

Amenities Furnished Through Heritage Grand Dues

2021 Monthly Dues Amount	\$276	\$366
	Single Family Home	Townhome (duplex)
Service Provided for <u>each</u> Heritage Grand Home:		
House Exterior repainted (every 9 years)	Yes	Yes
Stained Front Door refinished (minimum 3 years, on request)	Yes	Yes
Front Yard mowed, fertilized, mulched on a regular schedule	Yes	Yes
Prune Shrubs (<u>front</u> beds only) on a regular schedule	Yes	Yes
Sprinkler System routine repairs	Yes	Yes
Additional <u>Townhouse-Only</u>:		
Property Insurance	No	Yes
Roof Shingles and Decking Replacement as required		Yes
Gutter and Downspouts repair and replacement		Yes
Chimney Repair		Yes
James Hardie Siding (cementboard) repair and replacement		Yes
Heritage Grand Community-Wide:		
Clubhouse Use including Exercise Room, Swimming Pool, Jacuzzi, and Recreational Spaces	Yes	Yes
Recreational Facilities including Miniature Golf, Pool Tables, Bocce Ball courts, Paddle Ball/Basketball (half court), Horseshoes	Yes	Yes
Routine Clubhouse Activities and Events Bingo, Trivia, Movie nights, Drama Presentations, Dances, Bridge, Canasta, Poker, Chess, Crafts, Line Dancing, Pingpong, Ladies Lunch Group, Couples Dinner Group, etc.	Yes	Yes
Common Area Fences and Perimeter Fences furnished and maintained	Yes	Yes
Common Areas mowed, watered, fertilized on a regular schedule	Yes	Yes
Common Area Shrubs & Trees maintained (trimmed, pruned)	Yes	Yes
Seasonal Color Plantings added in various common areas	Yes	Yes
Streets and Curbs maintenance	Yes	Yes
Community Sidewalks, Water Feature Ponds & Fountains	Yes	Yes
Subdivision Gates maintained, closed each night	Yes	Yes
Cinco Ranch Recreation The Cinco amenities include the use of six pools, the Cinco Beach Club, the boat docks, fishing lakes, sand volleyball courts, tennis courts, soccer nets, baseball backstops, covered pavillions, BBQ grills and hiking/biking trails.	Yes	Yes

Heritage Grand Community-Wide (cont'd):		
<p>Home Cable TV & Internet</p> <p>A 2019 through 2023 contract between Comcast and Heritage Grand delivers the following "X-1 System" services for each of our 650 homes:</p> <ul style="list-style-type: none"> (a) a DVR plus two companion boxes (all with voice-activated remotes) allowing for three TV connections; (b) "Digital Starter" TV Channel package; (c) Comcast modem/router for home computer and wi-fi service, supplying 150Mbps download speed. <p>Note: The home's inside-the-wall wiring is owned and maintained by the property owner.</p> <p>If desired, residents may procure additional services from Comcast and pay for those services through direct billing</p>	Yes	Yes
<p>Home Security Monitoring</p> <p>In-house security wiring is owned and maintained by the property owner. The HOA pays for the monitoring fees of homes utilizing Modern Systems (the company Heritage Grand has a contract with).</p> <p>It is the sole responsibility of each resident to confirm that their specific system is correctly being monitored.</p> <p>With many homes no longer utilizing the hard-wired "land line" anticipated when the contract was negotiated, extra fees may be required to connect via a cell service.</p>	Yes	Yes
Funding Process for Future Large Infrastructure Needs:		
<p>As of 12/31/2018 the Reserve Fund totaled \$2.1 million.</p> <p>We contracted with Reserve Advisors, Inc, Milwaukee WI to define necessary funding for anticipated future infrastructure spending.</p> <p>Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during years of planned significant expenditures.</p> <p>A Cash Flow Method is used to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:</p> <ul style="list-style-type: none"> • current and future local costs of replacement • 1.2% annual rate of return on invested reserves • 2.0% future Inflation Rate for estimating Future Replacement Costs <p>Sources for <i>Local</i> Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.</p> <p>Certification: This <i>Full Reserve Study</i> exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."</p> <p>Current practice is to update the study every 5 years (2020 is next revision year).</p>	Yes	Yes

Note 1. For specifics of these amenities, see Heritage Grand's governing documents.

Note 2. Back yard maintenance is the responsibility of the homeowner. It can be maintained by the front yard crew for an additional fee.