

Blossom Rock Community Alliance, Inc.,
 Blossom Rock Residential Association, Inc. &
 Blossom Rock Community Assembly, Inc.

Adopted November 19, 2025 | Effective January 1, 2026

Master Association Monthly Assessments <i>Subject to Change upon Final Approval of the Board and Establishment of the Assessment Breakout for each Community</i>	Monthly Assessments
Blossom Rock Community Alliance, Inc. (Community Alliance Declaration - Article 4, Paragraph 4.6)	\$64
Blossom Rock Residential Association, Inc. (Residential Association Declaration - Article 7, Paragraph 7.16)	\$67
Blossom Rock Community Assembly, Inc. (Community Recreation Covenant - Article 4, Paragraph 4.6)	\$12

Special Service Area Monthly Assessments <i>(in addition to Master Association Monthly Assessments)</i>	Monthly Assessments
Auto Courts (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcel 10, Paragraph 5)	\$30
Green Courts (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcels 7 & 8, Paragraph 5)	\$35
Wide Shallow (Residential Association Declaration, Article 7 Paragraph 7.3) (Supplemental Declarations for Blossom Rock, Parcel 9, Paragraph 5)	\$27

Delinquency & Legal Fees	
(Community Alliance Declaration - Article 4, Paragraphs 4.9 & 4.10) (Residential Association Declaration – Article 7, Paragraphs 7.10 & 7.11) (Community Recreation Covenant – Article 4, Paragraph 4.11 & 4.12) Per the Collection Policy to be Approved by Board (Upon approval of the Cohere Life, Inc. Management Contract 2023, unless otherwise stated)	
Late Fee (Assessed monthly on the 16th)	\$15
Demand Fee (Assessed after the 2nd month Delinquent)	\$75
Pre-Lien Fee (Assessed after the 3rd month Delinquent)	\$125
Returned Check Fee	\$25
Collection Agent Fee	\$125
Collection Demand Letter	\$75
Record Notice of Lien	\$225

Delinquency Lawsuit	\$455 & up
Post-Judgment Collection Service	\$200 & up

Property Transfer Fees	
(ARS 33-1806 Resale of units; information required; fees; civil penalty; definition) (Upon approval of the Cohere Life, Inc. Management Contract 2023, unless otherwise stated)	
Builder Transfer Fees	
First Home Buyer Transfer Fee; per lot	\$300
First Home Buyer Disclosure Fee; per lot	\$75
Builder Community Recreation Program Fee (Community Recreation Covenant – Article 4, Paragraph 4.6)	\$250
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$286
Resale Transfer Fees	
Resale Transfer Fee	\$300
Resale Disclosure Fee	\$75
Recreation Program Fee (Community Recreation Covenant – Article 4, Paragraph 4.6)	½ of 1% of Gross Sales Price + \$250
Prepaid Monthly Assessment Collected at Closing – 2 mo.	\$286

Builder-to-Builder Transfer	
Builder-to-Builder Transfer Fee; per lot	\$50
Commercial Property Transfer	
Commercial Property (Community Alliance Declaration – Article 4, Paragraph 4.6)	\$100
Non-Exempt Transfer	
Any Non-Exempt Transfer Other Than a Sale (Community Recreation Covenant – Article 4, Paragraph 4.6)	½ of 1% of the Estimated Fair Market Value + \$250

Property Setup 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) (Upon approval of the Cohere Life, Inc. Management Contract 2023, unless otherwise stated)	
Tenant Account Set-up Fee	\$25
Foreclosure Set-up Fee	\$400
Foreclosure Monitoring Fee?	\$75

Administrative Transfer Set-up Fee (Applicable for exempt RPF Transfers – Community Recreation Covenant, Article 4, Paragraph 4.6)	\$75
Third-Party Disclosure Fees (homewisedocs.com)	\$25
Resale Rush Fee – 72 hours	\$150
Resale Rush Fee – 24 Business hours	\$300
Resale Update Fee – After 30 days	\$50
Lender Documentation Fee	\$100

Schedule of Monetary Penalties for Noncompliance	
(Residential Association Declaration – Article 4, Paragraph 4.2.2)	
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
Vehicular Gate Access Violation	\$100

Design Review Submittal Fees	
(Residential Association Declaration – Article 9, Paragraph 9.3)	
Residential Application	\$0
Commercial Application	\$0
Retroactive Design Review Application Fee <i>(non-refundable fee for work completed prior to Design Review Approval)</i>	\$50
Custom Home Design Review Fee	\$4000
Additional Custom Home Reviews – Each submittal	\$250

Amenity Access Cards (maximum two (2) per lot)	
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First & Second Card – Supplied as a Courtesy for New Owners	\$0
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