

BAY CREEK ASSOCIATION DUES – \$159.00 MONTHLY

- Gated Entrance that is staffed 24 hours per day, 7 days per week
- Landscaping/Mowing of Common Grounds throughout Bay Creek
- Community Pool and Tennis Courts
- Private Beach
- Road Maintenance

**One time Working Capital Contribution collected at closing equivalent to three months Bay Creek Association dues.*

FAIRWAYS NEIGHBORHOOD ASSOCIATION DUES – \$58.00 MONTHLY

- Fairways Roadway Maintenance
- Fairways Landscape Maintenance
- Fairways Pool

**One time Working Capital Contribution collected at closing equivalent to four months Fairways Neighborhood dues.*

THE COMMONS DUES – \$246.67 MONTHLY

- Irrigation
- Pressure Wash & Clean Gutters 1 time per Year
- Annual Termite Renewal + 4 Exterior Pest Control Treatments
- Reserves for Roofing, Siding & Termite Bond
- Common Insurance for General Liability & Umbrella
- Management Fee
- LAWN MAINTENANCE SERVICE is weekly May through October, bi-weekly November through April and include:*
 - Mowing
 - Edging
 - Blowing
 - Pre-Emergent, Fertilizer, Post-Emergent
 - Tree/Shrub Care
 - Irrigation Monitoring
 - Pest & Weed Control
 - Pine Straw (Spring & Fall)
 - Leaf Removal
 - Pruning

**One time Working Capital Contribution collected at closing equivalent to four months Commons dues.*

PROPERTY INSURANCE – \$103.33 MONTHLY

- Full Building Coverage including Fixtures (as built, no upgrades)
- Wind & Hail
- Wind Driven Rain
- Water Backups from Sewers & Drains
- Insurance does NOT include:*
 - Flood Damage
 - Personal Contents, i.e. furniture, clothing, etc.

TOTAL MONTHLY DUES – \$567.00 MONTHLY