

VERAMENDI

Veramendi Residential Master Community, Inc.
assessment & fee schedules
Effective January 1, 2026

Quarterly assessments & special common area assessments	
Veramendi Residential Master Community Assessment (Master Covenant, Article 5, Section 5.9)	\$183
Vista Alta Special Common Area Assessment (Master Covenant Article 5, Section 5.05)	\$345 + \$183

Transfer fees when purchasing or selling a home in Veramendi	
Transfer fee	\$175
Resale certificate fee	\$375
Working Capital assessment (builder to owner, and owner to owner transfers)	\$500
Reserve Fund	\$150
Prepaid quarterley assessment collected at closing (one quarter)	\$183
Vista Alta prepaid quarterly assessment collected at closing (one quarter)	\$345

Additional property setup fees when purchasing a home in Veramendi	
Disclosure rush fee - 1 business day	\$300 +third party disclosure fee
Disclosure rush fee - 3 business day	\$150 +third party disclosure fee
Disclosure update fee - after 30 days	\$50
Lender documentation fee	\$100
Foreclosure monitoring fee	\$75
Tenant account set-up fee	\$25
Third-Party disclosure fees (homewisedocs.com)	\$50

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Disclosure update fee - after 30 days	\$50	
Lender documentation fee	\$100	
Foreclosure monitoring fee	\$75	
Tenant account set-up fee	\$25	
Third-party disclosure fees (homewisedocs.com)	\$50	
Schedule of Monetary Penalties for Non Compliance		
(Community Manual, Attachment 3, Residential Fine & Enforcement Policy)		
	New Violation	Repeat Violation
New Violation	Courtesy letter	N/A
209 violation (certified demand letter)	No fine, 30 days to correct	No fine, 30 days to correct
3rd Notice	\$25	\$50
4th Notice	\$50	\$75
5th Notice	\$75	\$100
6th Notice	\$100	\$125
Each subsequent notice	\$125	\$150
Delinquency & Legal Fees		
(Community Manual, Attachment 3, Residential Fine & Enforcement Policy)		
Late fee (accessed monthly on the 1st)	\$25	
Interest (accessed monthly on the 1st)	State maximum or 1.5% per month	
Collection demand letter fee (30 days delinquent)	\$75	
Collection final demand letter fee (75 days delinquent)	\$75	
Collection pre-lien letter fee (105 days delinquent)	\$125	
Payment plan administration fees	\$50 per payment plan	
Amenity suspension	Two quarter payments delinquent	