



ALAMAR™

Alamar Assessment & Fee Schedule
Alamar Community Association, Inc.
Adopted Nov. 17, 2021 | Effective Jan. 1, 2022

| Monthly Assessments | |
|--|------|
| Alamar Community Charter, Chapter 14.2 | |
| Alamar Community Association, Inc. | \$82 |

| Delinquency & Legal Fees | |
|--|------------|
| Alamar Community Charter, Chapter 14.6 DMB Community Life, Inc. Management Contract 2022, unless otherwise stated | |
| Late Fee (Assessed monthly on the 16th) | \$15 |
| Collection Letter Demand Fee (Assessed after the 2nd month Delinquent) | \$35 |
| Returned Check Fee | \$25 |
| Collection Pre-Lien Letter Fee (Assessed after the 3rd month Delinquent) | \$70 |
| Collection Agent Fee | \$125 |
| Payment Agreement Default Letter | \$85 |
| Record Notice of Lien | \$185 |
| Delinquency Lawsuit | \$275 & up |



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| Property Transfer Fees | |
|--|------------------------------------|
| ARS 33-1806 Resale of units; information required; fees; civil penalty; definition DMB Community Life, Inc. Management Contract 2022, unless otherwise stated | |
| Builder Transfer | |
| First Home Buyer Transfer Fee; per lot | \$200 |
| Capitalization of Association Fee -1/6 of the Annual Base Assessment per Lot (Alamar Community Charter, Chapter 14.9) | \$164 |
| Reserve Contribution Fee (Alamar Community Charter, Chapter 14.10) | \$150 |
| Community Enhancement Fee (Alamar Community Charter, Chapter 14.12) | \$250 |
| Upfront Monthly Assessments Collected at Closing - 2 mo. | \$164 |
| Resale Transfer | |
| Resale Disclosure, Transfer & Lien Estoppel Fee | \$375 |
| Capitalization of Association Fee -1/6 of the Annual Base Assessment per Lot (Alamar Community Charter, Chapter 14.9) | \$164 |
| Reserve Contribution Fee (Alamar Community Charter, Chapter 14.10) | \$150 |
| Community Enhancement Fee (Alamar Community Charter, Chapter 14.12) | 0.25% of Lot's gross selling price |
| Prepaid Monthly Assessment Collected at Closing - 2 mo. | \$164 |



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| Property Transfer Fees (Continued) | |
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| ARS 33-1806 Resale of units; information required; fees; civil penalty; definition DMB Community Life, Inc. Management Contract 2022, unless otherwise stated | |
| Builder-to-Builder Transfer | |
| Builder-to-Builder Transfer Fee; per lot | \$50 |
| Non-Exempt Transfer | |
| Any Non-Exempt Transfer Other Than a Sale (Alamar Community Charter, Chapter 14.12(d)) | 0.25% of lot's gross selling price |

| Delinquency & Legal Fees | |
|---|-------|
| ARS 33-1806 Resale of units; information required; fees; civil penalty; definition ARS 33-1806.01 Rental property; member and agent information; fee; disclosure DMB Community Life, Inc. Management Contract 2022, unless otherwise stated | |
| Tenant Account Set-up Fee | \$25 |
| Foreclosure Monitoring Fee | \$75 |
| Foreclosure Set-up Fee | \$400 |
| Administrative Transfer Set-up Fee (Applicable for exempt CEF Transfers) | \$75 |
| Third-Party Disclosure Fees (homewisedocs.com) | \$25 |
| Resale Rush Fee - 72 hours | \$100 |
| Resale Update Fee - After 30 days | \$50 |
| Lender Documentation Fee | \$100 |



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| Schedule of Monetary Penalties for Noncompliance | |
|---|------------|
| Alamar Community Charter, Chapter 9.2 | |
| Amenity Violation | \$100 |
| Animals & Pets | \$50 |
| Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation | \$150 |
| Exterior Architectural Maintenance; Missing/Damaged Elements | \$150 |
| Landscape Maintenance Violation(s) | \$150 |
| Short-Term Property Rental | \$500 |
| Specific Assessment – Self-Help | \$150 & up |
| Trash/Recycling Container Stored in Unapproved Location Unapproved Signage | \$25 |
| Unapproved Architectural Modification(s) | \$200 |

| Design Review Submittal Fees | |
|---|------|
| Alamar Community Charter, Chapter 6, Section 6.2 | |
| Residential Application | \$0 |
| Retroactive Design Review Application Fee <i>(non-refundable fee for work completed prior to Design Review Approval)</i> | \$50 |

| Amenity Access Cards | |
|---|------|
| Two complimentary digital access codes will be provided to each household; one additional access code or access cards is available for purchase | \$35 |