



## 2022 Capitalization Fees and Foundation Fees

The Association's Dedicatory Instruments are available to Members online at:

<https://edgewater.connectresident.com>

### Resale Certificate Fee:

\$375.00

### Resale Certificate Update:

\$75.00

### Refinance Fee:

\$100.00

### Transfer Fee:

\$275.00

### Welcome Packet Fee:

\$26.50

### Foundation Fee (Residential Property):

Foundation Fee Is based on the "Gross Selling Price" of a Lot (as described In detail In that Board Resolution recorded under Clerk's File No. 20150388696). The current Foundation Fee Is 0.50% or 0.1% of the Gross Selling Price of the Lot, depending on the type of entity transferring title to the Lot. Some variations and exemptions apply.

### Foundation Fee (Townhomes):

The Foundation Fee for Townhomes Is \$250 per Lot upon transfer of title by a builder to a homeowner. Foundation Fees for all subsequent transfers of title regarding Townhomes are as set forth In the Edgewater Residential Declaration and the Board Resolution reference above.





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## **Foundation Fee (Commercial):**

The Foundation Fee Is described In detail In the First Amendment to the Edgewater Commercial Declaration (recorded under Clerk's File No. 20070443211). It Is currently set at \$2000 per acre. If a tract Is less than 1 acre the Foundation Fee Is \$2000. Some variations and exemptions apply.

## **Reserve Fund Capitalization Fee (Residential):**

Reserve Fund Capitalization Fee is a fee equal to 1/4 of the amount of the then-current Annual Assessment. The Reserve Fund Capitalization Fee for 2022 Is \$243.75. Some exemptions apply. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.

## **Operating Fund Capitalization Fee (Townhomes):**

Operating Fund Capitalization Fee is a fee equal to 1/4 of the amount of the then-current Annual Assessment. The Operating Fund Capitalization Fee for 2022 is \$121.88. Some exemptions apply. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.

## **Reserve Fund Capitalization Fee (Townhomes):**

Reserve Fund Capitalization Fee is a fee equal to 1/8 of the amount of the then-current Annual Assessment. The Reserve Fund Capitalization Fee for 2022 Is \$60.94. Some exemptions apply. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.

