



HOMEOWNER ASSOCIATION

INCLUDED WITH HOA FEES:

Recreation

- Over 50% Open Space
- Glencara Recreation Village
 - 2.5 Acre Recreation Lake
 - Beach Area
 - Indoor/Outdoor Swimming Pool
 - Fitness Center
 - Overwater Boat House
 - Pickleball Courts
 - Tennis Courts
 - Regional Trailhead
 - Shade Pavilion
- Biking & Walking Paths & Trails
- Playground
- Pocket Parks
- Neighborhood Parks
- Regional Parks
- Pet Potty Station
- BBQ Grills

Common Area Water

- Pressurized Irrigation

Animals

- Dogs & Cats ok. No livestock or poultry

Quality Design Standards

- Design Review Committee maintains high architectural design standards

1 Full GB High Speed Fiber Optic Internet

- Every home comes pre-wired with 1Gbps fiber internet -provided by Lumen/CenturyLink

Fees

- HOA fees: \$240/month, billed monthly
- Attached Homes may have additional fees to cover roof replacements, front yard landscaping/maintenance
- New Home Set Up Fee: .002% of total home purchase price
- Transfer Fee (for resale homes only): .002% of total home purchase price
- No Estoppel Fee

Taxes

- CID (Spring Valley Admin /Bond) is currently at 0.5% of taxed assessed value

Utilities **NOT** included in HOA Fees

- City of Eagle Water
- Eagle Sewer
- Intermountain Gas
- Hardin Sanitation Trash/Recycling
- Idaho Power