

# Stone Canyon Community Association

## CIC DOCUMENT DISCLOSURE

### HOME SALES

- Annual meeting minutes – most recent year available – PLEASE SEE WEBSITE – DOCUMENTS TAB
- All Board/directors meeting minutes for 2020 – PLEASE SEE WEBSITE – DOCUMENTS TAB
- All Executive Board meeting minutes for 2020 – PLEASE SEE WEBSITE – DOCUMENTS TAB
- Fiscal Year-End Annual Financial Statements (including Reserves amount) – PLEASE SEE WEBSITE – FINANCIALS TAB
- Budget 2020 and 2021 – PLEASE SEE WEBSITE – FINANCIALS TAB
- Reserve Study (please let me know if not applicable) – PLEASE SEE WEBSITE – DOCUMENTS TAB
- Audit/Review Results (please let me know if not applicable) – PLEASE SEE WEBSITE – FINANCIALS TAB
- Insurance Policies Summary– PLEASE SEE WEBSITE – DOCUMENTS TAB
- Fees and Charges List (Denoting Payment Timing) Dues received after the 30<sup>th</sup> are late. Late Fee is \$15.00 a month.

1. How many units/homes are in the HOA: 72 Single Family Homes

2. Dues amount on this home: 2021 Monthly Assessments - \$55, Upper Road residents pay an additional \$15 a month for road maintenance

a. When are they due (monthly / annually / etc.): First of the Month

b. What are the dues / unit range: \$55 - \$70 and total \$660 - \$840 annually

3. Total Annual Budgeted Dues: \$49, 680 Annual Budgeted Assessments

4. Any construction defect actions in process by the HOA? (If yes, please forward the related correspondences.) NONE

5. Fees and Charges:

a. How much is the Closing Fee / Transfer Fee: \$250 Transfer Fee collected at closing.

b. How much is the Working Capital Fee: c. Is the Working Capital Fee transferred between the buyer and seller: None

d. How much is the Status Letter Fee? None – Included in Transfer Fee collected at closing.

e. How much are the Status Letter Fee Rush Fees? \$175.00 if needed within 48 Hours

f. How much is the Document Fee? None – Included in Transfer Fee collected at closing.

g. How much are the Document Rush Fees?

h. How much is the Lender Questionnaire Fee? None – Included in Transfer Fee collected at closing.

i. How much are the Lender Questionnaire Rush Fees?

j. How much are other fees and describe what type they are?

6. Do you maintain a reserves account? HOA Does maintain a Reserves Account.

7. Do you have any Special Assessments: No Special Assessments at this time.

a. Amount:

b. Frequency:

c. Paid in full date:

d. For:

8. What do the dues pay for (landscaping / snow removal / etc.): Assessments pay for common utilities, landscape maintenance, snow removal and road maintenance of Upper Stone Canyon Drive per governing documents, signs, insurance, and management.