

VINEYARD RIDGE CONDOMINIUM ASSOCIATION

AT-A-GLANCE INFORMATION

2024

ASSESSMENTS:

Assessments are due quarterly and are paid in advance: 1/1, 4/1, 7/1, 10/1

Effective 05/15/23 (but subject to change):

- Prior to granting of an occupancy permit, assessments are \$550/quarter
- Once an occupancy permit is granted, assessments increase to \$1200/quarter
- A capital assessment of \$1,000 is due from the purchaser on all sales, including re-sales

Services covered by assessments include the following:

- Snow removal and salting of the roadway and unit driveways
- Mowing, trimming, and fertilization
- Common area maintenance:
 - o Roads
 - o Entries
 - o Clubhouse, pool/spa and adjacent grounds
 - o Vineyard

CO-OWNER RESPONSIBILITY:

Co-owners are responsible for all other maintenance, repair and replacement not covered by the association as noted above. This includes, but is not limited to, the following:

- Driveway snow removal and salting at a frequency beyond that provided by the association
- Snow removal and salting of unit walkways (can be separately contracted for with the association's snow removal company)
- Lawn maintenance beyond mowing, trimming and fertilizing
- Maintenance, additions to and replacement of all unit landscaping
- Irrigation system, maintenance and repairs outside of that for the unit lawn as well as for alterations and repairs to the lawn irrigation system secondary to co-owner activity (e.g., expansion of landscape beds, installation of a fence, etc.)
- Maintenance, repair and replacement of unit driveways and walkways

ASSOCIATION MANAGEMENT:

The association is managed by Schmidt-Rogers Management (SRM). Upon purchase of a unit please contact SRM and provide your contact information for the association's records and so that additional information can be provided.

Schmidt-Rogers Management, 996 Garfield Woods Drive, Suite D, Traverse City, MI 49686
231.941.0707 Ext. 110 Email: schmidt@schmidtmanagement.com

BUYER SIGNATURE

DATE

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DATE

*This is a summary only. The association's governing documents should be consulted for more detailed information.