



## RIVER BEND PARK ASSESSMENT EXPENDITURES

1. Employ and pay a Park Manager; Property Owners Association (POA) Park Manager
2. Employ and pay Park employees
3. Provide Electric Gates & service
4. Maintain Common Properties / Elements
  - Mow grass and weed eat
  - Landscaping
  - Clean & maintain Bathhouses
  - Clean and maintain Community building
  - Maintain parking areas
  - Maintain playgrounds / honey hole and boat ramps
  - Maintain pools
  - Maintain / Repair / Replace fences and gates
  - Maintain RV Storage area (hill in block 2)
  - New Construction projects
  - Roadway / utility easement maintenance (gravel, grading, drainage, signs)
  - Common property electrical, plumbing, structure & mechanical
  - Equipment repair / replacement
  - Equipment Purchases
  - Common property / elements disaster recovery clean-up / repair

NOTE: Property owners shall remove damaged vehicles, equipment, and debris and make infrastructure repairs within their property boundaries at THEIR expense.

5. Provide water to common properties and individual lots already on the plot map.
6. Provide Household trash disposal (dumpster(s))

NOTE: Property owners are responsible for hauling & disposal of items outside of household trash. Toxic or hazardous waste disposal inside River Bend Park is PROHIBITED. Property owners are liable for compliance with local, state, and federal requirements. Management is responsible for dumpster maintenance.

7. Provide wastewater disposal (pumper truck) during the open season.

NOTE: Property owners are responsible for wastewater collection by placing your lot / block number on pump list through email or text. Property owners will comply with local, state and / or federal requirements. Management is responsible for pumper truck operation and waste disposal.

8. Real estate purchases
9. Pay Insurance, taxes, loan payments, Electric bill, Water bill, Gravel bill, Gas & Diesel bill, Waste Management bill, Waste Water Operator bill, Professional & Legal fees, Pest Control bill, Telephone & Internet bill, Septic Maintenance bill, other items not listed that are yearly.

All of the above, and more, is based on ONE (1) PAID ASSESSMENT to include ONE (1) RV / Camper per lot and lot usage referenced in the Declaration of Restrictions (DOR).