

Craig Ranch Community Association Enhancement Fee

Purpose of the Enhancement Fee

Section 14.10 of the Amended and Restated Community Charter for Craig Ranch

- 14.10.c Purpose. The Community Enhancement Fee shall be placed in a segregated account and used to provide funding for activities and such other purposes as the Board deems beneficial to the general good and welfare of Craig Ranch.

Enhancement Fund Allocations

- Compass Event Center
- Common Area Landscape Enhancements
- Holiday Lighting
- Lifestyle Events
- Signage and Branding Project

Enhancement Fund Contributions

○ Commercial Properties = 60%

○ Residential Properties = 40%

Calculation of Community Enhancement Fee

An enhancement fee in the amount below is due upon sale of any Commercial or Residential Property in the Association.

- 0.25% of the first \$300,000 of the gross selling price of the Parcel or Unit, plus
- 0.50% of any excess amount of the gross selling price of such Parcel or Unit over \$300,000.

Delegation of Responsibility

Master- Seller

- “The fee shall be charged to the seller of the Parcel or Unit, shall be payable to the Association at the closing of the transfer, and shall be secured by the Association’s lien for assessments under Section 14.7.”

Service Areas- Buyer

- For Example: “Although Section 14.10(a) of the Community Charter states that the Community Enhancement Fee is charged to the selling owner, for home transfers in Craig Ranch North the Community Enhancement Fee is charged to buyers rather than sellers, unless the parties negotiate differently between themselves.”

Delegation of Responsibility

Seller (1,103 Properties)

- Master Association and Sub-Association Communities
 - 17 Green
 - Commercial
 - Cooper Life
 - Creekside
 - Fairways
 - Pinnacle
 - Retreat
 - Settlement
 - Tour
 - Westminster

Buyer (3,340 Properties)

- Service Area Communities
 - Chateaus- (CC&Rs- Appendix D.1.4)
 - Estates- (CC&Rs- Appendix C.1.4)
 - Grove- (CC&Rs- Appendix C.1.4)
 - Hemingway- (CC&Rs- Appendix D.1.4)
 - North- (CC&Rs- Exhibit B)
 - Settlement Townhomes- (CC&Rs- Appendix D.3)
 - Southern Hills- (CC&Rs- Appendix C.1.4)
 - Spicewood- (CC&Rs- Appendix C.1.4)
 - Trails- (CC&Rs- Appendix C.1.4)
 - Watters Branch- (CC&Rs- Appendix C.1.4)