

The Retreat at Craig Ranch

Maintenance Provided Luxury Homes



Exclusive 9,000 sf amenity center great for entertaining



Resort style pool exclusive for Retreat homeowners



State of the art Craig Ranch Fitness and Spa



World renowned TPC Golf Course

The Retreat at Craig Ranch is a maintenance provided community offering you a lifestyle of luxury and peace of mind. Entertain your friends and family at the Retreat's 9,000 sq. ft. amenity center and enjoy the resort-style pool and hot tub. Experience the freedom of a true lock-and-leave lifestyle.

The Retreat at Craig Ranch Luxury Amenities

Exclusive, 9,000 square foot Amenity Center Features:

- Large Covered Back Patio with Fireplace
- State of the Art Fitness Equipment
- Billiard Room
- Gourmet Kitchen Facilities
- Dining Room
- Baby Grand Piano
- HD TVs

Other amenities available at Craig Ranch include:

- An exclusive Social Membership to the TPC Golf Club at Craig Ranch. This privilege provides fine dining options as well as numerous scheduled events. The \$150 monthly dues keep the membership active. A full golf membership can be purchased at a significant discount!
- Up to a two year Pre-Paid Membership to the Craig Ranch Fitness and Spa, a 75,000 square foot state of the art fitness center and day spa.
- All exterior ground maintenance.

\$365 Monthly Owner Association Fees Include:

- Exterior Maintenance
- Landscaping, mowing and edging
- All outside water usage
- Private use of the Club House through reservations
- Insurance on the exterior structure

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Maintenance-Provided Living At Its Best!

The Homeowners Association Dues - \$365/ month

- All exterior lawn, home, walls & roof maintenance. Homeowners are responsible for everything from sheetrock toward inside plus all plumbing, electrical & HVAC.
- All common area care including clubhouse, pool & use of common area facilities.

As with all HOA's, there can be increases in dues...however, over the past five years price increases have been rare and minimal. The dues are evaluated each year by the management company and the HOA Board to make sure funds are being handled responsibly. The management company does an excellent job of maintaining the facilities, the grounds and addressing issues quickly when a concern is submitted.

Please visit: www.craigranchliving.com, The Official Community Association Website for further information, thank you.

NOTICE OF MEMBERSHIP IN PROPERTY OWNERS' ASSOCIATION

As a purchaser of property in the residential community in which this property is located, you are obligated to be a member of two (2) property owners' associations.

Craig Ranch Community Association

\$351.00 on January 1 of each year (maintenance of common area, snow removal, recreational facilities & private streets)

\$313.00 Transfer / Resale / Web Processing Fee at the Closing and Community Enhancement Fee, 0.25% of the first \$300,000 of purchase price and 0.5% thereafter, payable at the closing

The Retreat at Craig Ranch Condominium Association

\$4,380.00 - Annually paid in monthly installments of \$365.00

\$1,500.00 - Working capital fee payable at the closing