

## Summary of Assessments and Fees

	GIHA-POA ANNUALFEES	PROPERTY PURCHASE	NEW HOME CONSTRUCTION	RESIDENCE MODIFICATION or ADDITION	SHORT TERM RENTAL PROGRAM
<b>Community/Common Area Maintenance</b>	\$635.00 (Note 1)				
<b>Water Service</b>	\$825.00 (Note 2)		Variable (Note 2)		
<b>Capital Contribution Assessment</b>		\$1400.00 (Note 3)			
<b>Impact Fee</b>			\$3,000.00 (Note 4)	Variable up to \$3,000.00 (Note 4)	
<b>Construction Bond</b>			\$2,000.00 (Note 5)	Variable up to \$2,000.00 (Note 7)	
<b>Water Service Connection</b>			\$2,500.00 (Note 6)		

Note 1 Per lot or tract (prorated for shared lots). Assessment billed annually and is due not later than December 31 each year.

Note 2 Per lot or tract connected to community water system. Assessment is billed annually and is due no later than December 31 each year. Prorated assessment for water service is made at time water service is connected to lot for new construction.

Note 3 Capital contribution assessment is per lot, parcel or tract, and is due from property purchaser or grantee at closing each time a property is sold, transferred or conveyed (Exceptions per Bylaws). Assessment applies to both new residents and current GIHA residents acquiring additional property. Fee is collected by closing

Note 4 Non-refundable impact fee due at time Construction Agreement is signed and impact fees may be variable for modifications to current home projects.

Note 5 Construction bond is refundable to owner/contractor on completion of construction, less assessment(s) for any damages to community areas/roads/utilities/structures during construction. Fee is collected at time Construction Agreement is signed.

Note 6 Due at time Construction Agreement is signed for any newly constructed home to be connected to community water system. This fee is separate from the annual water service assessment. Should the actual cost exceed the listed connection fee, the homeowner will be responsible for the additional cost.

Note 7 Construction bond to be determined during plan review and approval and is dependent on scope of project. Bond is refundable to owner/contractor upon completion of construction, less assessment(s) for any damages to community areas/roads/utilities/structures during construction. Fee is collected at time Construction Agreement is signed.