

RICHARDS COURT

A condominium homeowners association (HOA) is a common form of governance for condominium properties and is a necessity in maintaining the quality and integrity of any condominium complex. All City Creek residential condominium properties will be managed by an active and involved HOA. The HOA members, ultimately consisting of owners of City Creek condominiums, will guide issues and activities such as maintenance and security, as well as any improvements or management issues at City Creek condominium communities. **Monthly dues will be part of each property owner's responsibility.**

Richards Court HOA dues will cover the following:

- Heating & Air Conditioning
- Gas (stoves & fireplaces)
- Sewer and water
- High speed Internet
- Basic HD TV programming (via rooftop antenna) which includes local network and PBS stations
- Use of fitness room & owner's lounge/social room
- Use of a 20 yard- 3 lane pool, oversized hot tub, locker rooms and event room at The Regent
- Controlled access features and entry cameras
- Common area cleaning, maintenance, landscape & hardscape
- Exterior window cleaning (currently 2 times per year)
- Maintenance and cleaning of garage parking space(s) & storage unit
- Garbage removal and recycling services
- Property Insurance (your own condominium unit & building common areas)
- Electrical and gas service for the common areas
- Fire alarms (Smoke & Carbon Monoxide detectors)
- Service and maintenance of the fitness facility
- Maintenance of social room and pool area
- Access to *The Commons* at City Creek (meeting/gathering facility for friends & family)
- Reserves for capital expenses

Electric utility service for residences is billed separately to residents by *Rocky Mountain Power*

In many cases, the overall cost to own an individual condominium residence may be less than it would be to maintain a single-family residence. The sales staff team at City Creek Living invites you to compare the costs of single-family home ownership, which includes expenses such as: taxes, insurance, utilities, landscaping, maintenance of lawn, purchases for general repairs (painting the house, or fixing a fence), as well as capital improvements (new gutter, resealing the driveway, etc.) In the end, the ease of owning a condominium along with the savings involved, are two huge benefits of owning a condominium residence at City Creek.