



Residential Community Association, Inc.
Indigo Commercial Community Association, Inc
Indigo Community Foundation

Residential Association Monthly Assessments	
Indigo Residential Community Association, Inc.	\$142
Special Service Area Monthly Assessment: The Cottages (reference service area map) <i>In addition to monthly residential assessment</i>	\$15
Builder residential assessments – 50% of all annual assessments, due annually on Jan 1 <i>Section 6.1a(iv), 6.1a(vi)</i>	\$852.00 + ½ of annual SSA (if applicable)
Commercial Association Monthly Assessments	
Indigo Commercial Community Association, Inc.	TBD

Property Transfer Fees	
Builder Transfer Fees	
Developer to Builder and Builder to Builder Transfer Fee: per lot	\$100
Residential Builder Fee <i>(excludes declarant to builder transfers, payable to Indigo Foundation)</i> <i>1st amendment to IRCA DCCRs Section 6.1a(iii)</i>	1.00% of the total residential sales price
Special Assessment	½ of any current annual special assessment
Neighborhood Assessment	½ of any current annual neighborhood assessment
Upfront Annual Assessments Collected at Closing	Prorated annual assessment <i>(see above)</i>
Residential Property Transfer Fees	
Resale Certificate Fee	\$375
Ownership Transfer Fee	\$175
Residential Community Enhancement Fee <i>(payable to Indigo Foundation) IRCA DCCRs Section 6.1b(i)</i>	1% total sales price
Reserve Contribution IRCA DCCRs Section 6.1b(ii)	3x monthly assessment
Working Capital Contribution IRCA DCCRs Section 6.1c	3x monthly assessment
Upfront Monthly Assessments Collected at Closing	2x monthly assessments
Commercial Property Transfer Fees	
Resale Certificate Fee	\$375
Ownership Transfer Fee	\$175
Commercial Community Enhancement Fee - owners <i>(payable to Indigo Foundation) ICCA DCCRs Section 6.1a</i>	1% total sales price
Commercial Community Enhancement Fee - commercial tenants	0.5% of initial term rent amt



(payable to Indigo Foundation) ICCA DCCRs Section 6.1a	
Reserve Contribution ICCA DCCRs Section 6.1b	3x monthly comm assessment
Working Capital Contribution ICCA DCCRs Section 6.1c	3x monthly comm assessment
Upfront Monthly Assessments Collected at Closing	2x monthly comm assessment

Property Setup Fees	
Tenant Account Set-up Fee	\$25
Third-Party Disclosure Fees (homewisedocs.com)	\$50
Update to previously issued resale certificate (per update)	\$50
Resale Rush Fee – 72 hours	\$150
Resale Rush Fee – 24 hours	\$300
Resale Update Fee – After 30 days	\$50
Lender Documentation Fee	\$100

Design Review Submittal Fees	
(Residential Association Declaration – Article 9, Paragraph 9.2.2)	
Residential Application	\$35
Commercial Application	\$35
Refundable deposits charged at time of application: <ul style="list-style-type: none"> • addition of a structure or hardscape change • Repainting of home exterior • Full redesign of front and/or rear of lot • Pools • Roof replacement • Common area/Greenbelt access 	\$250 \$500 \$500 \$500 \$500 \$1000