



## **ASSOCIATION FEES FOR SIENNA PLANTATION ASSOCIATIONS FOR 2019**

### **Annual Assessments**

The 2019 annual assessment for Sienna Plantation Residential Association (SPRAI) and Sienna Plantation Community Association (SPCAI) is \$1,205.00. This assessment is charged to all lots that are owned by homebuilders and/or homeowners; and is the main source of income to pay for the operating expenses of the association. Association services include, but are not limited to, extensive landscape maintenance, sheriff patrol, maintenance and operations of 2 community centers, 5 swimming pools (including 2 water parks), 2 fitness centers, tennis complex, parks, maintenance of other common areas, deed restriction and document enforcement and communications such as the newsletter and website.

If a lot is within a gated neighborhood or there are other special services specific to that neighborhood, such as front yard maintenance, these lot owners pay an additional fee through a Neighborhood or Special Common Area Assessment each year to pay for those services. For those Neighborhoods with such assessments, the specific information is outlined below.

### **One-time Capitalization/Working Capital Fee**

When a new home is sold from a builder to a homeowner, there is a one-time capitalization/working capital fee charged to the homebuyer. This fee is equal to 100% of that year's association annual assessment. For 2019, the one-time capitalization/working capital fee is \$1,205. This fee is payable to the Association. Additionally, if there is a Neighborhood Assessment or Special Common Area Assessment imposed on a lot, there is also a one-time Capitalization or Working Capital Fee equal to that year's assessment amount. As an example, for Avalon at Sienna, the one-time capitalization fee would be \$400.

Resales in the Village of Sawmill Lake/Destrehan will also incur a working capital fee of \$1,205.

### **Administrative Fee, Resale Certificates and Certificates of Compliance**

Every time a property is sold, there is a \$210 administrative transfer fee paid to the Association to cover the cost of providing the title company information, welcome packages and updating all necessary files and records. If a property is refinanced, there is an \$80 administrative fee paid to the Association.

A Certificate of Compliance (COC) inspection is required each time a property is sold (whether from builder to homeowner, or homeowner to homeowner). The COC fee is \$140, unless an expedited request is required. The request and payment must be made prior to the inspection. Should a buyer or seller request a Resale Certificate, a fee of \$250 (unless an expedited request is required) is charged to prepare the package, in addition to the Certificate of Compliance fee.

### **Foundation/Community Enhancement Fee**

In addition to the Assessments, a Foundation Fee or Community Enhancement Fee is charge each time a property is sold. These funds are used to supplement and complement the functions of the associations by providing a higher level of service and resources through the sponsorship of all community events, various programs,

activities, and events in and around Sienna. These funds also are available through a grant request process to help the PTOs, scouts, sports leagues, etc.

The Foundation Fee/Community Enhancement Fees are assessed on every real estate transaction occurring after December 31, 1999. The contribution per resale transaction is equal to 0.005 (or ½ percent) times the gross sales price of a home and is to be paid by the transferring owner. The contribution per new home transaction is equal to 0.0025 (or ¼ percent) times the gross sales price of a home, which is paid by the builder at the time the lot is purchased from the developer.

### **Neighborhood Specific Information**

*If there is a Neighborhood Assessment or a Special Common Area Assessment for a specific neighborhood that information is provided below.*

#### **Avalon at Sienna**

As a gated neighborhood, Avalon at Sienna has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$400 per lot. Each new home is charged a one-time capitalization fee equal to 100% of that year's current neighborhood assessment in addition to the assessment and one-time capitalization fee charged by the association.

#### **Commanders Point**

As a gated neighborhood, Commanders Point has a neighborhood assessment to cover the operating and capital expenses custom to that neighborhood. The assessment for 2019 is \$1,926 per lot.

#### **Forest Isle**

As a gated neighborhood, Forest Isle has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$7,584 per lot.

#### **Fox Bend**

As a gated neighborhood, Fox Bend has a special common area assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$660 per lot. Each new home is charged a one-time supplemental working capital fee equal to 100% of that year's current neighborhood assessment in addition to the assessment and one-time working capital fee charged by the association.

#### **Pecan Estates**

As a gated neighborhood, Pecan Estates has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$624 per lot. Each new home is charged a one-time capitalization fee equal to 100% of that year's current neighborhood assessment in addition to the assessment and one-time capitalization fee charged by the association.

#### **The Sanctuary**

As a gated neighborhood, The Sanctuary has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$3,873 per lot. Each new home is charged a one-time capitalization fee equal to 100% of that year's current neighborhood assessment in addition to the assessment and one-time capitalization fee charged by the association.

## Sorrento

As a gated neighborhood, Sorrento has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$400 per lot. Each new home is charged a one-time capitalization fee equal to 100% of that year's current neighborhood assessment in addition to the assessment and one-time capitalization fee charged by the association.

## Vieux Carre

As a gated neighborhood, Vieux Carre has a neighborhood assessment to cover the operating and capital expenses custom to this neighborhood. The assessment for 2019 is \$1,465 per lot.

## Other Information

### Trash Service

Trash service for the community is provided by the MUDs who contract with Best Trash and consists of twice a week trash service with once a week recycling. Buyers should contact Best Trash @ 281-313-2378 to set up their service. The cost for trash and recycling service is included on your water bill. Best Trash will deliver each new resident a 96-gallon trash cart (Black with red lid) and a 64-gallon recycle cart (Green).

### Provisional Recreational Use

If a buyer presents a copy of a signed Earnest Money Contract with a projected closing date to the Association Office, provisional recreational ID cards will be issued so the buyers may enjoy the facilities while they await the completion of their home.

### Contact Information

The Associations on-site management Staff is available to assist you in finding answers to your questions about the Associations, the Foundation, their services, and the Sienna Plantation community in general. For more information, please visit our website at [www.siennanet.com](http://www.siennanet.com).

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