00
<b>Builder Recreation Fee</b> (Covenant for Community for Verrado, Section 2.3(g))	\$250.00
<b>Community Enhancement Fee</b> (Covenant for Community for Verrado, Section 2.3(f))	½ of 1% of the Gross Sales Price + \$250.00
<b>Capitalization of the Assessment - 1/6 of the Annual Assessment</b> (Community Charter for Verrado, Chapter 12, Section 12.9)	\$188.00

***Non-Compliance Monetary Penalties***

(Community Charter for Verrado, Chapter 8, Sections 8.2(a)(i) & 8.2(a)(vii))  
(Community Charter for Verrado, Chapter 12, Section 12.4 (b))

Unapproved Architectural Modification(s)	\$200.00
Landscape Maintenance Violation(s)	\$150.00
Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation	\$50.00/day
Trash / Recycling Container Violation; Unapproved Signage; Unapproved Exterior Ornamentation	\$25.00/day
Specific Assessment – Self-Help	\$150.00 & up

***Design Review Submittal Fees***

(Community Charter for Verrado, Chapter 5, Section 5.2(d))

Retroactive Design Review Application Fee	\$250.00
Custom Home Application	\$2,750.00
Additional Reviews - Each Submittal	\$250.00
Residential Application	\$0.00
Commercial Application	\$0.00

***Park Rentals***

Founders Park, Grand Lawn, Hamilton's Run, Hillcrest Park, King's Green, Village Commons, Walton Park,  
Welcome Center Lawn

- Park Reservation Non-Wedding – 3 hour minimum \$10.00/Hour
- Park Reservation Wedding – 3 hour minimum \$50.00/Hour