



Eastmark Assessment & Fee Schedule

Eastmark Community Alliance, Inc., Eastmark Residential Association, Inc. & Eastmark Community Assembly, Inc.
Adopted November 4, 2020 | Effective January 1, 2021

Monthly Assessments	
Eastmark Community Alliance, Inc. (Community Alliance Declaration - Article 4, Paragraph 4.1)	\$32
Eastmark Residential Association, Inc. (Residential Association Declaration - Article 7, Paragraph 7.1)	\$64
Eastmark Community Assembly, Inc. (Community Recreation Covenant - Article 4, Paragraph 4.1)	\$4
Innovation Park Neighborhood (Residential Association Declaration - Article 7, Paragraph 7.3) (Supplemental Declarations for Eastmark Parcels 3-1; 3-2; 3-3, Paragraph 5)	\$23
Inspirian Park Neighborhood Area 1, 3, 5 and 6 (Residential Association Declaration - Article 7, Paragraph 7.3) (Supplemental Residential Declaration for Eastmark DU ^{3/4} , Parcels ^{3/4} 1-3, Paragraph 5)	\$25
Inspirian Park Neighborhood Area 2, 7 [Ashton Woods] (Residential Association Declaration - Article 7, Paragraph 7.3) (Supplemental Residential Declaration for Eastmark DU ^{3/4} , Parcels ^{3/4} 1-3, Paragraph 5)	\$23
Everton Heights Gated Neighborhood Area [David Weekley] (Residential Association Declaration - Article 7, Paragraph 7.3) (Supplemental Residential Declaration for Eastmark DU 6, Parcels 6-7 and 6-8, Paragraph 5)	\$34

Delinquency & Legal Fees	
(Community Alliance Declaration - Article 4, Paragraphs 4.10 & 4.11) (Residential Association Declaration – Article 7, Paragraphs 7.11 & 7.12) (Community Recreation Covenant – Article 4, Paragraph 4.11) (DMB Community Life, Inc. Management Contract 2021, unless otherwise stated)	
Late Fee (Assessed monthly on the 16th)	\$15
Demand Fee (Assessed after the 2nd month Delinquent)	\$35
Returned Check Fee	\$25
Pre-Lien 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
PostJudgment Collection Service	\$135 & up



Property Transfer Fees	
(ARS 33-1806 Resale of units; information required; fees; civil penalty; definition) (DMB Community Life, Inc. Management Contract 2021, unless otherwise stated)	
Builder Transfer	
First Home Buyer Transfer Fee; per lot	\$200
Builder Community Recreation Program Fee (Community Recreation Covenant – Article 4, Paragraph 4.7)	\$250
Capital Start-Up Fee – 1/4 of the Annual Residential Association Assessment (Residential Association Declaration – Article 7, Paragraph 7.16)	\$168
Upfront Monthly Assessments Collected at Closing – 2 mo.	\$200
Innovation Park Neighborhood Prepaid Monthly Assessment Collected at Closing – 2 mo.	\$246
Inspirian Park Neighborhood Area 1, 3, 5 and 6 Prepaid Monthly Assessment Collected at Closing 2 mo.	\$250
Inspirian Park Neighborhood Area 2 and 7 [Ashton Woods] Prepaid Monthly Assessment Collected at Closing 2 mo.	\$246
Everton Heights Gated Neighborhood Area [David Weekley] Prepaid Monthly Assessment Collected at Closing 2 mo.	\$268
Resale Transfer	
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.	\$200
Innovation Park Neighborhood Prepaid Monthly Assessment Collected at Closing – 2 mo.	\$246
Inspirian Park Neighborhood Area 1, 3, 5, and 6 Prepaid Monthly Assessment Collected at Closing 2 mo.	\$250
Inspirian Park Neighborhood Area 2 and 7 [Ashton Woods] Prepaid Monthly Assessment Collected at Closing 2 mo.	\$246
Everton Heights Gated Neighborhood Area [David Weekley] Prepaid Monthly Assessment Collected at Closing 2 mo.	\$268
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 4.6.2)	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) (DMB Community Life, Inc. Management Contract 2021, unless otherwise stated)	
Tenant Account Set-up Fee	\$25
Foreclosure Set-up Fee	\$400
Administrative Transfer Set-up Fee (Applicable for exempt RPF Transfers – Community Recreation Covenant, Article 4, Paragraph 4.6.2)	\$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

Schedule of Monetary Penalties for Noncompliance	
(Residential Association Declaration – Article 4, Paragraph 4.2.2 (iv) & (v))	
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 9.2.2)	
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

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

Amenity Access Cards (maximum two (2) per lot)	
First & Second Card – Supplied as a Courtesy for New Owners	\$0
Amenity Access Cards - Replacement	\$25/each