



**Blossom Rock Community Alliance, Inc., Blossom Rock Residential Association, Inc.  
& Blossom Rock Community Assembly, Inc. ("Master")**

**Adopted 11/25/2024 | Effective 11/25/2024**

| <b>Master Association Monthly Assessments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Monthly Assessment</b>                                            |
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| <b>Blossom Rock Community Alliance, Inc.</b><br>(Blossom Rock Community Alliance, Inc. Declaration - Article 4, Assessments and Fees)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$58                                                                 |
| <b>Blossom Rock Residential Association, Inc.</b><br>(Blossom Rock Residential Association, Inc. Declaration - Article 7, Association Finances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$61                                                                 |
| <b>Blossom Rock Community Assembly, Inc.</b><br>(Blossom Rock Community Assembly, Inc. Covenant - Article 4, Assembly Finances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$11                                                                 |
| <b>Delinquency &amp; Legal Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |
| Blossom Rock Community Alliance, Inc. Declaration - Article 4, Assessments and Fees<br>Blossom Rock Residential Association, Inc. Declaration – Article 7, Association Finances<br>Blossom Rock Community Assembly, Inc. Covenant – Article 4, Assembly Finances<br>Per the Blossom Rock Association, Inc. Delinquency Policy and Guidelines, TBD<br>Per the Blossom Rock Association, Inc. Collection Policy, TBD<br>Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated<br>Legal fees are direct pass through and determined annually by the Blossom Rock Association, Inc. legal counsel. |                                                                      |
| <b>Late Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$15<br><br>interest can be charged<br>at a rate of 10% per<br>annum |
| <b>Demand Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$35                                                                 |
| <b>Pre-Lien Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$70                                                                 |
| <b>Foreclosure Monitoring Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | \$75                                                                 |
| <b>Returned Check Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$25                                                                 |
| <b>Collection Agent Fee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$125                                                                |
| <b>Collection Demand Letter</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Pass through fees set<br>by association legal<br>counsel             |



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| <b>Record Notice of Lien</b>            | \$185      |
| <b>Delinquency Lawsuit</b>              | \$275 & up |
| <b>Post-Judgment Collection Service</b> | \$135 & up |

| <b>Property Transfer Fees</b>                                                                                                                                                             |                                         |
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| ARS 33-1806 Resale of units; information required; fees; civil penalty; definition.<br>Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated           |                                         |
| <b>Builder Transfer Fees</b>                                                                                                                                                              |                                         |
| <b>Resale Certificates, Transfer and Estoppel Fee</b>                                                                                                                                     | \$375                                   |
| <b>Builder Community Recreation Program Fee</b><br>(Blossom Rock Community Assembly, Inc. Covenant – Article 4, Paragraph 4.7)                                                            | \$250                                   |
| <b>Capital Start-Up Fee</b> -- 1/4 of the Annual Regular Assessment for that Residential Property<br>(Blossom Rock Residential Association, Inc. Declaration – Article 7, Paragraph 7.16) | \$183                                   |
| <b>Upfront Monthly Assessments Collected at Closing</b> – 2 mo.                                                                                                                           | \$260                                   |
| <b>Resale Transfer Fees</b>                                                                                                                                                               |                                         |
| <b>Resale Certificates, Transfer and Estoppel Fee</b>                                                                                                                                     | \$375                                   |
| <b>Recreation Program Fee</b><br>(Blossom Rock Community Assembly Covenant – Article 4, Paragraph 4.6)                                                                                    | ½ of 1% of Gross<br>Sales Price + \$250 |
| <b>Prepaid Monthly Assessment Collected at Closing</b> – 2 mo.                                                                                                                            | \$260                                   |

| <b>Builder-to-Builder Transfer</b>                                                                     |       |
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| <b>Builder-to-Builder Transfer Fee; per lot</b>                                                        | \$50  |
| <b>Commercial Property Transfer</b>                                                                    |       |
| <b>Commercial Property</b><br>(Blossom Rock Community Alliance Declaration – Article 4, Paragraph 4.6) | \$100 |
| <b>Non-Exempt Transfer</b>                                                                             |       |



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| <b>Any Non-Exempt Transfer Other Than a Sale</b><br>(Blossom Rock Community Assembly, Inc. Covenant – Article 4, Paragraph 4.6) | ½ of 1% of the<br>Estimated Fair<br>Market Value +<br>\$250 |
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| Property Setup Fees                                                                                                                                                                                                                                                                                                                      |       |
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| ARS 33-1806 Resale of units; information required; fees; civil penalty; definition<br>ARS 33-1806.01 Rental property; member and agent information; fee; disclosure<br>Upon approval of the Cohere Life, Inc. Management Contract 2024, unless otherwise stated<br>Per the Blossom Rock Association, Inc. Property Setup Fee Policy, TBD |       |
| <b>Tenant Account Set-up Fee</b>                                                                                                                                                                                                                                                                                                         | \$25  |
| <b>Foreclosure Set-up Fee</b>                                                                                                                                                                                                                                                                                                            | \$400 |
| <b>Administrative Transfer Set-up Fee</b> (Applicable for exempt RPF Transfers – Blossom Rock Community Assembly, Inc. Covenant, Article 4, Paragraph 4.6)                                                                                                                                                                               | \$75  |
| <b>Third-Party Disclosure Fees</b> (homewisedocs.com)                                                                                                                                                                                                                                                                                    | \$25  |
| <b>Resale Rush Fee</b> – 72 hours                                                                                                                                                                                                                                                                                                        | \$100 |
| <b>Resale Update Fee</b> – After 30 days                                                                                                                                                                                                                                                                                                 | \$50  |
| <b>Lender Documentation Fee</b>                                                                                                                                                                                                                                                                                                          | \$100 |

| Schedule of Monetary Penalties for Noncompliance                                                                                                                            |       |
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| Blossom Rock Residential Association, Inc. Declaration – Article 4, Paragraph 4.2.2<br>Blossom Rock Residential Association, Inc. Noncompliance Enforcement Guidelines, TBD |       |
| <b>Amenity Violation</b>                                                                                                                                                    | \$100 |
| <b>Animals &amp; Pets</b>                                                                                                                                                   | \$50  |
| <b>Commercial Vehicle, Recreational Vehicle, Inoperable Vehicle Violation</b>                                                                                               | \$150 |
| <b>Exterior Architectural Maintenance; Missing/Damaged Elements</b>                                                                                                         | \$150 |
| <b>Landscape Maintenance Violation(s)</b>                                                                                                                                   | \$150 |
| <b>Short-Term Property Rental</b>                                                                                                                                           | \$500 |



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| <b>Specific Assessment – Self-Help</b>                                              | \$150 & up |
| <b>Trash/Recycling Container Stored in Unapproved Location / Unapproved Signage</b> | \$25       |
| <b>Unapproved Architectural Modification(s)</b>                                     | \$200      |
| <b>Vehicular Gate Access Violation</b>                                              | \$100      |

| <b>Design Review Submittal Fees</b>                                                                                                  |         |
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| Residential Association Declaration – Article 9, Paragraph 9.4.2<br>Per the Blossom Rock Association, Inc. Design Review Policy, TBD |         |
| <b>Residential Application</b>                                                                                                       | \$0     |
| <b>Commercial Application</b>                                                                                                        | \$0     |
| <b>Retroactive Design Review Application Fee</b><br><i>(non-refundable fee for work completed prior to Design Review Approval)</i>   | \$50    |
| <b>Custom Home Design Review Fee</b>                                                                                                 | \$4,000 |
| <b>Additional Custom Home Reviews – Each submittal</b>                                                                               | \$250   |

| <b>Vehicular Gate Access Tag</b>                                         |           |
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| <b>First &amp; Second Access – Supplied as a Courtesy for New Owners</b> | \$0       |
| <b>Additional/Replacement Tags</b>                                       | \$35/each |

| <b>Amenity Access (maximum two (2) per lot)</b>                          |           |
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| <b>First &amp; Second Access – Supplied as a Courtesy for New Owners</b> | \$0       |
| <b>Amenity Access – Replacement (if physical card)</b>                   | \$25/each |