

VALLEY RANCH

Property Owners' Association

OFFICIAL SCHEDULE OF FEES & DUES ASSESSMENTS

EFFECTIVE JANUARY 1, 2021

Item	Evergreen Residents (Gate)	Fairfield Residents
New Member Enrollment Fee	\$400.00	\$400.00
Transfer Fee	\$400.00	\$400.00
Annual Membership Dues	\$300.00	\$300.00
Annual Gate Assessment	\$ 50.00	\$ 0.00
Valley Ranch, Phase I & II are in Evergreen Section		Valley Ranch, Phase III, IV, V are in Fairfield Section
Fees & Dues Assessments are considered past due if not received by the Association within 7-days of the closing		

NEW MEMBER ENROLLMENT FEE - \$400.00

The initial buyer of a new home or lot in Valley Ranch is assessed the New Member Fee at closing. The Title Company or Closing Agent is responsible for collecting and remitting the fee to the HOA. Home builders are exempt except when the home or lot is for their personal use, occupancy, or as rental property.

MEMBER TRANSFER FEE - \$400.00

Buyers of Association members homes or lots are assessed the Transfer Fee at closing. The Title Company or Closing Agent is responsible for collecting and remitting the fee to the HOA. Home builders are exempt from the fee, except when the home or lot is for their personal use, occupancy, or as rental property.

ANNUAL MEMBERSHIP DUES

New Members: your initial Association dues amount is prorated from your closing date to December 31 and assessed at closing. The Title Company or Closing Agent is responsible for collecting and remitting the prorated dues amount to the HOA. Dues for the following year are to be collected on all fourth quarter closings. Home builders are exempt from annual dues, except when the home or lot is for their personal use, occupancy, or as rental property.

Existing Members: annual Association dues statements are delivered to HOA members in December and payment is due January 1st. Delinquent member accounts are subject to penalties, interest, fees, and collection expense. Dues may be paid by installment, when on an approved auto-pay plan through the members bank or credit union.

Gate Assessment: Evergreen members are assessed annually for repair and replacement of the Evergreen entry gate. The gate assessment is due with annual member dues. For new members, the initial gate assessment is prorated from date of home closing to December 31.

ADDITIONAL INFORMATION

Questions about Association dues or other home or lot closings financial matters should be referred to Colby Property Management at mgmt@hoaValleyRanch.com or to 254/760-0665.

ARTICLES OF INCORPORATION, BY-LAWS & COVENANTS

Viewable on the "Documents" page of the HOA Website