



# SUNSTONE AT WELLEN PARK

## COMMUNITY INFORMATION

## 2022 SUMMARY OF MAINTENANCE, UTILITIES, AND INSURANCE RESPONSIBILITIES AND FEES

### MAINTENANCE

|                                                                     |                  |
|---------------------------------------------------------------------|------------------|
| • Common Areas (Landscape, Pool & Amenities)                        | Association      |
| • Residential Lawn Maintenance and Irrigation– Attached Villas      | Association      |
| • Residential Lawn Maintenance and Irrigation – Single Family Homes | Association      |
| • Roof and Exterior – Attached Villas                               | See Declarations |
| • Roof and Exterior – Single Family Homes                           | Owner            |
| • Interior Pest Control                                             | Owner            |

### UTILITIES

|                                               |             |
|-----------------------------------------------|-------------|
| • Irrigation Water Common Areas               | Association |
| • Potable Water & Sewer – Attached Villas     | Owner       |
| • Potable Water & Sewer – Single Family Homes | Owner       |
| • Trash Removal                               | Owner       |
| • TV, Internet & Phone - via Hotwire***       | Association |

### INSURANCE

|                                                                                     |             |
|-------------------------------------------------------------------------------------|-------------|
| • Common Areas                                                                      | Association |
| • Homeowners Insurance and Hazard Insurance – Attached Villas & Single-Family Homes | Owner       |
| • Contents Insurance                                                                | Owner       |

| HOME TYPE                           | HOA FEE PER MONTH | CDD FEE PER YEAR* | INITIAL ASSESSMENT (ONE TIME)** | ESTOPPEL FEE (ONE TIME)*** | Hotwire TV, Internet & Phone Paid Monthly*** |
|-------------------------------------|-------------------|-------------------|---------------------------------|----------------------------|----------------------------------------------|
| Attached Villas                     | \$305             | \$1,446           | \$750                           | \$200                      | \$70                                         |
| Single-Family Homes - 40' Homesites | \$268             | \$1,778           | \$750                           | \$200                      | \$70                                         |
| Single-Family Homes - 50' Homesites | \$279             | \$2,110           | \$750                           | \$200                      | \$70                                         |

The above assessments and fees are good faith estimates and subject to change based on actual operating budgets. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. \*Paid annually in property tax bill (prorated first year). This includes both O&M and debt. \*\*One-time fee that is paid at closing. \*\*\*TV, Internet and phone services provided by Hotwire for Sunstone at Wellen Park. Services will be billed at \$70/monthly and paid in addition to HOA dues. Phone is included for 1 year, and rates are subject to change. All prices, availability and information is subject to change. Effective 11/30/21