

Terreno

2023 Fee Summary

Terreno Homeowners Association, Inc. (collected quarterly)*

Includes: Community Amenities, Lifestyle Director, Landscape Maintenance (homes), Maintenance of Common Areas and Lakes, Monitored Vehicle Access Control, Professional Property Management and limited Master Association expenses.

Scenic Series (7886)	\$393.50/month*	\$1,180.49/quarter
Distinctive Series (7887)	\$400.42/month*	\$1,201.25/quarter
Echelon Series (7888)	\$414.42/month*	\$1,243.25/quarter

Homeowners will receive a monthly credit of \$21.50 against the above fees until the amenity is open to the residents. With the amenity credit the fees will be:

Scenic Series (7886)	\$372.00/month*	\$1,115.99/quarter
Distinctive Series (7887)	\$378.92/month*	\$1,136.75/quarter
Echelon Series (7888)	\$392.92/month*	\$1,178.75/quarter

Terreno/Valencia Recreation Association, Inc. (collected annually) \$133.11/year

Includes: 2 Tennis Courts and Tot Lot area.

CDD – annual fee will appear on tax bill

(10/1/2022-9/30/2023) *Fees are estimates while CDD is being established*

	<u>Operations & Maint.</u>	<u>Debt Assessment</u>	<u>Total Annual Fee</u>
Scenic Series (7886)	\$400.00	\$1,686.00	\$2,086.00
Distinctive Series (7887)	\$400.00	\$1,798.00	\$2,198.00
Echelon Series (7888)	\$400.00	\$1,911.00	\$2,311.00

Initial and Other Contributions (paid at closing)

Initial Contribution	\$500.00
Amenity Fee	\$3,000.00**
Environmental Stewardship Fee	\$1,600.00
Annual Food and Beverage Minimum***	\$480.00

** The one-time Amenity Fee of \$15,000 is currently being reduced to \$3,000 by DiVosta for all new Terreno Home Purchasers.

*** The Annual Food and Beverage Minimum will begin once the Bar & Grill is open to the residents. It will be prorated from the date of closing for the remainder of the year. Must be used in the same calendar year, any remaining amount will be forfeited by the member. These funds are not transferable.

Notes:

1. **These fees are estimates and are subject to change.** Please refer to the Prospectus and/or governing documents for a more thorough description of all fees.
2. Resale Capital Assessment is \$1,000.00.

Revised 12/23/2022

