

The Pointe at Lake Dillon Fee Disclosure

Fees to be collected at Closing:

- Transfer Fee: \$100
- Statement Preparation Fee: \$100
- Rush Fee for status letters from Title Companies – If requested with less than five (5) business day turnaround, a \$200 rush fee will apply. No same day status letter requests will be honored.

Working Capital: None

7.13 Working Capital Fund. The Association or Declarant shall require the first Owner of each Condominium Unit to make a non-refundable contribution to the Association in an amount equal to the greater of Three Hundred Thirty Six Dollars (\$336.00) or two (2) times the monthly common expense assessment against that Condominium Unit in effect at the closing thereof. Within sixty (60) days of the conveyance of the first Condominium Unit to the first Owner thereof, other than Declarant, the Declarant shall make the contribution to the working capital fund for each Condominium Unit it owns which is subject to assessment under this Declaration. Said contribution shall be collected and transferred to the Association at the time of closing of the sale by Declarant of each

Condominium Unit and shall be maintained in a segregated account with other such working capital funds for the use and benefit of the Association, including without limitation to meet unforeseen expenditures or to purchase additional equipment. Such contribution to working capital funds shall not relieve an Owner from making regular payments of assessments as the same become due. Upon the transfer of his Condominium Unit, an Owner, including the Declarant, shall be entitled to a credit from his transferee for the aforesaid contribution to working capital fund. Under no circumstances shall the Declarant utilize any working capital funds of the Association to defray any of the Declarant's expenses, reserve contributions or construction costs or to make up any budget deficit while it is in control of the Association.

After Hours SRG Emergency Calls - \$150 billed to the owner of the unit where the emergency originates, along with any additional fees that may occur relating to the emergency that is specific to the property holder and occurrence.