

## **Additional Closing Costs for River Valley Ranch Master Association (RVRMA)**

### **HOA DUES**

The RVRMA is due any and all outstanding dues, fees, interest, legal fees, and collection costs which may be outstanding, due and payable on any real property at River Valley Ranch at the time of closing. Please note properties in the Old Town and Settlement neighborhoods have additional dues for additional services.

### **HOA FEES**

In addition to the foregoing budgeted monthly HOA dues, Purchaser hereunder shall pay at the closing hereof:

- (1) A Reserve Fund Contribution in the amount of \$100.00 for each lot to the RVRMA in accordance with paragraph 10.8 of the Master Declaration, and
- (2) An initial \$150.00 Master Association Account Set Up Fee.
- (3) The Seller shall pay at closing a Master Association Statement Prep Fee of \$150.00.

### **OPEN SPACE TRUST FUND FEE**

As defined in Section 10.14 of the Amended and Restated Master Declaration of Protective Covenants for River Valley Ranch. At the time of closing, Purchaser shall pay to the River Valley Ranch Master Association (RVRMA) a fee in the amount of one-quarter of one percent (.0025) of the purchase price for the purposes of acquisition, leasing, or planning for the acquisition or leasing of public open space, conservation easements, development rights, or other similar measures to protect land in perpetuity from development.